



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 19, 2015 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the April 28, 2015, regular meeting and May 12, 2015, 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. Capital Improvement Plan CIP Status Report.
3. Approve minutes from the April 21, 2015, regular meeting.
4. Final Plat – Consider a Final Plat for Ansley Meadow, being 36.403± acres located in the John Fyke Survey, Abstract No. 325, L.K. Pegues Survey, Abstract No. 702, and the F.C. Wilmeth Survey, Abstract No. 999, Collin County, Texas; generally located southwest of Stockton Drive and Curtis Lane. (FP-4/2/15-16) [Ansley Meadow]
5. Final Plat – Consider a Final Plat for Allen Center North Addition, Lot 6, Block A, being 1.9480± acres located in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; generally located south of Stacy Road and east of Greenville Avenue. (FP-4/17/15-21) [Allen Center North Addition]

Regular Agenda

6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 16,732 square foot portion of a building located on Lot 2A, Block B, Brookshire's Addition, City of Allen, Collin County, Texas; generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 109 N Greenville Ave., Suite A (portion of)). (SUP 3/27/15-14) [The Den-Sports Performance Center]

Discussion Item

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

Executive Session (As needed)

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

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, May 15, 2015 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 4/28/2015 City Council Meeting

- There were no items taken to the April 28, 2015 City Council Meeting.

Director's Report from 5/12/2015 City Council Meeting

- The request to adopt an Ordinance for Specific Use Permit #144 for a Minor Automotive Repair Use on Lot 4, Block A, Allen Watters, L.P. Addition, located at 180 S. Watters Road, west of Watters Road and south of McDermott Drive, for Express Oil Change, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: May 19, 2015

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: None

BACKGROUND

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

STAFF RECOMMENDATION

N/A

MOTION

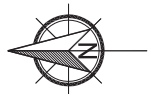
N/A

ATTACHMENTS

CIP Progress Report through April, 2015
CIP Map through April, 2015

ENGINEERING CIP REPORT - THROUGH APRIL 2015

PROJECT			STATUS / COMMENTS		CONST. DATES
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Bids open on May 5th and scheduled for award May 26. Construction is anticipated to commence summer of 2015.	Complete Spring 2016
	2	Fire Station 3 & 4 Lighting	PS1408	Lighting is complete, and ONCOR rebate paperwork filed. FSG (Vendor) is pricing a small lighting change out which if we accept, will become a change order to this project, instead of receiving a credit back for fixtures we sent back.	Complete May 2015
	3	City Hall Basement Remodel	PS1501	Quorum Architects has submitted 95% completed plans, which are now being reviewed by affected departments. Project expected to have bid award in August 2015.	Complete Dec. 2015
	4	Central Station HVAC	Gen Fund	AirDynamics tentative schedule for installation is mid-May 2015. Building & Code requiring screening of units and structural engineer contacted for details to bid this work.	Complete June 2015
	5	City Hall Flooring Work	Gen Fund	Council Chambers/Kitchen, Flag Room, & Reception complete. 1st & 2nd floors have had carpet shampooed and will have spot cleaning of tough areas. 3rd Floor carpet installed.	Complete June 2015
	6	City Hall Rotunda Reception	Gen Fund	Criterion Contractors was low bid, and is now under contract to provide and install framing and glass to enclose the City Hall reception desk.	Complete May 20, 2015
ROADS	7	2015 Intersection Improvements	ST1504	Design contract is on the May 12th City Council agenda. Huitt-Zollars, Inc. will be the Design Firm for this project. Design expected to begin shortly after award.	TBD
	8	2014 Street and Alley Repair	ST1401	Includes several accessibility improvements. Awarded to Jim Bowman Construction.	Complete Fall 2015
	9	Alma Drive Widening (Hedcoxe-SH121)	TBD	ILA approved at the April 28th City Council Meeting. Commissioners Court to review and approve at an upcoming meeting.	Begin Summer 2016
	10	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.	TBD
	11	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Project has experienced delays due to waterline conflicts and Retaining wall issues. City to have meeting on 05/07/15 with Lone Star Civil Construction get project back on track	Complete Fall 2015
	12	Montgomery Boulevard Extension	ST1403	Construction awarded to McMahon at April 28th City Council Meeting. Pre-Construction meeting scheduled for 05/07/15 Construction schedule to begin in May 2015.	Complete March 2016
OTHERS	13	FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes. Project is awaiting funding agreements between the County, TxDOT and stakeholder Cities.	TBD
	14	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	Utility relocations complete in May 2015. Roadway is a TxDOT project, currently planned to begin construction in Summer 2015.	Begin Summer 2015
	15	Bray Central Street Lights	JBGL	Developer, JBGL, installing street lights on Bray Central (Watters to Exchange) and Watters Road (Bossy Boots to Raintree). Bray Central streetlights are currently being installed. Watters Road streetlights are in design.	Complete Oct. 2016
	16	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.	Complete Oct. 2016
UTILITIES	17	Cottonwood Creek Wastewater Rehab	WA1501	Pipe-bursting rehabilitation of approximately 2,700 lf of wastewater main, north of Bethany Drive. Project opened bids on 03/24/15. Bid award anticipated on May 12.	Begin Spring 2015
	18	Fountain Park Water/SS Rehab, Ph 1	WA1403	Construction Award for to Kodiak Trenching and Boring scheduled for May 12, 2015, council meeting.	Begin June 2015
	19	SCADA System Upgrade	WA1402	Design is in progress. Currently under review by Engineering and Community Services.	Complete Dec. 2015
OTHER	20	Cottonwood Creek Bank Stabilization	DR1401	Structural solution to address bank erosion along Cottonwood Creek Tributary No. 1, north of Bethany is under design.	Complete Fall 2015
	21	Olson & Beverly Elementary Sidewalk Improvements	ST1501	Project scheduled to go before STTC and RTC boards early 2015. Federal approval to follow in spring of 2015. TxDOT to issue contract spring 2015.	Summer 2015
	22	Signal - Watters / Bossy Boots	ST1314	Completion required prior to AISD Service Center opening. Poles and mast arms have been installed. Electric meter has been installed and cabinet is energized.	Complete May 15, 2015



