



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, AUGUST 17, 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 Commission items by City Council at the August 10, 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 August 3, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Saddleridge Phase 4, being 10.123± acres located south of CR 149. (FP 7/22/10-52) [Saddleridge Phase 4]

Regular Agenda

4. Preliminary Plat – Consider a Revised Preliminary Plat for Waterford Parks Phase 6 of Waterford Parks Phases 5, 6, 7, 8 & 9; being 3.0695± acres located north of Exchange Parkway and west of Bray Central Drive. (PP 7/16/10-49) [Waterford Parks Phase 6]
5. Capital Improvement Plan (CIP) Presentation.

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, August 13, 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 8/10/10 City Council Meeting

There were no items taken to the August 10, 2010 City Council meeting for consideration.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
August 3, 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 and Development
Chris Flanigan, P.E., Assistant Director of Engineering
Kevin Laughlin, Attorney
Helen-Eve Liebman, AICP, Senior 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 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 July 27, 2010 City Council meeting.

Consent Agenda

2. Approve minutes of the July 20, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Lot 4A, Block A, McCoy and Roth Addition for Green Dry Cleaners, being .918± acres located south of Stacy Road and west of Goodman Drive. (FP-7/6/10-46) [Green Dry Cleaners]
4. Final Plat – Consider a Final Plat for Starcreek Phase Four, being 29.088± acres located northeast of Stacy Road and Watters Road. (FP-6/14/10-43) [Starcreek Phase Four]

Motion: Upon a motion by Commissioner Rushing, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda.

The motion carried.

Items of Interest

None.

Adjournment

Motion: Upon a motion by Commissioner Platt and a second by acclamation the meeting adjourned at 7:03 p.m.

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 7/27/10 City Council Meeting

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

- The request to adopt an ordinance to create PD Planned Development No. 104 for CF Community Facilities for a church was approved subject to the conditions that:
 1. The "Option B" Concept Plan is revised to reflect staff's recommendations, and
 2. The revised Concept Plan is submitted to Council for final review.

- The request to adopt an ordinance to create PD Planned Development No. 106 for CF Community Facilities for a public safety communications tower was denied.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 17, 2010

SUBJECT: Final Plat – Consider a Final Plat for Saddleridge Phase 4, being 10.123± acres located south of CR149 and east of Ridgeview Drive. (FP 7/22/10-52) [Saddleridge Phase 4]

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** 2/14/06 – Zoning Approved
5/16/06 – Preliminary Plat Approved

BACKGROUND

This property is located south of CR149 and east of Ridgeview Drive. The property to the north is zoned PD Planned Development No. 40 for O Office, and CC Corridor Commercial. The property to the west is zoned PD Planned Development No. 72 for CC Corridor Commercial and R-3 Residential. The property to the east is zoned PD Planned Development No. 39 for R-3 Residential. The property to the south is zoned PD Planned Development No. 43 for GO Garden Office and MF Multifamily 18.

