



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 1, 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 September 24, 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 September 17, 2013 regular meeting.

Regular Agenda

3. Combination Plat – Consider a request for a Combination Plat for Lot 1 and 2, Block A, Allen Independent School District Service Center. The property is 45.165± acres located northwest of Bossy Boots Drive and Watters Road. (FP-8/19/13-58) [Allen ISD Service Center]
4. Public Hearing – Conduct a Public Hearing and approve a Site Plan for Phase 1 of the Ace Pet Resort, being 3.150± acres in the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas; located at the northwest corner of Main Street and Roaring Springs Drive. (SP-4/29/13-29) [Allen Veterinary Center]
5. Public Hearing - Conduct a Public Hearing and consider a request to amend the development regulations for Planned Development No. 8 to allow the property to be developed and used as a restaurant with a drive through and incorporate a Concept Plan, Landscape Plan and Building Elevations. The property is Lot 2, Block 1 of Molsen Addition, City of Allen, Collin County, Texas; located south of McDermott Drive and west of Central Expressway/US Hwy 75 (and commonly known as 102 S. Central Expressway). (Z-5/28/13-40) [Pollo Tropical]

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, September 27, 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 9/24/13 City Council Meeting

There were two items taken to the September 24, 2013 City Council meeting for consideration.

- A request to adopt an Ordinance to change the zoning of Lots 3R and 4, Park View Addition from Shopping Center "SC" zoning to Planned Development No. 113 Multifamily (MF-18) for Senior Independent Living for The Huntington at Greenville was approved.
- A request to consider amendments to *Allen Land Development Code* Section 2.03.1 "Sign Control Board Composition, Term; Meetings" relating to the membership of the Sign Control Board, Section 2.04.1 "Buildings and Standards Commission Created; Membership" relating to the membership of the Building and Standards Commission; Section 2.04.3 "Proceedings of the Buildings and Standards Commission" relating to the proceedings of the Building and Standards Commission; and Section 4.20.2 "Schedule of principal uses," regarding removal of the use "Automotive Sales and Services Uses," and authorizing "Auto, Trailer, Truck Rental Uses" to be permitted in the "GB" General Business District and permitted only with a Specific Use Permit in the "LI" Light Industrial District and "HI" Heavy Industrial District was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
September 17, 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:

Lee Battle, AICP, LEED, Assistant Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Shelby Griffin, Planner
Kevin Laughlin, 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 September 10, 2013 regular meeting.

Consent Agenda

2nd Vice Chair Mangrum asked to remove Agenda Item #2 from Consent Agenda to make corrections to the minutes.

3. Capital Improvement Program (CIP) Status Report.

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

The motion carried.

2. Approve minutes from the September 3, 2013 regular meeting.

2nd Vice Chair Mangrum asked that the minutes be corrected to show 1st Vice Chair Cocking making the motion and Commissioner Platt seconding the motion on Agenda Item #4.

Motion: **Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner McNutt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve Agenda Item #2 as corrected.**

The motion carried.

Regular Agenda

Agenda Item #4 Consider a request for a Combination Plat for Lot 1 and 2, Block A, Allen Independent School District Service Center. The property is 45.165± acres located northwest of Bossy Boots Drive and Watters Road. (FP-8/19/13-58) [Allen ISD Service Center]

Chairman Wendland recused himself from the dais for the consideration of this item.

Ms. Tiffany McLeod, Senior Planner, stated that staff is requesting to defer the consideration of the Combination Plat until the October 1st, 2013 Planning and Zoning Commission meeting to provide time to work with the City Attorney and applicant on a plat related item.

Motion: **Upon a motion by Commissioner McNutt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to defer the consideration of Agenda Item #4 until the October 1st, 2013 Planning and Zoning Commission Meeting.**

The motion carried.

Chairman Wendland took his position at the dais.