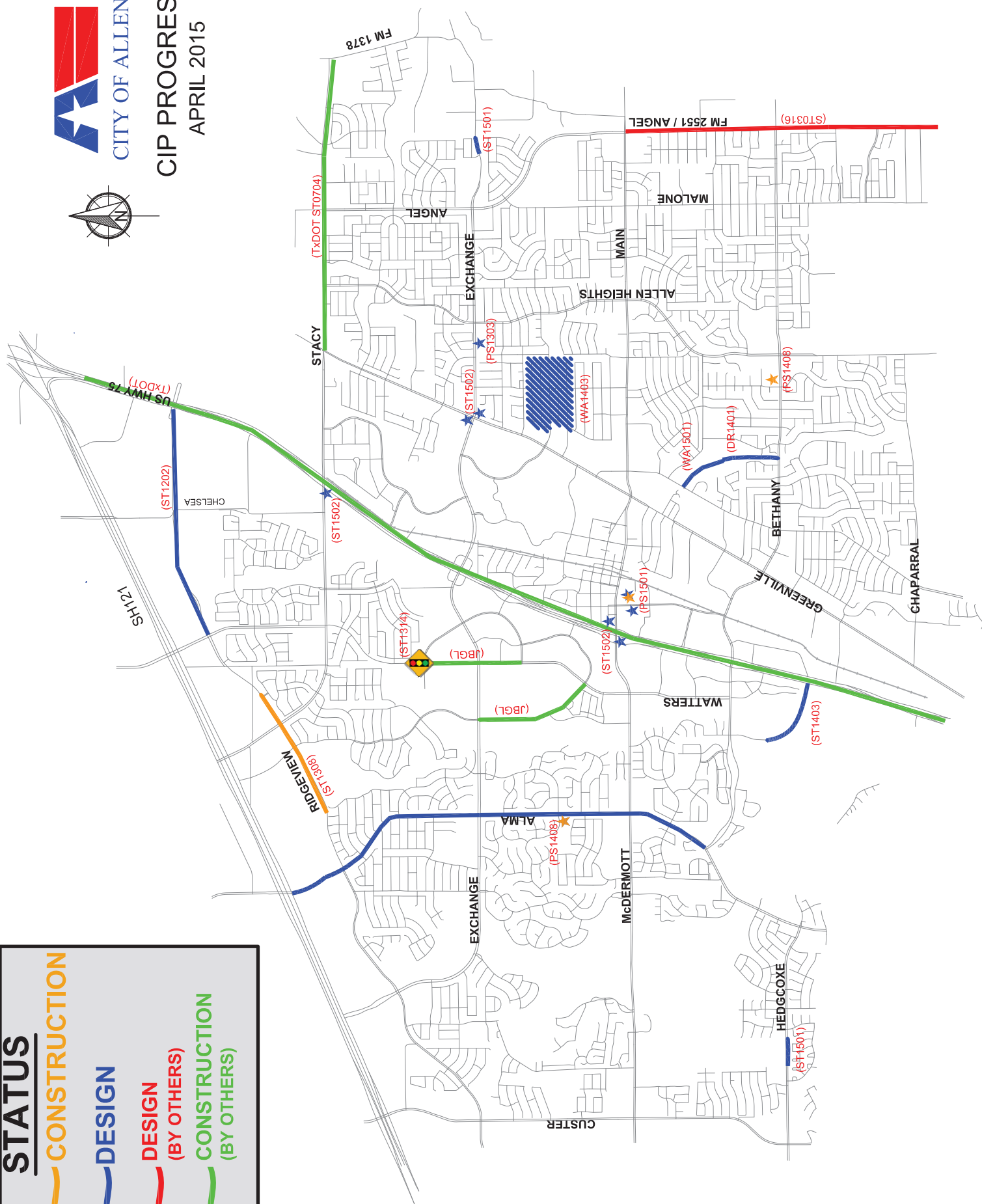
STATUS

CONSTRUCTION

DESIGN

DESIGN
(BY OTHERS)

CONSTRUCTION
(BY OTHERS)





**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
April 21, 2015**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
John Ogrizovich
Luke Hollingsworth
Stephen Platt, Jr.

Absent:

Ben Trahan, 2nd Vice-Chair
Michael Orr

City Staff Present:

Shawn Poe, PE, Assistant Director of Engineering
Kevin Laughlin, City Attorney
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, Planner

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers 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 April 14, 2015, regular meeting.