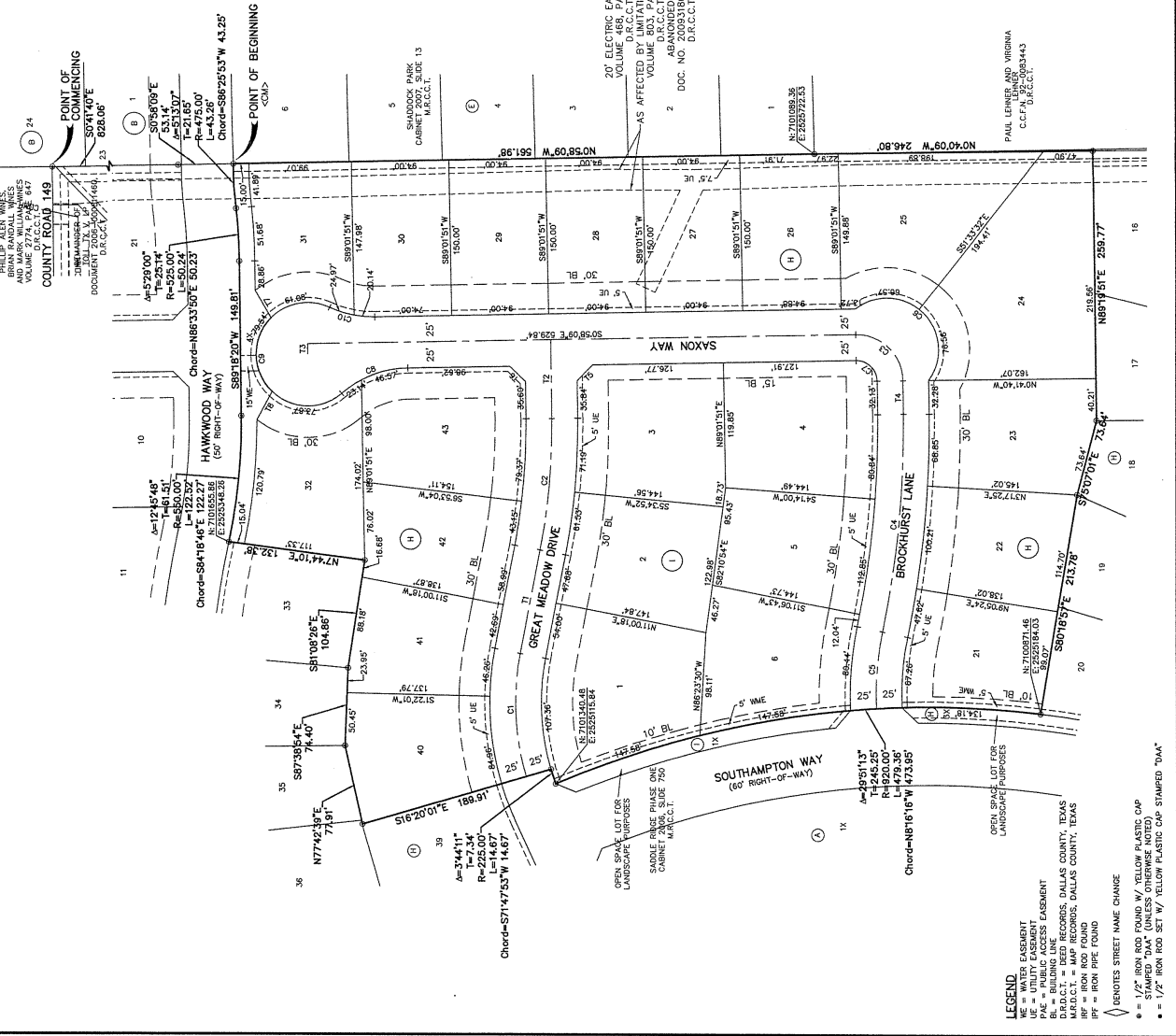
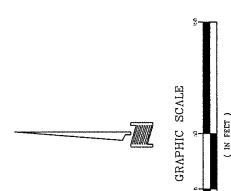
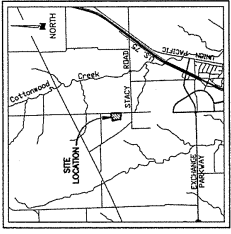
The Final Plat is consistent with the approved Preliminary Plat, has been reviewed by the staff, and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat

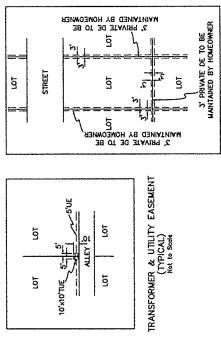


ROADWAY CURVE TABLE				CHORD			
CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD	DELTA	RADIUS	TANGENT LENGTH
C1	272.50°	200.00'	66.00'	107.200°	118.16'		
C2	114.95°	60.00'	17.57'	58.50°	127.60'		
C3	90.19°	45.00'	12.52'	45.09°	87.70'		
C4	153.23°	90.00'	25.00'	76.61°	175.40'		
C5	149.20°	300.00'	75.00'	74.60°	597.20'		

LOT CURVE TABLE				CHORD			
CURVE	DELTA	RADIUS	TANGENT LENGTH	CHORD	DELTA	RADIUS	TANGENT LENGTH
C6	144.00°	50.00'	14.14'	70.71°	70.71°		
C7	90.19°	20.00'	5.39'	45.09°	35.36'		
C8	309.54°	100.00'	30.34'	69.27°	173.20°		
C9	245.97°	200.00'	57.37'	123.00°	346.41°		
C10	129.82°	100.00'	28.14'	64.91°	173.20°		

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S89°18'20"E	24.81'
T2	N89°18'20"E	24.81'
T3	N89°18'20"E	100.00'
T4	N89°18'20"E	20.00'