Agenda Item #5 Public Hearing – Conduct a Public Hearing and consider amendments to Allen Land Development Code Section 2.03.1 “Sign Control Board Composition, Term; Meetings” relating to the membership of the Sign Control Board, Section 2.04.1 “Buildings and Standards Commission Created; Membership” relating to the membership of the Building and Standards Commission; Section 2.04.3 “Proceedings of the Buildings and Standards Commission” relating to the proceedings of the Building and Standards Commission; and Section 4.20.2 “Schedule of principal uses,” regarding removal of the use “Automotive Sales and Services Uses,” and authorizing “Auto, Trailer, Truck Rental Uses” to be permitted in the “GB” General Business District and permitted only with a Specific Use Permit in the “LI” Light Industrial District and “HI” Heavy Industrial District.

Director's Report from 9/10/13 City Council Meeting

There were two items taken to the September 10, 2013 City Council meeting for consideration.

- A request to adopt an ordinance to approve a Site Plan for Bahama Bucks, Lot 2, Block A, Hi-Lo/O'Reilly Addition, City of Allen, Collin County, Texas; located at 715 E Main Street was approved.
- A request to adopt an ordinance to change the zoning of 24.653± acres, located at the northwest corner of Chaparral Road and Angel Parkway, from Planned Development PD No. 65 Shopping Center SC to Planned Development PD No. 65 Single Family Residential R-6 uses, and adopt a Concept Plan, Development Regulations and Building Elevations for Morgan Crossing, Phase 4 was approved.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: October 1, 2013

SUBJECT: Consider a request for a Combination Plat for Lot 1 and 2, Block A, Allen Independent School District Service Center. The property is 45.165± acres located northwest of Bossy Boots Drive and Watters Road. (FP-8/19/13-58) [Allen ISD Service Center]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: None

BACKGROUND

The property is located north of Bossy Boots and west of Watters Road. The property to the north is zoned Single Family Residential (R-5). The property to the east, across Watters Road, is zoned Planned Development No. 54 for Community Facilities (CF) and Single Family Residential (R-5). The property to the south, across Bossy Boots Drive, is zoned Planned Development No. 108 for Mixed Use (MIX) and Industrial Technology (IT). The property to the west is zoned Planned Development No. 108 for Multi-family Residential (MF-24) and Planned Development No. 54 for Community Facilities (CF) and Single Family Residential (SF). The subject property is zoned Planned Development No. 54 for Industrial Technology (IT).

The Combination Plat is for the Allen Independent School District Service Center. The Site Plan has been approved and the platting of this property is the final step in the development process.

The Combination Plat shows 45.165± acres and two (2) lots. Lot 1 is 38.345± acres and will be the site for service center. Lot 2 is 3.932± acres and is for future development. The right of way shown along the south boundary of the site will be dedicated to the City of Allen for roadway improvements on Bray Central Drive and Bossy Boots Drive.

There are four (4) access points shown for Lot 1; three being off of Bossy Boots Drive and one off of Watters Road. Lot 1 shows a series of firelane, emergency access, and utility easements that provide access to the structures located on Lot 1. The plat also shows a variety of drainage, landscape, utility, trail access, and water easements for the development of this site.

The Combination Plat has been reviewed by the Technical Review Committee (TRC) and meets the standards of Planned Development No. 54 and the Allen Land Development Code (ALDC).

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Combination Plat for the Allen Independent School District Service Center.

ATTACHMENTS

Combination Plat

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: October 1, 2013

SUBJECT: Conduct a Public Hearing and approve a Site Plan for Phase 1 of the Ace Pet Resort, being 3.150± acres in the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas; located at the northwest corner of Main Street and Roaring Springs Drive. (SP-4/29/13-29) [Allen Veterinary Center]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development PD No. 5 for Shopping Center (SC)
Use Approved – October, 1981

ANTICIPATED COUNCIL MEETING: October 8, 2013

BACKGROUND

The property is located at the northwest corner of Main Street and Roaring Springs Drive. The property to the north is zoned Single Family Residential (R-5). The property to the south, across Main Street, is zoned Community Facilities (CF) and Single Family Residential (R-5). The properties located to the east and west are zoned Planned Development PD No. 5 Shopping Center (SC).

