



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 18, 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 June 11, 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 June 4, 2013 regular meeting.
3. Consider a 60-day extension for recording the Final Plat approved for Lots 1, 2X, & 3X, Block A, Ablon at Twin Creeks, Phase I, being 15.5677± acres located north of Exchange Parkway and west of Bray Central Drive. (Ablon at Twin Creeks Phase 1) [FP-3/1/13-15]
4. Final Plat – Consider a Final Plat for Cumberland Crossing V, City of Allen, Collin County, Texas. The property is located north of Exchange Parkway and west of Twin Creeks Drive. (Cumberland Crossing Phase V) [FP-5/20/13-37]

Regular Agenda

5. Combination Plat – Consider a Combination Plat for Lots 1 & 2, Block A, Ridgeview Village Retail Addition, City of Allen, Collin County, Texas. The property is located at the northeast corner of Watters Road and Ridgeview Drive. (Ridgeview Village Retail Addition) [FP-5/6/13-33]
6. Public Hearing – Conduct a Public Hearing and consider a request to amend Specific Use Permit SUP No. 133 for a Gymnastics and Sports Training Facility use to expand the property subject to SUP No. 133 to include 1201 E. Main Street, Suite 230. The property is Lot 1, Block A, Allen Heights Shopping Center; and commonly known as 1201 E. Main Street, Suite 220 and 230, City of Allen, Collin County, Texas. (Crossfit Ammo – SUP Amendment) [SUP-5/28/13-41]

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, June 14, 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 6/11/13 City Council Meeting

There were three items taken to the June 11, 2013 City Council meeting for consideration:

- A request to adopt an Ordinance granting a change in zoning for a 9.17± acre tract of land known as Lot 3, Block A, Texet Addition, located west of Greenville Avenue and north of Ridgemont Drive, from Light Industrial (LI) to Heavy Industrial (HI) was approved.
- A request to adopt an Ordinance to change the zoning of Lot 2, Block A, Auburn Springs Phase One, located east of Angel Parkway and approximately 600 feet north of Main Street, from Single Family Residential (R-7) to Community Facilities (CF) was approved.
- A request to amend various sections of Allen Land Development Code, including Section 4.10.6 "Residential Accessory Use Regulations"; adding a new Section 6.06.12 "Veterinary hospital, clinic or animal boarding facility" and making related amendments to Section 6.06; amending Section 8.13.11 "Stormwater detention facilities"; amending Appendix F "Standard Construction Details: Paving," Appendix G "Storm Drainage and TxDOT Details," and Appendix H "Water Lines and Sanitary Sewer"; amending the definition of "veterinary hospital or clinic" in Appendix A "Definitions"; and amending Section 4.20.2 "Schedule of principal uses," and Section 4.20.4 "Schedule of principal uses central business district" was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
June 4, 2013**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Barbara McNutt
John Ogrizovich
Steven Platt, Jr.

Commissioners Absent:

Shirley Mangrum, 2nd Vice Chair
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
Kevin Laughlin, City Attorney

Workshop Meeting

Staff held a workshop meeting about home occupation regulations at 6:00 p.m. in the Council Conference Room.

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 28, 2013 regular meeting.

Consent Agenda

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

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

Commissioner Ogrizovich recused himself from the dais.

Agenda Item #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)

Ms. Shelby Griffin, Planner, presented to the Commission. 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 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 various drainage, landscape, and utility easements.

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

Chairman Wendland opened the Public Hearing.

With no one choosing to come forward, the Public Hearing was closed.

Motion: Upon a motion by 1st Vice Chair Cocking, and a second by Commissioner McNutt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Replat for Bray Central One Addition, Lot 5, Block E.

The motion carried.

Commissioner Ogrizovich returned to the dais.

Agenda Item #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]

Tiffany McLeod, Senior Planner, presented to the Commission. The subject property is located east of Angel Parkway and approximately 600 feet north of Main Street.

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.

She stated that staff recommends approval.

Chairman Wendland opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

Motion: Upon a motion by Commissioner McNutt, and a second by Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED 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".

The motion carried.

Chairman Wendland recused himself from the dais.

Agenda Item #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]

Ogden "Bo" Bass, AICP, Director of Community Development, presented to the Commission. 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.

1st Vice Chair Cocking opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning of a 9.17± acre tract of land, known as Lot 3, Block A, Texet Addition, from Light Industrial "LI" to Heavy Industrial "HI".

The motion carried.

Chairman Wendland returned to the dais.

Discussion Item

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

Chairman Wendland announced that board evaluations are due to him by June 15, 2013. He will submit all comments to the City Secretary.

