



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 4, 2013 – 7:00 P.M.
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the May 28, 2013 regular meeting.

Consent Agenda *(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Approve minutes from the May 21, 2013 regular meeting.
3. Receive the Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Bray Central One Addition, Lot 5, Block E, being 7.005 ± acres of land located east of Watters Road and south of Raintree Circle. [Bray Central One Addn. Lot 5, IVF/ASC] (FP-4/26/13-28)
5. Public Hearing – Conduct a Public Hearing and consider a change in zoning of Lot 2, Block A, Auburn Springs Phase One, City of Allen, Collin County, Texas from Single Family Residential “R-7” to Community Facilities “CF”. The property is owned by the City of Allen and is located east of Angel Parkway and approximately 600 feet north of Main Street. (City Initiated Rezoning from R-7 to CF) [Z-5/22/13-38]
6. Public Hearing – Conduct a Public Hearing and consider a change in zoning for a 9.17± acre tract of land, Lot 3, Block A, Texet Addition, City of Allen, Collin County, Texas, from Light Industrial “LI” to Heavy Industrial “HI”. (City Initiated Rezoning from LI to HI) [Z-5/22/13-39]

Discussion Item

7. Discussion of Board Evaluation to Provide Feedback to the Council Nominating Committee.

Executive Session *(As needed)*

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, May 31, 2013, at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Director's Report from 5/28/13 City Council Meeting

There were two items taken to the May 28, 2013 City Council meeting for consideration:

- A request to adopt an Ordinance for a Specific Use Permit No. 135 for a Minor Automotive Repairs use for Lot 1 and 4, Mark VII Equipment of Texas, Inc.; and commonly known as 811 and 813 S. Greenville Avenue for Waterfalls Carwash and Lube was withdrawn by the applicant.
- A request to adopt an Ordinance to amend a portion of Planned Development No. 54 to allow mini-warehouses as a permitted use and adopt a Concept Plan, Development Regulations and Building Elevations for a 5.36± acre tract of land, located at the southeast corner of Exchange Parkway and Alma Drive for Assured Self Storage, was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
May 21, 2013**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
John Ogrizovich
Steven Platt, Jr.
Ben Trahan

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Lee Battle, AICP, Assistant Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner
Shelby Griffin, Planner
Julie Doshier, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the May 14, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the May 7, 2013 regular meeting.

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

- Agenda Item #3** Combination Plat – Consider a request for a Combination Plat for R.F.A.M. Addition, Lots 1, Block A, being 5.6 ± acres of land located south of Allen Central Drive and approximately 220 feet east of Watters Road. [R.F.A.M. Addn.] (FP-01/28/13-8)

Ms. Shelby Griffin, Planner, presented to the Commission. The property is located south of Allen Central Drive and east of Watters Road.

She stated that the Combination Plat is 5.6 ± acres and is currently zoned Planned Development No. 55 Office (O). There are two access points into the site. One access point is provided through an access easement off of Watters Road. The second access point is located off of Allen Central Drive. The plat also shows various firelane, drainage, and utility easements required for the development of the site.

Ms. Griffin explained that the Combination Plat is consistent with the approved Concept Plan, has been reviewed by the Technical Review Committee and meets the combined Preliminary and Final Plat standards of the Allen Land Development Code (ALDC).

Motion: **Upon a motion by Commissioner McNutt, and a second by 2nd Vice Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for R.F.A.M. Addition, Lot 1, Block A.**

The motion carried.

- Agenda Item #4** Public Hearing – Conduct a Public Hearing and consider the proposed amendments to the Allen Land Development Code, including: amending Section 4.10.6, “Residential Accessory Use Regulations” by amending the regulations relating to home occupations; adding a new Section 6.06.12 “Veterinary hospital, clinic or animal boarding facility,” to provide for supplemental use regulations for veterinary hospitals, clinics or animal boarding facilities and making related amendments to Section 6.06; amending Section 8.13.11 “Stormwater detention facilities,” regarding the design and maintenance of certain stormwater detention facilities; amending Appendix F “Standard Construction Details: Paving,” Appendix G “Storm Drainage and TxDOT Details,” Appendix H “Water Lines and Sanitary Sewer,” and Section 7.07.02 to provide for adoption of various construction and engineering details by city council resolution; amending the definition of “veterinary hospital or clinic” in Appendix A “Definitions” to incorporate the boarding of animals; and amending Section 4.20.2 “Schedule of principal uses,” and Section 4.20.4 “Schedule of principal uses central business district,” by amending the use ‘veterinary hospital or clinic.’”

Mr. Patrick Blaydes, Planner, presented to the Commission. He explained that the ALDC is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws.