The subject property is part of Planned Development PD No. 5 with a base zoning of Shopping Center (SC). The zoning for this property requires all site plans to be approved by the Planning and Zoning Commission and City Council. The proposed use for this site is a veterinary hospital and animal boarding facility. This use is allowed by right within this zoning district.

Phase 1 of the Ace Pet Resort consists of a 7,178 square foot building for an animal boarding facility, vet clinic and outdoor kennel area. Outdoor areas associated with this development are one hundred feet (100') away from the Fountain Park subdivision (located north of the site). This separation distance complies with the Allen Land Development Code requirement for this particular use. An eight foot (8') masonry wall will also be built along the northern property boundary.

There are two (2) access points for the site. One access point is located on Main Street. The other access point is located on Roaring Springs Drive. The existing driveway, located on the property to the west, will also be closed with the development of this site.

The remainder of the site will be built in future phases to reflect the design configuration shown on the attached Overall Site Plan. These future phases will require separate Site Plan approval.

The Site Plan has gone through the Technical Review Committee (TRC) and meets the standards of *ALDC*.

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to approve the Site Plan for Phase 1 of the Ace Pet Resort; located at the northwest corner of Main Street and Roaring Springs Drive.

ATTACHMENTS

Phase 1 Site Plan
Phase 1 Landscape Plan
Overall Site Plan



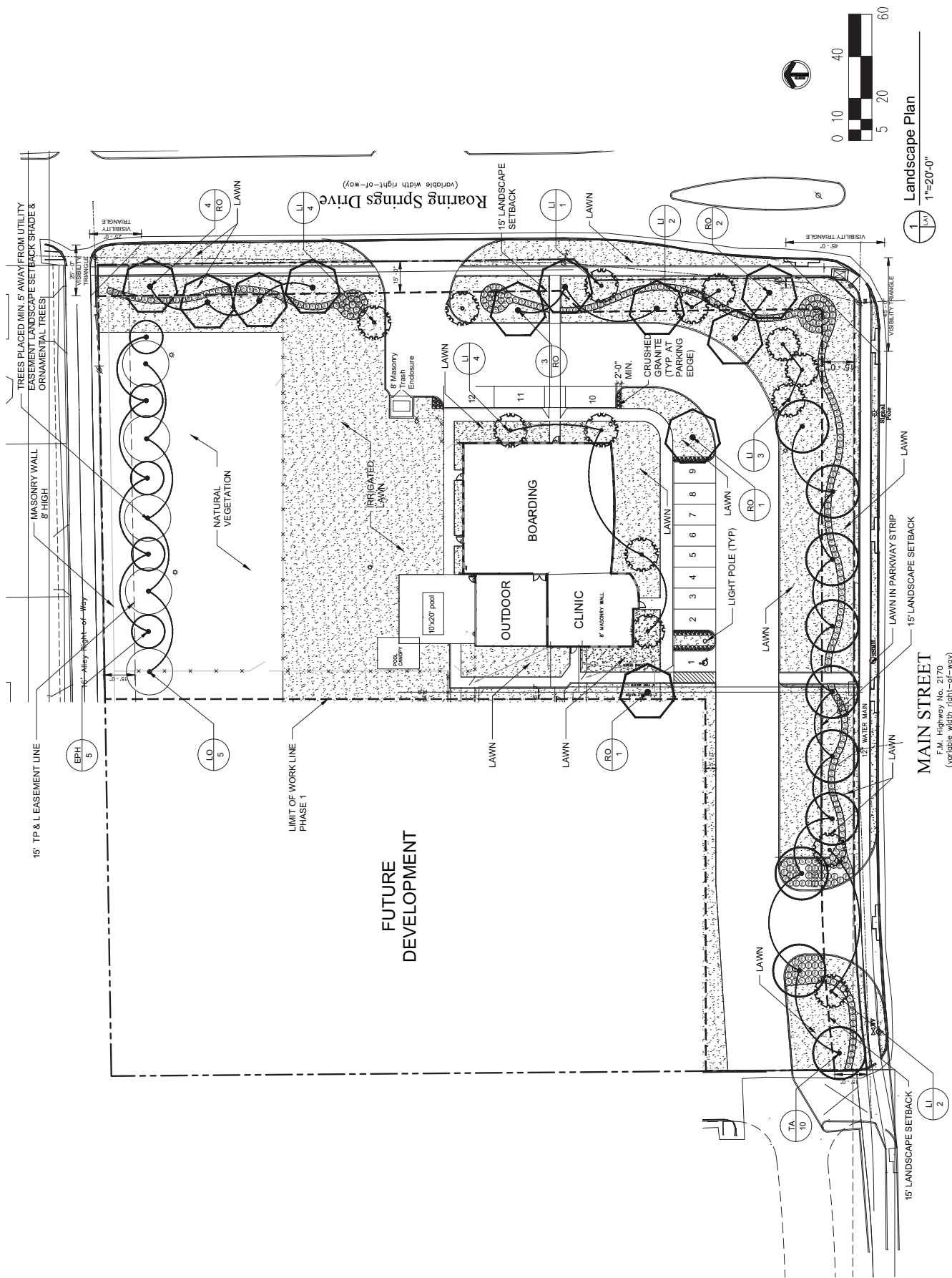
ACE PET RESORT
803 E. Main St.
Allen, Texas