Consent Agenda

2. Capital Improvement Plan CIP Status Report.
3. Approve minutes from the April 7, 2015, regular meeting.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, 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

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use on Lot 4, Block A, Allen Watters, L.P. Addition, City of Allen, Collin County, Texas; generally located west of Watters Road and south of McDermott Drive (and commonly known as 180 S. Watters Road). (SUP-3/3/15-10) [Express Oil Change]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a Public Hearing and a Specific Use Permit request for Express Oil Change.

The property is generally located southwest of the intersection of McDermott Drive and Watters Road, and is zoned Shopping Center SC. The properties to the north, west, and south are zoned Shopping Center SC. The property to the east (across Watters Road) is zoned Planned Development No. 55 for Commercial/Office C/O.

Ms. Kulkarni stated that the applicant is requesting a Specific Use Permit (SUP) for a Minor Automotive Repair use. The Allen Land Development Code (ALDC) requires a Minor Automotive Repair use to receive a Specific Use Permit (SUP) to locate within a Shopping Center SC District.

The SUP Site Plan shows a 3,620 sq. ft. building on the approximate 1.18-acre lot. The building is oriented so the bay doors face the northern and southern ends of the property (away from Watters Road).

There are three (3) access points into the site; two (2) access points to the north through an existing Fire Lane and Access Easement, and one (1) access point to the south through an existing Firelane, Access, and Utility easement on the property to the south.

Parking exceeds ALDC standards. Right-of-way on Watters Road will be dedicated and a 5' sidewalk will be constructed along Watters Road.

Ms. Kulkarni presented the landscape plan and stated that open space also exceeds ALDC standards. Additionally, a 15' required landscape buffer is to be provided along Watters Road.

The building is (1) story with a maximum building height of 32'. The building will be constructed of brick, split-faced CMU, and glass, with a standing seam charcoal metal roof.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that, as mentioned, no letters or comments have been received. He said the item will go to City Council on May 12, 2015.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request for a Specific Use Permit for a Minor Automotive Repair use on Lot 4, Block A, Allen Watters, L.P. Addition, and more commonly known as 180 S. Watters Road, for Express Oil Change.**

The motion carried.

Adjournment

The meeting adjourned at 7:06 p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 4/14/2015 City Council Meeting

- The request to adopt an ordinance to amend the development regulations of Planned Development No. 54 and adopt a Concept Plan and Building Elevations for a 5.37± acre portion of Planned Development PD No. 54, generally located southeast of the intersection of Alma Drive and Exchange Parkway, for Twin Creeks Marketplace – Streetlevel, was approved.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: May 19, 2015

SUBJECT: Consider a Final Plat for Ansley Meadow, being 36.403± acres located in the John Fyke Survey, Abstract No. 325, L.K. Pegues Survey, Abstract No. 702, and the F.C. Wilmeth Survey, Abstract No. 999, Collin County, Texas; generally located southwest of Stockton Drive and Curtis Lane. (FP-4/2/15-16) [Ansley Meadow]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD 118 for R-7 Residential – Created September, 2014
Preliminary Plat – Approved February, 2015

BACKGROUND

The property is generally located southwest of Stockton Drive and Curtis Lane. The properties to the north and west are zoned Planned Development PD No. 93 for Single Family Residential R-7 and Single Family Residential R-6, respectively. The properties to the south are zoned Planned Development PD No. 108 for Mixed Use MIX, Planned Development No. 54 for Industrial Technology IT and Corridor Commercial CC. The property to the east is zoned Corridor Commercial CC.

A PD Concept Plan for the property was approved in September 2014 and a Preliminary Plat was approved in February 2015. The Final Plat is the last step in the development process.

The Final Plat shows 178 single-family residential lots and 14 open space lots on approximately 36.4 ± acres. There are five (4) proposed access points into the development. There is one (1) access point on Stockton Drive and three (3) access points on Curtis Lane. Curtis Lane will extend to US Highway 75 with this development. The plat also shows various easements as well as right-of-way required for development of the site.

