

**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, MAY 18, 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 April 27, 2010 and May 11, 2010 City Council meetings.

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 April 20, 2010 regular meeting.
3. Final Plat Extension – Consider a request for an extension for filing a Final Plat for Lot 1, Block 1, Arts of Collin County, being 49.262± acres located at the southwest corner of SH121 and Exchange Parkway. (FP-1/12/10-1)

Regular Agenda

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Herb's #7 Addition, Lot 1, Block A, a Replat of Tract 1, Allen Business Centre Addition; being 1.9758± acres located at the northwest corner of Greenville Avenue and Prestige Circle. (FP-4/16/10-30)
5. Discussion Item – 2010 Board Evaluation Questionnaire

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, May 14, 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 4/27/10 and 5/11/10 City Council Meetings

There were two items taken to the April 27, 2010 City Council meeting for consideration:

- A Public Hearing was conducted and a request for an SUP Specific Use Permit for a dance studio use, in the Eagle Plaza Shopping Center, was approved.
- A Public Hearing was conducted and a request for an amendment to PD Planned Development No. 55 to add church, temple or rectory to the list of allowed uses on Tract 8 was approved.

There were no items taken to the May 11, 2010 City Council meeting for consideration.



PLANNING AND ZONING
COMMISSION

Regular Meeting
April 20, 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:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Chris Flanigan, PE, Assistant Director of Engineering
Helen-Eve Liebman, AICP, Senior Planner
Tiffany McLeod, Planner
Kevin Laughlin, 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 April 13, 2010 City Council meeting.

Consent Agenda

2. Approve minutes of the April 6, 2010 meeting.

Motion: Upon a motion by Commissioner Kelley, and a second by Commissioner Rushing, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the minutes of the April 6, 2010 meeting. The motion carried.

3. Final Plat – Consider a Final Plat for Wal-Mart Supercenter, Lots 1, 2, 3, 4, and 5, Block A, being 36.218± acres situated in the L.K. Pegues Survey, Abstract No. 702, City of Allen, Texas; located at the northwest corner of US75 and Exchange Parkway. (FP-3/29/10-19)

Motion: Upon a motion by Commissioner Cocking, and a second by Commissioner Kelley, the Commission voted 5 IN FAVOR, 1 OPPOSED (Commissioner Rushing) and 1 ABSTENTION (Commissioner Platt) to approve the Final Plat for Wal-Mart Supercenter. The motion carried.

Regular Agenda

Agenda Item #4: Public Hearing/Replat – Conduct a Public Hearing and consider a Replat for McDermott Business Park, Lots 1 thru 5, Block A, being a Replat of Lots A, 4 and B, Block A, McDermott Business Park. The property is 3.0620± acres located south of McDermott Drive and Ash. (FP-3/29/10-18)

Helen-Eve Liebman, Senior Planner, presented to the Commission. The Final Plat, approved in February of 2005, shows three lots on the property. At that time the property owner intended to develop the property, maintain ownership of all three lots and manage the property as a single development. The property owner has taken a new direction and now proposes to subdivide and sell portions of the property. This Replat subdivides the property into five lots. It has been reviewed by staff and meets the requirements of the *Allen Land Development Code*

Staff recommends approval.

Chairman Wendland opened the Public Hearing.

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

Commissioner Rushing asked about the boundary shift on the West side of the property. Helen-Eve Liebman stated the shift is a result of the property changing ownership through the years. Michael Villalobos, 7621 Hope Court, Plano, applicant, spoke to the Commission. He stated the lot's history dates back to 1904. The property was divided to be used in conjunction with the railroad. The configuration of the property boundary has remained since that time.

Motion: Upon a motion by Commissioner Mangrum, and a second by Commissioner Rushing, the Commission voted 7 IN FAVOR, 0 OPPOSED to approve the Replat for McDermott Business Park. The motion carried.

Items of Interest

None.

Adjournment

Motion: Upon a motion by Commissioner Dreggors and a second by acclamation the Commission voted 7 IN FAVOR, and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 7:10 p.m.

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 4/13/10 City Council Meeting

There was one item taken to the April 13, 2010 City Council meeting for consideration.