803 E. Main St.
Allen, Texas

DRAWN BY:	S8 YC
CHECKED BY:	DB
ISSUED FOR:	DATE:
City Submittal	04-12-13
Submittal	06-20-13
Resubmital	09-06-13
Landscape Plan	

LA.1

SHEET OF



OWNERS:
Alan Coffman
M
e #A
E. Main Street
n, TX 75002
-727-8383

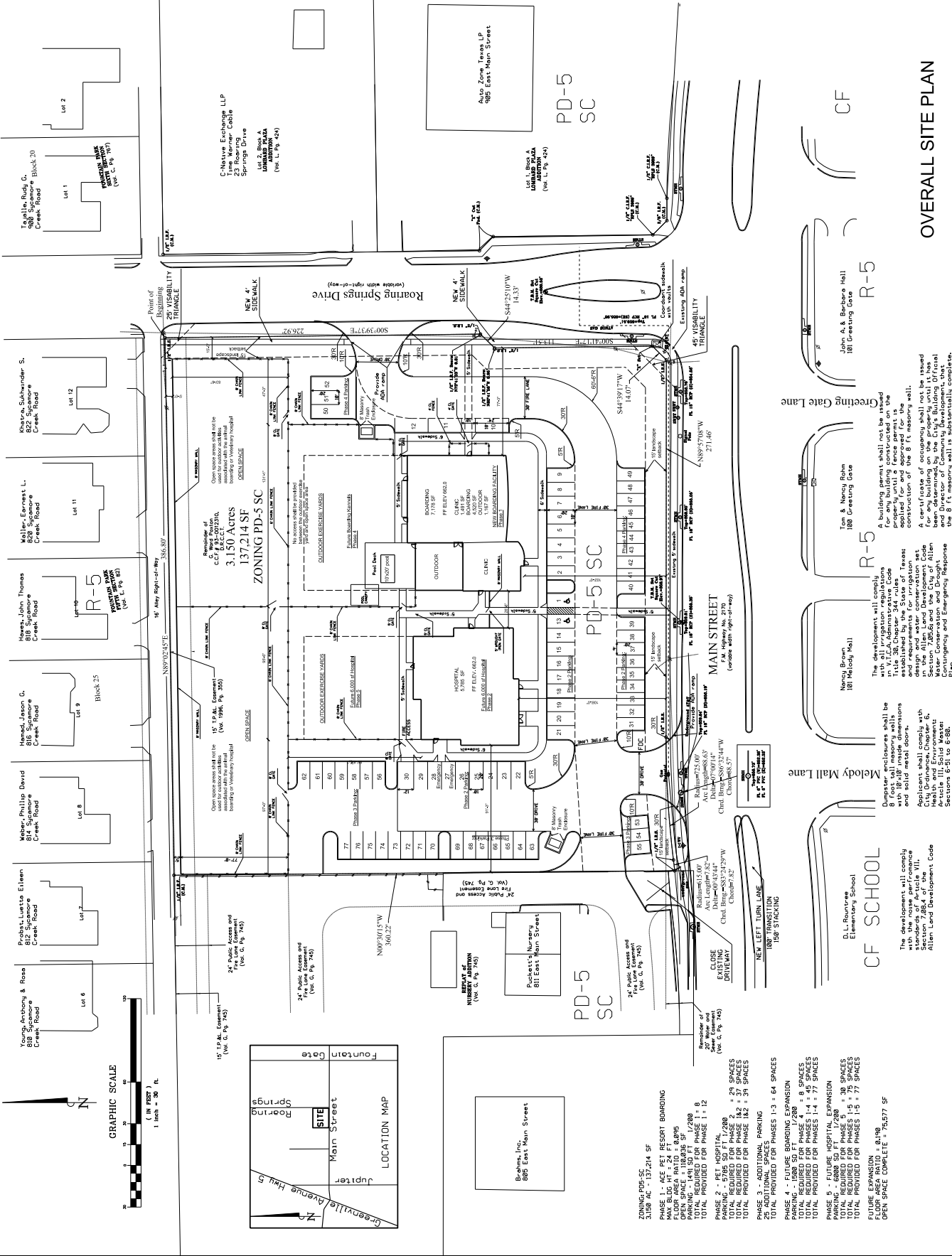
LINCOLN ENGINEERS
Division of Lincolne Corporation
Civil-Structural Engineers
Planners/Designers
Construction Managers
7001 Westchester Court, Suite 200
McHenry, IL 74702 214-544-9000