LOT LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°18'20"E	24.81'
L2	N89°18'20"E	24.81'
L3	N89°18'20"E	100.00'
L4	N89°18'20"E	20.00'



22 RESIDENTIAL LOTS
1 OPEN SPACE LOT
101.23 ACRES
FINAL PLAT
SADDLERIDGE
PHASE FOUR

AN ADDITION TO THE CITY OF ALLEN
H. SEABORN AND R.F. CLEMENS SURVEY - ABSTRACT NO. 879
COLLIN COUNTY, TEXAS
MAY 2010 SCALE: 1" = 50'

OWNER
TOLL TX V. L.P.
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
DALLAS, TEXAS 75241

ENGINEER/SURVEOR
DOWDEY ANDERSON & ASSOCIATES, INC.
3525 West Loop East, Suite 200, Dallas, Texas 75241
PHONE: 972.991.8881
WWW.DAASURVEYING.COM

PLAT NOTES:
1. BASIS OF BEARING DERIVED FROM TEXAS STATE PLANE
2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH
A YELLOW PLASTIC CAP STAMPED "DA".
3. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH
INTERSECTIONS AND POINTS OF CURVATURE.
4. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH
INTERSECTIONS AND POINTS OF CURVATURE.
5. NO CONCRETE MONUMENTS IN THE 3' TIE.
6. TOTAL STREET RIGHT-OF-WAY DEDICATED FOR PUBLIC USE IS
7. LOT 45, BLOCK H (6.238 AC) SHALL BE OWNED AND MAINTAINED
PURPOSES.
8. ALL SHALL BE FOR LANDSCAPE AND SCREENING

BENCHMARKS:
CITY OF ALLEN BENCHMARK NO. 5: 3-1/2" ALUMINUM DISK
LOCATED 100 FEET WEST FROM THE INTERSECTION OF
COURT LANE AND STACY ROAD.
ELEVATION = 661.337
CITY OF ALLEN BENCHMARK NO. 1: 1/2" ALUMINUM DISK
LOCATED AT THE CORNER OF CHAS ALLEN OF THE
WEST SIDE OF ALMA DRIVE LOCATED 320 FEET NORTH OF
COURT LANE AND STACY ROAD.
ELEVATION = 662.744

LEGEND
EASMENT
PAE = PUBLIC ACCESS EASEMENT
UE = UTILITY EASEMENT
D.A.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.A.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
I.P.F. = IRON PIPE FOUND
I.P.F. = IRON PIPE FOUND
S.D. = STREET NAME CHANGE
1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DA" (UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DA"

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 17, 2010

SUBJECT: Preliminary Plat – Consider a Revised Preliminary Plat for Waterford Parks Phase 6 of Waterford Parks Phases 5, 6, 7, 8 & 9; being 3.0695± acres located north of Exchange Parkway and west of Bray Central Drive. (PP 7/16/10-49) [Waterford Parks Phase 6]

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** 4/28/09 – Zoning Amendment for Phase 6 Approved
4/18/06 – Preliminary Plat Approved

BACKGROUND

This property is located north of Blanco Drive and east of Bray Central Drive. The property to the north is zoned PD Planned Development No. 77 for R5 Residential. The property to the east 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 property to the west is zoned PD Planned Development No.77 for R5 Residential.

The Preliminary Plat is being revised to reduce the width of Lots 13-27, Block E (Phase 6). This reduction allows the developer to add more lots to their next phase of development. The subject lots were rezoned to PD Planned Development No. 54 for R5 Residential in 2009. The new lot width meets the minimum standard of the R5 zoning district. The revised portion of the Preliminary Plat is consistent with the Concept Plan for Phase 6. The plat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Preliminary Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 17, 2010

SUBJECT: Capital Improvement Program (CIP) Update

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

Chris Flanigan, P.E.
Assistant Director of Engineering

Brian Bristow, RLA, RAS, LI, CA
Assistant Director of Parks & Recreation

PREVIOUS ACTION: None

BACKGROUND

The Planning and Zoning Commission acts in an advisory capacity for the City Council and makes a recommendation regarding approval of the Capital Improvement Program each year. In preparation for this recommendation, staff will give a CIP overview and update presentation to the Commission. The Commission received a copy of the 2009-2014 Capital Improvement Program Report at the August 3, 2010 P&Z meeting.

STAFF RECOMMENDATION

Recommend approval of the CIP to the City Council.

ATTACHMENTS

None