



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 5, 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 October 22, 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 October 15, 2013 Regular and Workshop meetings.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request to develop and use the property as a Minor Automotive Repairs use and incorporate a Specific Use Permit SUP Site Plan, Landscape Plan and Building Elevations, for Midas Auto Care Center. The property is Lot 1, Block 1 of Cottonwood Creek Village Shopping Center No. 3, City of Allen, Collin County, Texas; located north of main Street and west of Greenville Avenue (and commonly known as 123 N. Greenville Avenue). (SUP 8/2/13-55) [Midas Auto Care Center]
4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repairs use for Waterfalls Car Wash and Lube. The property is Lots 1 and 4, Mark VII Equipment of Texas Inc.; and commonly known as 811 and 813 S. Greenville Avenue, Allen, Texas. (SUP-10/23/13-74) [Waterfalls Car Wash & Lube]

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, November 1, 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 10/22/13 City Council Meeting

There was one item taken to the October 22, 2013 City Council meeting for consideration.

- A request to Adopt an Ordinance 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 located south of McDermott Drive and west of Central Expressway/US Hwy 75 for Pollo Tropical was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
October 15, 2013**

ATTENDANCE:

Commissioners Present:

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

Commissioners Absent:

Jeff Cocking, 1st Vice Chair

City Staff Present:

Lee Battle, AICP, LEED, Assistant Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner

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 Conference Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the October 8, 2013 regular meeting.

Election of Officers

2. Elect a Chair, Vice Chair and Second Vice Chair.

Chairman Wendland opened the floor for nominations for Planning and Zoning Commission Chairman.

Motion: **Upon a motion by Commissioner McNutt, and a second by 2nd Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Mr. Robert Wendland to the Planning and Zoning Commission Chair position.**

The motion carried.

Chairman Wendland opened the floor for nominations for Planning and Zoning Commission 1st Vice Chair Position.

Motion: Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Mr. Jeff Cocking to the Planning and Zoning Commission 1st Vice Chair position.

The motion carried.

Chairman Wendland opened the floor for nominations for Planning and Zoning Commission 2nd Vice Chair Position.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Ms. Shirley Mangrum to the Planning and Zoning Commission 2nd Vice Chair position.

The motion carried.

Consent Agenda

3. Approve minutes from the October 1, 2013 regular meeting.
4. Capital Improvement Program (CIP) Status Report.

Motion: Upon a motion by Commissioner Platt, and a second by 2nd Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the consent agenda.

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:06 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 10/8/13 City Council Meeting

There was one item taken to the October 8, 2013 City Council meeting for consideration.

- A request to adopt an Ordinance to approve a Site Plan for Phase 1 for 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 for Allen Veterinary Hospital was approved.



**PLANNING AND ZONING
COMMISSION**

**Workshop Meeting
October 15, 2013**

ATTENDANCE:

Commissioners Present:

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

Commissioners Absent:

Jeff Cocking, 1st Vice Chair

City Staff Present:

Lee Battle, AICP, LEED, Assistant Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:10 p.m. in the City Hall Council Conference Room at Allen City Hall, 305 Century Parkway.

Regular Agenda

Agenda Item #1 Receive an update on the *Comprehensive Plan*.

Lee Battle, AICP, LEED, Assistant Director of Community Development, led the Commission through a discussion of the 2013 *Comprehensive Plan* update.

Adjournment

Upon acclamation, the meeting adjourned at 8:02 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE:	November 5, 2013
SUBJECT:	Conduct a Public Hearing and consider a request to develop and use the property as a Minor Automotive Repairs use and incorporate a Specific Use Permit SUP Site Plan, Landscape Plan and Building Elevations, for Midas Auto Care Center. The property is Lot 1, Block 1 of Cottonwood Creek Village Shopping Center No. 3, City of Allen, Collin County, Texas; located north of Main Street and west of Greenville Avenue (and commonly known as 123 N. Greenville Avenue). (SUP 8/2/13-55) [Midas Auto Care Center]
STAFF RESOURCE:	Shelby Griffin Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Replat approved - 1984
LEGAL NOTICES:	Public Hearing Sign – Installed 10/23/13 Property Owner Notices – Mailed 10/25/13
ANTICIPATED COUNCIL MEETING:	November 26, 2013

BACKGROUND

The property is located north of Main Street and west of Greenville Avenue. The property to the north, south, east, and west is zoned Shopping Center (SC).

