



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, MARCH 3, 2009
ALLEN CITY HALL – COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS**

Call to Order and Announce a Quorum is Present

1. **Directors Report:** Action taken on the Planning & Zoning items by City Council at the 2/24/08 City Council meeting.

Consent Agenda

2. Approve minutes of the February 17, 2009 meeting.
3. Consider cancelation of March 17, 2009 Planning & Zoning Commission Meeting.
4. Consider a Final Plat for Greenville Center Addition, Lot 4, Block A, being 1.1118± acres located south of Stacy Road and west of Greenville Avenue.

Regular Agenda

5. Conduct a Public Hearing and consider a request for SUP Specific Use Permit No. 107 for a Fueling Station. The property is 2.319± acres located in Tracts 1 & 2 of the Bethany Center Two Addition. The property is zoned Planned Development No. 3 for SC Shopping Center Uses.
6. Consider a General Development Plan for a RaceTrac fueling station located in Tracts 1 & 2 of Bethany Center Two Addition; being 13.38± acres located west of Greenville Avenue and north of Bethany Drive.

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, March 3, 2009, 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.

305 Century Parkway • Allen, Texas 75013
214-509-4100 • FAX 214-509-4590
EMAIL: coa@cityofallen.org WEBSITE: www.cityofallen.org

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: March 3, 2009

SUBJECT: Consider a Final Plat for Greenville Center Addition, Lots 1-13, Block A; being 20.2436± acres located at the southwest corner of State Highway 5 (Greenville Avenue) and Stacy Road.

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: A General Development Plan was approved October, 2007, and a Preliminary Plat was approved February 5, 2008.

BACKGROUND

The property is located at the southwest corner of State Highway 5 and Stacy Road. The property to the north, across Stacy Road, is the Town of Fairview. The property to the east, across State Highway 5 is zoned SC Shopping Center; the property to the east is zoned CC Corridor Commercial, and R-6 Residential. The property to the south is also zoned R-6 Residential.

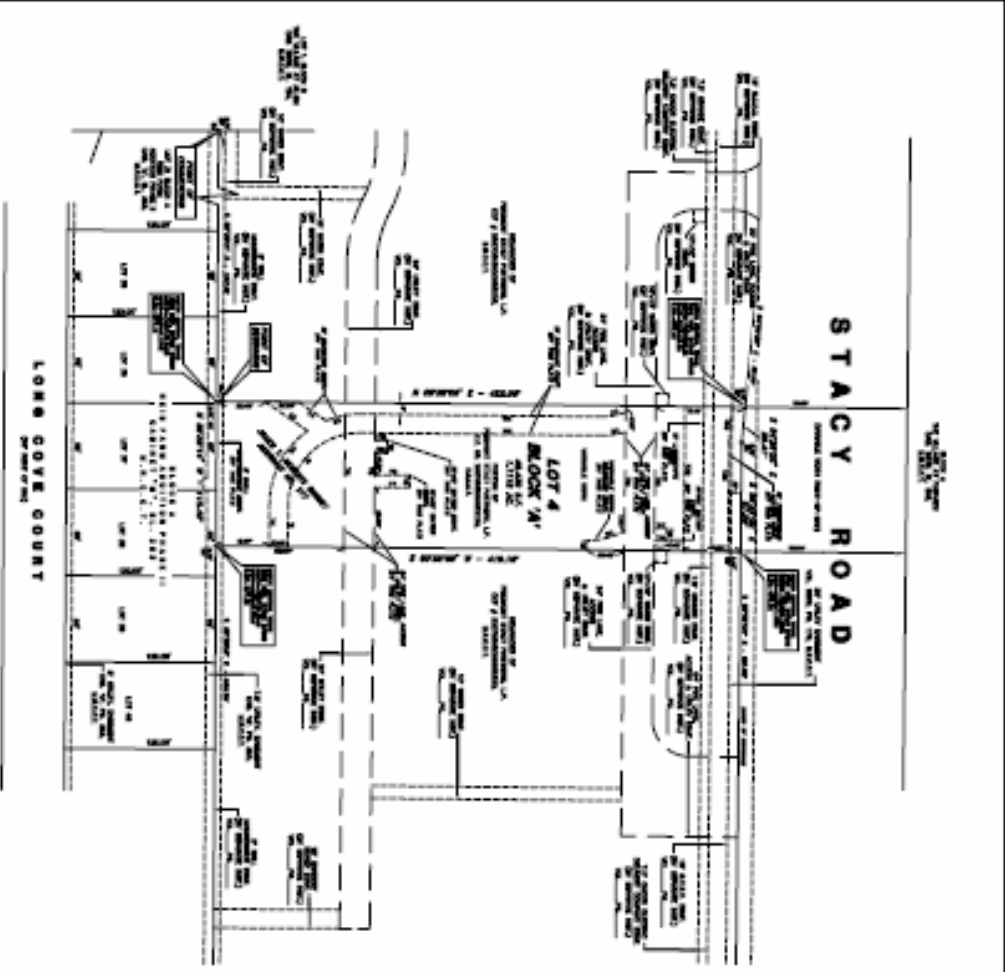
A site plan for a KFC/Taco Bell has been reviewed by the Technical Review Committee and approved. This plat meets all the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Approval

