



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
TUESDAY, JUNE 7, 2022 – 7:00 PM  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**1. Call to Order and Announce a Quorum is Present.**

**2. Pledge of Allegiance.**

**3. Director's Report.**

3.1 Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the May 10, 2022, Regular Meeting and May 24, 2022, Regular Meeting.

**4. 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.)*

4.1 Approve Minutes from the May 3, 2022, Planning and Zoning Commission Workshop Meeting.

4.2 Approve Minutes from the May 3, 2022, Planning and Zoning Commission Regular Meeting.

4.3 Consider a Request for a Replat of Lot 1R, Block A, The Village At Allen; Generally Located at the Northeastern Corner of Central Expressway North and Cabela Drive. (PL-051322-0009) [Velvet Taco]

**5. 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.*

**6. 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, June 3, 2022, at 5:00 p.m.*

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*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.*

<p><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</b></p>
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<b>AGENDA DATE:</b>	June 7, 2022
<b>AGENDA CAPTION:</b>	Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the May 10, 2022, Regular Meeting and May 24, 2022, Regular Meeting.
<b>STAFF RESOURCE:</b>	Marc Kurbansade, Director
<b>STRATEGIC PLANNING GOAL:</b>	Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

- At the May 10, 2022 meeting, City Council voted to approve the request to amend the development regulations of Planned Development No. 100 for 1100 W. McDermott.
- At the May 10, 2022 meeting, City Council voted to approve the request to amend the Allen Land Development Code to amend Section 4.10 "Residential Accessory Use Regulations."
- At the May 24, 2022 meeting, City Council voted to approve the request for a Specific Use Permit for a Single-Family Attached/Townhome use at 100 W. Boyd.
- At the May 24, 2022 meeting, City Council voted to approve the request to amend the development regulations of Planned Development No. 147 for 121/Chelsea Mixed Use Project.

<p><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</b></p>
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<b>AGENDA DATE:</b>	June 7, 2022
<b>AGENDA CAPTION:</b>	Approve Minutes from the May 3, 2022, Planning and Zoning Commission Workshop Meeting.
<b>STAFF RESOURCE:</b>	Hayley Angel, Planning Manager
<b>STRATEGIC PLANNING GOAL:</b>	Financially Sound and Transparent City Government.

**ATTACHMENT(S)**

[Minutes from the May 3, 2022 Workshop Meeting](#)

**PLANNING AND ZONING COMMISSION**  
**WORKSHOP MEETING**  
**MAY 3, 2022**

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**ATTENDANCE:**

**Commissioners Present:**

Dan Metevier, Chair  
Michael Smiddy, 1<sup>st</sup> Vice-Chair  
Kenneth Cook, 2<sup>nd</sup> Vice-Chair  
Elias Shaikh  
Brent Berg  
Gary Stocker  
Jason Wright

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, P.E., Assistant Director of Engineering  
Hayley Angel, AICP, Planning Manager  
Jordan Caudle, Planner  
Kaleb Smith, City Attorney

**1. Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chair Metevier called the meeting to order at 6:30 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**2. Items of Interest**

- 2.1 Discuss and Seek Clarification Regarding Items to be Considered on the May 3, 2022, Regular Meeting of the Commission.

**3. Adjournment**

The meeting adjourned at 6:53 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

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Dan Metevier, Chair

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Hayley Angel, AICP, Planning Manager

<p><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</b></p>
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<b>AGENDA DATE:</b>	June 7, 2022
<b>AGENDA CAPTION:</b>	Approve Minutes from the May 3, 2022, Planning and Zoning Commission Regular Meeting.
<b>STAFF RESOURCE:</b>	Hayley Angel, Planning Manager
<b>STRATEGIC PLANNING GOAL:</b>	Financially Sound and Transparent City Government.

**ATTACHMENT(S)**

[Minutes from the May 3, 2022 Regular Meeting](#)

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MAY 3, 2022**

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**ATTENDANCE:**

**Commissioners Present:**

Dan Metevier, Chair  
Michael Smiddy, 1<sup>st</sup> Vice-Chair  
Kenneth Cook, 2<sup>nd</sup> Vice-Chair  
Elias Shaikh  
Brent Berg  
Gary Stocker  
Jason Wright

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, P.E., Assistant Director of Engineering  
Hayley Angel, AICP, Planning Manager  
Jordan Caudle, Planner  
Kaleb Smith, City Attorney

**1. Call to Order and Announce a Quorum is Present.**

With a quorum of the Commissioners present, Chair Metevier 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.