Robert Wendland, Chair of the Planning and Zoning Commission presented a PowerPoint presentation to the Council reviewing the Planning and Zoning Commission activity over the past year.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 18, 2010

SUBJECT: Consider a request for an extension for filing a Final Plat for Lot 1, Block 1, Arts of Collin County, being 49.262± acres located at the southwest corner of SH121 and Exchange Parkway.

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: A Final Plat was approved 2/16/10

BACKGROUND

This property is located between SH121 and Ridgeview Drive, east and west of Exchange Parkway extension, east of Custer Road. The property to the north is the City of McKinney; the property located to the east is zoned CC Corridor Commercial. The property located to the south across Ridgeview Drive, is PD Planned Development No. 54 for Medium Density Single Family. The property located to the west is CC Corridor Commercial and PD Planned Development No. 63 for CF Community Facilities.

Section 8.03.4, Paragraph 5 states that a Final Plat shall expire if not filed of record within 90 days of approval; however, the Planning & Zoning Commission, at its discretion, may grant an extension of time not to exceed sixty (60) days.

The applicant has submitted a request for a 60-day extension to the approval of the subject Final Plat to allow more time to secure development funding.

STAFF RECOMMENDATION

Staff recommends approval of the 60-day extension of the Final Plat to July 15, 2010.

ATTACHMENT

Extension request letter



WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

April 14, 2010

Ms. Tiffany McLeod
City of Allen
Planning Department
305 Century Parkway
Allen, Texas 75013

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S.
CARLO SILVESTRI, P.E.
RONALD RAMIREZ, P.E.

SENIOR ASSOCIATES
J. REA STEVENSON, P.E.
PHILIP L. GRAHAM, P.E.
GREGG MADSEN, R.P.L.S.

ASSOCIATES
TOBY W. RODGERS
JOHN L. HENDERSON

**RE: W&A 04122; FINAL PLAT LOT 1 BLOCK 1 ARTS OF COLLIN COUNTY;
ALLEN, TEXAS**

Dear Ms. McLeod:

On behalf of the Arts of Collin County (ACC) we hereby request a 60 day extension for the filing of the Lot 1 Block 1 Arts of Collin County Plat. The plat date history and extension date requested are as listed below:

Approved by P&Z: February 16, 2010
Filing Submittal Deadline date: May 16, 2010
Extension Date Requested; July 15, 2010

The reason for the request to extend the filing date is that development funds for the project have not been finalized as yet. Funding activities are ongoing but it is not clear when the funds will be obtained sufficient to start the Phase I project.

Please contact me with any comments or conditions regarding this request.

Very Truly Yours,

Ulys Lane III, P.E., R.P.L.S.
Principal, Vice President

cc: Mike Simpson ACC
Michael Tingley BOORA

701 HIGHLANDER BLVD., SUITE 300
ARLINGTON, TEXAS 76015-4340
METRO (817) 467-7700
METRO FAX (817) 467-7713

6849 ELM STREET
FRISCO, TEXAS 75034-4228
(214) 387-8000
FAX (214) 387-8002

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 18, 2010

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Herb's #7 Addition, Lot 1, Block A, a Replat of Tract 1, Allen Business Centre Addition; being 1.9758± acres located at the northwest corner of Greenville Avenue and Prestige Circle.

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS BOARD/COUNCIL ACTION: A Final Plat was approved in 1984.

BACKGROUND

This property is located north of Prestige Circle and west of Greenville Avenue. The property to the north is zoned Planned Development No. 3 for MF Multi-family 12, the property to the west is zoned Planned Development No. 3 for LI Light Industrial, the property to the south, across Prestige Circle, is zoned Planned Development No. 3 for LI Light Industrial, and the property to the east, across Greenville Avenue is zoned Planned Development No. 46 for GO Garden Office and CF Community Facilities.

The property is zoned Planned Development No. 3 for LI Light Industrial uses. The development regulations in the original PD ordinance established a 100 foot greenbelt along Greenville Avenue. The property was platted showing this buffer. The PD was amended in 2008 and the required greenbelt was reduced to 25 feet. The subject Replat illustrates the amended buffer width as a 25 foot landscape easement.

In addition, a Site Plan for an automotive paint and body shop was reviewed and approved by staff. The Replat, which is the next step in the development approval process, outlines the required infrastructure (firelanes, utility easements, access points, etc.) for that development.

