CITY OF ALLEN

AGENDA
CITY OFALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 17, 2013 – 7:00 P.M.
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 September 10, 2013regular 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 from the September 3, 2013workshop and regular meeting.

3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Combination Plat – Consider a request for a Combination Plat for Lot 1 and 2, Block A, Allen Independent School District Service Center. The property is 45.165± acres located northwest of Bossy Boots Drive and Watters Road. (FP-8/19/13-58) [Allen ISD Service Center]

5. Public Hearing – Conduct a Public Hearing and consider amendments to Allen Land Development Code Section 2.03.1 "Sign Control Board Composition, Term; Meetings" relating to the membership of the Sign Control Board, Section 2.04.1 "Buildings and Standards Commission Created; Membership" relating to the membership of the Building and Standards Commission; Section 2.04.3 "Proceedings of the Buildings and Standards Commission" relating to the proceedings of the Building and Standards Commission; and Section 4.20.2 "Schedule of principal uses," regarding removal of the use "Automotive Sales and Services Uses," and authorizing "Auto, Trailer, Truck Rental Uses" to be permitted in the "GB" General Business District and permitted only with a Specific Use Permit in the "LI" Light Industrial District and "HI" Heavy Industrial District.

6. Presentation – Presentation of the Texas Chapter of the American Planning Association "Certificate of Achievement for Planning Excellence" for 2013.

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, September 13, 2013, 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 9/10/13 City Council Meeting

There were two items taken to the September 10, 2013 City Council meeting for consideration.

- A request to adopt an ordinance to approve a Site Plan for Bahama Bucks, Lot 2, Block A, Hi-Lo/O'Reilly Addition, City of Allen, Collin County, Texas; located at 715 E Main Street was approved.

- A request to adopt an ordinance to change the zoning of 24.653± acres, located at the northwest corner of Chaparral Road and Angel Parkway, from Planned Development PD No. 65 Shopping Center SC to Planned Development PD No. 65 Single Family Residential R-6 uses, and adopt a Concept Plan, Development Regulations and Building Elevations for Morgan Crossing, Phase 4 was approved.

PLANNING AND ZONING COMMISSION

Workshop Meeting
September 3, 2013

ATTENDANCE:

Commissioners Present:
Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
Steven Platt, Jr.
Ben Trahan

Commissioners Absent:
John Ogrizovich

City Staff Present:
Lee Battle, AICP, Assistant Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner
Shelby Griffin, Planner
Julie Dosher, City 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 5:30 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Regular Agenda

Agenda Item #1 Discuss the *Comprehensive Plan* update.

Lee Battle, AICP, Assistant Director of Community Development, led the Commission through a discussion of the 2013 *Comprehensive Plan* update.

Adjournment

Upon acclamation, the meeting adjourned at 7:00 p.m.

These minutes approved this _____day of _____2013.

_____ _____
Robert Wendland, Chairman Shelby Griffin, Planner

PLANNING AND ZONING COMMISSION

Regular Meeting
September 3, 2013

ATTENDANCE:

Commissioners Present:
Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
Steven Platt, Jr.
Ben Trahan

Commissioners Absent:
John Ogrizovich

City Staff Present:
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Shelby Griffin, Planner
Julie Dosher, City 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 7:02 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the August 27, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the August 20, 2013 regular meeting.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner McNutt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

Agenda Item #3 Public Hearing – Conduct a Public Hearing and consider a request to approve a Site Plan for Bahama Bucks, Lot 2, Block A, Hi-Lo/O'Reilly Addition, City of Allen, Collin County, Texas; located at 715 E Main Street. (SP-5/14/13-35) [Bahama Bucks]

Shelby Griffin, Planner, presented to the Commission. The property is located at 715 East Main Street, west of Fountain Gate Drive and north of Main Street.

Ms. Griffin explained that the subject property is part of Planned Development No. 5. The zoning requires all site plans to be approved by the Planning and Zoning Commission and City Council. The proposed use for this site is a restaurant with a drive through and is allowed by right within the Shopping Center (SC) zoning district.

Ms. Griffin gave an overview of the site layout.

The Site Plan has gone through the Technical Review Committee (TRC) and meets the standards of *ALDC*.