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

STAFF RECOMMENDATION

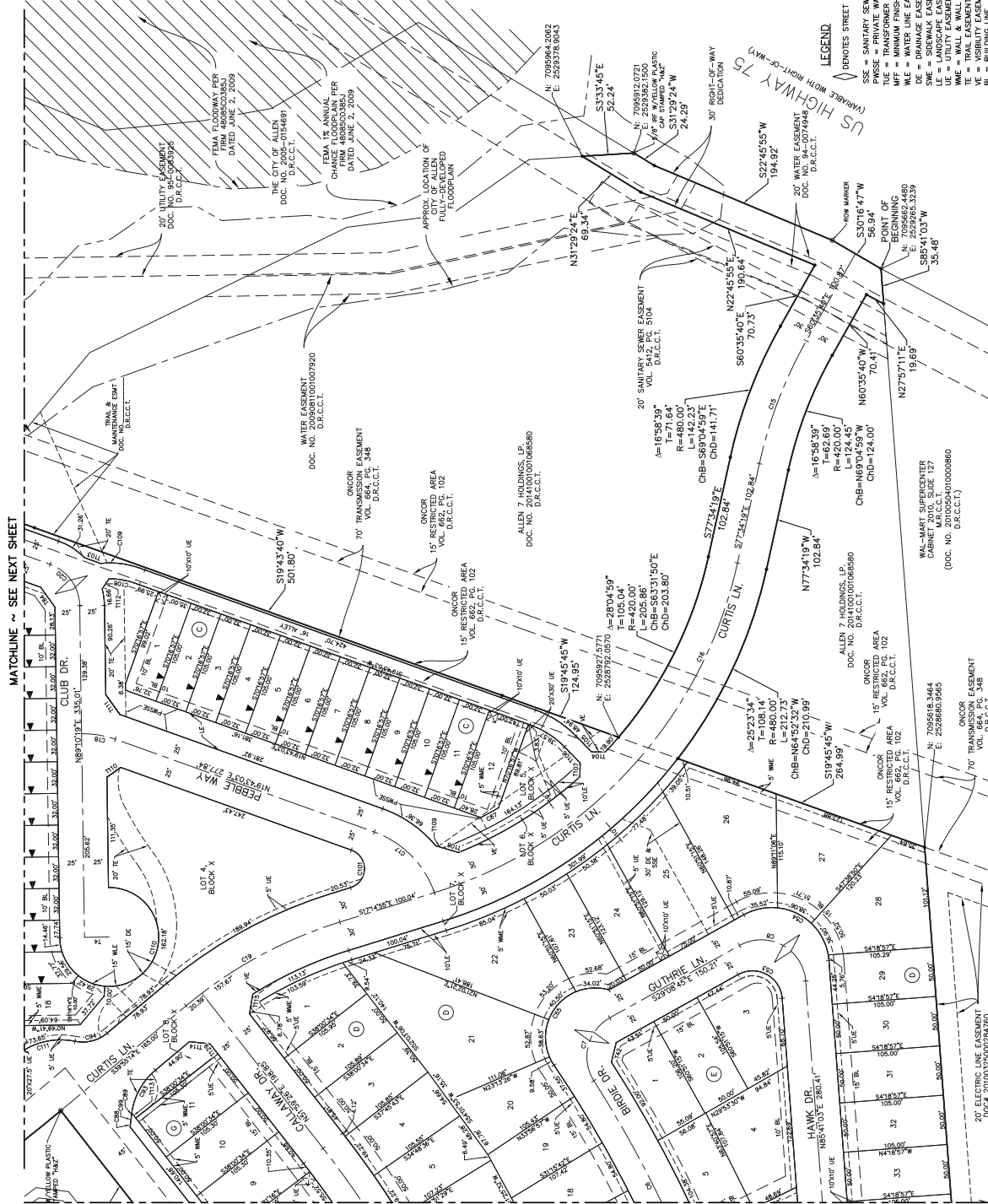
Staff recommends approval.

RECOMMENDED MOTION

I make a motion to approve the Final Plat for Ansley Meadow, being 36.403± acres located in the John Fyke Survey, Abstract No. 325, L.K. Pegues Survey, Abstract No. 702 and the F.C. Wilmeth Survey, Abstract No. 999, City of Allen, Collin County, Texas; and generally located southwest of Stockton Drive and Curtis Lane.

ATTACHMENTS

Final Plat



MATCHLINE ~ SEE PREVIOUS SHEET

HOA = HOMEOWNER'S ASSOCIATION
 DROCT = DEED RECORDS, COLLIN COUNTY, TEXAS
 MRCTC = MAP RECORDS, COLLIN COUNTY, TEXAS
 ▼ = DENOTES ZERO LOT LINE
 ○ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC
 STAMPED "DAA" (UNLESS NOTED OTHERWISE)
 ● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP

ANSLEY MEADOW

OWNER

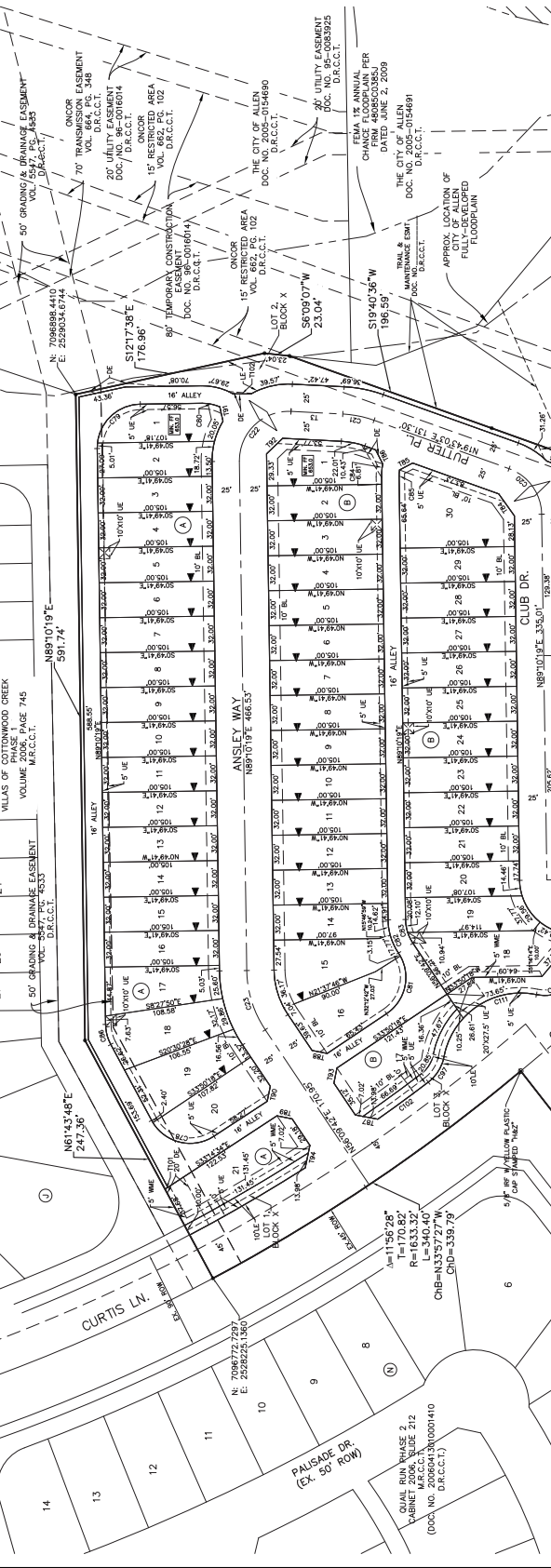
3033 KELLER SPRINGS, SUITE 343
214-545-0953 ADDISON TEXAS 75001