Mr. Blaydes presented on the amendment pertaining to animal boarding facilities and design standards.

1st Vice Chair Cocking inquired about the measurement of 100 feet between the boarding facility property and residential zoning.

Ogden “Bo” Bass, Director of Community Development, stated that through the zoning process a screening arrangement could be made for a particular property. The intent is to protect the single family residential zoning districts; however staff is amenable to a different distance calculation.

1st Vice Chair Cocking stated he was concerned with the current amendment. He stated that measuring from property line to property line seems stringent.

Mr. Blaydes presented on the proposed amendments to home occupations.

1st Vice Chair Cocking stated that he had a lot of comments on this section of the proposed amendments and wondered if it could be tabled to be discussed further.

Mr. Blaydes presented on the amendment to storm water detention regulations and engineering construction details.

Chairman Wendland opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

Chairman Wendland stated that the Commission is a recommending body that can recommend approval to City Council on all or part of the proposed amendments to the ALDC.

Commissioner McNutt stated that she would like to further discuss the home occupation amendment through a workshop item.

Commissioner Platt would support the other Commissioner’s preference for further discussion on the home occupation amendment.

1st Vice Chair Cocking restated that he would like to further discuss the home occupation ordinance amendment as a workshop item.

Director Bass stated that the intent of the amendment was to address home occupations associated with automotive, motorcycle, lawn equipment repair, and contractor businesses. He suggested that independent of the performance standards, it is recommended from staff to proceed to Council with the amendment relating to automotive, motorcycle, lawn equipment repair, and contractor businesses.

Ms. Doshier, City Attorney, stated that as long as the motion specifically lists the motorcycle and automotive repair services, the Commission can recommend approval to the City Council and move forward with just this portion of the amendment.

1st Vice Chair Cocking stated that he would feel comfortable moving forward with section “N” but would like to have further explanation of what constitutes a home occupation versus someone giving assistance to a homeowner.

Director Bass stated in most situations Code Enforcement uses common sense and their discretion to determine if a home occupation is operating.

Chairman Wendland stated that he does not feel special language should be added to this section of the ordinance because there is prosecutorial discretion with Code Enforcement. He stated that he would feel comfortable moving forward with Section “N” relating to the repair of automobile, motorcycle, lawn equipment, and boats as a home occupation.

1st Vice Chair Cocking stated that he would feel comfortable moving forward with section “N” as is, but would like to further explore the other sections of the home occupation ordinance.

Commissioner Trahan inquired if there were active issues pertaining to section “N.”

Director Bass stated that there are active cases and that staff will set up a workshop for the Commission to discuss home occupations.

Attorney Doshier added that the Commission should be aware that there are other amendments in Section “N.”

Chairman Wendland stated that the motion would need to be worded to recommend approval of the amendment pertaining to automobile and motorcycle repair type of home occupations.

2nd Vice Chair Mangrum stated she would like to further discuss the home occupation ordinance, with the exception of section “N.”

Commissioner Ogrizovich stated he was supportive of section “N.”

Chairman Wendland stated that it would appropriate to further discuss the home occupation ordinance. He explained that he is prepared to move forward with automotive repair related home occupation amendment.

1st Vice Chair Cocking stated that he would recommend a 100 foot distance between residential districts and outdoor runs, outdoor kennels, or other outdoor areas.

Without making a formal motion, 1st Vice Chair Cocking confirmed that the Commission would be recommending approval of the amendments to the sections on storm water detention and engineering construction details, to accept the changes pertaining to veterinary and/or boarding facilities with the modification to the 100 foot separation of outdoor areas to the closest residential district and only moving forward with the section “N” relating to automotive repairs as home occupations.

Chairman Wendland asked Attorney Doshier if the Commission needed to table the other home occupation amendments.

Director Bass stated that staff would withdraw the sections that are outside the bounds of the motion and that a workshop will be scheduled.

Motion: **Upon a motion by 1st Vice Chair Cocking, and a second by 2nd Vice Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the amendments related to engineering construction details, storm water detention, the amendments**

related to veterinary hospital clinic and boarding facilities with the following change to Section 6.06.12:

- The outdoor runs, outdoor kennels or other outdoor areas to be used by animals, affiliated with a veterinary hospital, animal clinic or animal boarding facility, shall not be located within 100 feet of any residentially zoned property.

