

**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, OCTOBER 6, 2009
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 September 22, 2009 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 September 15, 2009 meeting.
3. Final Plat Extension – Consider a request for an extension for filing a Final Plat for Morgan Crossing Phase 3, being 14.864± acres located at the southwest corner of Angel Parkway and Chaparral Drive. (Z-6/30-08-74)

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Walmart Supercenter, Lots 1, 2, 3, 4 and 5, Block A, being 36.218± acres located at the northwest corner of US75 and Exchange Parkway. (PP-9/14/09-73)

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

**PLANNING & ZONING COMMISSION
REGULAR MEETING
OCTOBER 6, 2009**

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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, October 2, 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.

Director's Report from 9/22/09 City Council Meeting

There was one item taken to the September 22, 2009 City Council meeting for consideration. The amendments to the Future Land Use Plan, as part of the 2002-2022 Comprehensive Plan, were approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
September 15, 2009**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
Alan Grimes
Shirley Mangrum
James Rushing
Robert Wendland

Commissioners Absent:

Marcelle Jones

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Chris Flanigan, P.E., Assistant Director of Engineering
Helen-Eve Liebman, Senior Planner
Kevin Laughlin, Attorney
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 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 September 8, 2009 City Council meeting.

Consent Agenda

2. Approve minutes of the September 1, 2009 meeting.
3. Final Plat – Consider a request for a Final Plat for Allen Fire Station No. 5, Lot 1, Block A, being 2.8032± acres located at the northwest corner of McDermott Drive and the future Shallowater Drive. (FP-8/10/09-62)
4. Final Plat – Consider a request for a Final Plat for Racetrac No. 863 – Bethany Center II, Lot 1, Block 1, being 2.295± acres located north of Bethany Drive and west of Greenville Avenue. (FP-6/26/09-50)

Motion: Upon a motion by Commissioner Grimes, and a second by Commissioner Rushing, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda. The motion carried.

Regular Agenda

Agenda Item #5: General Development Plan – Consider a request for a General Development Plan for Walmart Supercenter, being 36.218± acres located at the northwest corner of US75 and Exchange Parkway. (GDP-7/13/09-52)

Helen-Eve Liebman, Senior Planner, presented to the Commission. The property is located at the northwest corner of US75 and Exchange Parkway and is zoned PD Planned Development 54 for CC Corridor Commercial and IT Industrial Technology uses. The GDP illustrates a ±27.7 acre lot for the new Walmart Supercenter store and four satellite lots. The plan has been reviewed by staff and complies with the ALDC. The access for the property consists of an ingress/egress and ingress only along US 75, and an ingress/egress and ingress only along Exchange Parkway.

Staff recommends approval.

Commissioner Rushing stated that the Walmart Supercenter had previously proposed a main entrance off the jug-handle. He was opposed to it then due to safety issues and questioned why staff has allowed this entrance again.

Ms. Liebman answered that the Transportation Engineer reviewed a Traffic Impact Analysis for the site and are confident that any issues related to the jug-handle have been addressed.

Commissioner Mangrum stated she also has safety concerns. Traffic going west on Exchange Parkway is a hassle without the Walmart. Adding traffic from the Walmart site creates even more of a concern.

Chris Flanigan, Assistant Director of Engineering, spoke to the Commission. The Engineering Department does not believe the ingress point along the jug-handle changes the traffic situation as it exists today. He proposed requesting additional signage as part of the TxDOT permit package to manage the flow of traffic. The applicant initially proposed an ingress and egress at this location. Staff limited the access to ingress only.

Ogden “Bo” Bass, Director of Planning and Development spoke to the Commission. He stated that staff had the same concerns regarding the jug-handle. However discussions with the Traffic Engineer alleviated staff’s concerns.

Chairman Wendland stated that when the project was considered a couple of years ago the proposal to make that access point an ingress and egress was rejected. However, he believes making this location an ingress only will alleviate traffic situations that might occur.

Commissioner Cocking asked about the status of the Exchange Parkway widening. Mr. Flanigan stated that Exchange Parkway is called to be a six-lane divided thoroughfare. Long range plans will be to add two additional lanes.

Commissioner Cocking questioned whether it is possible to recommend barriers to prevent wrong turns from the jug-handle and along US 75. Mr. Flanigan answered that those details for the jug-handle will be worked out during the Engineering review stage. The access points off of US 75 have been designed to prevent traffic from entering the wrong way.

