

**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, JANUARY 19, 2010
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 items by City Council at the January 12, 2010 City Council 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 of the December 15, 2009 meeting.
3. Approve minutes of the January 5, 2010 Workshop meeting.
4. Combination Plat – Consider a Combination Plat for Lot 1, Block A, First Christian Church Addition - Allen Twin Creeks/Exchange Parkway Campus; being 4.574± acres located at the northwest corner of Twin Creeks Drive and Exchange Parkway (FP-12/31/09-102).
5. Combination Plat – Consider a Combination Plat for RMXTC Allen, Lot 1, Block A, being 1.4215± acres located at the southeast corner of Watters Road and Allen Central Drive (FP12/28/09-98).

Regular Agenda

None

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, January 15, 2010, 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 1/12/10 City Council Meeting

There were two items taken to the January 12, 2010 City Council meeting for consideration.

A Public Hearing was held and a request to amend PD Planned Development No. 86 to revise the Concept Plan was approved.

A continuation to the December 22, 2009 Public Hearing was held and a request to amend the Allen Land Development Code, which included adding, amending and/or renaming various definitions set forth in Appendix A, amending the purpose statements for the Shopping Center, Light Industrial and Heavy Industrial Zoning Districts set forth in Article IV, Zoning Regulations, amending the schedule of Principal Uses Chart set forth in Section 4.20.2 and the Schedule of Accessory Uses set forth in Section 4.20.3 relating to the use and development of property for assembly uses and establishing use standards for assembly uses in Section 6.01, was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
December 15, 2009**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Lee Battle, AICP, Assistant Director of Planning & Development
Chris Flanigan, PE, Assistant Director of Engineering
Helen-Eve Liebman, Senior Planner
Tiffany McLeod, Planner
Amber Slayton, 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. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the December 8, 2009 City Council meeting.

Consent Agenda

2. Approve minutes of the December 1, 2009 meeting.

There was one correction made to the minutes. Chris Flanigan, Assistant Director of Engineering, was removed from City Staff Present. He did not attend the December 1, 2009 meeting.

Motion: Upon a motion by Commissioner Cocking, and a second by Commissioner Kelley, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda as corrected. The motion carried.

Regular Agenda

Agenda Item #3: Public Hearing – Conduct a Public Hearing and consider a request for an amendment to Tract 1 of PD Planned Development No. 86, being 8.8314± acres situated in the John Fike Survey, Waterford Trails, City of Allen, Collin County, Texas; located at the southeast corner of Watters Road and Stacy Road. The request is to amend PD Planned Development No. 86 to revise the Concept Plan. (Z-9/25/09-78)

Helen-Eve Liebman, Senior Planner, presented to the Commission. The property is located south of Stacy Road, west of Curtis Road and east of Watters Road. The purpose of the amendment is to revise the Concept Plan, for the shopping center tract, in preparation for development. The development regulations for this Planned Development are not changing. The Technical Review Committee has reviewed the Concept Plan for compliance with the *Land Development Code*.

The following corrections need to be made to the development regulations:

1. Tract 1 should be described as being north of Tract 4.
2. Tract 4 should be referenced as Cambridge Crossing.
3. The note in Item B.1.a., referring to the conservation and drainage easement, should be removed.

Staff recommends approval.

Chairman Wendland opened the Public Hearing.

Pamela Scott, 2049 Yukon Court, Allen, spoke in opposition to the request. She is concerned about the value of homes in the area with the addition of a shopping center development. She questioned whether the use can be discussed at this time or only the Concept Plan.

With no one else wishing to speak, Chairman Wendland closed the Public Hearing.

The following people submitted a written statement in support of the request:

No Soo Paru, 920 White River Drive, Allen, Texas

Don Allred, 904 Charles River Court, Allen, Texas

The following people submitted a written statement in opposition to the request:

Rachel Hedstrom, 1932 Palisade Court, Allen, Texas

Ms. Liebman stated the PD zoning that established the Shopping Center tract has already been approved. The purpose of this request is to update the Concept Plan for the tract.

Commissioner Kelley requested more detail about the permit process required for fuel sales. Ms. Liebman stated that any proposed fuel sale use would have to go through a zoning process; which would require meeting all of the requirements for a Specific Use Permit and having a public hearing.

Commissioner Cocking asked if the regulations shown are a complete replacement of the existing Section 2 or an addition. Ms. Liebman answered the regulations presented are not a replacement of the original version.

Commissioner Cocking recommended updating the utility company name in the development regulations to Oncor. TXU Electric does not exist anymore.

