



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
TUESDAY, FEBRUARY 6, 2018 – 6:00 P.M.
COUNCIL CONFERENCE ROOM
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Items of Interest

1. Provide an overview and discuss laws, ordinances, regulations, policies, procedures, and practices relating to the development of property within the City of Allen and its extraterritorial jurisdiction.

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, February 2, 2018, 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.



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 6, 2018 – 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 January 23, 2018, 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 January 16, 2018, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Montgomery Farm Estates Phase 2A, being 2.764± acres located in the T.G. Kennedy Survey, Abstract No. 500; generally located east of Brett Drive and south of Bethany Drive. (PL-010518-0022) [Montgomery Farm Estates Phase 2A]

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Starcreek Village, Lots 1-3, Block A, being 8.236± acres located in the Francis Dosser Survey, Abstract No. 280 and all of Lot 2, Block A, Starcreek Commercial; generally located south of State Highway 121 and west of Watters Road. (PL-Pre-122817-0009) [Starcreek Village]

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, February 2, 2018, at 5:00 pm.

Shelley B. George, City Secretary

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Director's Report from 1/23/2018 City Council Meeting

- There were no items taken to the January 23, 2018 City Council Regular Meeting.

PLANNING AND ZONING COMMISSION

REGULAR MEETING

January 16, 2018

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Luke Hollingsworth
Dan Metevier
John Ogrizovich

City Staff Present:

Madhuri Mohan, AICP, Senior Planner
Hayley Angel, Planner
Nicole Corr, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Directors Report

1. The Senior Planner discussed the action taken on the Planning & Zoning Commission items by City Council at the January 9, 2018, 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 December 19, 2017 regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Preliminary Plat – Consider a Preliminary Plat for Cottonwood Creek Addition, Lots 1R & 2, Block A, being 54.878± acres located in the Seaborn & Clements Survey, Abstract No. 879 and all of Lot 1, Block A, Cottonwood Creek Baptist Church Addition; generally located south of State Highway 121 and west of Watters Road. (PL-Pre-112217-0008) [Allen Harley Davidson]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the Preliminary Plat meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by 2nd Vice-Chair Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Cottonwood Creek Addition, Lots 1R & 2, Block A; generally located south of State Highway 121 and west of Watters Road.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 2,000± square foot portion of a building located on Lot 1A, Cottonwood Creek Village Shopping Center; generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 107 N. Greenville Avenue, Suite B). (SUP-122017-0007) [Drumba Fitness]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the Specific Use Permit SUP request meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit SUP request for a Fitness and Health Center use for Drumba Fitness; generally located north of McDermott Drive and west of Greenville Avenue (and commonly known as 107 N. Greenville Ave, Suite B).**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:07 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: February 6, 2018

SUBJECT: Consider a request for a Final Plat for Montgomery Farm Estates Phase 2A, being 2.764± acres located in the T.G. Kennedy Survey, Abstract No. 500; generally located east of Brett Drive and south of Bethany Drive. (PL-010518-0022) [Montgomery Farm Estates Phase 2A]

STAFF RESOURCE: Hayley Angel
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 105 – Approved June, 2010
Planned Development No. 105 – Amended March, 2016
Preliminary Plat – Approved June, 2016
Final Plat for Phase 1 – Approved December, 2016

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located east of Brett Drive and south of Bethany Drive. The properties to the north, east, and west are zoned Planned Development PD No. 105 Single-Family Residential R-7. The property to the south is zoned Agricultural/Open Space AO.

The property is zoned Planned Development PD No. 105 Single-Family Residential R-7. A Planned Development amendment was approved by City Council in March 2016, and a Preliminary Plat was approved in June 2016. The Final Plat is the last step in the development process.

The Preliminary Plat showed two phases of development. The subject Final Plat is for a portion of Phase 2 and shows 2.764± acres of land subdivided into 10 residential lots. There is one point of access into this portion of the development through Sydney Lane. The plat also shows the various easements and right-of-way dedication required for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Montgomery Farm Estates Phase 2A; generally located east of Brett Drive and south of Bethany Drive.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	February 6, 2018
SUBJECT:	Consider a request for a Preliminary Plat for Starcreek Village, Lots 1-3, Block A, being 8.236± acres located in the Francis Dosser Survey, Abstract No. 280 and all of Lot 2, Block A, Starcreek Commercial; generally located south of State Highway 121 and west of Watters Road. (PL-Pre-122817-0009) [Starcreek Village]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 92 – Approved March, 2004 Planned Development No. 92 – Approved December, 2004 Planned Development No. 92 – Approved February, 2016 Planned Development No. 92 – Approved July, 2016 General Development Plan – Approved December, 2017
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located south of State Highway 121 and west of Watters Road. To the north (across State Highway 121) is the City of McKinney. To the south and east (across Watters Road), the properties are zoned Planned Development PD No. 92 Corridor Commercial CC. To the west, the property is zoned Planned Development PD No. 40 Corridor Commercial CC.

A General Development Plan for the property was approved in December 2017. A Site Plan for Lot 1 is currently being reviewed. Preliminary platting is the next step in the development process.

The Preliminary Plat shows approximately 8.236± acres being subdivided into three lots. There are five points of access into the development; one on State Highway 121, one on Watters Road, and three to adjacent properties. The plat also shows the various easements required for development.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for Starcreek Village, Lots 1-3, Block A; generally located south of State Highway 121 and west of Watters Road.

ATTACHMENTS

Preliminary Plat

