



**AGENDA  
PLANNING AND ZONING  
COMMISSION**

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**REGULAR MEETING – 7:00 P.M.  
TUESDAY, APRIL 21, 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 4/14/09 City Council meeting.

**Consent Agenda**

2. Approve minutes of the April 7, 2009 meeting.
3. Combination Plat - Consider a Combination Plat for Lot 1, Block A, Beverly R. Cheatham Elementary School; being 18.103± acres located south of Everglades Drive, between Bray Central Drive and Hopewell Drive.

**Regular Agenda**

4. Preliminary Plat – Consider a Preliminary Plat for Lots 1, 2 & 3, Block 1, Racetrac No. 863, Bethany Center II, being 13.431± acres located north of Bethany Drive, west of Greenville Avenue.

**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, April 17, 2009, 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.

**PLANNING & ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** April 21, 2009

**SUBJECT:** Consider a Combination Plat for Lot 1, Block A, Beverly R. Cheatham Elementary School; being 18.103± acres located south of Everglades Drive, between Bray Central Drive and Hopewell Drive.

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

**PREVIOUS COMMISSION/COUNCIL ACTION:** None

**BACKGROUND**

The property is located to the south of Everglades Drive, between Bray Central Drive and Hopewell Drive. The property is zoned PD Planned Development No. 54 for CF Community Facilities. The property to the north and west is zoned PD Planned Development No. 77 for R-5 Residential; the property to the east and southeast is zoned PD Planned Development No. 54 for IT Industrial Technology. The property to the south is zoned PD Planned Development No. 54 for CF Community Facilities.

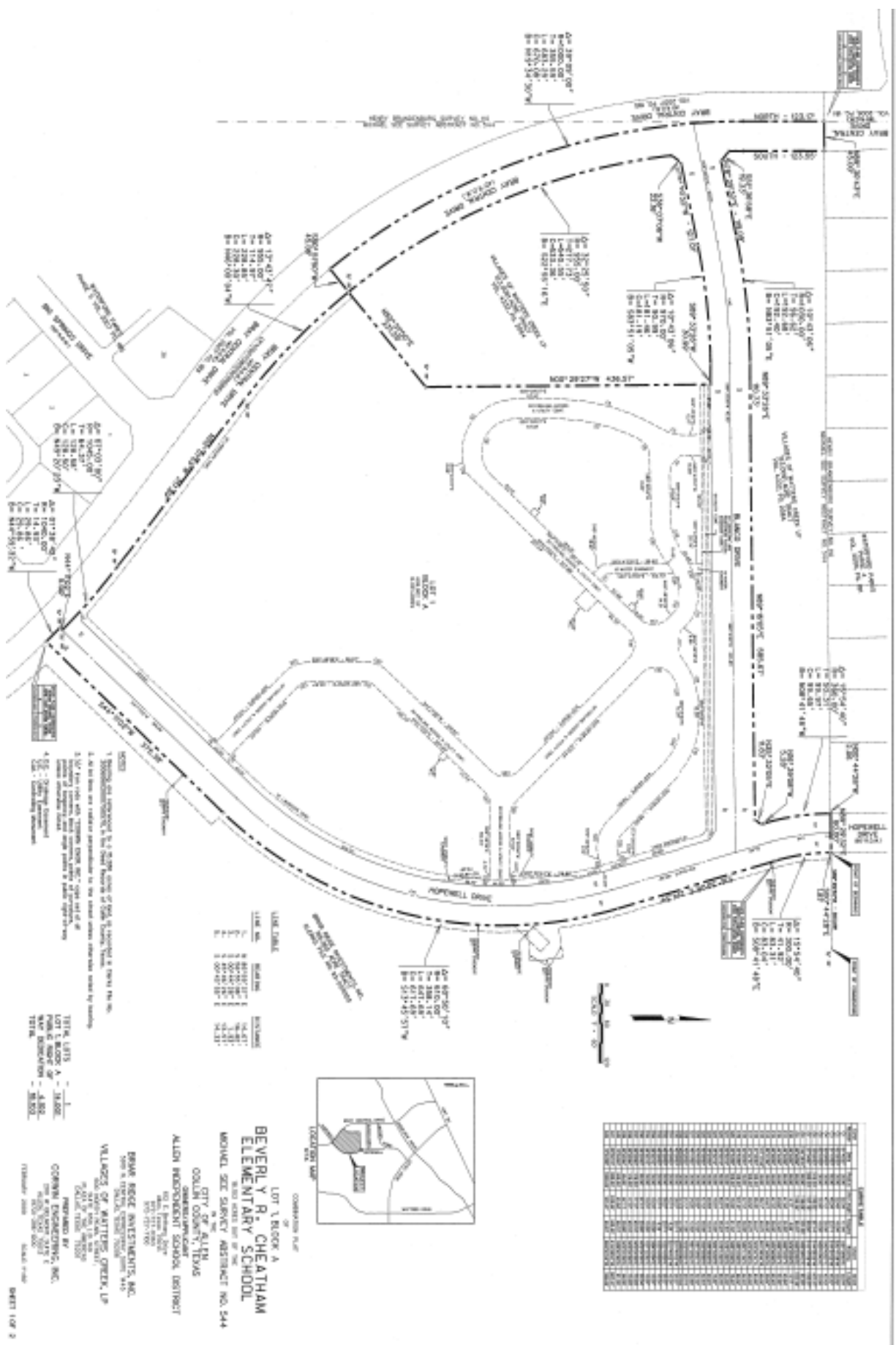
The Combination Plat has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENT**