Commissioner Platt inquired about having a shared access point off of Main Street. Ms. Griffin explained that the cross access was originally planned for with the platting and development of the adjacent property to the east.

Chairman Wendland opened the Public Hearing.

Steve Homeyer, Applicant, came forward and stated he was available to answer any questions.

With no one choosing to come forward, the Public Hearing was closed.

Motion: **Upon a motion by Commissioner Trahan, and a second by 2nd Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Site Plan for Bahama Buck's.**

The motion carried.

Agenda Item #4 Public Hearing – Conduct a Public Hearing and consider a request to change the zoning for Lots 3R and 4, Park View Addition, City of Allen, Texas, from Shopping Center (SC) zoning to a Planned Development for Multifamily (MF-18) for Senior Independent Living use, and adopt a Concept Plan, Building Elevations, and Development Regulations. (Z-5/21/12-39) [The Huntington at Greenville]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located south of Main Street and east of Greenville Avenue.

Ms. McLeod explained that the property is currently zoned Shopping Center (SC) and that the applicant is proposing to change the zoning to a Planned Development PD with a base zoning of Multi-family Residential (MF-18). The property shall be developed and used for Senior Independent Living use for individuals fifty-five (55) years of age or older.

The Concept Plan shows a 135,000 square foot building on 6.32± acres of land. The building will contain 106 residential units.

Ms. McLeod described the development regulations that would be made part of the zoning ordinance. She explained that the development regulations included with this PD request require that a deed restriction, addressing this minimum age requirement, is approved by the City Attorney and filed of record prior to Site Plan approval.

Screening for the property will consist of an eight foot (8') masonry wall along the northern, eastern and southeastern property lines. An eight foot (8') wrought iron fence will be placed along the southwestern property line; along Cottonwood Creek.

The building is three (3) stories with a maximum height of forty-five feet (45'). The attached building elevations show brick, stone, and stucco as the primary exterior building materials.

Chairman Wendland opened the Public Hearing.

Marty Brown, Applicant, came forward and stated he was available to answer any questions.

With no one else choosing to come forward, Chairman Wendland closed the Public Hearing and announced there was one written letter of support for the zoning request from Jonathan Kagan and representative of Walgreens, 510 East Main Street, Allen, Texas.

Jeff Cocking, 1st Vice Chair, inquired about the type of senior living apartments being offered at this location. Mr. Brown, applicant, stated that the floor plan of the building has not been finalized. Mr. Brown added that there would be both single and double bedroom apartments and the total maximum number of bedrooms that would fit in the building would be 106.

Motion: **Upon a motion by Commissioner Trahan, and a second by 2nd Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning for Lots 3R and 4, Park View Addition, from Shopping Center "SC" zoning to a Planned Development for Multifamily "MF-18" for Senior Independent Living use, and adopt a Concept Plan, Building Elevations, and Development Regulations for The Huntington at Greenville.**

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:24 p.m.

These minutes approved this _____day of _____2013.

_____ _____

Robert Wendland, Chairman Shelby Griffin, Planner

Director's Report from 8/27/13 City Council Meeting

There was one item taken to the August 27, 2013 City Council meeting for consideration.

- A request to adopt an Ordinance to amend the Development Regulations within PD No. 55 for Lots 1 and 2, Block A, Harley-Davidson Allen Addition relating to the number of special events allowed to be held on the property, and adopt a temporary use/special event location map for Harley Davidson was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	September 17, 2013
SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None
PUBLIC NOTICE:	None