100% INFORMATION AVAILABLE ONLINE

100% INFORMATION AVAILABLE ONLINE

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ROADWAY CURVE TABLE			
CURVE	DATE	RADIUS	TANGENT LENGTH
C1	6/29/11	1000.00'	56.87'
C2	6/29/11	1000.00'	72.62'
C3	6/28/12	1000.00'	56.86'
C4	6/28/12	1000.00'	113.01'
C5	6/28/12	1000.00'	243.90'
C6	6/28/12	1000.00'	243.90'
C7	6/28/12	1000.00'	243.90'
C8	6/29/11	1113.30'	100.88'
C9	6/29/11	1113.30'	201.95'
C10	6/29/11	1113.30'	73.32'
C11	6/29/11	46.00'	47.71'
C12	6/29/11	46.00'	70.19'
C13	6/29/11	46.00'	96.10'
C14	6/29/11	250.00'	157.86'
C15	6/29/11	250.00'	281.76'
C16	6/29/11	500.00'	591.56'
C17	6/29/11	200.00'	58.83'
C18	6/29/11	930.30'	402.94'
C19	6/29/11	450.00'	261.56'
C20	6/29/11	450.00'	67.16'
C21	6/29/11	450.00'	27.97'
C22	6/29/11	1000.00'	77.97'
C23	6/29/11	1000.00'	89.15'
C24	6/29/11	1000.00'	34.79'
C25	6/29/11	1000.00'	34.79'
C26	6/29/11	1000.00'	77.97'
C27	6/29/11	450.00'	90.31'
C28	6/29/11	450.00'	90.31'
C29	6/29/11	450.00'	34.85'
C30	6/29/11	450.00'	34.85'
C31	6/29/11	450.00'	29.35'
C32	6/29/11	450.00'	29.35'
C33	6/29/11	100.00'	29.85'
C34	6/29/11	100.00'	59.81'

LINE	BEARING	DISTANCE
T1	N42°36'34"E	72.23'
T2	N00°53'09"W	27.27'
T3	N02°54'00"E	47.42'
T4	N00°49'41"W	25.00'
T5	S00°53'09"E	25.00'

BENCHMARKS:

CITY OF ALLEN MONUMENT #3: 3-1/2" ALUMINUM DISK SET IN CONCRETE ON THE WEST SIDE OF A BRIDGE, LOCATED 305' ± SOUTH OF THE INTERSECTION OF SUNCREEK DRIVE AND ALMA DRIVE, 46' SOUTH OF THE NORTH END OF THE BRIDGE.
ELEVATION = 603.62'

CITY OF ALLEN MONUMENT #4: 3-1/2" ALUMINUM DISK SET IN THE NORTH END OF MODERN DRIVE, LOCATED 320' ± EAST OF THE INTERSECTION OF TERSERS CROSSING DRIVE AND MODERN DRIVE, 8' EAST OF THE EAST END OF A BRIDGE.
ELEVATION = 624.55'

LOT LINE TABLE			
LINE	BEARING	LENGTH	
T8	S10°55'44"W	12.98	
T9	S10°55'44"W	18.26	
T10	S64°55'25"E	20.88	
T11	S64°55'25"E	17.66	
T12	N14°34'32"E	17.66	
T13	S19°32'32"E	17.62	
T14	S62°03'03"W	17.52	
T15	N32°33'03"W	20.84	
T16	S79°31'49"W	23.94	
T17	N83°23'03"E	14.42	
T18	N83°23'03"E	22.86	
T19	N83°23'03"E	18.87	
T20	S25°06'37"E	20.46	
T21	S45°00'37"E	47.18	
T22	S45°00'37"E	26.80	
T23	S54°28'14"E	24.66	
T24	S54°28'14"E	13.55	
T25	S83°30'52"E	21.07	
T26	N07°34'32"E	21.07	
T27	N11°39'42"E	14.14	