Motion: Upon a motion by Commissioner Cocking, and a second by Commissioner Grimes, the Commission voted 4 IN FAVOR, and 2 OPPOSED (by Commissioner Rushing and Commissioner Dreggors), to approve the General Development Plan for Walmart Supercenter. The motion carried.

Other Business

Chairman Wendland thanked Commissioner Grimes for serving on the Commission.

Adjournment

Motion: Upon a motion by Commissioner Dreggors and a second by Chairman Wendland the Commission voted 6 IN FAVOR and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 7:25 p.m.

These minutes approved this _____ day of _____ 2009.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 9/8/09 City Council Meeting

There were no items taken to the September 8, 2009 City Council meeting for consideration.

DRAFT

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: October 6, 2009

SUBJECT: Consider a request for an extension for filing a Final Plat for Morgan Crossing, Phase 3, being 14.864± acres located at the southwest corner of Angel Parkway and Chaparral Drive. (Z-6/30/09-74)

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: A Final Plat was approved July 7, 2009

BACKGROUND

The property is located at the southwest corner of Angel Parkway and Chaparral Drive. The property to the north is zoned PD Planned Development No. 65 SC Shopping Center. The property to the east, across Angel Parkway, is the City of Lucas. The property to the west is zoned PD Planned Development No. 65 CF Community Facilities. The property to the south is the City of Parker.

The applicant has submitted a request for a 60-day extension to the approval for recording this Final Plat.

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.

STAFF RECOMMENDATION

Staff recommends approval of the 60-day extension of the Final Plat to December 7, 2009.

ATTACHMENT

Extension request letter



16301 Quorum Drive
Suite 200 B
Addison, Texas 75001

T.972.248.7676
F.972.248.1414

September 23, 2009

Ms. Tiffany McLeod
Planner
City of Allen
305 Century Parkway
Allen, TX 75013

**RE: Final Plat
Morgan Crossing, Phase 3**

Dear Ms. McLeod:

Please accept this letter, on behalf of our client D.R. Horton – Texas, Ltd., as our request to extend the approval of the above referenced plat sixty (60) days from its expiration date. The plat was previously approved by the Planning & Zoning Commission on July 7, 2009 and currently expires on October 7, 2009.

Please contact me if you have any questions. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Miles', is written over a blue horizontal line.

Jeff Miles

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

- AGENDA DATE:** October 6, 2009
- SUBJECT:** Consider a Preliminary Plat for Wal-Mart Supercenter, Lots 1, 2, 3, 4 and 5, Block 1, being 36.218± acres located at the northwest corner of US75 and Exchange Parkway. PP-9/14/09-73
- STAFF RESOURCE:** Tiffany McLeod
Planner
- PREVIOUS BOARD/COUNCIL ACTION:** The zoning was amended on the property (Tract 1, PD No. 54) in July, 1999. A General Development Plan was approved in November, 2006 and expired. A Preliminary Plat was approved April, 2007 and expired. A revised General Development Plan was approved in September 2009.

BACKGROUND

This property is located at the northwest corner of US75 and Exchange Parkway. The property to the north is CC Corridor Commercial; the property to the west is PD Planned Development No. 54 for IT Industrial Technology; the property to the south, across Exchange Parkway is PD Planned Development No. 54 for CC Corridor Commercial; and the property to the east, across US75 is PD Planned Development No. 58 for SC Shopping Center, and PD Planned Development No. 45 for CC Corridor Commercial.

The previously approved Preliminary Plat expired in 2008. The updated Preliminary Plat illustrates a ±27.7 acre lot for the new Wal-Mart Supercenter store and four peripheral lots to accommodate other corridor commercial sites. The Site Plan for the Wal-Mart Supercenter has been reviewed by the Technical Review Committee (TRC) and approved.

Staff has worked with the applicant to ensure proper access and site circulation for the overall site. The Preliminary Plat meets all of the requirements of the *Allen Land Development Code* and is consistent with the Concept Plan and revised General Development Plan.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Preliminary Plat

Know all men by these presents, that the undersigned have caused this plat to be recorded from an actual and accurate survey of the land described hereon, and that the same is a true and correct copy of the original survey as recorded in the public records of the County of Allen, State of Texas.