And to add the following paragraph to section 4.10.6 for home occupations that states:

- Except for a person working on or selling a motor vehicle owned by the person and subject to all other applicable laws, rules, ordinances and regulations, the service, repair, painting, or onsite selling of any motor vehicle, including, but not limited to, automobiles, motorcycles, trailers, boats, personal watercraft, recreation vehicles and lawn equipment is not authorized as, and is specifically excluded from the definition of, a home occupation

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:55 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 5/14/13 City Council Meeting

There were two items taken to the May 14, 2013 City Council meeting for consideration:

- A request to adopt an Ordinance for Specific Use Permit No. 135 for a Minor Automotive Repairs use located on Lot 1 and 4, Mark VII Equipment of Texas, Inc., and commonly known as 811 and 813 S. Greenville Avenue for Waterfalls Carwash & Lube was tabled until the May 28, 2013 City Council meeting.
- A request to adopt an Ordinance for Specific Use Permit No. 134 for a Fitness and Health Center use located at 803 East Main Street, Suite C, for Retrain Fitness, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 4, 2013

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: None

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

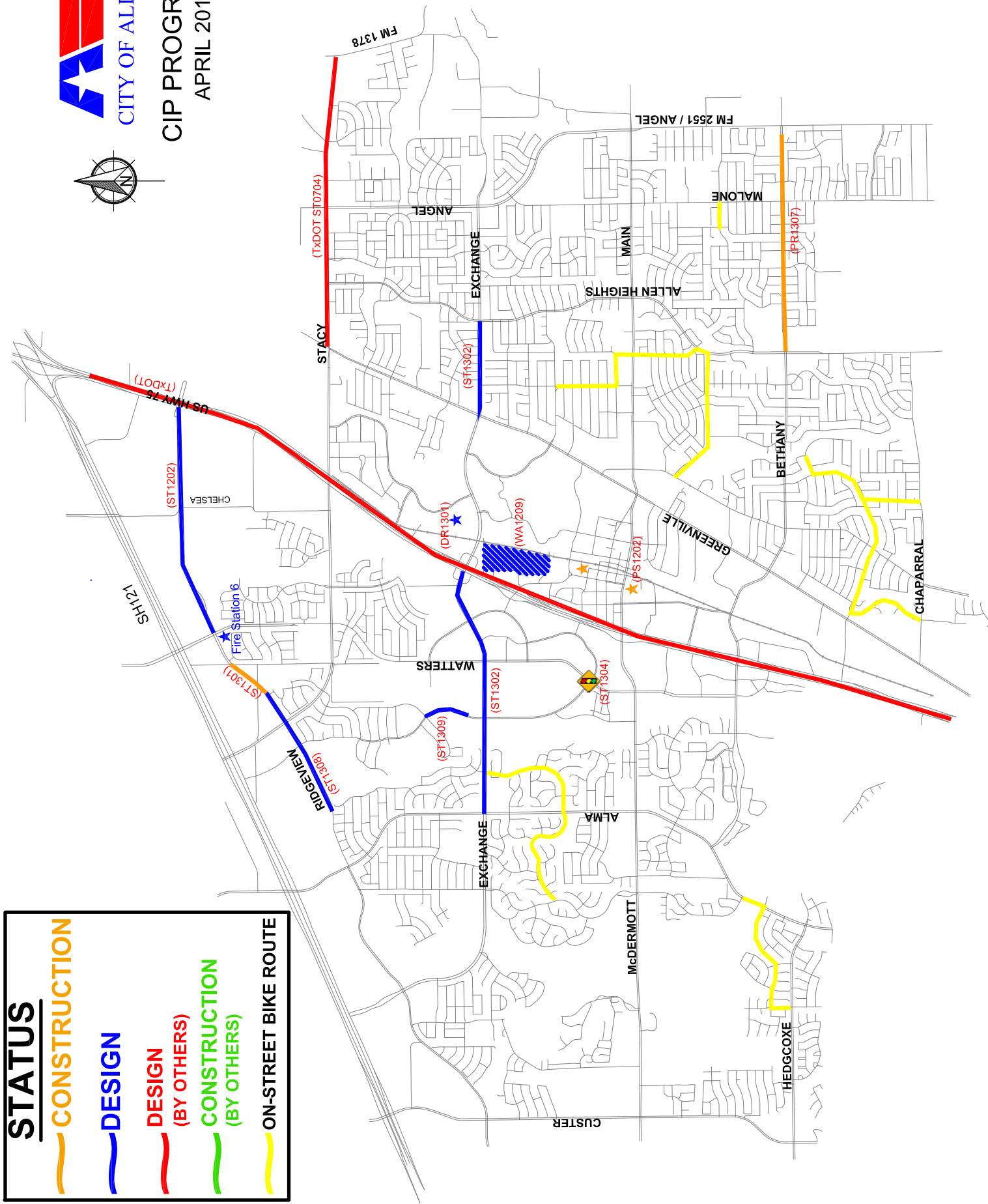
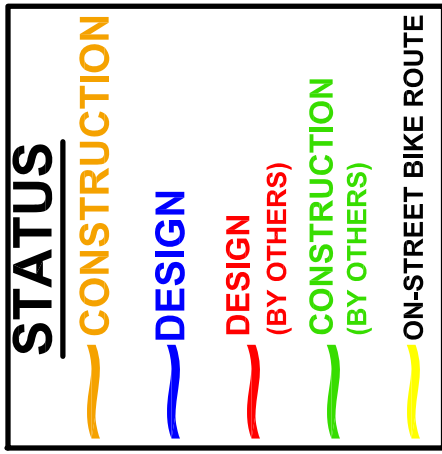
CIP Progress Report through April 2013
CIP Map through April 2013