**2. Pledge of Allegiance.**

**3. Directors Report.**

3.1 The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the April 26, 2022, Regular Meeting.

**4. 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.)*

4.1 Approve Minutes from the April 19, 2022, Planning and Zoning Commission Regular Meeting.

4.2 Consider a Request for a Replat of Lots 6A, and 6B, Block A, CLA Allen Addition; Generally Located East of U.S. Highway 75 and North of East Exchange Parkway. (PL040822-0007) [Exchange Business Center]

**Motion:**        **Upon a motion by Commissioner Berg, and a second by 1<sup>st</sup> Vice-Chair Smiddy, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda items as presented.**

**The motion carried.**

**5. Regular Agenda.**

- 5.1 Conduct a Public Hearing and Consider a Request for a Specific Use Permit for Dwelling, Single-Family (Attached)/Townhome Use for Approximately 1.4348 Acres of Land Located in the James L. Read Survey, Abstract No. 758; Generally Located at the Northeast Corner of Boyd Drive and Butler Drive. (SUP-072321-0004) [Townhomes - 100 W. Boyd]

Ms. Angel gave a brief description of the item and staff recommends approval of the request.

Chair Metevier opened the public meeting.

Chair Metevier mentioned receipt of the following letter in opposition to the item:

- Molly Spear, 117 Arbor Ridge Drive, Allen, TX

Chair Metevier mentioned receipt of the following letter in favor of the item:

- Carl Gilliland, 202 N. Allen Dr, Allen, TX

The following individual spoke in opposition to this item:

- Adelia D. Scaife, 403 W. Coats Drive, Allen, TX

The following individual spoke in support of this item:

- Fahim Khan, applicant, 400 Chisholm Place, Ste 310, Plano, TX

With no one else speaking, Chair Metevier closed the public meeting.

The Commission discussed the following:

- Minimum dwelling unit size;
- Townhomes facing the Dallas Area Rapid Transit right-of-way;
- Architectural requirements of the Central Business District; and
- Design Review Committee's discussion.

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Smiddy, and a second by Commissioner Shaikh, the Commission voted 6 IN FAVOR and 1 OPPOSED by Commissioner Wright to recommend approval of an ordinance to adopt a Specific Use Permit for a Townhome use subject to the SUP Site Plan, Landscape Plan, and Building Elevations, as presented.

**The motion carried.**

- 5.2 Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial, Corridor Commercial, and Townhome and to Adopt Development Regulations, Zoning Exhibit, Concept Plan, and Building Elevations for Approximately 84.3632 Acres in the George Fitzhugh Survey, Abstract No. 321 and Francis Dosser Survey, Abstract No. 280; Generally Located at Northwest Corner of Chelsea Boulevard and Ridgeview Drive. (ZN-102121-0019) [Chelsea 121 Mixed Use]



Mr. Kurbansade gave a brief description of the item and stated that staff recommends approval of the request.

Cole Henley, applicant, 4145 Travis Street, Ste 300, Dallas, TX, gave a presentation of the item.

Chair Metevier opened the public meeting.

With no one speaking, Chair Metevier closed the public meeting.

**Motion:**        **Upon a motion by Commissioner Shaikh, and a second by Commissioner Berg, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to establish a Planned Development Zoning District with a base zoning of Light Industrial, Corridor Commercial, and Townhome and to adopt Development Regulations, Zoning Exhibit, Concept Plan, and Building Elevations, as presented and with Section 7 of the ordinance modified to include “this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen and it is accordingly so ordained.”**

**The motion carried.**

- 5.3        Conduct a Public Hearing and Consider a Proposed Amendment to the Allen Land Development Code Amending Section 4.10, “Residential Accessory Use Regulations,” by Adopting Standards Pertaining to “Cooling Towers and Similar Structures,” “Carports,” “Swimming Pools,” and “Home Occupations.”

Mr. Kurbansade gave a brief description of the item to the Commission and stated that staff recommends approval of the item.

Chair Metevier opened the public hearing.