The request is for a Specific Use Permit (SUP) for a minor automotive repairs use. The subject property is currently zoned Shopping Center (SC). The *Allen Land Development Code (ALDC)* requires that a SUP is considered before allowing this particular use to develop within a Shopping Center (SC) zoning district.

The existing site is operating as a fueling station and convenience store with a non-operating car wash. The applicant is proposing to remove all site infrastructures for the fueling station, convenience store and car wash and rebuild a minor automotive repairs use for Midas Auto Care Center.

The SUP Site Plan shows a 4,575 square foot building. The building will have eight (8) bays; four (4) on either side of the building. The bays will be oriented away from the Greenville Avenue. The noise levels for this use comply with the *ALDC*.

There are three (3) existing access points into the site; two (2) access points off of Greenville Avenue and one (1) access point with the adjacent property to the north. The SUP site plan provides more than the required number of parking spaces for this use. The SUP Landscape Plan shows an open space area adjacent to Greenville Avenue, which exceeds the required open space for this site by 2%. A sidewalk will be constructed along Greenville Avenue.

The building is one (1) story and reaches a height of twenty-two (22) feet. The building will be constructed of brick and stone with metal fascia on two (2) of the elevations.

This request has been reviewed by the Technical Review Committee and meets the standards of the ALDC. If the SUP is approved it would be granted exclusively for Midas Auto Care Center.