ENGINEERING CIP PROGRESS REPORT - THROUGH APRIL 2013

	PROJECT		STATUS / COMMENTS
FACILITIES	1	Library Repairs/Upgrades	Purchase through the Buy Board system with Gomez Flooring. Project anticipated to be complete May 2013 .
	2	MCPAR Chiller Replacement	EEC Enviro Service Co., LLC was awarded the contract. Currently researching the option to have the older chiller bought and hauled off by a third party. Project completion is anticipated for mid- July 2013 .
	3	PD Remodel	PS1202 The remodel is approximately 85% complete. Walls are being prepared for paint, SWAT area has steel now, and evidence yard fence is complete. Completion anticipated for end of May 2013 .
ROADS	CITY		
	4	2013 Street and Alley Rehabilitation Project	ST1305 Bidding anticipated Spring 2013. Construction anticipated to begin Summer 2013 .
	5	Bethany Landscaping (Allen Heights - FM 2551)	PR1307 Landscape completion anticipated July 2013 .
	6	Bray Central Widening	ST1309 Partnering opportunity with developer and school district to widen Bray Central and construct roundabout at Bossy Boots. Construction anticipated Summer 2013 .
	7	Exchange Parkway (Alma - Allen Heights) Ph 1	ST1302 Addition of 2 lanes. Design anticipated Spring 2013. RTR funding anticipated May 2013. Construction anticipated Summer 2013 .
	8	Ridgeview Drive (Watters - US75)	ST1202 ROW acquisition continues. No formal construction schedule.
	9	Ridgeview Drive (Stacy - Watters) Ph 1	ST1301 Construction of 4-lane paving section to connect gap between Cottonwood Creek Baptist Church and Lifetime Fitness. Construction anticipated to be complete by July 2013 .
	10	Ridgeview Drive (Alma-Stacy) Ph 1	ST1308 Roadway connection through the Bush/Elkin and Johnson properties. Design contract for 4-lanes and 6-lane bridge Spring 2013 . Construction anticipated Spring 2014 .
	OTHERS		
	11	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 TxDOT project in design. ROW acquisition and utility relocation underway. Anticipate a letting date of December 2014, with construction starting in Spring 2015 .
UTILITIES	12	US 75 Widening	TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of August 2013, with construction start by January 2014 .
	13	Whis-Lynge Water/SS Replacement	WA1209 Water and sanitary sewer improvements. Design has begun with BW2 Engineers, Inc. Anticipated construction in Summer 2013 .
MISC.	14	Allen Old Stone Dam Gabion Repair	DR1301 Repair of existing gabion walls. Design is complete. Construction anticipated when funding becomes available. Planned CDC grant application.
	15	Bike Route Markings 2013	PARD CDC-funded effort. Project has been funded. Signage and pavement markings for approx. 14 lane miles. The signs have been ordered and the work order was issued for the pavement markings. The markings are planned to be installed the first week of May. Installation anticipated to be completed by end of May 2013 .
	16	Signal - Watters/Bray Central	ST1304 Traffic Operations Study for the intersection is now complete and options are being evaluated by staff.



CIP PROGRESS
APRIL 2013



PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: June 4, 2013

SUBJECT: Replat/Public Hearing - Conduct a Public Hearing and consider a request for a Replat for Bray Central One Addition, Lot 5, Block E, being 7.005 ± acres of land located east of Watters Road and south of Raintree Circle. [Bray Central One Addn. Lot 5, IVF/ASC] (FP-4/26/13-28)

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat approved – 7/23/98

BACKGROUND

The subject property is located east of Watters Road, south of Raintree Circle and is zoned Planned Development PD No. 54 for Industrial Technology (IT). The property to the north and west is zoned Planned Development PD No. 54 for Industrial Technology (IT). The property to the east, across Junction Drive, is zoned Planned Development PD No. 108 for Mixed Use (MIX). The property to the south is zoned Planned Development PD No. 54 for Industrial Technology (IT) and Planned Development PD No. 108 for Mixed Use (MIX).