With no one speaking, Chair Metevier closed the public meeting.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Cook, and a second by Commissioner Berg, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the proposed amendment to the Allen Land Development Code, as presented.**

**The motion carried.**

**6.        Executive Session. (As needed)**

The Executive Session was not held.

7. **Adjournment.**

The meeting adjourned at 7:46 p.m.

These minutes were approved this \_\_\_\_\_ day of May 2022.

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**Dan Metevier, CHAIR**

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**Jessica Johnsen, PLANNER**

<p style="text-align: center;"><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</b></p>
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<b>AGENDA DATE:</b>	June 7, 2022
<b>AGENDA CAPTION:</b>	Consider a Request for a Replat of Lot 1R, Block A, The Village At Allen; Generally Located at the Northeastern Corner of Central Expressway North and Cabela Drive. (PL-051322-0009) [Velvet Taco]
<b>STAFF RESOURCE:</b>	Jordan Caudle, Planner
<b>BOARD/COMMISSION ACTION:</b>	Final Plat – Approved February 2008 Replat – Approved October 2008
<b>STRATEGIC PLANNING GOAL:</b>	Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property is 1.21± acres and is located at the northeastern corner of U.S. Highway 75 and Cabela Drive (commonly known as 190 East Stacy Road). The properties to the north, east, and west are zoned Planned Development No. 73 (PD-73) with a base zoning of Shopping Center (SC). The property to the south, across Cabela Drive, is zoned Planned Development No. 103 (PD-103) with a base zoning of Shopping Center (SC).

The subject property is zoned PD-73 with a base zoning of SC. A site plan for a restaurant (drive-in or through) use was approved in March 2021. Platting is the final step in the development process.

The subject property is accessible from two points--one from Cabela Drive and the other through a Fire Lane, Access, and Utility Easement that connects to the adjacent Lot 2, Block A, The Village At Allen.

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

**STAFF RECOMMENDATION**

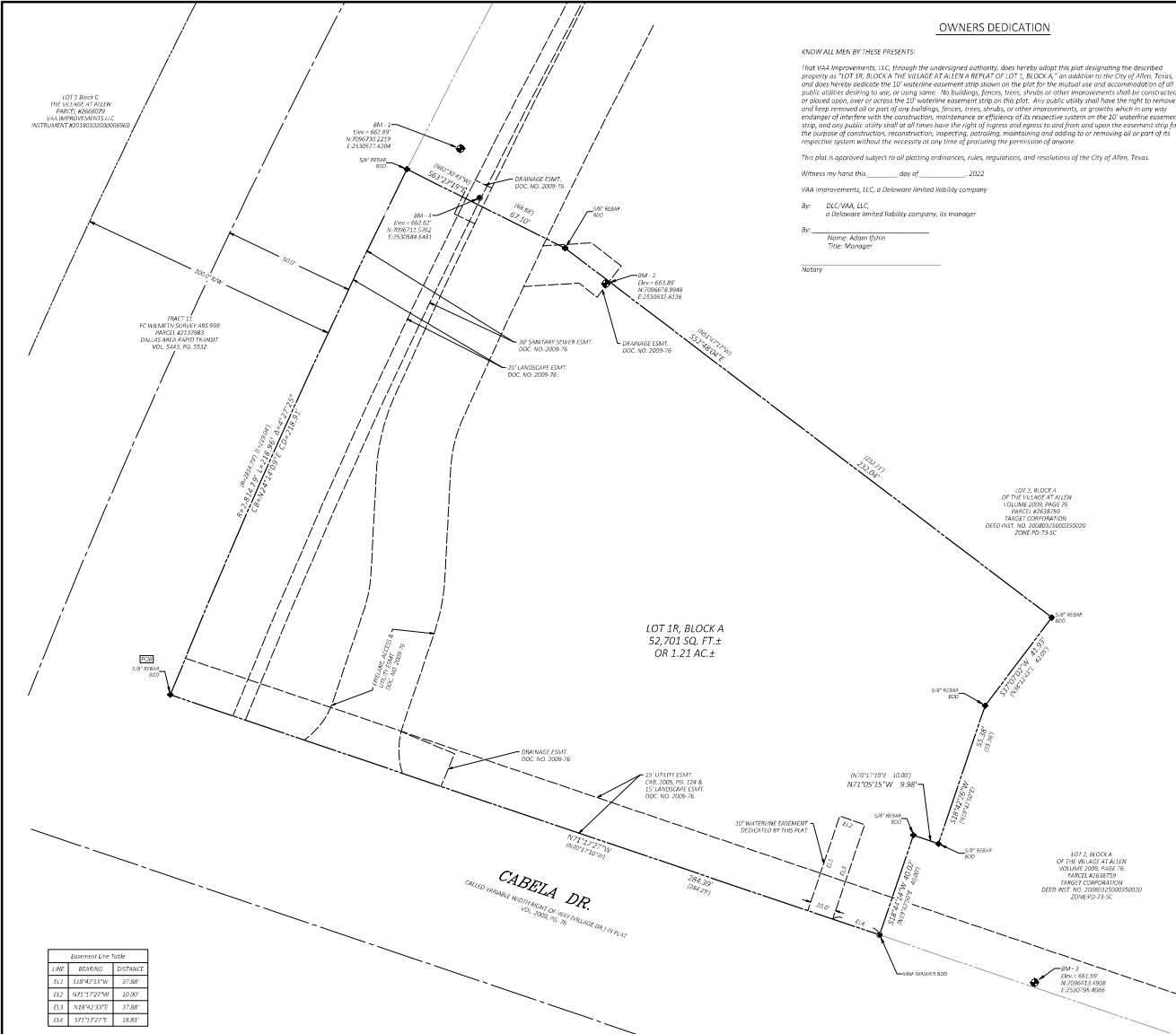
Staff recommends approval.