Motion: Upon a motion by Commissioner Cocking, and a second by Commissioner Rushing, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request for an amendment to Tract 1 of PD Planned Development No. 86 to revise the Concept Plan with the following changes:

- Replacement of Tract 3 to Tract 4 in Section 2.B.1.
- Addition of the name “Cambridge Crossing” to the reference to Tract 4 in Section 2.B.1.
- Removal of the last sentence in Section 2.B.1.a.
- Replacement of TXU Electric to Oncor.
- The Concept Plan is included in the ordinance.

The motion carried.

Other Business

None

Adjournment

Motion: Upon a motion by Commissioner Kelley and a second by Commissioner Dreggors the Commission voted 7 IN FAVOR, and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 7:23 p.m.

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 12/8/09 City Council Meeting

There was one item taken to the December 8, 2009 City Council meeting for consideration.

A public hearing was held and a request to amend the Allen Land Development Code, as it relates to the use and development of property for assembly uses, was tabled to the January 12, 2010 meeting.



**PLANNING AND ZONING
COMMISSION**

**Workshop Meeting
January 5, 2010**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:

None

City Staff Present:

Nidhi Bafna, Planning & Development Intern
Ogden "Bo" Bass, AICP, Director of Planning & Development
Kevin Laughlin, Attorney
Helen-Eve Liebman, Senior Planner
Tiffany McLeod, 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 6:00 p.m. in the City Hall Council Conference Room at Allen City Hall, 305 Century Parkway.

Items of Interest

1. Conduct Commissioner Training – Procedures for conducting meetings and review guidelines related to the Allen Land Development Code.

Kevin Laughlin, City Attorney, conducted the Commissioner training and provided information on the following:

- Source of authority of the P&Z Commission
- Powers and Duties of the P&Z Commission
- Commission Make-Up
- Zoning System
- Zoning Techniques
- Plat Approval
- Troublesome Zoning Issues
- Open Meetings Act

- Ethics
- Code of Conduct
- Conducting Meetings and Hearings

Adjournment

The meeting was adjourned by acclamation at 7:15 p.m.

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: January 19, 2010

SUBJECT: Consider a Combination Plat for Lot 1, Block A, First Christian Church Addition – Allen Twin Creeks/Exchange Parkway Campus; being 4.574± acres located at the northwest corner of Twin Creeks Drive and Exchange Parkway.

STAFF RESOURCE: Helen-Eve Liebman
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** None

BACKGROUND

The property is located at the northwest corner of Twin Creeks Drive and Exchange Parkway. The property to the north is zoned PD Planned Development No. 98 for R-4 Residential, the property to the west is zoned AO Agriculture Open Space; the property to the east, across Twin Creeks Drive, is zoned PD Planned Development No. 53 for CF Community Facilities and SF Single Family. The property located to the south, across Exchange Parkway is PD Planned Development No. 54 for CF Community Facilities and SF Single Family.

The Combination Plat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Combination Plat

As per City Ordinance
 Ord. No. 2007-04-001, 1/24/07, CDR

OWNER'S CERTIFICATE

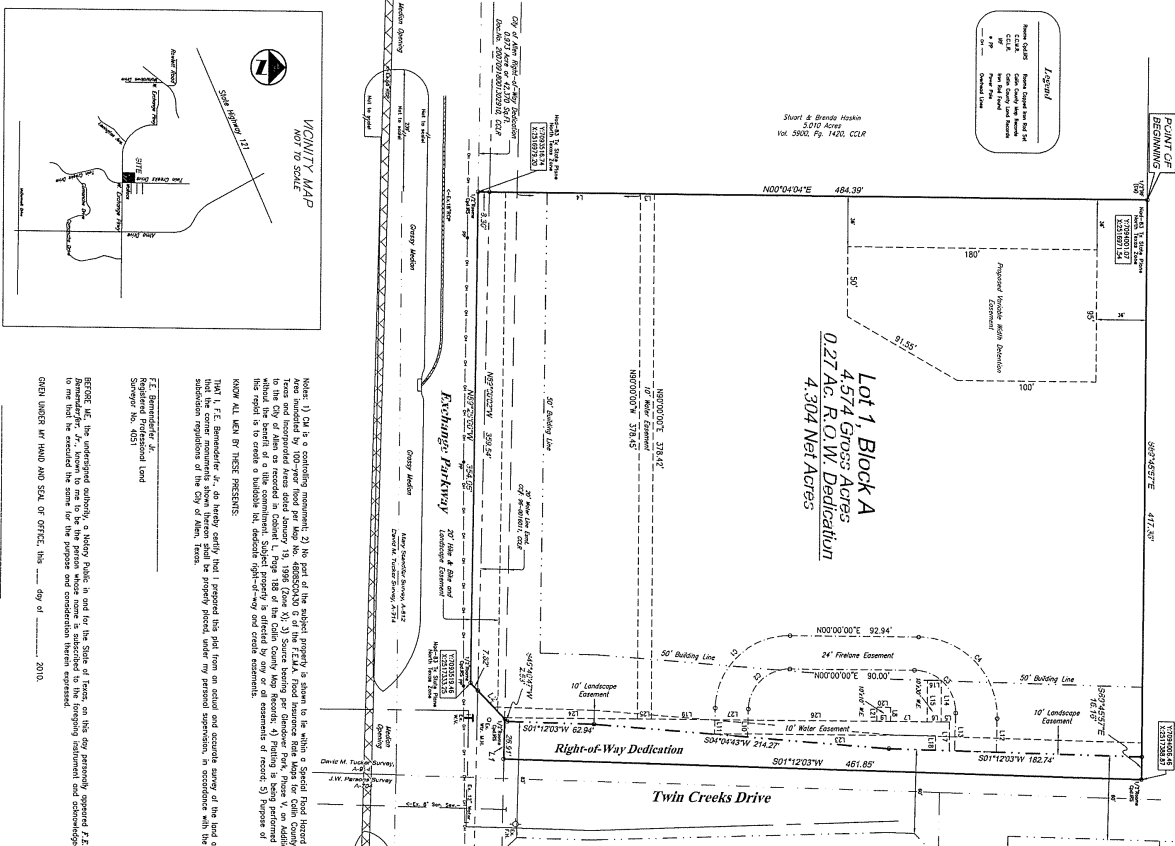
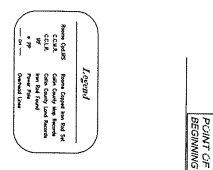