LOT LINE TABLE			
LINE	BEARING	LENGTH	
T109	S17°15'34"E	14.22	
T109	S78°12'22"W	14.07	
T109	S77°52'35"E	13.54	
T109	S43°57'51"E	20.51	
T109	S78°10'56"E	14.14	
T109	S78°10'56"E	21.07	
T109	S33°41'41"E	3.01	
T109	S30°32'4"E	16.56	
T109	S10°54'57"W	17.41	
T109	S47°21'7"E	13.92	
T109	S45°05'25"E	22.77	
T109	S45°10'52"E	22.76	
T109	S80°57'25"E	13.92	
T109	S14°55'26"E	16.45	
T109	S14°55'26"E	7.41	
T109	N55°33'19"W	17.08	
T110	S45°26'4"E	24.66	
T111	N56°45'1"E	12.37	
T111	S50°19'28"E	6.46	
T114	N07°00'0"E	20.96	

LOT LINE TABLE		
LINE	BEARING	LENGTH
T101	N60°52'25"W	13.46'
T113	N15°54'15"E	13.86'
T115	N89°06'51"E	19.02'
T126	N44°48'09"E	21.47'
T127	N63°45'01"W	23.13'
T128	S89°25'21"E	15.35'
T129	N51°59'01"E	12.76'
T130	S60°22'30"E	21.86'
T131	N29°49'12"E	20.51'
T136	N53°45'06"E	21.21'
T144	N50°57'06"E	21.24'
T147	S81°01'22"W	19.47'
T149	S23°55'54"W	14.19'

[illegible]

CURVE		DELTA		RADIUS		LENGTH		CHORD	
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD	CHORD	CHORD	CHORD	CHORD
C01	41°14'48"	56.00'	22.81'	63.33'	N42°42'32"	42.25'			
C02	41°14'48"	66.00'	26.85'	76.66'	N41°02'32"	49.37'			
C03	42°52'34"	38.50'	18.96'	34.60'	N41°04'32"	27.65'			
C04	42°52'34"	38.50'	18.96'	34.60'	N41°04'32"	27.65'			
C05	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C06	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C07	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C08	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C09	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C10	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C11	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C12	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C13	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C14	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C15	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C16	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C17	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C18	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C19	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			
C20	41°05'20"	31.00'	14.75'	30.17'	S08°19'32"	22.00'			

LEGEND

) DENOTES STREET NAME CHANGE
 SSE = SANITARY SEWER EASEMENT
 PWSE = PRIVATE WATER AND SANITARY EASEMENT
 TUE = TRANSFORMER AND UTILITY EASEMENT
 MFF = MINIMUM FINISH FLOOR
 WLE = WATER LINE EASEMENT
 DE = DRAINAGE EASEMENT
 SWE = SIDEWALK EASEMENT
 LE = LANDSCAPE EASEMENT
 UE = UTILITY EASEMENT
 WME = WALL & WALL MAINTENANCE

ANSLEY MEADOW

AN ADDITION TO THE CITY OF ALLEN
JOHN FYKE SURVEY ~ ABSTRACT NO. 325
L.K. PEGUES SURVEY ~ ABSTRACT NO. 702
F.C. WILMETH SURVEY ~ ABSTRACT NO. 999
COLLIN COUNTY, TEXAS
JANUARY 2015

OWNER
ALLEN 35 PARTNERS, LP
ALLEN 7 HOLDINGS, LP
5055 KELLER SPRINGS, SUITE 545
214-545-0953 ADDISON, TEXAS 75001
ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-951-0694
STATE REGISTRATION NUMBER: F-399

DOCUMENT#:

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 19, 2015

SUBJECT: Consider a Final Plat for Allen Center North Addition, Lot 6, Block A, being 1.9480± acres located in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; generally located south of Stacy Road and east of Greenville Avenue. (FP-4/17/15-21) [Allen Center North Addition]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: General Development Plan – Approved October, 2003
Preliminary Plat – Approved with Conditions November, 2003
Revised Preliminary Plat – Approved August, 2008
Revised Preliminary Plat – Approved July, 2011
Revised General Development Plan – Approved December, 2014

BACKGROUND

The property is located south of Stacy Road and east of Greenville Avenue, and is zoned Shopping Center SC. The properties to the north, east, south, and west (across Greenville Avenue) are all zoned Shopping Center SC.

A Preliminary Plat for the overall property was approved in November 2003, and a Revised General Development Plan showing six (6) lots was approved in December 2014. The Final Plat is the last step in the development process.

The Final Plat shows an approximately 1.95 ± acre lot. There are three (3) access points into the lot: one (1) to the north and one (1) to the east (both through a Firelane, Access, and Utility Easement), and one (1) to the south through an Access Easement. The plat also shows various easements required for development of the site.

The Final Plat has been reviewed by the Technical Review Committee, is consistent with the Revised General Development Plan, and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

RECOMMENDED MOTION

I make a motion to approve the Final Plat for Allen Center North Addition, Lot 6, Block A, being 1.9480± acres located in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; generally located south of Stacy Road and east of Greenville Avenue.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 19, 2015

SUBJECT: Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 16,732 square foot portion of a building located on Lot 2A, Block B, Brookshire's Addition, City of Allen, Collin County, Texas; generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 109 N Greenville Ave., Suite A (portion of). (SUP 3/27/15-14) [The Den-Sports Performance Center]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS BOARD/COUNCIL ACTION: Replat – Approved August, 1995

LEGAL NOTICES: Public Hearing Sign – Installed May 5, 2015
Property Owner Notices – Mailed May 8, 2015

ANTICIPATED COUNCIL MEETING: June 9, 2015

BACKGROUND

The property is located north of McDermott Drive and west of Greenville Avenue. The properties to the north, east (across Greenville Avenue), and south are zoned Shopping Center SC. The property to the west is zoned Central Business District CBD.