STAFF RECOMMENDATION

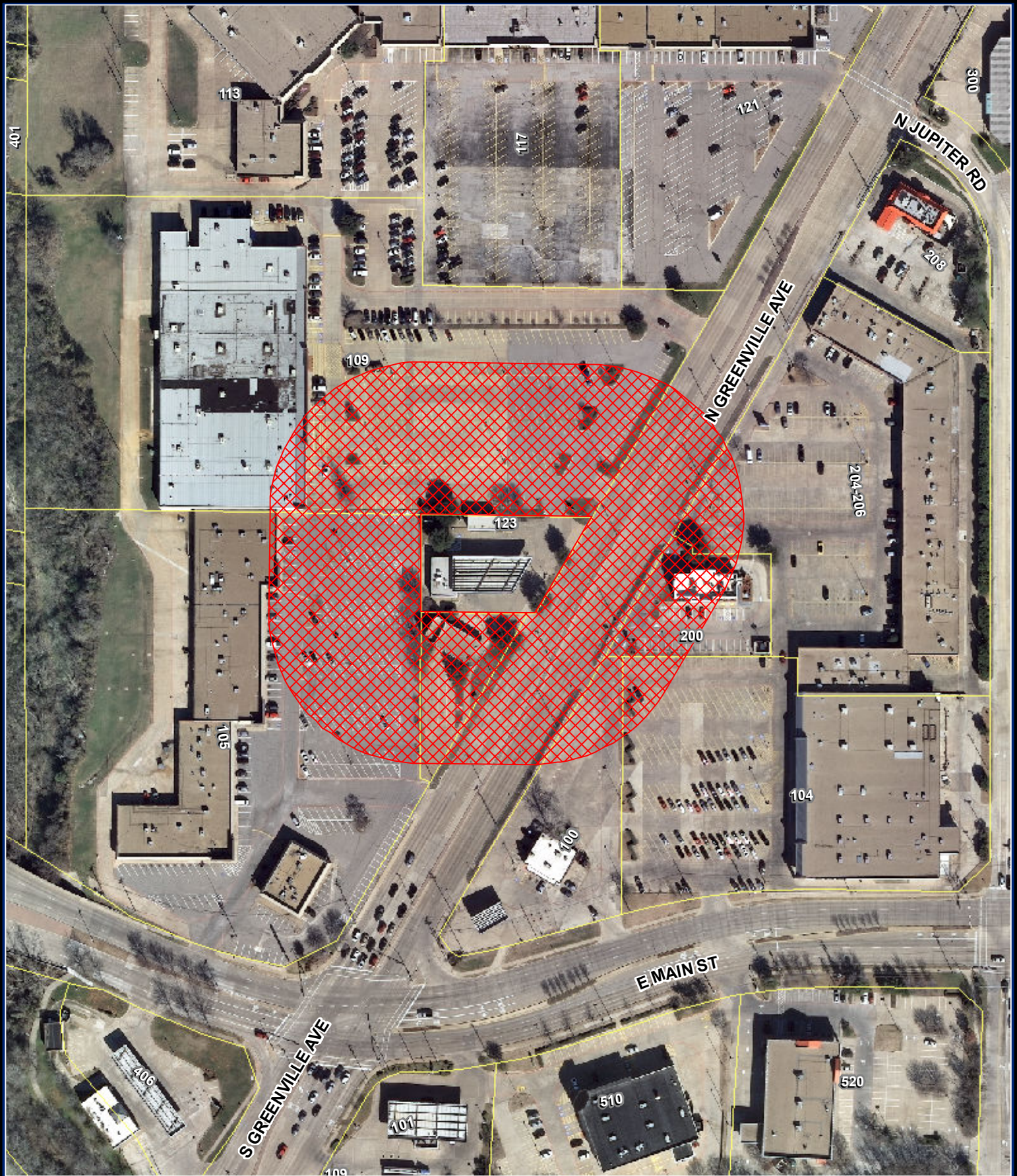
Approval

MOTION

I make a motion to recommend approval of the request for a Specific Use Permit for a minor automotive repairs use for Midas Auto Care Center on Lot 1, Block 1 of Cottonwood Creek Village Shopping Center No. 3 and more commonly known as 123 N. Greenville Avenue.

ATTACHMENTS




Property Notification Map
SUP Site Plan
SUP Landscape Plan
Building Elevations



Property Ownership Notification

**Midas Auto Care Center
SUP**

Legend

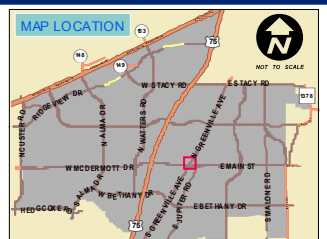
-  Parcels within 200'
-  City Limit
-  CollinCAD Parcels



0 80 160
Feet

Community Development - GIS
Date Saved: 10/22/2013

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



Zoning: shopping center SC
 Parking Ratio: 2 + 1/300 SF
 Required Parking: 18
 Provided Parking: 21
 Max height: 45'
 Height Proposed: 22'

MIDAS 8 BAY BACK TO BACK
 SINGLE STORY MASSIVE BUILDING
 32'-2" x 53'-0" = 4,575 SQ. FT.
 SITE AREA = 25,789 SQ. FT. OR .592 AC.
 LANDSCAPING AREA = 3,092 OR 12.0%

S 89° 08' 00" 230.00'

8'-0" SCREENING WALL

10

Property owner: Cottonwood Creek S/C I Ltd
Filing Document: 0022816

MASONRY SCREENING
WALL _____

N 00° 52" 00'
135.00'

PROVIDE 2'
NON-PLANTING
AREA _____

EXISTING TRANSFORMER
TO REMAIN _____

00.80.68 N

152.067

ADJACENT PROPERTY OWNER
Subdivision name: Cottonwood Creek

Property owner: Cottonwood Creek S/C 1 Ltd
Filing Document: 0022816

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

Color	Number of People
Blue	30
Green	20
Yellow	10
Red	10
Purple	10

N. GREENVILLE AVENUE

LONG GREENVILLE AVE

60' ROW

PROPERTY LINE

155.88'

S 30° 52' 00"

44'-0" 1/2"

VICINITY

155.88'
30° 52' 00"

EXISTING PROPERTY LINE

— DISTING FIRE HYDRANT

TBC
CORPORATION
4300 TBC WAY
PALM BEACH
GARDENS, FL 33410
ESTABLISHED 1988
PETER BAMES
DIRECTOR OF
CONSTRUCTION
561.383.3000

SpeedDee
OIL CHANGE & TUNE-UP



OWNER:
ALEX AMINZADEH
20 MAN O WAR LANE
FAIRVIEW, TX 75069
PHONE: (214) 727-9842

**BUILDING TYPE:
PROPOSED
NEW MIDAS
LOCATION**

MIDAS AUTO CARE
123 N. GREENVILLE AVE.
ALLEN, TX 75002

SPECIFICATIONS:
SITE AREA:
25,789 SQ. FT.

