

AGENDA
CITY OFALLEN
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.

<u>Consent Agenda</u> (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 $\boldsymbol{0}$

OPPOSED to approve Agenda Item #2 as corrected.

The motion carried.

Regular Agenda

Agenda Item #4 Conside

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" 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.

Mr. Patrick Blaydes, Planner, presented to the Commission. He explained that the <u>Allen Land Development Code (ALDC)</u> 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 proposed amendments related to the number of voting members on the Sign Control Board and the Buildings and Standards Commission; increasing the number of voting members from 5 to 7.

Mr. Blaydes presented on the proposed amendments to the schedule of principle uses, which are to remove the Automotive Sales and Service Use from the use chart, and allow the Auto, Truck, Trailer Rental Use in the General Business Zoning District by right and in the Light Industrial and Heavy Industrial Zoning Districts by Specific Use Permit only.

1st Vice Chair Cocking inquired about whether or not the membership of the Sign Control Board and the Buildings and Standards Commission was set by state law.

Mr. Blaydes stated that they are not and that both the Sign Control Board and the Building and Standards Commission are established by the *ALDC* and the membership is appointed by City Council.

Chairman Wendland opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

Motion:

Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the *Allen Land Development Code*.

The motion carried.

Agenda Item #6

Presentation of the Texas Chapter of the American Planning Association "Certificate of Achievement for Planning Excellence" for 2013.

Tiffany McLeod, Senior Planner, presented the Texas Chapter of the American Planning Association Planning Excellence award to the Commission.

Adjournment

Upon acclamation, the meeting adjourned at 7:24 p.m.	
These minutes approved thisday of	2013.
Robert Wendland, Chairman	Shelby Griffin, Planner

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 COMMISSIONAGENDA COMMUNICATION

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 locatednorth 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 $45.165\pm$ acres and two (2) lots. Lot 1 is $38.345\pm$ acres and will be the site for service center. Lot 2 is $3.932\pm$ 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 <u>Allen Land Development Code</u> (ALDC).

STAFF RECOMMENDATION

Staff recommends approval.