The applicant is proposing to tenant a 16,732 square foot suite space in an existing building for a sports performance and sports medicine center. Staff categorizes this type of use as a Gymnastics and Sports Training Facility use.

The property is zoned Shopping Center SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Gymnastics and Sports Training Facility use within the SC zoning district.

The applicant submitted a business summary in conjunction with the SUP application. The following is a summary of the proposed business operations:

- Approximate Hours of Operation: 6:00 am to 10:00 pm daily (7:00 am to 6:00 pm Sunday)
- Average Staff Count: 12-16
- Average of 10-30 people at any given time on a 1:7 trainer to athlete ratio
- Any outdoor activities to be arranged with Parks and Recreation Department at existing parks, and not on site.

The lease space includes areas for Gymnastics and Sports Training Facility, retail, and office uses. Staff believes the amount of parking on site is adequate for the proposed use.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

RECOMMENDED MOTION

I make a motion to recommend approval of the request for a Specific Use Permit for a Gymnastics and Sports Training Facility use for an approximately 16,732 square foot portion of a building located on Lot 2A, Block B, Brookshire's Addition, City of Allen, Collin County, Texas, generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 109 N Greenville Ave., Suite A (portion of) for The Den-Sports Performance Center.

ATTACHMENTS

Property Notification Map
SUP Site Plan
SUP Floor Plan



Property Ownership Notification

The Den
109 N. Greenville Ave.
Suite A (Portion of)

Map Legend

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

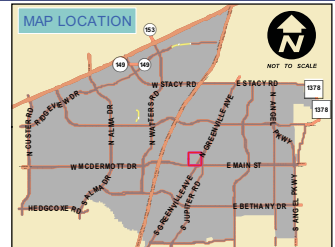


0 60 120 180
Feet

Planning & Development - GIS

Date Saved: 5/7/2015

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





ARCHITECTURE, PLANNING
INTERIORS
5822 SPRING VALLEY ROAD
SUITE 200
DALLAS, TEXAS 75254
817.788.1940
TGSArchitects.com

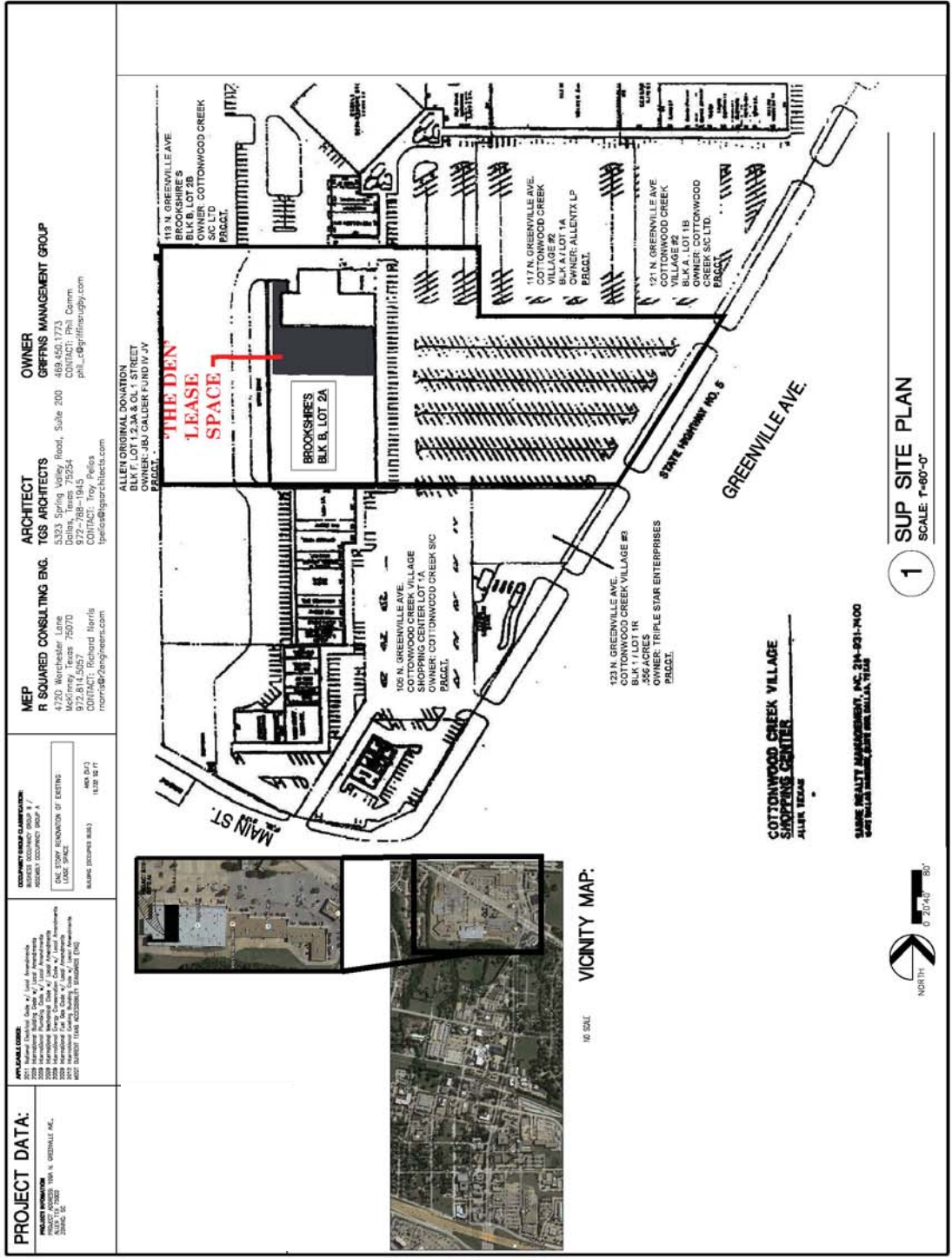
INTERIM
REVIEW ONLY
THIS DOCUMENT IS NOT A FINAL DESIGN
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OR ANY OTHER PURPOSES WITHOUT THE WRITTEN
CONSENT OF TGS ARCHITECTS, P.C.
ISSUED: MAY 10, 2016