BUILDING AREA:
4,573 SQ. FT.

FLOOR AREA RATIO:
.1773

LANDSCAPING AREA:
3,370 SQ. FT. OR
13.1% LANDSCAPING

DATE:	AUG 2, 2013
REV	OCT 1, 2014
REV 2	OCT 16, 2014

SHEET

SP-1
SUP SITE PLAN



VICINITY MAP - CLOSE UP

TBC
CORPORATION
4300 TBC WAY
PALM BEACH
GARDENS, FL 33410
PETER BAUMES
DIRECTOR OF
OPERATIONS
561.363.3000



OWNER:
ALEXANDER
20 MAN O' WAR LANE
FAIRVIEW, TX 75869
PHONE: (414) 727-8842

BUILDING TYPE:
PROPOSED
NEW MIDAS
LOCATION

LOCATION:
MIDAS AUTO CARE
12311 GREENVILLE AVE
ALEXIA, TX 75902

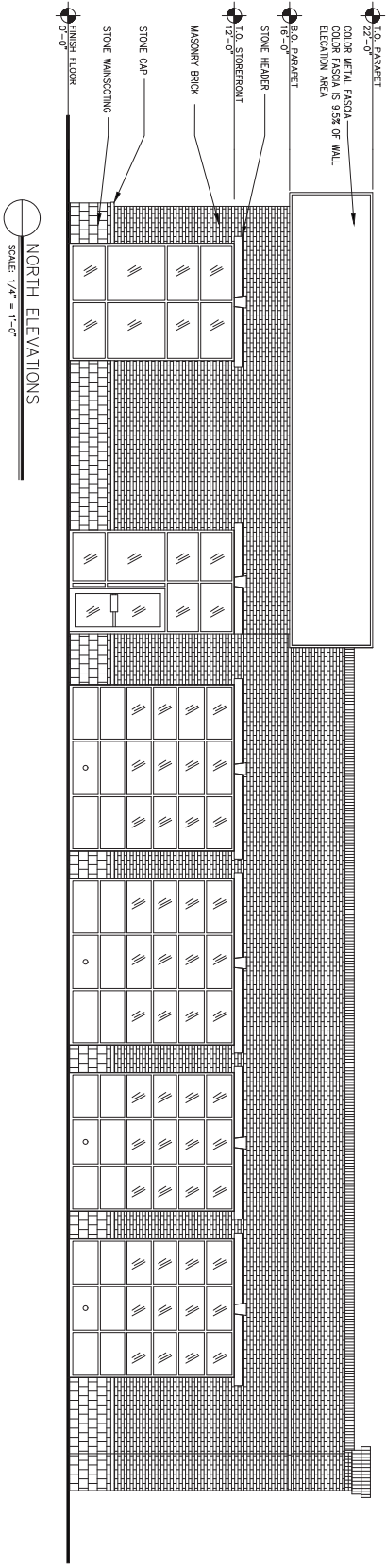
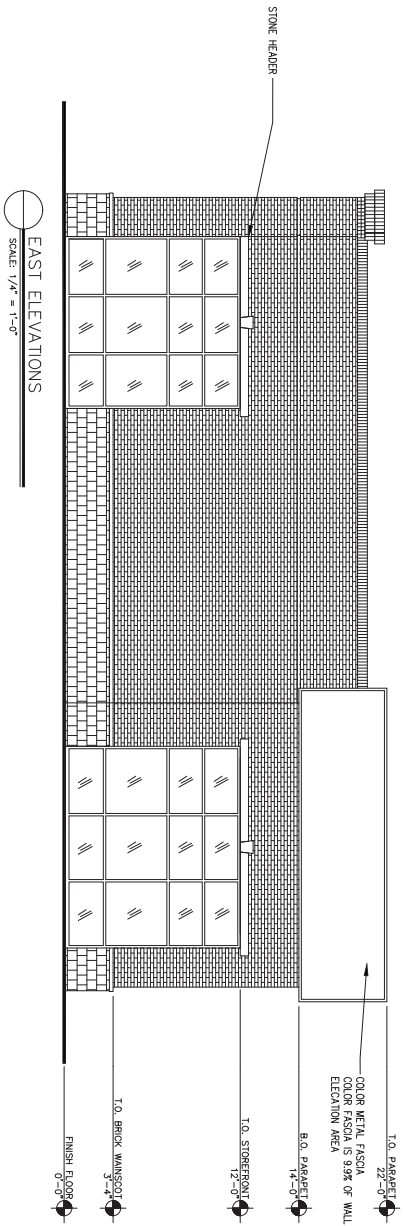
SPECIFICATIONS:
BUILDING AREA:
27,769 SQ. FT.
4,919 SQ. FT.