ATTACHMENT

Final Plat



OWNER:
 JAMES T. ROBERTS
 11118 ALLEN, ALLEN, TEXAS 75015
 COUNTY: COLLIN COUNTY, TEXAS

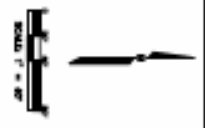
AGENT:
 JAMES T. ROBERTS
 11118 ALLEN, ALLEN, TEXAS 75015
 COUNTY: COLLIN COUNTY, TEXAS

RECORDING:
 JAMES T. ROBERTS
 11118 ALLEN, ALLEN, TEXAS 75015
 COUNTY: COLLIN COUNTY, TEXAS

LOT	AREA	PERCENT
1	1.00	100.00
2	1.00	100.00
3	1.00	100.00
4	1.00	100.00
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95	1.00	100.00
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97	1.00	100.00
98	1.00	100.00
99	1.00	100.00
100	1.00	100.00

LEGEND:
 - - - - - CONVEYANCE
 - - - - - EASEMENT
 - - - - - EASEMENT
 - - - - - EASEMENT

NOTICE:
 THIS PLAN IS A PART OF THE RECORDS OF COLLIN COUNTY, TEXAS, AND IS SUBJECT TO THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 251, TEXAS CIVIL STATUTES, AND THE RULES AND REGULATIONS OF THE COMMISSIONER OF TITLE INSURANCE AND TRUSTS, TEXAS DEPARTMENT OF COMMERCE, AS APPLICABLE TO THE SAME.



FINAL PLAT
of
GREENVILLE CENTER ADDITION
LOT 4, BLOCK A
 BEING 1.1118 ACRES OUT OF THE
 JAMES T. ROBERTS SURVEY, ABSTRACT NO. 777,
 CITY OF ALLEN, COLLIN COUNTY, TEXAS

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: March 3, 2009

SUBJECT: Conduct a Public Hearing and consider a request for SUP Specific Use Permit No. 107 for a RaceTrac fueling station. The property is 2.319± acres located in Tracts 1 & 2 of the Bethany Center Two Addition. The property is zoned Planned Development No. 3 for SC Shopping Center Uses.

STAFF RESOURCE: Lee Battle, AICP
Assistant Director, Planning & Development

**PREVIOUS BOARD/
COUNCIL ACTION:** The property is zoned PD Planned Development No. 3 for SC Shopping Center Uses.

PUBLIC NOTICE: Sign placed on property – February 20, 2008
Notices mailed to property owners within 200 ft. – February 20, 2008

BACKGROUND

The property is located west of Greenville Avenue and north of Bethany Drive. The property to the east and north is zoned PD Planned Development No. 3 for SC Shopping Center uses. The property to the west is zoned PD Planned Development No. 3 for LI Light Industrial Uses. The property to the south, across Bethany Drive, is zoned LI Light Industrial.

The applicant, RaceTrac, is proposing to construct a convenience store with fuel pumps at this location on Bethany Road. The ALDC requires a SUP for fuel pumps. Also included is a General Development Plan showing the relationship of this site to the remaining properties. The applicant and land owners have worked with City staff for several months on development of the proposed plans.

The property is zoned Shopping Center, is surrounded by commercial and light industrial properties, is located in an area with a limited number of existing fueling stations, and is located on an arterial roadway. Staff supports this as a suitable location for a fueling station.