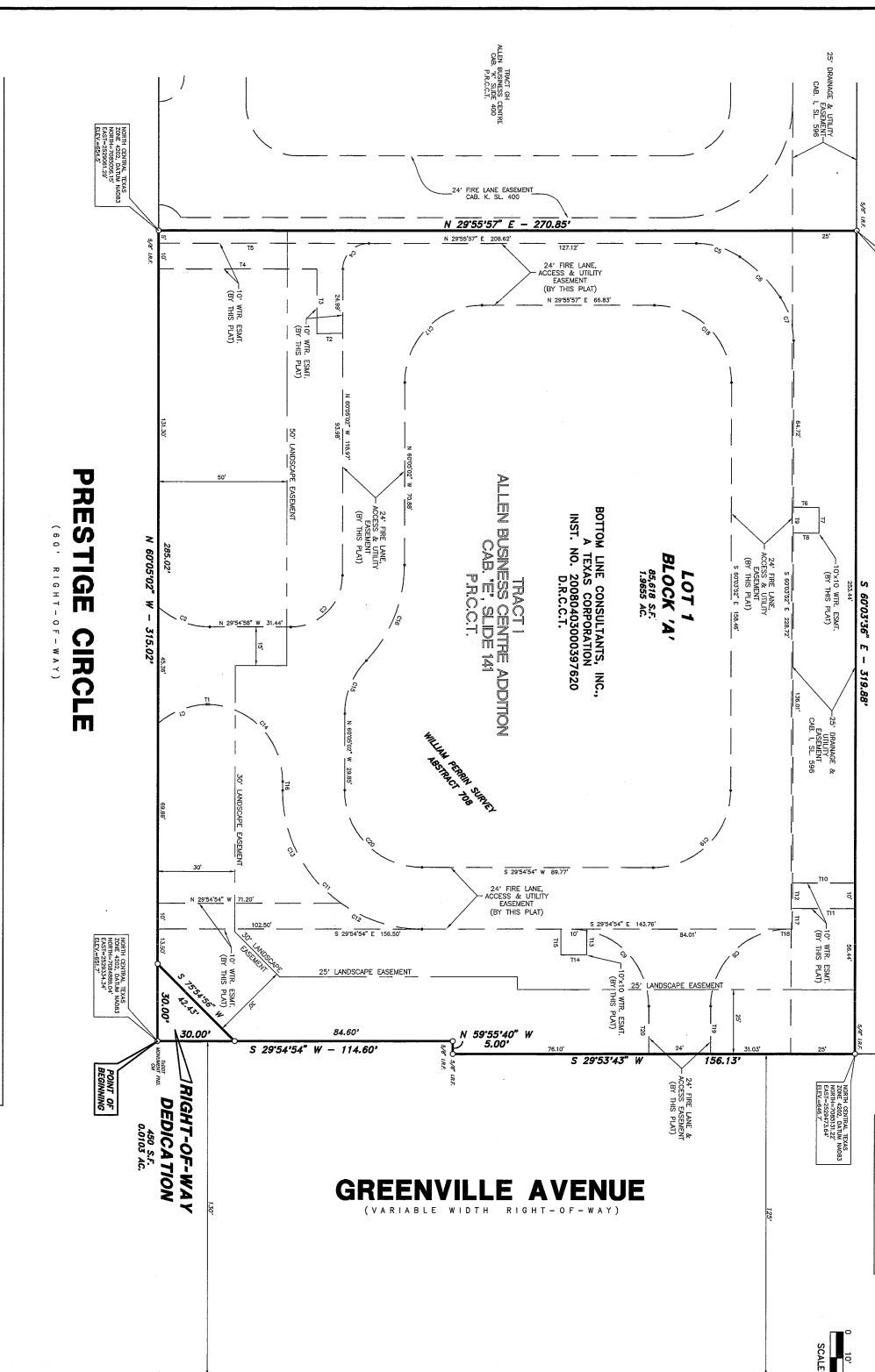
The Replat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Replat



OWNER
 BOTTOM LINE CONSULTANTS, INC.
 A TEXAS CORPORATION
 INST. NO. 00080403000397620
 D.R.C.C.H.

TRACT 1
 ALLEN BUSINESS CENTRE ADDITION
 CAB. 'E', SLIDE 141
 PROCT.