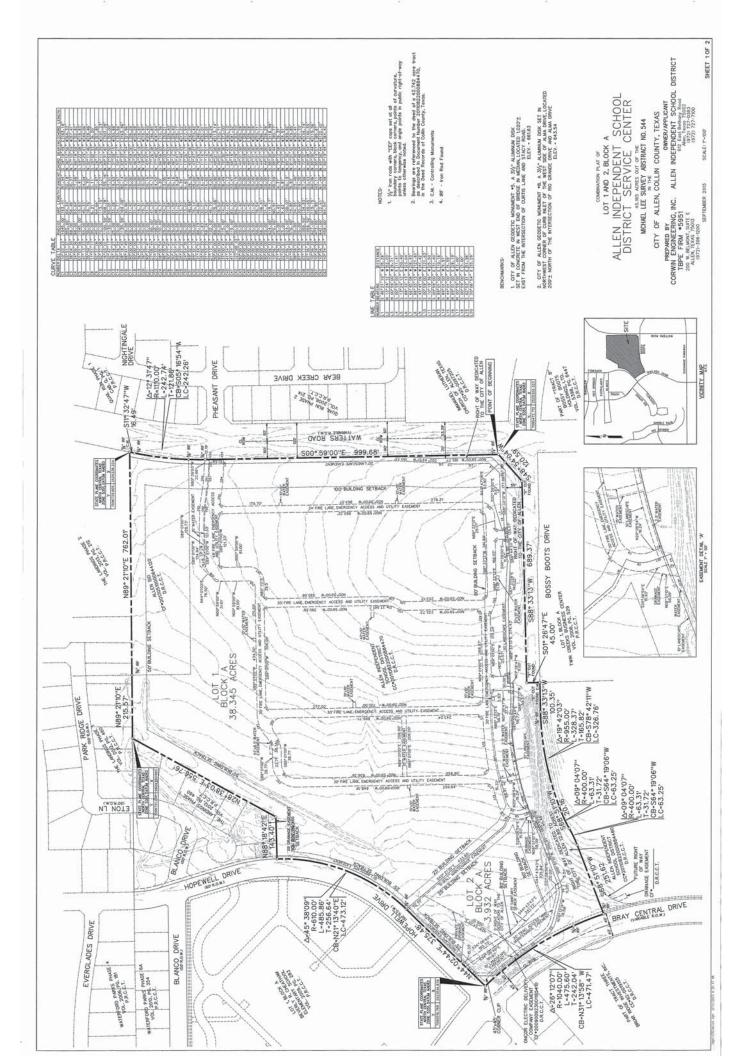
MOTION

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

Planning & Zoning Commission October 1, 2013 Allen Independent School District Service Center Combination Plat Page 2

ATTACHMENTS

Combination Plat



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PHENCE, South 68° 5170" West, with sold south line, for a distance of 20.16 fest to the point of curvature of a curve to the act banks a radius of 400.00 fest, a tangent of 31,72 feet, and a central angle of 09° 04'07". MRNCE, continuing with soid south line and soid curve to the left for an ord distance of 328.37 feet (Chord Bearing South 78*42:11" West - 326.767) to θ_2 inch iron rod set of the point of tangency:

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THAT I, Worren L. Corwin, do hereby certify that I prepared this plat from an actual and accerate survey of the sools and shift but corner monuments shown thereon smaller properly placed, under my personal supervision, in soccordance with the subdivision regulations of the City of Men. Faxes.

VAPREN L. CORWIN

THE STATE OF TEXAS COUNTY OF COLLIN

Before me, the excelerational order public in and for the Stoke of freets, or this day personally appeared WARRAL LOSHWIN, Institute to me to be the person whose name in subscribed to the through instrument, and activatedaged to me that the executed same for the purpose and considered

Given under my hand and seal of office, this

, 2013.

With Control of the Control of Cont

Witness my hand this

Ken Helvey Allen Independent School District Superintendent

THE STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned, a Notery Public in and for the State of Teom, on this day personally appeared are the serious vision for the person whose nome is authoritied to the freedy interest and obtained to the thing the servation same for the purpose and consideration them payessed.

, 2013, day of Given under my hand and seal of office, this

Secretory Planning & Zoning Commission Chalrperson Planning & Zoning Commission

Date

Date Executed Pro-forms

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Plat of Lot 1 and 2. Black, A. Am independent Sebool District Service Denter, Subdivision or Addison to the City of Alen was absorbted to the Panning and Zennia Commission and approved by it on the day of ... 2013. Dote

City Secretory, City of Allen

ALLEN INDEPENDENT SCHOOL
DISTRICT SERVICE CENTER

MICHAEL LEE SURVEY ABSTRACT NO. 544

CORWIN ENGREPING, INC.
TBPE FIRM #5951

COO N: GELMON: SMITE

ARCH 1000

ARCH CITY OF ALLEN, COLLIN COUNTY, TEXAS

SCALE: 1"+100"

SHEET 2 OF 2

SEPTEMBER 2013

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

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. On 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