**MOTION**

*I make a motion to approve the Replat of Lot 1R, Block A, The Village At Allen, as presented.*

**ATTACHMENT(S)**

[Replat](#)



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That VAA Improvements, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as "LOT 1R, BLOCK A OF THE VILLAGE AT ALLEN REPLAT OF LOT 1, BLOCK A OF THE REPLAT OF THE VILLAGE AT ALLEN, PLAT CABINET 2009, PAGE 76, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.)", being described by miles and bounds as follows:

This plat is approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022

VAA Improvements, LLC, a Delaware limited liability company

By: DCLVMA, LLC, a Delaware limited liability company, its manager

By: Name: Adam (Shin) Title: Manager

Notary

A 1.210-acre tract of land located in a portion of the F.C. Wilmeth Survey, Abstract No. 999 and in a portion of the Henry Wetzel Survey, Abstract No. 1026, being all of Lot 1, Block A of the Replat of the Village at Allen, Plat Cabinet 2009, Page 76, Plat Records, Collin County, Texas (P.R.C.C.T.), being described by miles and bounds as follows:

BEING all of a 5/8-inch rebar with cap stamped "B00" found at the southwest corner of said Lot 1, being located at the northeast corner of the northerly right-of-way line of Cabela Drive (a.k.a. Village Drive) and the easterly right-of-way line of the D.A.R.T. Roll;

THENCE along the easterly right-of-way line of said D.A.R.T. Roll and the westerly line of said Lot 1, along a curve to the right having a radius of 2,814.79 feet, on an length of 218.95 feet, an interior angle of 47°27'25" and a chord bearing and distance of North 24°14'09" East, 218.91 feet to a 5/8-inch rebar with cap stamped "B00" found at the northeast corner of said Lot 1;

THENCE along the northerly lines of said Lot 1 the following two (2) calls:

South 63°27'19" East a distance of 67.10 feet to a found 5/8-inch rebar with cap stamped "B00";

South 52°48'04" East a distance of 232.04 feet to a 5/8-inch rebar with cap stamped "B00" found at the northeast corner of said Lot 1;

THENCE along the easterly lines of said Lot 1 the following four (4) calls:

South 37°07'02" West a distance of 41.83 feet to a found 5/8-inch rebar with cap stamped "B00";

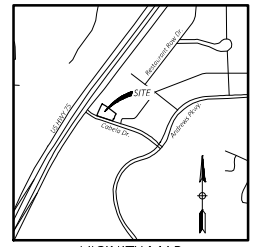
South 18°42'29" West a distance of 55.38 feet to a found 5/8-inch rebar with cap stamped "B00";

North 1°05'15" West a distance of 9.98 feet to a found 5/8-inch rebar with cap stamped "B00";

South 18°54'14" West a distance of 46.07 feet to a 1/2-inch nail and washer stamped "B00" found at the southeast corner of said Lot 1 located on the northerly right-of-way line of Cabela Drive, Village Drive;

THENCE along said northerly right-of-way line North 71°17'22" West a distance of 284.39 feet to the POINT OF BEGINNING and containing 52,701 square feet or 1.210 acres, more or less.