FLOOR AREA RATIO:
1.775
LANDSCAPING AREA:
3,370 SQ. FT. OR
15.1% LANDSCAPING

DATE:	AUG. 2, 2013
REV:	OCT. 1, 2014
REV:	OCT. 16, 2014

SHEET

A-1
SIP ELEVATION



TBC
CORPORATION
4300 TBC WAY
PALM BEACH
GARDENS, FL 33410
PETER BAUMES
DIRECTOR OF
OPERATIONS
561.363.3000



OWNER:
ALEXANDROEH
20 MAN O' WAR LANE
FAIRVIEW, TX 75869
PHONE: (414) 727-9842

BUILDING TYPE:
PROPOSED
NEW MIDAS
LOCATION

LOCATION:
MIDAS AUTO CARE
120 N. GREENVILLE AVE
ALEXIA, TX 75902

SPECIFICATIONS:
TOTAL BUILDING AREA
27,769 SQ. FT.
BUILDING AREA:
4,519 SQ. FT.

FLOOR AREA RATIO:
1.775
LANDSCAPING AREA:
3,370 SQ. FT. OR
15.1% LANDSCAPING

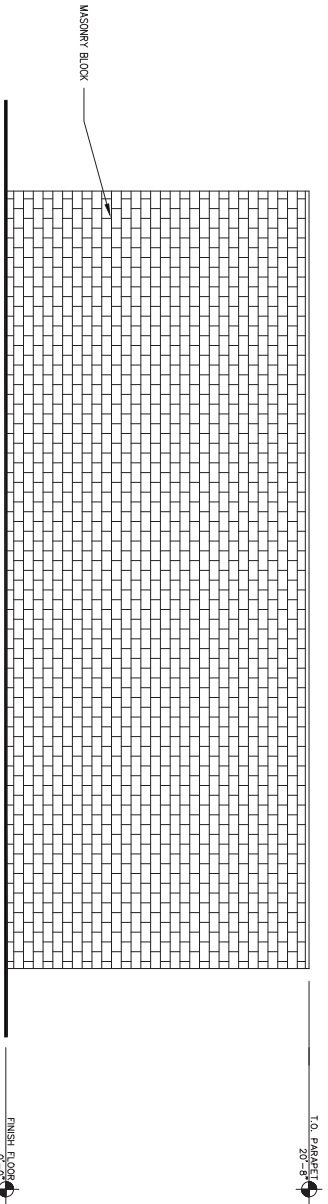
DATE:	AUG. 2, 2013
REV:	OCT. 1, 2014
REV:	OCT. 16, 2014