The replat is for Lot 5, Block E of Bray Central One Addition. Lot 5 is 7.005± acres and will be replatted into two lots, Lot 5R-1 and 5R-2. The purpose of this replat is for the development of Lot 5R-1.

The replat shows an extension of a fire lane and mutual access easement on Lot 5R-1 which provides two access points into the property as required by the Allen Land Development Code (ALDC). The replat also shows various drainage, landscape, and utility easements.

The replat has been reviewed by the Technical Review Committee and meets the standards of the ALDC.

STAFF RECOMMENDATION

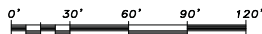
Approval

MOTION

I make a motion to approve the Replat for Bray Central One Addition, Lot 5, Block E.

ATTACHMENTS

Replat



24" Fire Lane (Utility & Mutual Access)
(See Note 5, Sheet 2)
(0-474, 2010-237)

24" Fire Lane (Utility & Mutual Access)
(See Note 5, Sheet 2)
(0-474, 2010-237)

Easement area to be
dedicated per this plat

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Lot 1-R-1

WHEREAS **Walters Corporate Center Two, L.P.**, a Texas limited partnership, being the sole owner of Lots SR-1 and Lot SR-2, shown hereon, a contiguous tract of land situated in the A. B. Perrin Survey, Abstract Number 715, and the W. J. Jackson Survey, Abstract Number 484, in the City of Allen, Collin County, Texas, and being all of Lot 5, Block E of the Bray Central One Addition to the City of Allen, Collin County, Texas, as recorded in Volume 2010, Page 237 of the Plat Records of Collin County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set at the intersection of the South line of Rainfree Circle, and the West line of Junction Drive, at the Northeast corner of said Lot 5;

THENCE Southeastly 379.20 feet along a curve to the left having a radius of 6040.06 feet and a central angle of 3 degrees 35 minutes 49 seconds (Chord bears South 11 degrees 05 minutes 25 seconds East, 379.14 feet), to a 1/2 inch steel rod set in the West line of Junction Drive, at the Southeast corner of said Lot 5, at the Northeast corner of Lot 4 in said Block E;

THENCE South 76 degrees 16 minutes 20 seconds West, 295.30 feet to a 1/2 inch steel rod found at an inside corner of said Lot 5, at the Northwest corner of said Lot 4;

THENCE South 13 degrees 43 minutes 57 seconds East, 448.58 feet to a 1/2 inch steel rod found at a Southeastly outside corner of said Lot 5, at the Southwest corner of Lot 3R in said Block E, in the Northwest line of Lot 2-R-1 in said Block E;

THENCE South 75 degrees 02 minutes 25 seconds West, 198.39 feet to a 1/2 inch steel rod found at an inside corner of said Lot 5, at the Northwest corner of said Lot 2-R-1;

THENCE South 00 degrees 32 minutes 22 seconds East, 341.02 feet to a 1/2 inch steel rod found at the Southeast corner of said Lot 5, at an inside corner of said Lot 2-R-1;

THENCE South 89 degrees 25 minutes 56 seconds West, 199.90 feet to a 1/2 inch steel rod found at the most Southerly corner of said Lot 5, at an inside corner of said Lot 2-R-1;

THENCE North 75 degrees 44 minutes 04 seconds East, 69.17 feet to a 1/2 inch steel rod found in the East line of Walters Road, at the Southwest corner of said Lot 5, at the most Northerly West corner of said Lot 2-R-1;

THENCE Northeastly 165.21 feet along a curve to the left having a radius of 654.89 feet and a central angle of 14 degrees 48 minutes 14 seconds (Chord bears North 06 degrees 49 minutes 18 seconds East, 168.74 feet), to a 1/2 inch steel rod set in the East line of Walters Road, in the West line of said Lot 5;

THENCE North 00 degrees 34 minutes 49 seconds West, 249.96 feet to a 1/2 inch steel rod found in the East line of Walters Road, at the most Northerly West corner of said Lot 5, at the Southwest corner of Lot 1-R-1 in said Block E;

THENCE North 89 degrees 27 minutes 50 seconds East, 67.37 feet to a 1/2 inch steel rod found at a Westerly outside corner of said Lot 5, at a Southwesterly inside corner of said Lot 1-R-1;

THENCE South 00 degrees 31 minutes 52 seconds East, 35.02 feet to a 1/2 inch steel rod found at a Westerly inside corner of said Lot 5, at a Southwesterly outside corner of said Lot 1-R-1;