Adjournment

Upon acclamation, the meeting adjourned at 7:24 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

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 & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 18, 2013

SUBJECT: Consider a 60-day extension for recording the Final Plat approved for Lots 1, 2X, & 3X, Block A, Ablon at Twin Creeks, Phase I, being 15.5677± acres located north of Exchange Parkway and west of Bray Central Drive. (Ablon at Twin Creeks Phase 1) [FP-3/1/13-15]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD 54 approved – May, 1993, (Tract 18 for MF).
PD 108 approved – October, 2011 (District A)
PD 108 Amendment approved – June, 2012
Preliminary Plat approved – December, 2012
Final Plat approved – April, 2013

BACKGROUND

The *Allen Land Development Code*, Section 8.03.4, paragraph 5, states that a Final Plat shall expire if not filed of record within 90 days of approval. However the Planning & Zoning Commission, at its discretion, may grant an extension of time not to exceed sixty (60) days.

The Final Plat for Ablon at Twin Creeks, Phase 1 was approved on April 2, 2013 and is set to expire on July 1, 2013. The applicant has submitted a request for a 60-day extension of approval to allow more time to finalize the Plat for recording purposes. With this extension the Final Plat would expire on August 30, 2013.

STAFF RECOMMENDATION

Staff recommends approval of the 60-day extension of the Final Plat to August 30, 2013.

MOTION

I make a motion to approve the 60-day extension for recording the Final Plat approved for Lots 1, 2X, & 3X, Block A, Ablon at Twin Creeks, Phase I.

ATTACHMENTS

Extension Request – letter from applicant

Corporate Office
8222 Douglas Avenue, Suite 450
Dallas, Texas 75225
[p] 214.420.8093
[f] 214.871.2799



June 7, 2013

VIA EMAIL (tmcleod@cityofallen.org)

Planning & Development Department
City of Allen
Attn.: Ms. Tiffany McLeod
305 Century Parkway
Allen, TX 75013

RE: Final Plat – Lots 1, 2X & 3X, Block A, Ablon at Twin Creeks

Dear Tiffany:

We are herein requesting an extension of the Final Plat of Lots 1, 2X & 3X, Block A, Ablon at Twin Creeks. At this point, we need more time to resolve various issues before we can record the final plat.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jorg Mast". The signature is fluid and stylized, with a large initial "J" and a long horizontal stroke.

Jorg Mast

Managing Director

C: Mike Ablon
Steve Brookshire

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 18, 2013

SUBJECT: Consider a Final Plat for Cumberland Crossing V, City of Allen, Collin County, Texas. The property is located north of Exchange Parkway and west of Twin Creeks Drive. (Cumberland Crossing Phase V) [FP-5/20/13-37]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD 105 approved – June, 2012
Preliminary Plat approved – November, 2012

BACKGROUND

The property is generally located north of Exchange Parkway and west of Twin Creeks Drive. The property to the north is zoned Planned Development No. 98 Single Family Residential (R-4). The property to the east is zoned Planned Development No. 98 Single Family Residential (R-4) and Community Facilities (CF). The property to the south, across Exchange Parkway, is zoned Planned Development No. 54 Community Facilities (CF) and Planned Development No. 54 Single Family Residential (SF). The property to the west is zoned Agriculture-Open Space (AO).

The property is zoned Planned Development No. 105 Single Family Residential (R-5). The Final Plat is the last step in the development process. The Final Plat is approximately 18.909± acres and shows 37 residential lots. There are two (2) access points shown into the site; both being accessed through Cumberland Crossing Phase IV. The first access point is located on Bentley Drive and the second access point is located on Prism Drive.

Lot 21, Block J will be dedicated to the City of Allen and maintained by the Home Owners Association (HOA). All other open space lots within Cumberland Crossing Phase V will be dedicated to and maintained by the HOA.

Lot 8, Block B, located along the northern property line, provides a ten (10) foot landscape buffer as required by the Planned Development PD ordinance. A five (5) foot wall maintenance easement is located along the eastern property line and along the southern end of the residential lots adjacent to Exchange Parkway. The Final Plat also shows various utility, drainage, water and sewer easements.

The Final Plat has been reviewed by the Technical Review Committee, meets the standards of the *Allen Land Development Code* and is consistent with the approved PD Concept Plan and Preliminary Plat.

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to approve the Final Plat for Cumberland Crossing Phase V.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: June 18, 2013

SUBJECT: Consider a Combination Plat for Lots 1 & 2, Block A, Ridgeview Village Retail Addition, City of Allen, Collin County, Texas. The property is located at the northeast corner of Watters Road and Ridgeview Drive. (Ridgeview Village Retail Addition) [FP-5/6/13-33]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Zoning approved – March, 2004

BACKGROUND

The property is located east of Watters Road and north of Ridgeview Drive. The surrounding properties are zoned Planned Development No. 92 for Shopping Center (SC).