SHEET

A-2
SIP ELEVATION

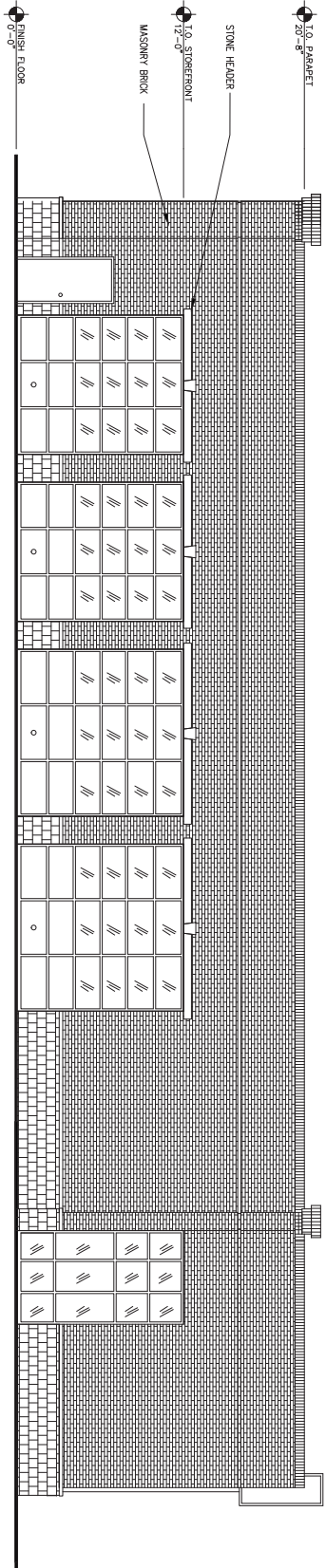
WEST ELEVATIONS

SCALE: 1/4" = 1'-0"



SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"





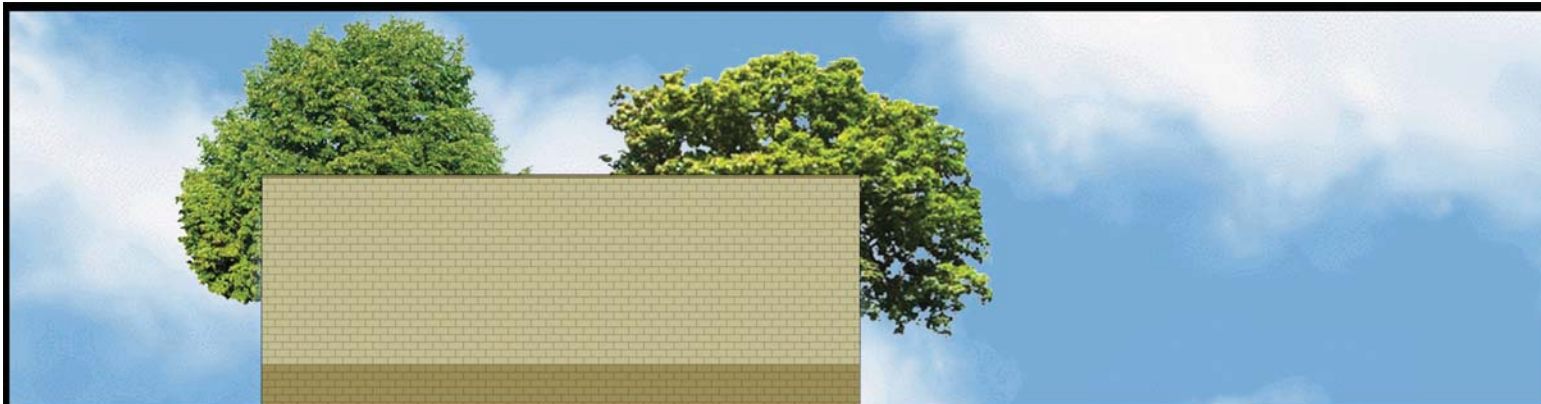
EAST ELEVATION



NORTH ELEVATION

PROPOSED MIDAS RENDERINGS @ ALLEN, TEXAS

DRAWN BY: P. BALMES



WEST ELEVATION



SOUTH ELEVATION

PROPOSED MIDAS RENDERINGS @ ALLEN, TEXAS

DRAWN BY: P. BALMES

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 5, 2013

SUBJECT: Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repairs use for Waterfalls Car Wash and Lube. The property is Lots 1 and 4, Mark VII Equipment of Texas Inc.; and commonly known as 811 and 813 S. Greenville Avenue, Allen, Texas. (SUP-10/23/13-74) [Waterfalls Car Wash & Lube]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved - September, 1996
P&Z Recommended Approval of an SUP request for Waterfalls Car Wash and Lube – April, 2013
City Council tabled consideration of the SUP request until the May 28, 2013 meeting – May, 2013

LEGAL NOTICES: Public Hearing Sign – Installed 10/23/13
Property Owner Notices – Mailed 10/25/13

ANTICIPATED COUNCIL MEETING: November 26, 2013

BACKGROUND

The property is located south of Bethany Drive and east of Greenville Avenue. The property to the north and south is zoned Planned Development No. 4 for Shopping Center (SC). The property to the east is zoned Single Family Residential (R-5). The property to the west, across Greenville Avenue, is zoned for Light Industrial (LI).