SEPTEMBER 8, 2009
Date
Professional Professional Surveyor No. 4381

BY: _____ MAYOR
BY: _____ CITY SECRETARY

CITY OF ALLEN
Preliminary Plat approved
this _____ day of _____, 2009

ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, L.P.
SUITE 200, COMMERCIAL CIRCLE
FT. WORTH, TEXAS 76107
(817) 489-1370 (FAX)

OWNER/DEVELOPER
WAL-MART STORES TEXAS, L.P.
3001 3501 LITTLE STREET, SUITE 400
DALLAS, TEXAS 75219
(419) 273-6000 (PHONE)
(419) 273-6000 (FAX)

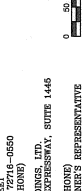
OWNER'S REPRESENTATIVE
BOSSY BOOTS HOLDINGS, LTD.
SUITE 100, 2615 CRESSWELL DRIVE
DALLAS, TEXAS 75228
(214) 897-3842 (PHONE)
(214) 897-3842 (FAX)

MEETS & BOUNDS DESCRIPTION
The City of Allen, Texas, County of Allen, State of Texas, is the owner of the property herein described. The City of Allen, Texas, County of Allen, State of Texas, is the owner of the property herein described. The City of Allen, Texas, County of Allen, State of Texas, is the owner of the property herein described.

SEPT 8 2009
DUNAWAY ASSOCIATES, L.P.
1901 WEST 11TH STREET, SUITE 200
Ft. Worth, Texas 76107
(817) 489-1370 (FAX)

SITE DATA

| | |
|-------------------------|----------|
| Change Sheet Number | - 98218 |
| Sheet E.O.W. Dedication | - 1.949 |
| Sheet E.O.W. Dedication | - 34.262 |
| Map Page Number | - 94.262 |
| Existing Land Use | - VACANT |
| Total Lots | - 5 |



CURVE TABLE

| Curve | Radius | Delta | Chord | Chord Bearing | Stationing |
|-------|---------|--------|--------|---------------|------------|
| G1 | 100.00' | 36.87° | 72.00' | 270.00° | 272.92+00 |
| G2 | 100.00' | 36.87° | 72.00' | 90.00° | 273.22+00 |

GENERAL NOTES:
1. The limits of the bearing shown herein are the western line of the tract of land shown herein.
2. According to the Final Engineering Site Map for Collin County and Incorporated Areas, located in Zone "C", defined as "areas determined to be suitable 300-year floodplain", this statement does not reflect any type of flood study by this firm.
3. Sewer will be provided by connection to existing public facilities.
4. Sanitary sewer will be provided by connection to existing public facilities.

LEGEND

- SEWER TRANSFORMER
- POWER POLE
- UTILITY ANCHOR
- CABLE RISER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER METER VALVE
- WATER METER
- WATER METER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- STOP SIGN
- STOP SIGN WITH YELLOW CAP
- STAMPED SIGNATURE AND SEAL
- CONCRETE
- UNDERGROUND SWAMP FORKS
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER SERVICE LINE
- UNDERGROUND ELECTRIC LINE

PROPERTY INFORMATION

- LOT 1: 1.971300 S.F. 27.04 ACRES
- LOT 2: 2.337 ACRES
- LOT 3: 1.416 ACRES
- LOT 4: 1.419 ACRES
- LOT 5: 69,641 S.F. 1.599 ACRES

ADJACENT PROPERTIES

- THE KEY PARTNERSHIP NO.2, L.P. D.B.C.C.T.
- THE KEY PARTNERSHIP NO.1, L.P. D.B.C.C.T.
- THE KEY PARTNERSHIP NO.3, L.P. D.B.C.C.T.
- THE KEY PARTNERSHIP NO.4, L.P. D.B.C.C.T.

ADDITIONAL NOTES

- SEE SHEET 98219 FOR CONTIGUOUS AREAS
- SEE SHEET 98220 FOR CONTIGUOUS AREAS
- SEE SHEET 98221 FOR CONTIGUOUS AREAS
- SEE SHEET 98222 FOR CONTIGUOUS AREAS
- SEE SHEET 98223 FOR CONTIGUOUS AREAS
- SEE SHEET 98224 FOR CONTIGUOUS AREAS
- SEE SHEET 98225 FOR CONTIGUOUS AREAS
- SEE SHEET 98226 FOR CONTIGUOUS AREAS
- SEE SHEET 98227 FOR CONTIGUOUS AREAS
- SEE SHEET 98228 FOR CONTIGUOUS AREAS
- SEE SHEET 98229 FOR CONTIGUOUS AREAS
- SEE SHEET 98230 FOR CONTIGUOUS AREAS
- SEE SHEET 98231 FOR CONTIGUOUS AREAS
- SEE SHEET 98232 FOR CONTIGUOUS AREAS
- SEE SHEET 98233 FOR CONTIGUOUS AREAS
- SEE SHEET 98234 FOR CONTIGUOUS AREAS
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