SCALE: 1"=30'
SHEET: 24x36

DATE: 4/1/2013
REVISIONS: 7

ACE
PET
RESORT

3770 - 1



PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE:	October 1, 2013
SUBJECT:	Conduct a Public Hearing and consider a request to amend the development regulations for Planned Development No. 8 to allow the property to be developed and used as a restaurant with a drive through and incorporate a Concept Plan, Landscape Plan and Building Elevations. The property is Lot 2, Block 1 of Molsen Addition, City of Allen, Collin County, Texas; located south of McDermott Drive and west of Central Expressway/US Hwy 75 (and commonly known as 102 S. Central Expressway). (Z-5/28/13-40) [Pollo Tropical]
STAFF RESOURCE:	Shelby Griffin Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	None
PUBLIC NOTICES:	Public Hearing Letters Mailed: 9/20/13 Public Hearing Sign Installed: 9/18/13
ANTICIPATED COUNCIL MEETING:	October 22, 2013

BACKGROUND

The property is located south of McDermott Drive and west of US Hwy. 75 (102 S. Central Expressway). The property to the north, across McDermott Drive, is zoned Planned Development PD No. 44 for Corridor Commercial (CC). The property to the west and south is zoned Planned Development PD No. 8 for General Business Zoning (GB) and Planned Development No. 55 for Commercial Office (C/O). The property to the east, across US Hwy. 75, is zoned for Shopping Center (SC). The subject property is zoned Planned Development No. 8 for General Business (GB).

The applicant is removing all existing site improvements for the existing fueling station and is requesting to amend Planned Development PD No. 8 to redevelop the site for a restaurant with drive through use for Pollo Tropical. The amendment to the Planned Development will incorporate Development Regulations, Concept Plan, Landscape Plan, and Building Elevations.

The property is 0.99± acres. The site currently has three access points. The Concept Plan shows two (2) access points into the site. The existing northern driveway, on Central Expressway/US Hwy 75, will be removed. The existing driveway on McDermott Drive is also being removed. The driveway, located to the west of the site, will be converted into a duel access drive (which transitions into a one way driveway) to serve the site. This modified driveway configuration has been approved by the Engineering Department.