The property is zoned Planned Development No. 3 Shopping Center (SC) and was developed between 1997 and 1999 for Waterfalls Carwash and Lube. During this time, the *Allen Land Development Code (ALDC)* did not require a Specific Use Permit (SUP) within a Shopping Center (SC) zoning district for auto glass, muffler, brakes, oil, lube, tires, batteries, and auto laundry services to operate. These particular uses were allowed by right in the SC district. In addition, the Minor Automotive Repairs use was not an established or defined use in the *ALDC* at that time.

The applicant for Waterfalls Carwash & Lube is requesting an SUP for a Minor Automotive Repairs use in order to expand their services to what is permitted under the current Minor Automotive Repairs use definition. Appendix A of the *ALDC* defines a Minor Automotive Repairs use as:

“The minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tuneups; emergency road service; replacement of starters, alternators, hoses, brake parts, automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles, but not including any operation named under "Automotive repair, major" or any similar use.”

The list of proposed minor automotive repairs services is attached. The locations for all of the services provided are shown on the attached Designated Uses Exhibit.

On May 14, 2013 the City Council tabled the SUP request to allow the applicant time to work with staff to resolve traffic circulation concerns. The applicant withdrew the request prior to the following Council meeting.

The applicant has resubmitted the SUP request with the following proposed improvements (as shown on the attached Site Improvements Plan:

- The construction of a 6" concrete curb, with firelane striping, and pavers at the firelane intersection on the southwest end of the site.
- The addition of two (2) parking spaces in front of the building designated for oil changes.
- The construction of a 6" mountable curb, with firelane striping, in front of the car wash tunnel exit and extending to the northern property boundary.

The purpose of these improvements is to improve the traffic queuing for service and firelane delineation on the site.