THENCE North 89 degrees 25 minutes 56 seconds East, 177.91 feet to a 1/2 inch steel rod found at an inside corner of said Lot 5, at the Southeast corner of said Lot 1-R-1;

THENCE North 00 degrees 32 minutes 22 seconds West, 810.00 feet to a chiseled "X" set in concrete at an outside corner of said Lot 5, at an inside corner of said Lot 1-R-1;

THENCE North 89 degrees 27 minutes 35 seconds East, 35.38 feet to a chiseled "X" set in concrete at an inside corner of said Lot 5, at an outside corner of said Lot 1-R-1;

THENCE North 00 degrees 32 minutes 22 seconds West, 54.92 feet to a chiseled "X" set in concrete, in the South line of Rainfree Circle, at the Northwest corner of said Lot 5, at the Northeast corner of said Lot 1-R-1;

THENCE North 89 degrees 27 minutes 35 seconds East, 115.00 feet to a 1/2 inch steel rod set in the South line of Rainfree Circle;

THENCE Northeastly 158.04 feet along said curve to the left having a radius of 1540.00 feet and a central angle of 8 degrees 40 minutes 19 seconds (Chord bears North 86 degrees 07 minutes 26 seconds East, 155.95 feet), to the Point of Beginning, containing 7.005 acres of land.

Bearings based on Grid North, State Plane Coordinate System, NAD83, Texas North Central Zone.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

KNOWN ALL MEN BY THESE PRESENTS:

That **Walters Corporate Center Two, L.P.**, a Texas limited partnership, acting by and through the undersigned authority, owner of Lots SR-1 and Lot SR-2, shown hereon, does hereby adopt this plat dedicating the described property as **LOTS SR-1 AND SR-2, BLOCK E, BRAY CENTRAL ONE ADDITION**, an addition to the City of Allen, Collin County, Texas, and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this ____ day of _____, 2013.

Bruce R. Heller (Manager)
Walters Corporate Center Two, L.P., a Texas limited partnership
1533 W. McDermott, Suite 150
Allen, Texas 75013-3088

BEFORE ME, the undersigned authority, on this day personally appeared **Bruce R. Heller**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this ____ day of _____, 2013.

Notary Signature

OWNER INFORMATION

Walters Corporate Center Two, L.P., a
Texas limited partnership
1533 W. McDermott, Suite 150
Allen, Texas 75013-3088

Address: Rainfree Circle and Junction Drive

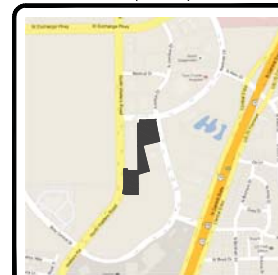
Scale: 1" = 30'

Sheet 1 of 2

Drawn By: hal
Yannoy Job No.: 6385

PREPARED FOR:
Compens Civil
Engineering & Consulting, LLP

VICINITY MAP
(1"=1000')