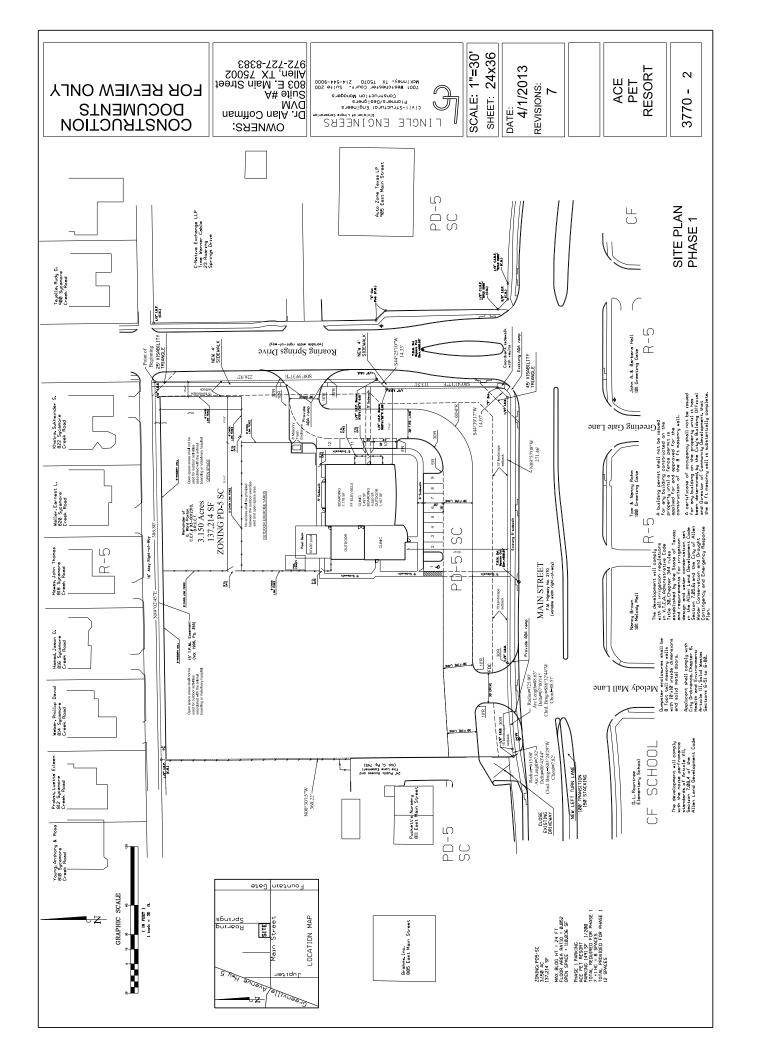
Planning & Zoning Commission October 1 2013 Ace Pet Resort Site Plan Page 2

MOTION

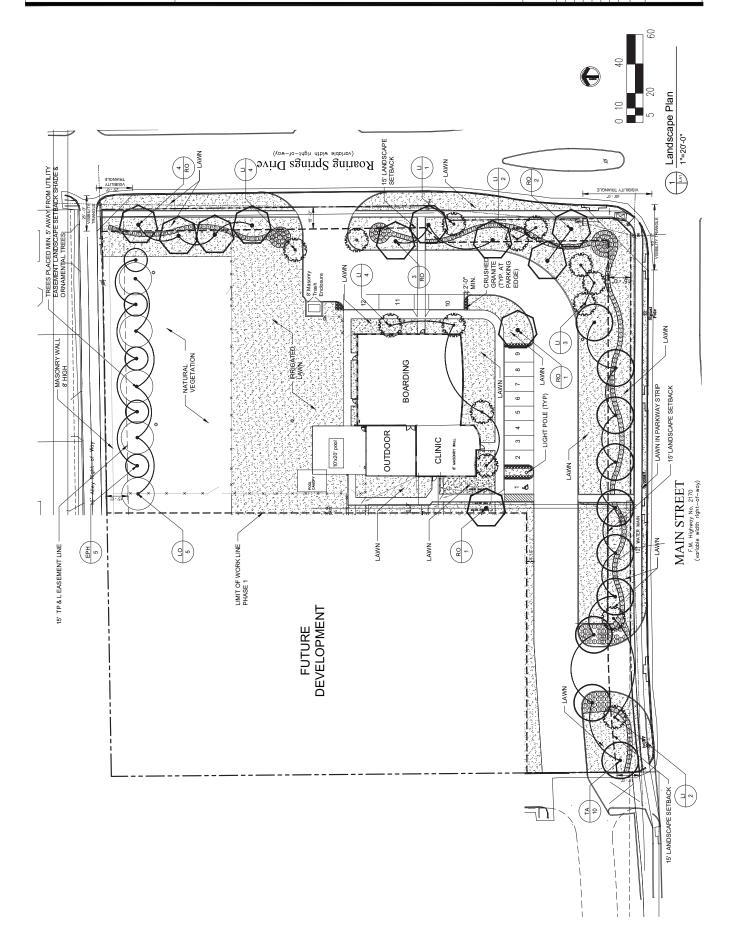
I make a motion to approve the Site Plan for Phase 1 of the Ace Pet Resort; located at the northwest corner of Main Street and Roaring Springs Drive.