The Concept Plan shows a 3,450 square foot building for a restaurant with drive through. An outdoor patio is located on the eastern end of the building. The drive through is accessed on the western end of the property and will terminate at the southeast corner of the site. The site exceeds the required number of parking spaces by six (6) spaces. A five foot (5') sidewalk will be provided along McDermott Drive and Central Expressway/US Hwy. 75.

The building materials are composed of cementitious stucco with metal canopies and architectural elements. The patio area provides a metal shade structure.

The Concept Plan, Conceptual Landscape Plan, and Building Elevations have been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the development regulations for Planned Development No. 8 to allow the property to be developed and used as a restaurant with a drive through and incorporate a Concept Plan, Landscape Plan and Building Elevations for Pollo Tropical.

ATTACHMENTS

Property Ownership Map
Development Regulations
Concept Plan
Conceptual Landscape Plan
Building Elevations



Property Ownership Notification

**Pollo Tropical
PD Amendment**

Legend

- Parcels within 200'
- City Limit
- CollinCAD Parcels



0 75 150
Feet

Community Development - GIS
Date Saved: 7/31/2013

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



DEVELOPMENT REGULATIONS, AS PROPOSED BY APPLICANT, FOR
POLLO TROPICAL

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending the regulations relating to the use and development of Lot 2, Block 1 of Molsen Addition, City of Allen, Collin County, Texas (“the Property”) which is presently zoned Planned Development No. 8 (PD-8) for General Business (GB) in accordance with Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code and PD-8, as amended; provided, however, in addition to such other uses permitted within PD-8, the Property may be developed and used as a restaurant with drive through, if, and only if, the Property is developed in general conformance with the Concept Plan, Landscape Plan, and Building Elevations attached hereto as Exhibits “A”, “B”, and “C”, respectively, and incorporated herein by reference.