**LOT 1
 BLOCK 'A'**
 65,618 S.F.
 1.5055 AC.

OWNER
 SURVEYOR
 LAWRENCE A. CALES & ASSOC., LLP
 14800 QUORUM DRIVE SUITE 200
 DALLAS, TEXAS 75244
 (972) 385-4272
 CONTACT: LAWRENCE A. CALES, P.E., R.P.L.S.

OWNER
 ENGINEER
 LAWRENCE A. CALES & ASSOC., LLP
 14800 QUORUM DRIVE SUITE 200
 DALLAS, TEXAS 75244
 (972) 385-4272
 CONTACT: BRIAN W. BRICKER, P.E.

OWNER
 ENGINEER
 BOTTOM LINE CONSULTANTS, INC.
 1321 RAY FERR DRIVE
 IRVING, TEXAS 75038
 (972) 975-4189

OWNER
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OWNER
 ENGINEER
 BOTTOM LINE CONSULTANTS, INC.
 1321 RAY FERR DRIVE
 IRVING, TEXAS 75038
 (972) 975-4189

LEGEND

L.R.S. - IRON ROD SET

OR - CONTROL LINE MONUMENT

OR - CONVEYANCE INSTRUMENT

OR - WAY RECORDS OF COLLIN COUNTY, TEXAS



EASEMENT CURVE TABLE

CURVE	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	30.00'	S 89.77° E	156.13'	S 89.77° E
C2	30.00'	N 143.70° E	156.13'	N 143.70° E
C3	30.00'	S 29.54° W	114.60'	S 29.54° W
C4	30.00'	N 59.55° W	114.60'	N 59.55° W
C5	30.00'	S 89.77° E	156.13'	S 89.77° E
C6	30.00'	N 143.70° E	156.13'	N 143.70° E
C7	30.00'	S 29.54° W	114.60'	S 29.54° W
C8	30.00'	N 59.55° W	114.60'	N 59.55° W

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	156.13'	S 89.77° E
L2	156.13'	N 143.70° E
L3	114.60'	S 29.54° W
L4	114.60'	N 59.55° W
L5	156.13'	S 89.77° E
L6	156.13'	N 143.70° E
L7	114.60'	S 29.54° W
L8	114.60'	N 59.55° W

- NOTES
1. BEARING SHOWN HEREON ARE BASED UPON NAD83 STATE PLANE COORDINATE SYSTEM.
 2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE POLICY, THIS SURVEY IS A FLOOD INSURANCE POLICY. THE POLICY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY. THE POLICY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY. THE POLICY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY.
 3. CITY OF ALLEN GENERAL MONUMENT - 3-1/2" ALUMINUM BRIDGE IN THE GRASS VEGETATION, 70' N THE EAST END OF A NORTHING = 295291.0 ELEVATION = 2977.62'
 4. 5/8" IRON RODS FOUND AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

REPLAT
 OF
HERBIS #7 ADDITION
LOT 1, BLOCK A
 BEING 1.9758 ACRES OUT OF THE
 WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
 CITY OF ALLEN, COLLIN COUNTY, TEXAS
 BEING A REPLAT OF TRACT 1
 ALLEN BUSINESS CENTRE
 CABINET E, SLIDE 141
 PLAT RECORDS OF COLLIN COUNTY, TEXAS

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 18, 2010

SUBJECT: Discussion Item - 2010 Board Evaluation Questionnaire

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

PREVIOUS COMMISSION/COUNCIL ACTION: None

STAFF RECOMMENDATION

Discuss the Questionnaire and provide input to Rob Wendland, Chair, prior to July 23, 2010.

ATTACHMENT

Board Evaluation Questionnaire

2010 Board Evaluation Form

PLANNING AND ZONING COMMISSION	
Completed by:	Phone:
Question:	Comments:
What would be the ideal characteristics for a Planning and Zoning Commission Member?	
How extensive is the collective experience of the Commission's members in the Commission's subject area?	
Are there any P&Z-related subject areas (such as economic development or law) where the Commission could use more knowledge?	
Is the Commission's knowledge current in regards to changes in P&Z zoning practices and laws?	
What other knowledge or experience could be brought to the Commission to improve it?	
Is the membership representative of Allen's citizens?	
Are there any members considering resignation?	
Other Comments and Observations:	