Combination Plat



1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING PURPOSES WITHOUT THE APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER.

2. THE AREA OF THE SITE IS APPROXIMATELY 10.0 ACRES.

3. THE TOTAL AREA OF THE SITE IS APPROXIMATELY 10.0 ACRES.

4. THE TOTAL AREA OF THE SITE IS APPROXIMATELY 10.0 ACRES.

5. THE TOTAL AREA OF THE SITE IS APPROXIMATELY 10.0 ACRES.

LINE NO.	BEARING	DISTANCE	AREA
1	S 89° 15' 00" W	100.00	100.00
2	S 89° 15' 00" W	100.00	100.00
3	S 89° 15' 00" W	100.00	100.00
4	S 89° 15' 00" W	100.00	100.00
5	S 89° 15' 00" W	100.00	100.00
6	S 89° 15' 00" W	100.00	100.00
7	S 89° 15' 00" W	100.00	100.00
8	S 89° 15' 00" W	100.00	100.00
9	S 89° 15' 00" W	100.00	100.00
10	S 89° 15' 00" W	100.00	100.00



LINE NO.	BEARING	DISTANCE	AREA
1	S 89° 15' 00" W	100.00	100.00
2	S 89° 15' 00" W	100.00	100.00
3	S 89° 15' 00" W	100.00	100.00
4	S 89° 15' 00" W	100.00	100.00
5	S 89° 15' 00" W	100.00	100.00
6	S 89° 15' 00" W	100.00	100.00
7	S 89° 15' 00" W	100.00	100.00
8	S 89° 15' 00" W	100.00	100.00
9	S 89° 15' 00" W	100.00	100.00
10	S 89° 15' 00" W	100.00	100.00

**LOT 1, BLOCK A**  
**COMPARISON PLAN**  
**BEVERLY R. CHEATHAM**  
**ELEMENTARY SCHOOL**  
 MOULD SEC. SURVEY DISTRICT NO. 544  
 CITY OF ALBUQUERQUE, NEW MEXICO  
 COLON OSBORN, TEXAS  
 GENERAL CONTRACTOR  
 ALLEN REDDICKSON SCHOOL DISTRICT  
 101 E. FRENCH AVENUE  
 ALBUQUERQUE, NEW MEXICO 87102  
 PREPARED BY  
 CONWAY ENGINEERING, INC.  
 1010 AVENUE 207 E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 10/15/2008  
 SHEET 1 OF 2

**PLANNING & ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** April 21, 2009

**SUBJECT:** Consider a Preliminary Plat for Lots 1, 2 & 3, Block 1, Racetrac No. 863, Bethany Center II, being 13.431± acres located north of Bethany Drive, west of Greenville Avenue.