The Combination Plat is 4.32± acres and is zoned Planned Development No. 92 Shopping Center (SC). The plat shows two (2) lots. Platting is the last step in the development process for the development of Lot 1.

There are two access points into the site and are both located on Watters Road. A deceleration lane will be constructed at the southern access point with the development of Lot 1. The plat also shows various firelane, drainage, sewer, and utility easements.

The Combination Plat has been reviewed by the Technical Review Committee and meets the combined Preliminary and Final Plat standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Approval

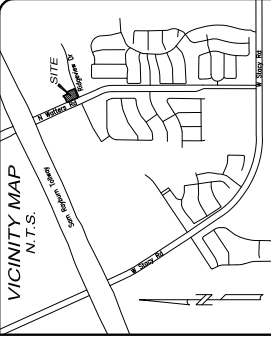
MOTION

I make a motion to approve the Combination Plat for Ridgeview Village Retail Addition, Lots 1 and 2, Block A.

ATTACHMENTS

Combination Plat

Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Blumen (972) 431-4373 / Fax (972) 431-7532
E:\cs\201502\40103239.dwg



2) 5' miling setback along with east and east property lines and all interior of lot.

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	20.74	20.50	38.24-08	36.00
C2	30.00	20.74	20.50	31.75-10	36.00
C3	30.00	20.74	20.50	31.75-10	36.00
C4	30.00	43.88	42.40	57.02-13	82.51-13
C5	30.00	43.88	42.40	57.02-13	82.51-13
C6	30.00	43.88	42.40	89.67-45	89.67-45
C7	30.00	43.88	42.40	89.67-45	89.67-45
C8	30.00	84.82	76.37	31.75-10	172.99-10
C9	30.00	84.82	76.37	31.75-10	172.99-10
C10	30.00	22.18	21.68	76.77-00	36.00
C11	30.00	22.18	21.68	76.77-00	36.00
C12	30.00	55.95	55.31	11.59-14	70.01-14
C13	30.00	55.95	55.31	11.59-14	70.01-14
C14	30.00	55.94	49.33	31.75-10	171.98-10
C15	30.00	42.17	42.43	31.75-10	89.67-00
C16	30.00	42.17	42.43	31.75-10	89.67-00
C17	30.00	42.17	42.43	31.75-10	89.67-00
C18	30.00	42.17	42.43	31.75-10	89.67-00
C19	30.00	42.17	42.43	31.75-10	89.67-00
C20	30.00	42.17	42.43	31.75-10	89.67-00
C21	30.00	42.17	42.43	31.75-10	89.67-00
C22	30.00	42.17	42.43	31.75-10	89.67-00
C23	30.00	42.17	42.43	31.75-10	89.67-00
C24	42.85	51.16	46.37	59.01-03	65.51-17
C25	42.85	51.16	46.37	59.01-03	65.51-17
C26	42.85	51.16	46.37	59.01-03	65.51-17
C27	42.85	51.16	46.37	59.01-03	65.51-17
C28	42.85	51.16	46.37	59.01-03	65.51-17
C29	42.85	51.16	46.37	59.01-03	65.51-17
C30	42.85	51.16	46.37	59.01-03	65.51-17
C31	42.85	51.16	46.37	59.01-03	65.51-17
C32	42.85	51.16	46.37	59.01-03	65.51-17
C33	42.85	51.16	46.37	59.01-03	65.51-17
C34	42.85	51.16	46.37	59.01-03	65.51-17
C35	42.85	51.16	46.37	59.01-03	65.51-17
C36	42.85	51.16	46.37	59.01-03	65.51-17