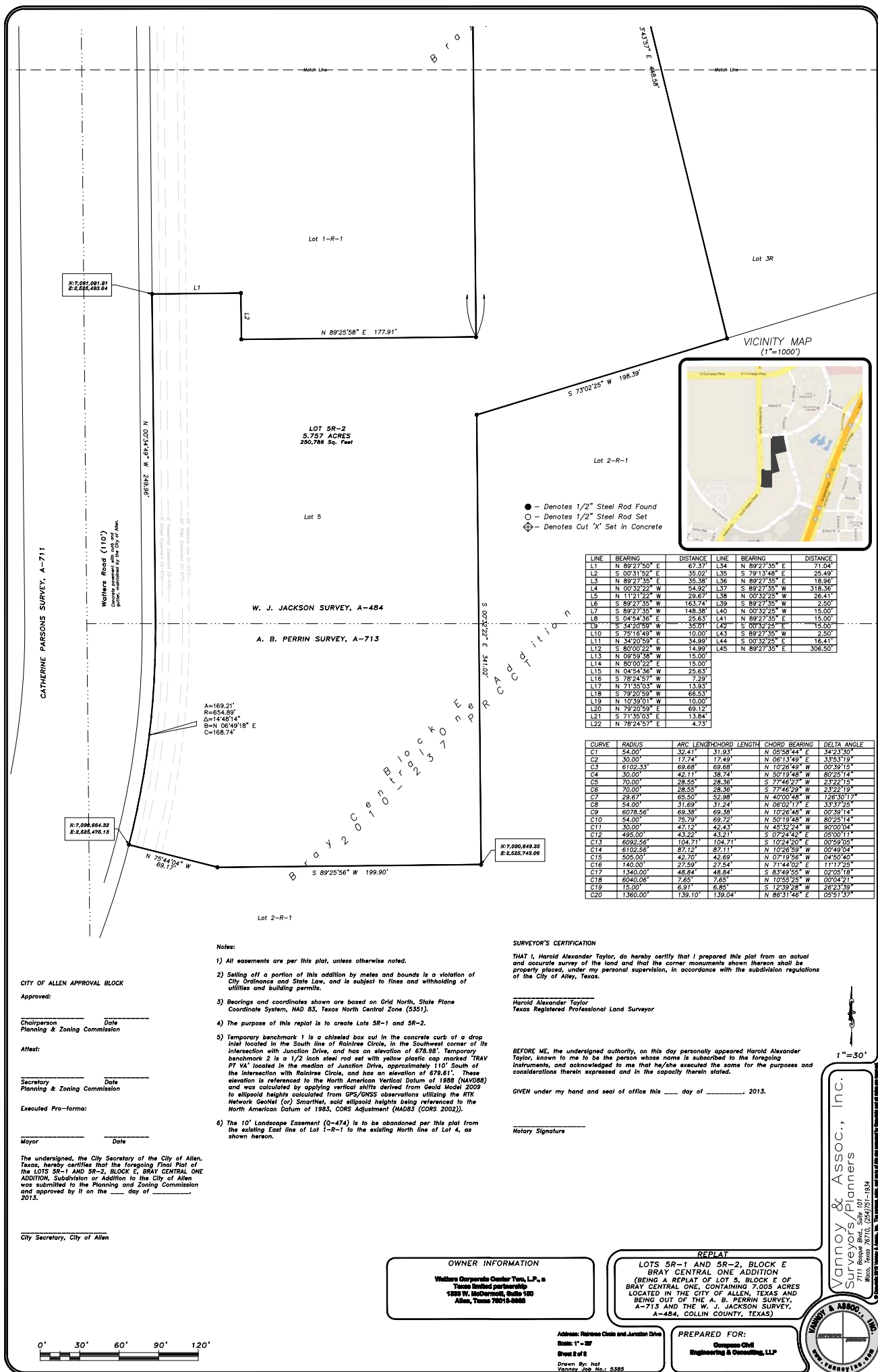


REPLAT

LOTS SR-1 AND SR-2, BLOCK E
BRAY CENTRAL ONE ADDITION
(BEING A REPLAT OF LOT 5, BLOCK E OF
BRAY CENTRAL ONE, CONTAINING 7.005 ACRES
LOCATED IN THE CITY OF ALLEN, TEXAS AND
BEING OUT OF THE A. B. PERRIN SURVEY,
A-715 AND THE W. J. JACKSON SURVEY,
A-484, COLLIN COUNTY, TEXAS)

Yannoy & Assoc., Inc.
Surveyors/Planners
1533 W. McDermott, Suite 150
Allen, Texas 75013-3088
Phone: 409.415.1234
Fax: 409.415.1235
www.yannoyinc.com





PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 4, 2013

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a change in zoning of Lot 2, Block A, Auburn Springs Phase One, City of Allen, Collin County, Texas from Single Family Residential “R-7” to Community Facilities “CF”. The property is owned by the City of Allen and is located east of Angel Parkway and approximately 600 feet north of Main Street. (City Initiated Rezoning from R-7 to CF) [Z-5/22/13-38]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat approved – 7/12/01

LEGAL NOTICES: Public Hearing Sign Installed - 5/24/13
Property Owner Notices Mailed - 5/24/13

ANTICIPATED CITY COUNCIL DATE: June 11, 2013

BACKGROUND

The subject property is located east of Angel Parkway and approximately 600 feet north of Main Street. The property to the north is zoned Single Family Residential (R-7). The property to the west is zoned Single Family Residential (R-7) and Planned Development No. 42 Shopping Center (SC). The properties to the south and east are located in the City of Lucas.

The subject property is owned by the City of Allen and is designated for open space and drainage purposes. A portion of the property is located within the City’s corporate limits and is zoned Single Family Residential (R-7). This rezoning will change the zoning district for this portion of the property to Community Facilities (CF); which is the zoning consistent with other City owned property reserved for open space and/or drainage.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the request to change the zoning of the portion of Lot 2, Block A, Auburn Springs Phase One located within the City’s corporate limits from Single Family Residential “R-7” to Community Facilities “CF”.