Bearings are Grid based on Texas State Plane Coordinate System, North Central Zone, NAD 83.



VICINITY MAP

NOT TO SCALE

Legend

---	Boundary Line
---	Adjoining Boundary Line
---	Right-of-Way Line
---	Easement Line
---	Centerline
---	Benchmark (BM)
---	Found Monument (As Noted)
---	Found Nail (As Noted)
---	Record Bearing & Distance per Plat DOC. NO. 2009-76



The Re-Plat for The Village at Allen Subdivision is hereby approved pursuant to section 211.006(2)(1) of the Texas Local Government Code and section 8.03(8) of the Allen Land Development Code. The owner(s) have joined in the application for amendment to the plat, the plat does not attempt to remove any covenants or restrictions, does not increase the number of lots, and does not create or require the creation of a new street or make necessary the extension of municipal facilities.

Approved \_\_\_\_\_ Attest \_\_\_\_\_

Chair \_\_\_\_\_ Secretary \_\_\_\_\_

Planning and Zoning Commission \_\_\_\_\_

Date \_\_\_\_\_ Date \_\_\_\_\_

Executed Pro Forma

Mayor \_\_\_\_\_

Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Re-Plat of the Village at Allen Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

City Secretary, City of Allen

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_ County, State of \_\_\_\_\_

Certificate of Surveying Accuracy

I, James G. Temple, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Texas Minimum Standards for Land Surveyors have been met.

James G. Temple, TX RLS No. 6296 \_\_\_\_\_ Date \_\_\_\_\_

REPLAT OF  
LOT 1R, BLOCK A  
THE VILLAGE AT ALLEN  
BEING A REPLAT OF  
LOT 1, BLOCK A OF THE VILLAGE AT ALLEN  
Plat Cabinet 2009, Page 76, Plat Records, Collin County, Texas  
(P.R.C.C.T.) 1.21 ACRES, 1 Lot  
SITUATED IN THE  
F.C. WILMETH SURVEY, ABSTRACT NO.999  
HENRY WETSEL SURVEY, ABSTRACT NO. 1026  
CITY OF ALLEN, COLLIN COUNTY, TEXAS  
May 13, 2022

Benchmark Table

LINE	BENCHMARK	DISTANCE
(1)	S08°42'32"W	37.80'
(2)	S67°17'22"W	10.00'
(3)	N38°42'33"E	37.80'
(4)	S71°17'27"E	38.83'

Benchmark Information

Benchmark #1: A "K" cut in concrete on the top of curb at the corner of the western most parking stall on the northern boundary property. (Elev=60.89 NAVD83)
Benchmark #2: A "K" cut in concrete on the top of a curb inlet located on the north property line of the subject plat. Elev=60.89 NAVD83
Benchmark #3: A "K" cut in concrete on the top of curb at the east side of the adjoining eastern property. (Elev=60.89 NAVD83)
Benchmark #4: A weather located in the north west corner of the property. (Elev=60.89 NAVD83)

OWNER  
VAA IMPROVEMENTS, LLC  
565 TAXTER ROAD  
ELMSFORD, NEW YORK 10523  
EMAIL: GWILSON@DLCMGMT.COM  
PHONE:(914) 304-5679

PREPARED BY  
CEI ENGINEERING ASSOCIATES, INC.  
3030 LBJ FREEWAY, SUITE 100  
DALLAS, TX 75234  
PHONE: (972) 488-3737  
FAX: (972) 488-6732

SUBMITTAL LOG

1st SUBMITTAL:	May 13, 2022
2nd SUBMITTAL:	June 2, 2022
3rd SUBMITTAL:	June 2, 2022

PROFESSIONAL OF RECORD

DESIGNER	JRK
FIELD WORK	RAJ
CEI PROJECT NUMBER	32258
DATE	5/09/2022
REVISION	REV-0



SHEET  
1 OF 1