STAFF RECOMMENDATION

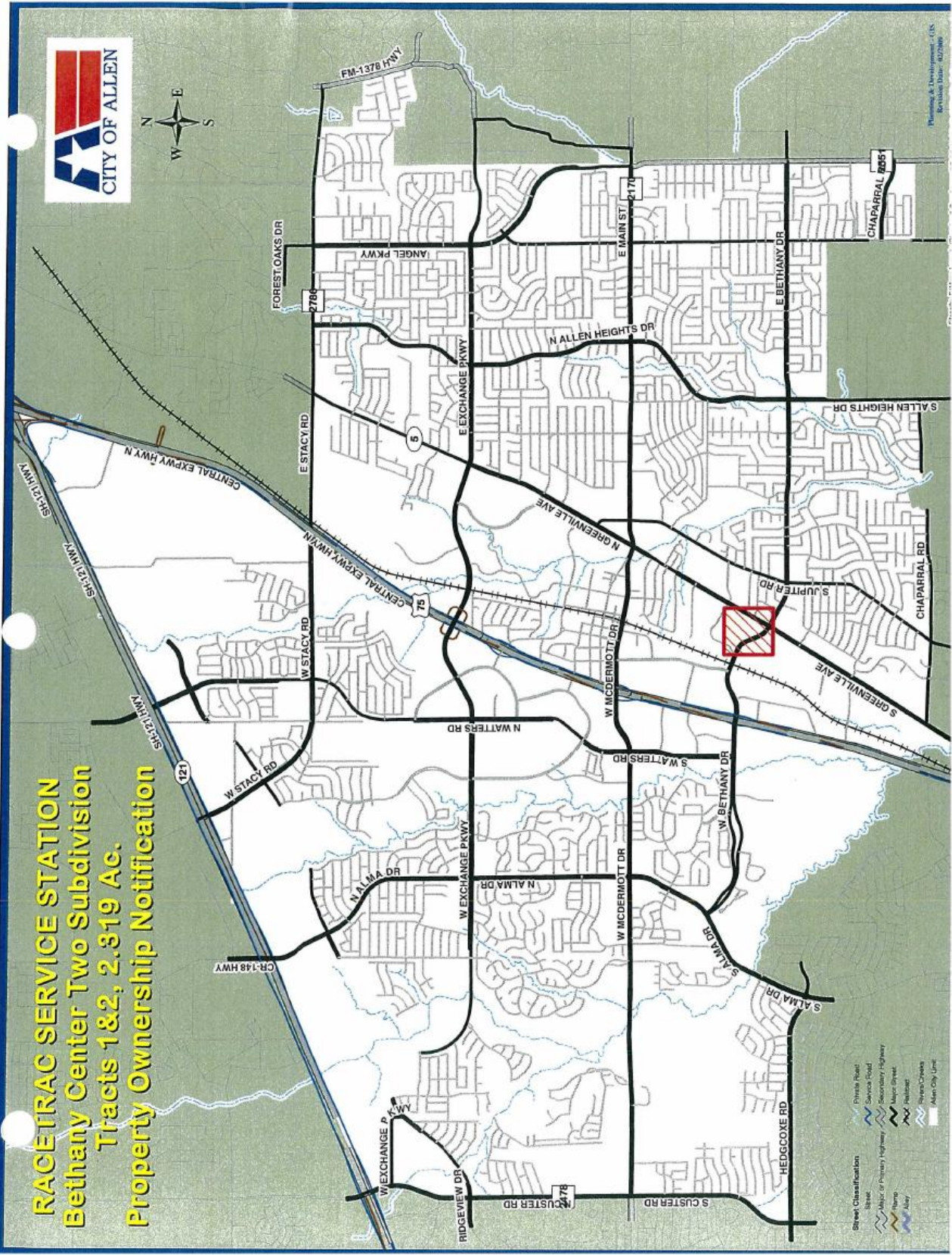
Staff recommends approval.