STAFF RECOMMENDATION

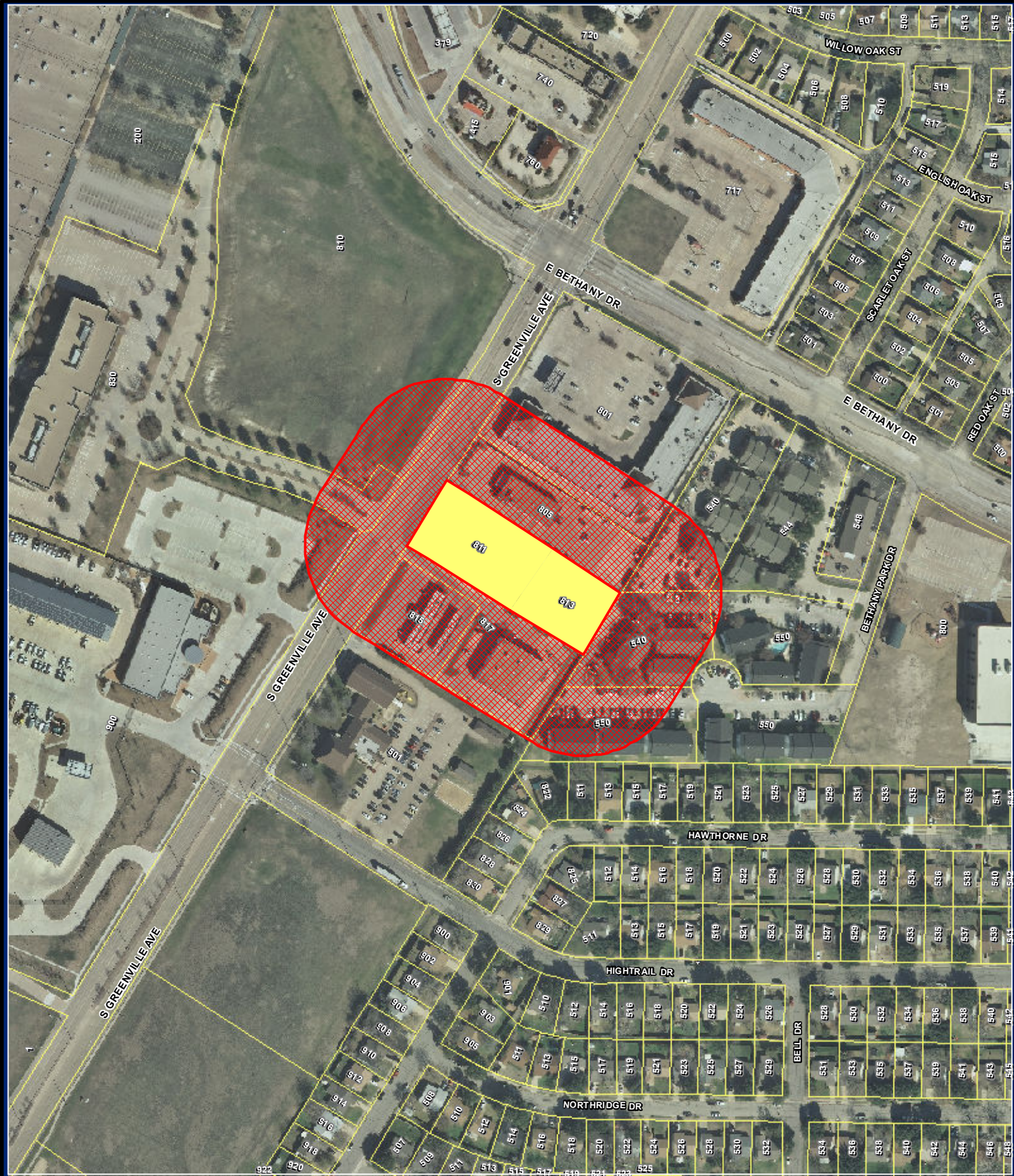
Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the Specific Use Permit request for a Minor Automotive Repairs use for the property located at 811 and 813 S. Greenville Avenue, Allen, Texas, for Waterfalls Carwash & Lube; specifically limited to the uses and areas designated on the Designated Uses Exhibit and with the improvements shown on the Site Improvements Plan.





ATTACHMENTS

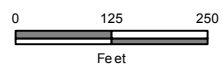
Property Notification Map
List of Minor Automotive Repairs Services
Designated Uses Exhibit
Site Improvements Plan



Property Ownership Notification
Waterfalls Carwash
and Lube
Specific Use Permit

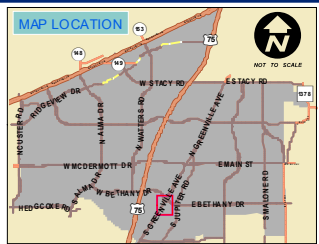
Map Legend

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



Community Development - GIS
Date Saved: 4/1/2013

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



Waterfalls Carwash & Lube Minor Automotive Repairs Service

1. Tune up service to include replacement of spark plugs, plug wires, ignition coils and fuel induction services.
2. Brake service to include replacement of brake pads, rotors, shoes and drums.
3. Air conditioning service to include recovery of freon, system vacuum, freon recharge and replacement of parts vital to A/C systems such as belt driven parts, lines, schrader valves and expansion valves.
4. Diagnostic service to include visual check and scan tool check (to read vehicular engine light trouble codes) for determination of vehicle problem.
5. Minor repair of replacement parts to include replacement of batteries, starters, alternators, radiators, heaters, shocks, struts, various belt driven parts and other similar services that fall under the Allen Land Development Code definition of Minor Automotive Repairs.

Designated Uses Exhibit

GREENVILLE AVE

Public Access/Utility
and Firelane Easement

Car Wash

Parking

Oil
Change
only

Public Access/Utility
and Firelane Easement

Parking

Minor
Automotive
Repairs
Waiting
Room
Window
Tinting
State
Inspections

Parking

Public Access/Utility
and Firelane Easement

Public Access/Utility
and Firelane Easement

Public Access/Utility
and Firelane Easement