1094 N. Greenville Ave.
The Den
SPORTS PERFORMANCE CENTER
Allen, TX 75002

DATE: 05/10/16
BY: TGS ARCHITECTS, P.C.
CHECKED: TGS ARCHITECTS, P.C.
APPROVED: TGS ARCHITECTS, P.C.
SCALE: 1"=40'-0"

SUP SITE PLAN
PROJECT: 15009
SHEET: A101



PROJECT DATA:
PROJECT LOCATION: 1094 N. GREENVILLE AVE., SUITE 200, DALLAS, TX 75254
OWNER: GRIFINS MANAGEMENT GROUP
ARCHITECT: TGS ARCHITECTS
MEP: R SQUARED CONSULTING ENG.
DESIGNER: GRIFINS MANAGEMENT GROUP
DATE: 05/10/16
SCALE: 1"=40'-0"

OWNER: GRIFINS MANAGEMENT GROUP
5822 SPRING VALLEY ROAD, SUITE 200
DALLAS, TEXAS 75254
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phil_c@grifinsmg.com

ARCHITECT: TGS ARCHITECTS
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DALLAS, TEXAS 75254
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trypelles@rsquaredeng.com

DESIGNER: GRIFINS MANAGEMENT GROUP
5822 SPRING VALLEY ROAD, SUITE 200
DALLAS, TEXAS 75254
CONTACT: Phil Comm
phil_c@grifinsmg.com

ALLEN ORIGINAL DONATION
BLK T LOT 12.3A & OL' STREET
COTTONWOOD CREEK VILLAGE #2
117 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #2
BLK A LOT 14
COTTONWOOD CREEK VILLAGE #2
121 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #2
BLK A LOT 18
COTTONWOOD CREEK VILLAGE #2
123 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #3
BLK T LOT 1R
COTTONWOOD CREEK VILLAGE #3
106 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #3
BLK T LOT 1R
COTTONWOOD CREEK VILLAGE #3

THE DEN LEASE SPACE
BROOKSHIRE BLK B LOT 2A
COTTONWOOD CREEK VILLAGE #2
117 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #2
BLK A LOT 14
COTTONWOOD CREEK VILLAGE #2
121 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #2
BLK A LOT 18
COTTONWOOD CREEK VILLAGE #2
123 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #3
BLK T LOT 1R
COTTONWOOD CREEK VILLAGE #3
106 N. GREENVILLE AVE.
COTTONWOOD CREEK VILLAGE #3
BLK T LOT 1R
COTTONWOOD CREEK VILLAGE #3

1094 N. GREENVILLE AVE.
The Den
SPORTS PERFORMANCE CENTER
Allen, TX 75002

COTTONWOOD CREEK VILLAGE SHOPPING CENTER
ALLEN, TEXAS

SAKRE REALTY MANAGEMENT, INC. 214-931-1400
COTTONWOOD CREEK VILLAGE SHOPPING CENTER
ALLEN, TEXAS

1 SUP SITE PLAN
SCALE: 1"=40'-0"

VICINITY MAP:
1"=1/2 MILE

1094 N. GREENVILLE AVE.
The Den
SPORTS PERFORMANCE CENTER
Allen, TX 75002

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OR CONSTRUCTION PURPOSES.

Architect: **Galini J. Tucker**
Architect Reg. No.: 104713



The Den
SPORTS PERFORMANCE CENTER
109A N. Greenville Ave.
Allen, TX 75002

DATE	ISSUED FOR
12.12.06	SUP SUBMITTAL
15.11.06	SUP SUBMITTAL - CITY COMMENTS
20.01.06	SUP SUBMITTAL - CITY COMMENTS (2ND REVIEW)
22.02.06	SUP SUBMITTAL - CITY COMMENTS (2ND REVIEW)
14.03.06	SUP SUBMITTAL - CITY COMMENTS (2ND REVIEW)

SUP FLOOR PLAN
PROJECT 15009
SHEET A201

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	May 19, 2015
SUBJECT:	Discussion of Board Evaluation to Provide Feedback to the Council Nominating Committee.
STAFF RESOURCE:	Ogden “Bo” Bass, AICP Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	None

BACKGROUND

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

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

STAFF RECOMMENDATION

Discuss the questions on the evaluation form and provide input to Jeff Cocking, Chairman, by June 12, 2015.

ATTACHMENTS

Evaluation Form

Board Evaluation Form

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