TABLE 1: LOT AREA

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	158,400.00	3.5714
2	158,400.00	3.5714
3	158,400.00	3.5714
4	158,400.00	3.5714
5	158,400.00	3.5714
6	158,400.00	3.5714
7	158,400.00	3.5714
8	158,400.00	3.5714
9	158,400.00	3.5714
10	158,400.00	3.5714
11	158,400.00	3.5714
12	158,400.00	3.5714
13	158,400.00	3.5714
14	158,400.00	3.5714
15	158,400.00	3.5714
16	158,400.00	3.5714
17	158,400.00	3.5714
18	158,400.00	3.5714
19	158,400.00	3.5714
20	158,400.00	3.5714
21	158,400.00	3.5714
22	158,400.00	3.5714
23	158,400.00	3.5714
24	158,400.00	3.5714
25	158,400.00	3.5714
26	158,400.00	3.5714
27	158,400.00	3.5714
28	158,400.00	3.5714
29	158,400.00	3.5714
30	158,400.00	3.5714
31	158,400.00	3.5714
32	158,400.00	3.5714
33	158,400.00	3.5714
34	158,400.00	3.5714
35	158,400.00	3.5714
36	158,400.00	3.5714
37	158,400.00	3.5714
38	158,400.00	3.5714
39	158,400.00	3.5714
40	158,400.00	3.5714
41	158,400.00	3.5714
42	158,400.00	3.5714
43	158,400.00	3.5714
44	158,400.00	3.5714
45	158,400.00	3.5714
46	158,400.00	3.5714
47	158,400.00	3.5714
48	158,400.00	3.5714
49	158,400.00	3.5714
50	158,400.00	3.5714
51	158,400.00	3.5714
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54	158,400.00	3.5714
55	158,400.00	3.5714
56	158,400.00	3.5714
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58	158,400.00	3.5714
59	158,400.00	3.5714
60	158,400.00	3.5714
61	158,400.00	3.5714
62	158,400.00	3.5714
63	158,400.00	3.5714
64	158,400.00	3.5714
65	158,400.00	3.5714
66	158,400.00	3.5714
67	158,400.00	3.5714
68	158,400.00	3.5714
69	158,400.00	3.5714
70	158,400.00	3.5714
71	158,400.00	3.5714
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79	158,400.00	3.5714
80	158,400.00	3.5714
81	158,400.00	3.5714
82	158,400.00	3.5714
83	158,400.00	3.5714
84	158,400.00	3.5714
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90	158,400.00	3.5714
91	158,400.00	3.5714
92	158,400.00	3.5714
93	158,400.00	3.5714
94	158,400.00	3.5714
95	158,400.00	3.5714
96	158,400.00	3.5714
97	158,400.00	3.5714
98	158,400.00	3.5714
99	158,400.00	3.5714
100	158,400.00	3.5714