**STAFF RESOURCE:** Ogden “Bo” Bass, AICP  
Director of Planning and Development

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

**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.

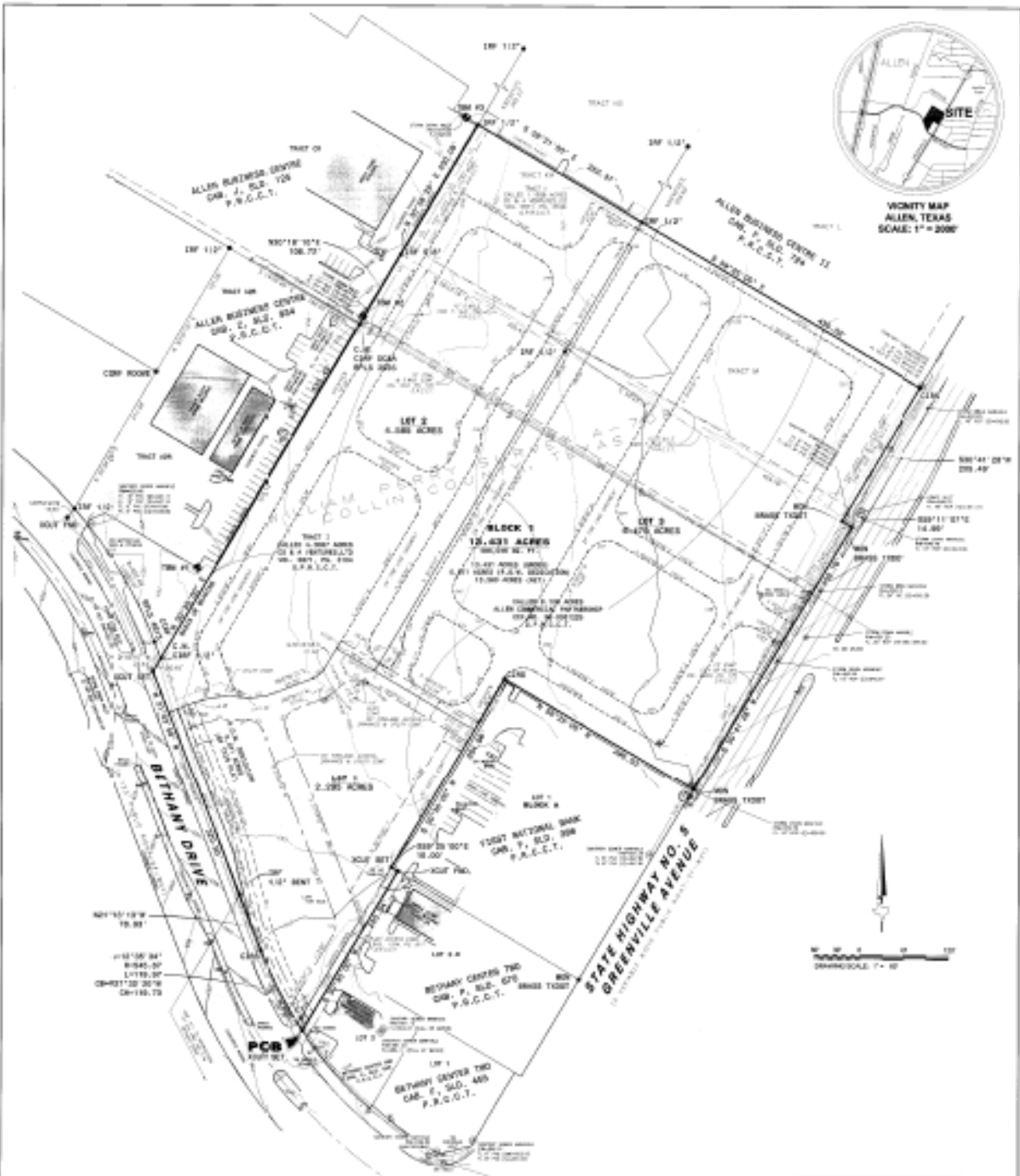
Staff has been working with the developer and land owners to get the Preliminary Plat through the review process in a timely manner to assist with their contractual obligations. The PP has been reviewed by the Technical Review Committee and a small number of corrections remain. The developer was not able to get the corrected version submitted in time for packet distribution; however a final version will be available at the meeting.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

Preliminary Plat



VICINITY MAP  
ALLEN, TEXAS  
SCALE: 1" = 2000'