POLLO TROPICAL
MCDERMOTT DRIVE

ALLEN, TEXAS



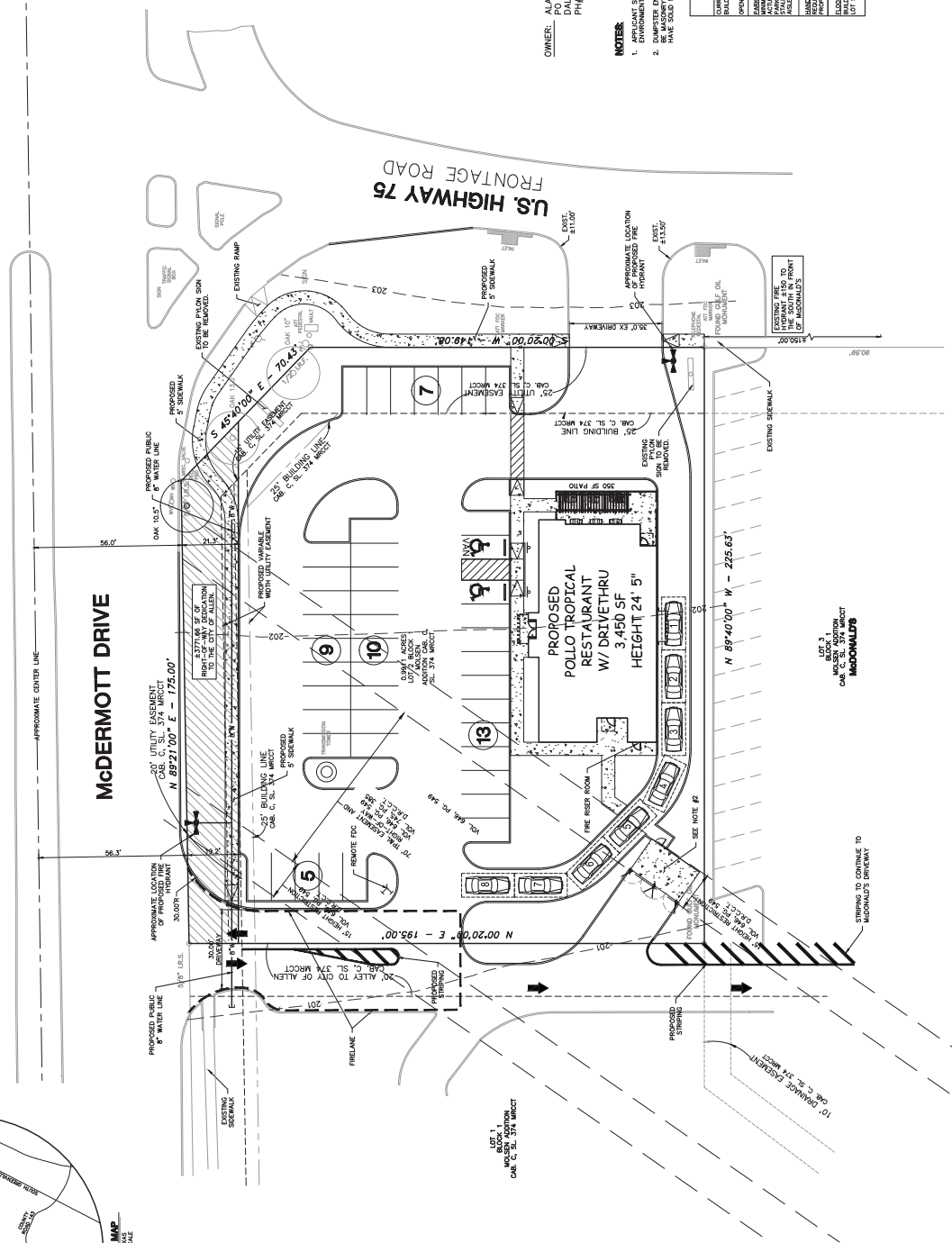
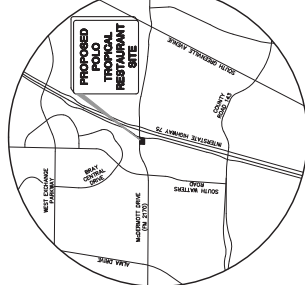
dV	NOISE
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LE	38	2	
38	44	2	
44	78		108

1. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE: SECTION 6-51 TO 6-60.
2. DUMPSTER ENCLOSURE WILL BE 8-FEET HIGH, EXTERIOR DUMPSTER MATERIAL WILL BE MASONRY THAT MATCHES THE BUILDING'S FACADE AND THE ENCLOSURE WILL

4078
EXAS
/365

ONLY USE OF	CRIM	OR
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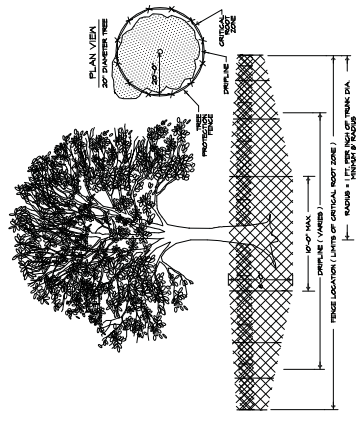




TREE PRESERVATION	CREDIT TO \$
PROTECTED TREES PRESERVED (8 CREDITS/INCH)	0
UNPROTECTED TREES REMOVED/PRESERVED	54
REPLACEMENT TREES PLANTED (18 - 9" TREES)	-42
PROTECTED TREES REMOVED	
TOTAL	\$15

[illegible]

TREE PROTECTION NOTES:



NOTE: Contractor to call 1-800-DIG-TESS prior to any relocation and underground work commencing.

NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL AND ALL UNDERGROUND UTILITIES.