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

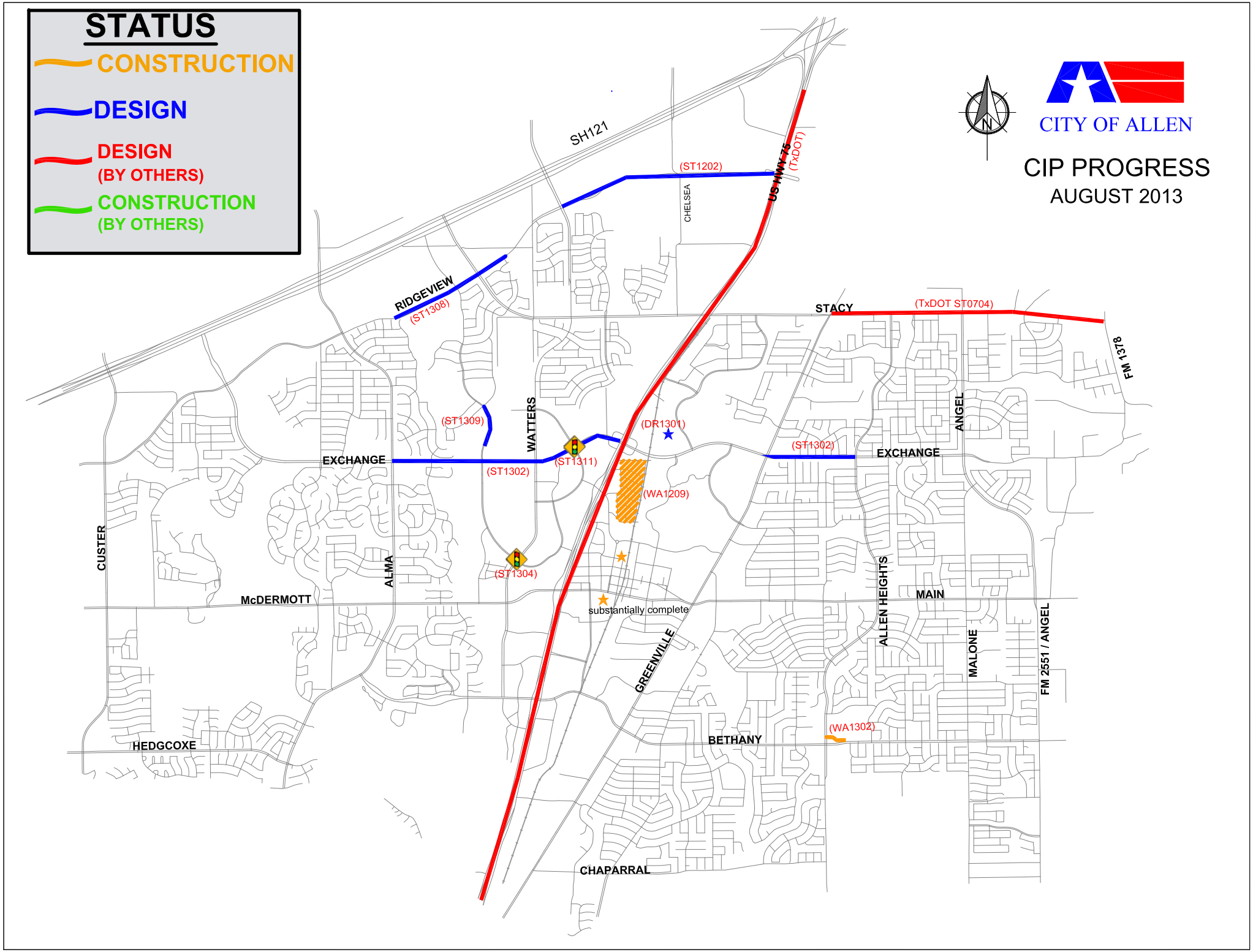
N/A

ATTACHMENTS

CIP Progress Report through August 2013
CIP Map through August 2013

ENGINEERING CIP PROGRESS REPORT - THROUGH AUGUST 2013

		PROJECT		STATUS / COMMENTS
FACILITIES	1	Library		Painting will begin September 2nd with completion expected late September 2013.
FACILITIES	2	PD Paint / Personnel Moves		Substantially complete
ROADS – CITY	3	2013 Street and Alley Rehabilitation Project	ST1305	Street, alley, accessibility, and sidewalk improvements. Construction anticipated to be completed Spring 2014.
ROADS – CITY	4	Bray Central Widening	ST1309	Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Anticipated design completion by October 2013 with construction beginning late Fall 2013.
ROADS – CITY	5	Exchange Parkway (Alma - Allen Heights)	ST1302	Addition of 2 lanes. Design anticipated Spring 2013. RTR funding received May 2013. Construction anticipated Fall 2013.
ROADS – CITY	6	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
ROADS – CITY	7	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Roadway connection through the Bush/Elkin and Johnson properties. Design contract for 4-lane roadway and 6-lane bridge began Spring 2013. Construction anticipated Spring 2014.
ROADS – OTHERS	8	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704	TxDOT project in design. ROW acquisition and utility relocation underway. NTMWD waterline relocation to begin Fall 2013. Anticipate TxDOT letting date of December 2014, with construction starting Spring 2015.
ROADS – OTHERS	9	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of October or December 2013, with construction starting in Spring 2014.
UTILITIES	10	Allen Heights - Bethany Water Line Repair	WA1302	Bypass line to repair the existing 24" water line on Bethany. Construction has begun and is anticipated to continue through the Summer. Construction will impact traffic.
UTILITIES	11	Whis-Lynge Water/SS Replacement	WA1209	Water and sanitary sewer improvements for Whis-Lynge and Rolling Hills Estates. Construction anticipated to begin September 2013 and complete January 2015.
MISC.	12	Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Design is anticipated to be complete summer 2013. Construction anticipated when CDC funding is disbursed.
MISC.	13	Signal - Exchange / Bossy Boots	ST1311	Construction anticipated to begin November 2013 in conjunction with Exchange widening to assist with traffic phasing.
MISC.	14	Signal - Watters / Bray Central	ST1304	The design expected to be complete by mid-September and construction is anticipated to occur in December 2013.


STATUS
CONSTRUCTION
DESIGN