ATTACHMENTS

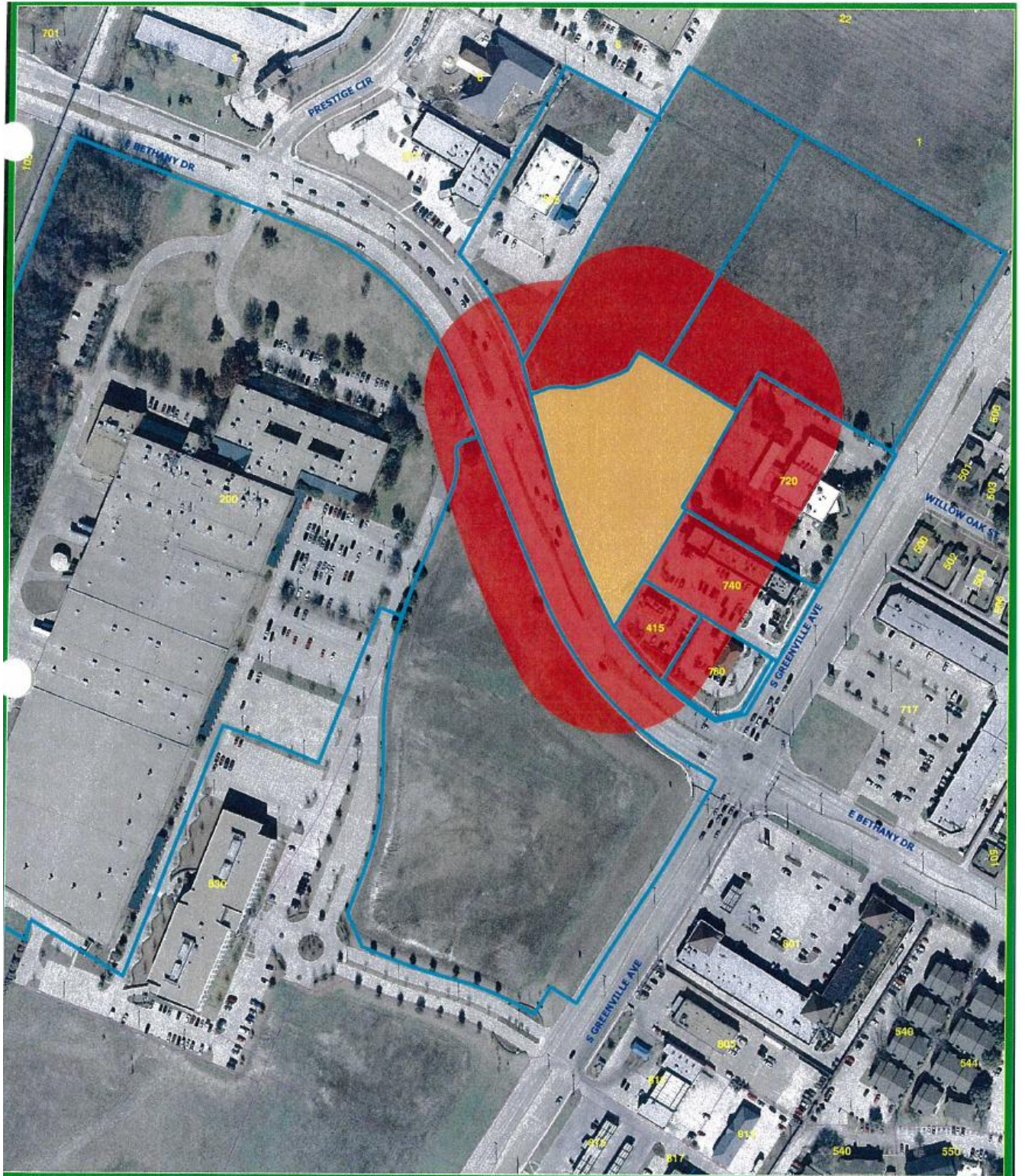
Site Plan
Zoning Map
Public Notice Information
Public comments received to date



**RACETRAC SERVICE STATION
Bethany Center Two Subdivision
Tracts 1&2, 2.319 Ac.
Property Ownership Notification**



Planned & Developed by: CFC
Boundary Date: 01/2006



RACETRAC SERVICE STATION
 Bethany Center Two Subdivision
 Tracts 1&2, 2.319 Ac.
 Property Ownership Notification

Map Legend

	Subject Area
	200-ft Buffer
	Railroad
	City Limit
	Property Boundary



Planning & Development - 016
 Railstop Bar - 02/2017



Figure 1: Map Layout, Planning & Development Public Information, BethanyCenterTwo

RaceTrac_GreenvilleBethany

file_as_na	addr_line1	addr_line2	addr_city	addr_state	addr
CARLTON I	DIGMAN PROPERTIES LLC	11080 SW ALLEN BLVD STE 600	BEAVERTON	OR	9700
REALTY IN	PORTFOLIO MANAGEMENT DEPA	PO BOX 460069	ESCONDIDO	CA	9204
ROWLETT		19 FAIRTIDE CT	THE WOODLAND	TX	7738
FIRST NATI		102 W MOORE AVE	TERRELL	TX	7516
ALLEN CIT		ONE ALLEN CIVIC PLAZA	ALLEN	TX	7501
LFP REAL E		200 E BETHANY DR	ALLEN	TX	7500
STREETER		1218 EVANGELINE WAY	ALLEN	TX	7500
LFP REAL E		200 E BETHANY DR	ALLEN	TX	7500
ALLEN CO		2112 W SPR CRK PKWY STE 200	PLANO	TX	7502
C D & A VE	C/O C& D BETHANY JOINT VENTU	5127 SEA PINES DR	DALLAS	TX	7528
ALLEN CO		2112 W SPR CRK PKWY STE 200	PLANO	TX	7502

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**PREVIOUS BOARD/
COUNCIL ACTION:** The property is zoned PD Planned Development No. 3 for SC Shopping Center Uses.

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The GDP is being presented at the same time as the SUP to show how the site development fits with the plans for the larger area. The proposal is consistent with the City's development standards and remaining engineering issues will be addressed for Preliminary and Final Platting.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

General Development Plan