C37	42.85	51.16	46.37	59.01-03	65.51-17
C38	42.85	51.16	46.37	59.01-03	65.51-17
C39	42.85	51.16	46.37	59.01-03	65.51-17
C40	42.85	51.16	46.37	59.01-03	65.51-17
C41	42.85	51.16	46.37	59.01-03	65.51-17
C42	42.85	51.16	46.37	59.01-03	65.51-17
C43	42.85	51.16	46.37	59.01-03	65.51-17
C44	42.85	51.16	46.37	59.01-03	65.51-17
C45	42.85	51.16	46.37	59.01-03	65.51-17
C46	42.85	51.16	46.37	59.01-03	65.51-17
C47	42.85	51.16	46.37	59.01-03	65.51-17
C48	42.85	51.16	46.37	59.01-03	65.51-17
C49	42.85	51.16	46.37	59.01-03	65.51-17
C50	42.85	51.16	46.37	59.01-03	65.51-17
C51	42.85	51.16	46.37	59.01-03	65.51-17
C52	42.85	51.16	46.37	59.01-03	65.51-17
C53	42.85	51.16	46.37	59.01-03	65.51-17
C54	42.85	51.16	46.37	59.01-03	65.51-17
C55	42.85	51.16	46.37	59.01-03	65.51-17
C56	42.85	51.16	46.37	59.01-03	65.51-17
C57	42.85	51.16	46.37	59.01-03	65.51-17
C58	42.85	51.16	46.37	59.01-03	65.51-17
C59	42.85	51.16	46.37	59.01-03	65.51-17
C60	42.85	51.16	46.37	59.01-03	65.51-17
C61	42.85	51.16	46.37	59.01-03	65.51-17
C62	42.85	51.16	46.37	59.01-03	65.51-17
C63	42.85	51.16	46.37	59.01-03	65.51-17
C64	42.85	51.16	46.37	59.01-03	65.51-17
C65	42.85	51.16	46.37	59.01-03	65.51-17
C66	42.85	51.16	46.37	59.01-03	65.51-17
C67	42.85	51.16	46.37	59.01-03	65.51-17
C68	42.85	51.16	46.37	59.01-03	65.51-17
C69	42.85	51.16	46.37	59.01-03	65.51-17
C70	42.85	51.16	46.37	59.01-03	65.51-17
C71	42.85	51.16	46.37	59.01-03	65.51-17
C72	42.85	51.16	46.37	59.01-03	65.51-17
C73	42.85	51.16	46.37	59.01-03	65.51-17
C74	42.85	51.16	46.37	59.01-03	65.51-17
C75	42.85	51.16	46.37	59.01-03	65.51-17
C76	42.85	51.16	46.37	59.01-03	65.51-17
C77	42.85	51.16	46.37	59.01-03	65.51-17
C78	42.85	51.16	46.37	59.01-03	65.51-17
C79	42.85	51.16	46.37	59.01-03	65.51-17
C80	42.85	51.16	46.37	59.01-03	65.51-17
C81	42.85	51.16	46.37	59.01-03	65.51-17
C82	42.85	51.16	46.37	59.01-03	65.51-17
C83	42.85	51.16	46.37	59.01-03	65.51-17
C84	42.85	51.16	46.37	59.01-03	65.51-17
C85	42.85	51.16	46.37	59.01-03	65.51-17
C86	42.85	51.16	46.37	59.01-03	65.51-17
C87	42.85	51.16	46.37	59.01-03	65.51-17
C88	42.85	51.16	46.37	59.01-03	65.51-17
C89	42.85	51.16	46.37	59.01-03	65.51-17
C90	42.85	51.16	46.37	59.01-03	65.51-17
C91	42.85	51.16	46.37	59.01-03	65.51-17
C92	42.85	51.16	46.37	59.01-03	65.51-17
C93	42.85	51.16	46.37	59.01-03	65.51-17
C94	42.85	51.16	46.37	59.01-03	65.51-17
C95	42.85	51.16	46.37	59.01-03	65.51-17
C96	42.85	51.16	46.37	59.01-03	65.51-17
C97	42.85	51.16	46.37	59.01-03	65.51-17
C98	42.85	51.16	46.37	59.01-03	65.51-17
C99	42.85	51.16	46.37	59.01-03	65.51-17
C100	42.85	51.16	46.37	59.01-03	65.51-17