TABLE 2: RIGHT-OF-WAY DEDICATION

SECTION	WIDTH (FEET)	AREA (SQ. FT.)	AREA (ACRES)
1	100	158,400.00	3.5714
2	100	158,400.00	3.5714
3	100	158,400.00	3.5714
4	100	158,400.00	3.5714
5	100	158,400.00	3.5714
6	100	158,400.00	3.5714
7	100	158,400.00	3.5714
8	100	158,400.00	3.5714
9	100	158,400.00	3.5714
10	100	158,400.00	3.5714
11	100	158,400.00	3.5714
12	100	158,400.00	3.5714
13	100	158,400.00	3.5714
14	100	158,400.00	3.5714
15	100	158,400.00	3.5714
16	100	158,400.00	3.5714
17	100	158,400.00	3.5714
18	100	158,400.00	3.5714
19	100	158,400.00	3.5714
20	100	158,400.00	3.5714
21	100	158,400.00	3.5714
22	100	158,400.00	3.5714
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27	100	158,400.00	3.5714
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33	100	158,400.00	3.5714
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35	100	158,400.00	3.5714
36	100	158,400.00	3.5714
37	100	158,400.00	3.5714
38	100	158,400.00	3.5714
39	100	158,400.00	3.5714
40	100	158,400.00	3.5714
41	100	158,400.00	3.5714
42	100	158,400.00	3.5714
43	100	158,400.00	3.5714
44	100	158,400.00	3.5714
45	100	158,400.00	3.5714
46	100	158,400.00	3.5714
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93	100	158,400.00	3.5714
94	100	158,400.00	3.5714
95	100	158,400.00	3.5714
96	100	158,400.00	3.5714
97	100	158,400.00	3.5714
98	100	158,400.00	3.5714
99	100	158,400.00	3.5714
100	100	158,400.00	3.5714

STATE OF TEXAS
 COUNTY OF ALLEN

Know all men by these presents, that the undersigned, **First Christian Church Addition - Allen Twin Creeks/Exchange Pkwy Campus**, being all of a 4.574 Acre Tract, City of Allen, Collin County, Texas, Mary Standifer-Survey, Abstract No. 812, 4.304 Net Acres, December 9, 2009

do hereby certify that the foregoing Preliminary Plat of Lot 1, Block A, First Christian Church Addition, to the City of Allen was submitted to the Planning and Zoning Commission and approved by its vote on the _____ day of _____, 2010.

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Preliminary Plat of Lot 1, Block A, First Christian Church Addition, to the City of Allen was submitted to the Planning and Zoning Commission and approved by its vote on the _____ day of _____, 2010.

Witness my hand this _____ day of _____, 2010.

Owner Representative - _____

City Secretary, City of Allen

City of Allen, Texas

City Secretary, City of Allen

1601 East Lamar Blvd., Suite 210
 Allen, TX 75015
 (817) 794-4022
 Fax: 817-794-4020
 Contact: David Over

Donald Engineering, LLC
 1601 East Lamar Blvd., Suite 210
 Allen, TX 75015
 (817) 794-4022
 Fax: 817-794-4020
 Contact: David Over

Romme Land Surveying, Inc.
 2000 West Loop West, Suite 910
 Dallas, TX 75240
 (972) 423-4372
 Contact: Fred Bannender

City Secretary, City of Allen

1601 East Lamar Blvd., Suite 210
 Allen, TX 75015
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 Fax: 817-794-4020
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 Fax: 817-794-4020
 Contact: David Over

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: January 19, 2010

SUBJECT: Consider a Combination Plat for RMXTC Allen, Lot 1, Block A, being 1.4215± acres located at the southeast corner of Watters Road and Allen Central Drive.

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** November 17, 2009 – General Development Plan approved

BACKGROUND

The property is located at the southeast corner of Watters Road and Allen Central Drive. The property to the north is zoned PD Planned Development No. 55 for C/O Commercial/Office. The property to the east is zoned PD Planned Development No. 55 for O Office. The property to the south is zoned PD Planned Development No. 55 for LI Light Industrial. The property to the northwest, across Watters Road, is zoned SC Shopping Center; the property directly to the west, across Watters Road, is zoned PD Planned Development No. 55 for O/MF Office/Multi-Family; and to the southwest, across Watters Road is property zoned for PD Planned Development No. 55 for O Office.

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

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Combination Plat

STATE OF TEXAS
COUNTY OF COLLIN

By: ALLEN CENTRAL, LTD
Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

WITNESS my hand, this _____ day of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

By: ALLEN CENTRAL, LTD
Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

By: ALLEN CENTRAL, LTD
Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

By: ALLEN CENTRAL, LTD
Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

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Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

By: ALLEN CENTRAL, LTD
Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

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COUNTY OF COLLIN

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Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

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COUNTY OF COLLIN

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Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

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COUNTY OF COLLIN

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NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

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Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

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NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

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Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.

STATE OF TEXAS
COUNTY OF COLLIN

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COUNTY OF COLLIN

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NOTARY PUBLIC, State of Texas

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COUNTY OF COLLIN

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Philip Wright, General Partner

NOTARY PUBLIC, State of Texas

My commission expires: _____ of _____, 2010.