ATTACHMENTS

Property Owner Notification Map
Zoning Exhibit



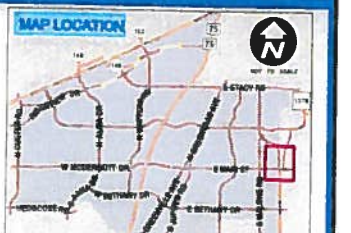
CITY OF ALLEN
Property Ownership Notification
**City of Allen Initiated
R-7 to Community Facilities
Rezoning**

Map Legend

- 200 Notification Buffer
- Railroad
- Proposed Property
- CollaCAD Parcels
- City Limit

Community Development - GIS
Date Saved: 5/22/2013

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 4, 2013

SUBJECT: Public Hearing - Conduct a Public Hearing and consider a change in zoning for a 9.17± acre tract of land, Lot 3, Block A, Textet Addition, City of Allen, Collin County, Texas, from Light Industrial “LI” to Heavy Industrial “HI”.
(City Initiated Rezoning from LI to HI) [Z-5/22/13-39]

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director of Community Development

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat approved – 12/13/84

LEGAL NOTICES: Public Hearing Sign Installed - 5/24/13
Property Owner Notices Mailed - 5/24/13

ANTICIPATED CITY COUNCIL DATE: June 11, 2013

BACKGROUND

The subject property is located west of Greenville Avenue and north of Ridgemonst Drive. The subject property and surrounding properties are zoned Light Industrial (LI).

The Allen Land Development Code ALDC establishes and defines the Heavy Industrial (HI) zoning district as a district to accommodate distribution, processing and manufacturing uses. Currently, there is no land within the City of Allen that possesses this zoning district designation.

This rezoning will provide Heavy Industrial (HI) zoned property within the City that is in a location well suited for heavy industrial uses; while minimally impacting surrounding properties.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the request to change the zoning of a 9.17± acre tract of land, known as Lot 3, Block A, Textet Addition, from Light Industrial “LI” to Heavy Industrial “HI”.

ATTACHMENTS

Property Owner Notification Map
Textet Addition Preliminary/Final Plat
Lot 3, Block A, Textet Addition Zoning Exhibit



Property Ownership Notification

**City of Allen Initiated
Light Industrial Rezoning**

Map Legend

-  200' Notification Buffer
-  Railroad
-  Proposed Property
-  CollinCAD Parcels
-  City Limit



Community Development - GIS
Date Saved: 5/22/2013

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



$\Delta = 17^{\circ}26'22''$
 $R = 2957.10'$
 $T = 453.54'$
 $L = 900.07'$

POINT OF BEGINNING

D.A.R.T. Rail (100'R.O.W.)
 (Referenced on Plat as Southern
 Pacific Railroad)

$\Delta = 6^{\circ}50'38''$
 $R = 2957.10$
 $T = 176.82'$
 $L = 353.22'$

$N 21^{\circ}11'00''E$
 107.70

$N 87^{\circ}29'00''W$
 999.02'

$S 87^{\circ}29'00''E$
 841.94'

$N 02^{\circ}31'00''E$
 399.14'

LOT 3
 9.17 acres

Lot 3 of the TEXET ADDITION
 Recorded by Helen Starnes, County Clerk,
 Collin County on April 26, 1983 at 1:37 pm in
 C.582-18209

CITY OF ALLEN
 COLLIN COUNTY, TEXAS

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	June 4, 2013
SUBJECT:	Discussion of Board Evaluation to Provide Feedback to the Council Nominating Committee.
STAFF RESOURCE:	Ogden “Bo” Bass, AICP Director of Planning and Development
PREVIOUS COMMISSION/COUNCIL ACTION:	None

BACKGROUND

As part of the annual Board and Commission appointment process, the City Council has asked the Planning and Zoning Commission Chairman to facilitate a discussion with the Commission in order to provide feedback about candidate characteristics they believe would improve the Commission.

The feedback from the Commission will be assimilated into a single Board Evaluation Form and submitted to the Council Nominating Committee.

STAFF RECOMMENDATION

Discuss the questions on the evaluation form (sent by email on May 30, 2013) and provide input to Robert Wendland, Chairman, by June 15, 2013.

ATTACHMENTS

Evaluation Form

2013 Board Evaluation Form

PLANNING AND ZONING COMMISSION	
Completed by:	Phone:
Question:	Comments:
What would be the ideal characteristics for a Planning and Zoning Commission Member?	
How extensive is the collective experience of the Commission's members in the Commission's subject area?	
Are there any P&Z-related subject areas (such as economic development or law) where the Commission could use more knowledge?	
Is the Commission's knowledge current in regards to changes in P&Z zoning practices and laws?	
What other knowledge or experience could be brought to the Commission to improve it?	
Is the membership representative of Allen's citizens?	
Are there any members considering resignation?	
Other Comments and Observations:	