LINE	BEARING	DISTANCE
1	54.82-17-W	17.80
2	54.82-17-W	17.80
3	54.82-17-W	17.80
4	54.82-17-W	17.80
5	54.82-17-W	17.80
6	54.82-17-W	17.80
7	54.82-17-W	17.80
8	54.82-17-W	17.80
9	54.82-17-W	17.80
10	54.82-17-W	17.80
11	54.82-17-W	17.80
12	54.82-17-W	17.80
13	54.82-17-W	17.80
14	54.82-17-W	17.80
15	54.82-17-W	17.80
16	54.82-17-W	17.80
17	54.82-17-W	17.80
18	54.82-17-W	17.80
19	54.82-17-W	17.80
20	54.82-17-W	17.80
21	54.82-17-W	17.80
22	54.82-17-W	17.80
23	54.82-17-W	17.80
24	54.82-17-W	17.80
25	54.82-17-W	17.80
26	54.82-17-W	17.80
27	54.82-17-W	17.80
28	54.82-17-W	17.80
29	54.82-17-W	17.80
30	54.82-17-W	17.80
31	54.82-17-W	17.80
32	54.82-17-W	17.80
33	54.82-17-W	17.80
34	54.82-17-W	17.80
35	54.82-17-W	17.80
36	54.82-17-W	17.80
37	54.82-17-W	17.80
38	54.82-17-W	17.80
39	54.82-17-W	17.80
40	54.82-17-W	17.80
41	54.82-17-W	17.80
42	54.82-17-W	17.80
43	54.82-17-W	17.80
44	54.82-17-W	17.80
45	54.82-17-W	17.80
46	54.82-17-W	17.80
47	54.82-17-W	17.80
48	54.82-17-W	17.80
49	54.82-17-W	17.80
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51	54.82-17-W	17.80
52	54.82-17-W	17.80
53	54.82-17-W	17.80
54	54.82-17-W	17.80
55	54.82-17-W	17.80
56	54.82-17-W	17.80
57	54.82-17-W	17.80
58	54.82-17-W	17.80
59	54.82-17-W	17.80
60	54.82-17-W	17.80
61	54.82-17-W	17.80
62	54.82-17-W	17.80
63	54.82-17-W	17.80
64	54.82-17-W	17.80
65	54.82-17-W	17.80
66	54.82-17-W	17.80
67	54.82-17-W	17.80
68	54.82-17-W	17.80
69	54.82-17-W	17.80
70	54.82-17-W	17.80
71	54.82-17-W	17.80
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74	54.82-17-W	17.80
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77	54.82-17-W	17.80
78	54.82-17-W	17.80
79	54.82-17-W	17.80
80	54.82-17-W	17.80
81	54.82-17-W	17.80
82	54.82-17-W	17.80
83	54.82-17-W	17.80
84	54.82-17-W	17.80
85	54.82-17-W	17.80
86	54.82-17-W	17.80
87	54.82-17-W	17.80
88	54.82-17-W	17.80
89	54.82-17-W	17.80
90	54.82-17-W	17.80
91	54.82-17-W	17.80
92	54.82-17-W	17.80
93	54.82-17-W	17.80
94	54.82-17-W	17.80
95	54.82-17-W	17.80
96	54.82-17-W	17.80
97	54.82-17-W	17.80
98	54.82-17-W	17.80
99	54.82-17-W	17.80
100	54.82-17-W	17.80

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 18, 2013

SUBJECT: Conduct a Public Hearing and consider a request to amend Specific Use Permit SUP No. 133 for a Gymnastics and Sports Training Facility use to expand the property subject to SUP No. 133 to include 1201 E. Main Street, Suite 230. The property is Lot 1, Block A, Allen Heights Shopping Center; and commonly known as 1201 E. Main Street, Suite 220 and 230, City of Allen, Collin County, Texas. (Crossfit Ammo – SUP Amendment) [SUP(A)-5/28/13-41]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 1 approved - December, 1978
Final Plat approved – July, 1998
SUP No. 133 approved – February, 2013

BACKGROUND

The property is located north of Main Street and west of Allen Heights. The property to the north is zoned Planned Development PD No. 1 for Single Family Residential (R-6). The property to the west is zoned Light Commercial (LC). The property to the south, across Main Street, is zoned Planned Development PD No. 33 Shopping Center (SC). The property to the east, across Allen Heights, is zoned Planned Development PD No.1 for Local Retail (LR).

In February of 2013, Crossfit Ammo was granted Specific Use Permit (SUP) No. 133. This SUP was for 1201 E. Main, Suite 220 and encompassed 1,870 square feet of leasable space. The applicant would like to expand their operation into Suite 230. The combined total square footage will be 3,970 square feet of leasable space. The use will continue as a Gymnastics and Sports Training Facility.

There are no proposed changes to the exterior of the building. The required parking for this use is already provided for on the site.

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to recommend approval of the request to amend Specific Use Permit No. 133 to expand the square footage to include Suite 230 for Crossfit Ammo.




ATTACHMENTS

Public Notification Map
Suite Location Map



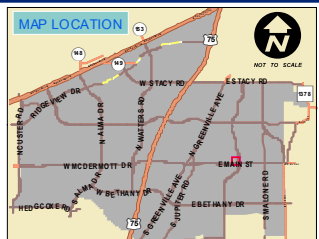

CITY OF ALLEN
Property Ownership Notification
SUP #133
Crossfit Ammo
Amendment

Map Legend

-  200' Buffer Zone
-  Crossfit Ammo Suite Space
-  CollinCAD Parcels


0 60 120
Feet
Community Development - GIS
Date Saved: 6/6/2013

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



ALLEN HEIGHTS SHOPPING CENTER, ALLEN TEXAS