Masterplan

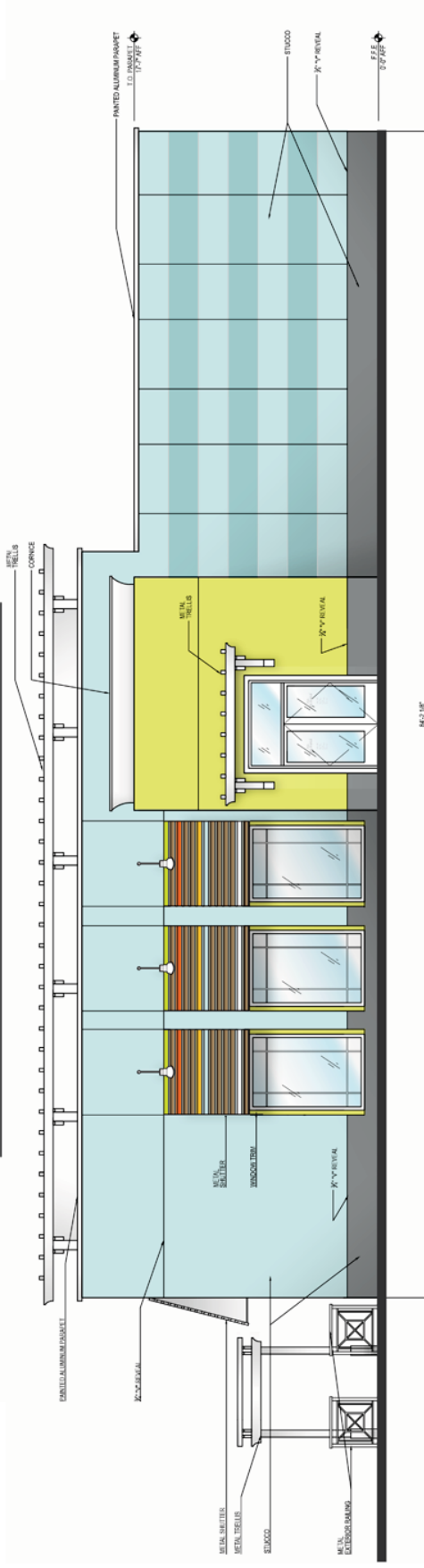
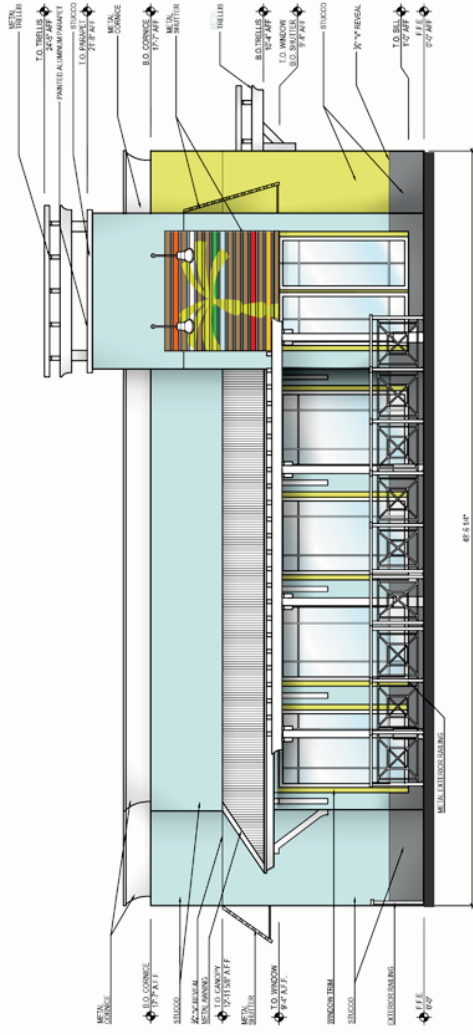
FREE PROTECTION

19

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EXTERIOR MATERIAL: FINISH PERCENTAGES	
STUCCO	100

ROOF TOP EQUIPMENT
WILL BE SCREENED BY
THE PARAPET.



NORTH ELEVATION