ATTACHMENTS

Phase 1 Site Plan Phase 1 Landscape Plan Overall Site Plan

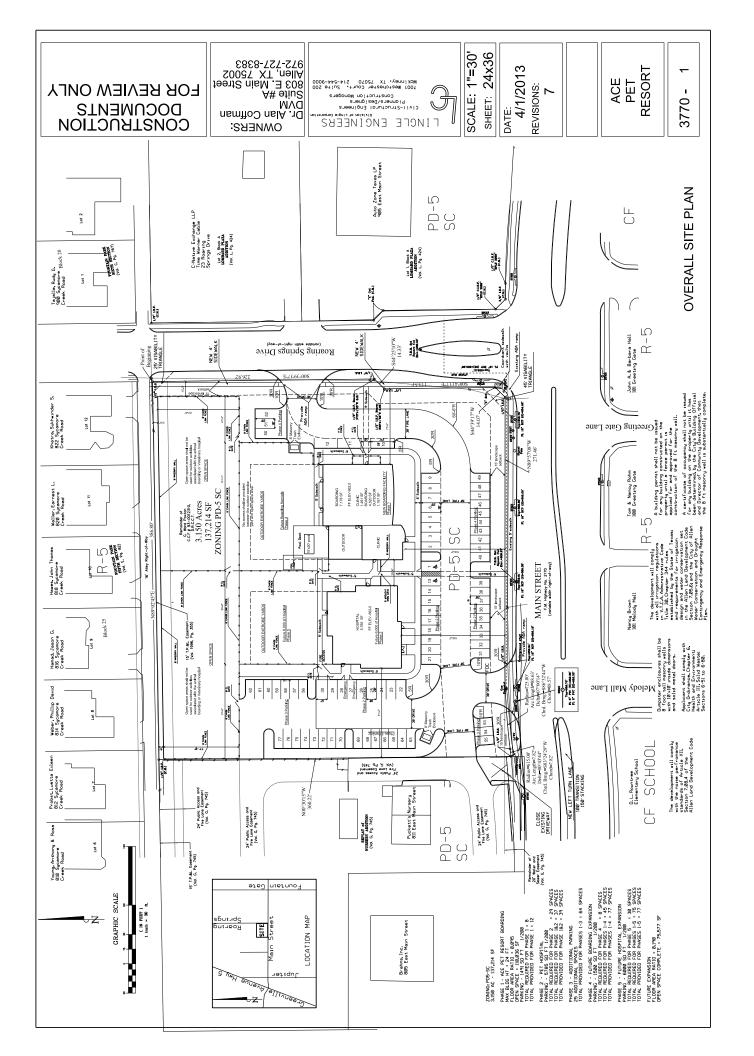


Landscape Plan



#0810 SHEE-SSE (A15) 100 MIN (A1000 EALING) #07 TREE-SSE (A15) 100 MIN (A1000 ER ER #07 TREE-SSE (A15)

STORTHONA BRADSONAL BEKKENBILE



PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

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 $0.99\pm$ 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.

Planning & Zoning Commission October 1, 2013 Pollo Tropical Page 2

The building materials are composed of cementious 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

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.

