



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, DECEMBER 21, 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 December 14, 2010 regular 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 December 7, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for The Village At Allen, Lot 1, Block C, & Lot 1 & 2, Block D; being 4.825± acres located at the southeast corner of US75 and Cabela Drive. (FP-12/6/10-87) [Rudy's]

Regular Agenda

None

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, December 17, 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 12/14/10 City Council Meeting

There were four items taken to the December 14, 2010 City Council meeting for consideration.

1. The request to create Planned Development PD No. 106, Shopping Center SC, for a Car Wash was approved.
2. The request for Specific Use Permit SUP No. 115 for Automotive Repairs, Minor was approved.
3. The request to amend Planned Development PD No. 54, Tract 12, for Townhome TH to Planned Development PD No. 54 R-7 Single-Family Residential District was approved.
4. The proposed amendments to the Allen Land Development Code were approved with a modification.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
December 7, 2010**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, 1st Vice Chairman
Douglas Dreggors, 2nd Vice Chairman
Kurt Kizer
Shirley Mangrum
Steven Platt, Jr.
Ben Trahan
Robert Wendland, Chairman

Commissioners Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning and Development
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 November 23, 2010 City Council meeting.

Consent Agenda

2. Approve minutes of the November 16, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Watters Village, Lots 1, 2 & 3, Block A being 8.831± acres located at the southeast corner of Stacy Road and Watters Road. (FP-11/15/10-82) [Watters Village]
4. Final Plat – Consider a Final Plat for Cumberland Crossing, Phase IA, being 27.852± located south of Ridgeview Drive and west of Twin Creeks Drive. (FP-11/8/10-81) [Cumberland Crossing Phase I A]

Motion: Upon a motion by 2nd Vice Chairman Dreggors, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda.

The motion carried.

Regular Agenda

Agenda Item #5: Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for Amusement, Commercial (Indoor) use to be located in 27,600 square feet of space (Suite 150) in the building located at 505 Century Parkway. The property is 5.409± acres being Lot 2R, Block 3, Millennium Business Park. (SUP-9/28/10-74) [Allen Baseball Holdings, Inc. (D-Bat Allen)]

Ogden “Bo” Bass, Director of Planning and Development, spoke to the Commission. The property is currently zoned Light Industrial LI and the applicant has applied for a Specific Use Permit SUP for Amusement, Commercial (Indoor) to allow for a baseball and softball training academy with a pro shop, office, training room, and batting cages. On November 2, 2010 the Planning and Zoning Commission recommended the approval of amending the Allen Land Development Code ALDC to allow for Amusement, Commercial (Indoor) through the review and approval of a Specific Use Permit SUP in the Light Industrial LI zoning district. The City Council is scheduled to review the Planning and Zoning Commission’s recommendation to amend the ALDC to allow the use through an SUP at the December 14, 2010 meeting. Recommending approval of this SUP request is subject to approval of City Council approving the ALDC Amendment to allow the use by SUP in the LI zoning district.

The SUP request is for 27,600± square feet of the 100,000± square feet of the Millennium Business Park located at 505 Century Parkway. The use will be compatible in a light industrial use building and it is anticipated the core hours of operation will occur in the off hours of a standard business day. The user expects peak attendance to occur between the hours of 5:00 p.m. to 10:00 p.m. on weeknights and 9:00 a.m. to 6:00 p.m. on the weekends. 154 parking spaces exist onsite and in comparing other facilities this user operates in similar light industrial buildings the parking for this location far exceed the number of spaces per batting cages in the other facilities. A facility in Addison provides 2.1± parking spaces per batting cage, the facility in Frisco provides 6.7± parking spaces per batting cage, and the proposed Allen location would provide 9.1± parking spaces per batting cage.

The proposed building signage for the SUP request complies with the ALDC sign ordinance.

The following conditions were recommended to the Commission when ruling on the SUP request:

1. The approval is contingent on the approval of the ALDC amendments being considered by the City Council on December 14, 2010.
2. The SUP is solely for Allen Baseball Holdings, Inc.

Staff recommends approval.

Keith Furnish, applicant, 225 Holly Lane, Allen and Paul Teclachek, GLC Realty, 2711 LBJ, Dallas introduced themselves to the Commission.

Commissioner Mangrum asked if this is the applicant’s first batting cage company. Mr. Furnish answered this is his first; however the company is a franchise.

Commissioner Mangrum inquired about how noisy the batting cages would be. Mr. Furnish stated the batting cages are noisy but the noise won't affect the neighbors.

Commissioner Mangrum asked if activities such as baseball clinics are anticipated in the summer months. Mr. Furnish answered the clinics and camps will be held on baseball fields in the summer months.

Commissioner Kizer asked if the property owner had solicited feedback from the other tenants. Mr. Teclachek referred to discussions he had with the existing tenants. He added that the floor plan of the baseball clinic is such that there will be no office space directly adjacent to the cages.

Commissioner Kizer questioned whether the impact on property values was considered in evaluating this request. Mr. Bass stated staff typically does not consider impacts on property values; however having the space tenanted is better than it sitting vacant.

1st Vice Chairman Cocking inquired about noise monitoring for the residential development across from the DART property. Mr. Bass stated the noise level at the property line would have to comply with Land Development Code standards.

Mr. Bass suggested on an additional condition that no activities can occur outside of the lease space.

Chairman Wendland opened the Public Hearing.

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

Chairman Wendland asked if the facility will have on-site management. Mr. Furnish stated yes.

Motion: Upon a motion by Commissioner Platt and a second by 2nd Vice Chairman Dreggors, the Commission voted 7 IN FAVOR, and 0 OPPOSED, to recommend approval of the Specific Use Permit SUP for Amusement, Commercial (Indoor) use to be located in 27,600 square feet of space (Suite 150) in the building located at 505 Century Parkway with the following conditions:

1. Approval is contingent upon City Council approval of the ALDC amendments that will be considered on December 14, 2010.
2. The SUP is limited to the Allen Baseball Holdings, Inc. located in Suite 150 at 505 Century Parkway.
3. No outside activities will be associated with the use.

The motion carried.

Items of Interest

Mr. Bass stated the case just presented will go before the Council on January 11, 2011.

Mr. Bass reminded the Commission of the annual Board and Commission dinner to be held on Friday December 10, 2010.

Adjournment

Motion: Upon a motion by 2nd Vice Chairman Dreggors and a second by acclamation the meeting adjourned at 7:30 p.m.

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 11/23/10 City Council Meeting

There was one item taken to the November 23, 2010 City Council meeting for consideration. The request for a Specific Use Permit SUP, for an Assisted Living Facility, at the property located north of Prestige Circle and west of Greenville Avenue was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: December 21, 2010

SUBJECT: Consider a Final Plat for The Village At Allen, Lot 1, Block C, & Lot 1 & 2, Block D, being 4.825± acres located at the northeast corner of US75 and Cabela Drive. (FP-12/6/10-87) [Rudy's]

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Approved Preliminary Plat – June 15, 2010
Approved SUP – July 13, 2010

BACKGROUND

The property is located north and south of Cabela Drive and east of US 75. The property to the north is zoned Planned Development PD No. 73 for Shopping Center SC. The property to the east is zoned Planned Development PD No. 103 for Shopping Center SC. The property to the south is currently zoned Planned Development PD No. 45 for Light Commercial LC.

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

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Final Plat