- NOTICE:**
1. This plat is subject to all laws, ordinances, rules and regulations of the City of Allen, Texas, and the State of Texas, and all other laws, rules and regulations of the State of Texas, and all other laws, rules and regulations of the State of Texas.
  2. The plat is subject to all laws, ordinances, rules and regulations of the City of Allen, Texas, and the State of Texas, and all other laws, rules and regulations of the State of Texas, and all other laws, rules and regulations of the State of Texas.
  3. All lots are subject to all laws, ordinances, rules and regulations of the City of Allen, Texas, and the State of Texas, and all other laws, rules and regulations of the State of Texas, and all other laws, rules and regulations of the State of Texas.
  4. All lots are subject to all laws, ordinances, rules and regulations of the City of Allen, Texas, and the State of Texas, and all other laws, rules and regulations of the State of Texas, and all other laws, rules and regulations of the State of Texas.
  5. All lots are subject to all laws, ordinances, rules and regulations of the City of Allen, Texas, and the State of Texas, and all other laws, rules and regulations of the State of Texas, and all other laws, rules and regulations of the State of Texas.
  6. All lots are subject to all laws, ordinances, rules and regulations of the City of Allen, Texas, and the State of Texas, and all other laws, rules and regulations of the State of Texas, and all other laws, rules and regulations of the State of Texas.
  7. All lots are subject to all laws, ordinances, rules and regulations of the City of Allen, Texas, and the State of Texas, and all other laws, rules and regulations of the State of Texas, and all other laws, rules and regulations of the State of Texas.

1. ALLEN BUSINESS CENTER ONE C.M. F. S.D. 124 P.O.C.C.T.	2. ALLEN BUSINESS CENTER TWO C.M. F. S.D. 124 P.O.C.C.T.	3. ALLEN BUSINESS CENTER THREE C.M. F. S.D. 124 P.O.C.C.T.	4. ALLEN BUSINESS CENTER FOUR C.M. F. S.D. 124 P.O.C.C.T.	5. ALLEN BUSINESS CENTER FIVE C.M. F. S.D. 124 P.O.C.C.T.	6. ALLEN BUSINESS CENTER SIX C.M. F. S.D. 124 P.O.C.C.T.	7. ALLEN BUSINESS CENTER SEVEN C.M. F. S.D. 124 P.O.C.C.T.	8. ALLEN BUSINESS CENTER EIGHT C.M. F. S.D. 124 P.O.C.C.T.	9. ALLEN BUSINESS CENTER NINE C.M. F. S.D. 124 P.O.C.C.T.	10. ALLEN BUSINESS CENTER TEN C.M. F. S.D. 124 P.O.C.C.T.	11. ALLEN BUSINESS CENTER ELEVEN C.M. F. S.D. 124 P.O.C.C.T.	12. ALLEN BUSINESS CENTER TWELVE C.M. F. S.D. 124 P.O.C.C.T.	13. ALLEN BUSINESS CENTER THIRTEEN C.M. F. S.D. 124 P.O.C.C.T.	14. ALLEN BUSINESS CENTER FOURTEEN C.M. F. S.D. 124 P.O.C.C.T.	15. ALLEN BUSINESS CENTER FIFTEEN C.M. F. S.D. 124 P.O.C.C.T.	16. ALLEN BUSINESS CENTER SIXTEEN C.M. F. S.D. 124 P.O.C.C.T.	17. ALLEN BUSINESS CENTER SEVENTEEN C.M. F. S.D. 124 P.O.C.C.T.	18. ALLEN BUSINESS CENTER EIGHTEEN C.M. F. S.D. 124 P.O.C.C.T.	19. ALLEN BUSINESS CENTER NINETEEN C.M. F. S.D. 124 P.O.C.C.T.	20. ALLEN BUSINESS CENTER TWENTY C.M. F. S.D. 124 P.O.C.C.T.
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**EEB** Eide, Hurlinger & Brown, Inc.  
Engineering & Surveying  
4003 S.H. 140 Suite 100, Coppell, Texas 75011  
Tel: 972.254.0500 Fax: 972.254.0501 Email: eide@eeb.com

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**Surveyor:**  
Eide, Hurlinger & Brown, Inc.  
4003 S.H. 140 Suite 100  
Coppell, Texas 75011  
Tel: 972.254.0500 Fax: 972.254.0501 Email: eide@eeb.com

**PRELIMINARY PLAT OF  
LOTS 1, 2 & 3, BLOCK 1  
BACETRAC NO. 063 - BETHANY CENTER II  
BEING 12.421 ACRES IN THE  
WILLIAM PERRY SURVEY, S-130  
COLLIN COUNTY  
CITY OF ALLEN, TEXAS  
APRIL 2009  
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