DESIGN
(BY OTHERS)
CONSTRUCTION
(BY OTHERS)
CITY OF ALLEN
CIP PROGRESS
AUGUST 2013
N
SH121
(ST1202)
US HWY 75
(TxDOT)
CHELSEA
RIDGEVIEW
(ST1308)
STACY
(TxDOT ST0704)
FM 1378
ANGEL
(ST1309)
WATTERS
(DR1301)
(ST1302)
EXCHANGE
(ST1311)
(ST1302)
EXCHANGE
(WA1209)
CUSTER
ALMA
(ST1304)
McDERMOTT
substantially complete
GREENVILLE
ALLEN HEIGHTS
MAIN
MALONE
FM 2551 / ANGEL
(WA1302)
BETHANY
HEDGCOXE
CHAPARRAL

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE:	September 17, 2013
SUBJECT:	Consider a request for a Combination Plat for Lot 1 and 2, Block A, Allen Independent School District Service Center. The property is 45.165± acres located northwest of Bossy Boots Drive and Watters Road. (FP-8/19/13-58) [Allen ISD Service Center]
STAFF RESOURCE:	Shelby Griffin Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	None

BACKGROUND

The property is locatednorth of Bossy Boots and west of Watters Road. The property to the north is zoned Single Family Residential (R-5). The property to the east, across Watters Road, is zoned Planned Development No. 54 for Community Facilities (CF) and Single Family Residential (R-5). The property to the south, across Bossy Boots Drive, is zoned Planned Development No. 108 for Mixed Use (MIX) and Industrial Technology (IT). The property to the west is zoned Planned Development No. 108 for Multi-family Residential (MF-24) and Planned Development No. 54 for Community Facilities (CF) and Single Family Residential (SF). The subject property is zoned Planned Development No. 54 for Industrial Technology (IT).

The Combination Plat is for the Allen Independent School District Service Center. The Site Plan has been approved and the platting of this property is the final step in the development process.

The Combination Plat shows 45.165± acres and two (2) lots. Lot 1 is 38.345± acres and will be the site for service center. Lot 2 is 3.932± acres and is for future development. The right of way shown along the south boundary of the site will be dedicated to the City of Allen for roadway improvements on Bray Central Drive and Bossy Boots Drive.

There are four (4) access points shown for Lot 1; three being off of Bossy Boots Drive and one off of Watters Road. Lot 1 shows a series of firelane, emergency access, and utility easements that provide access to the structures located on Lot 1. The plat also shows a variety of drainage, landscape, utility, trail access, and water easements for the development of this site.

The Combination Plat has been reviewed by the Technical Review Committee (TRC) and meets the standards of Planned Development No. 54 and the *Allen Land Development Code* (*ALDC*).

STAFF RECOMMENDATION

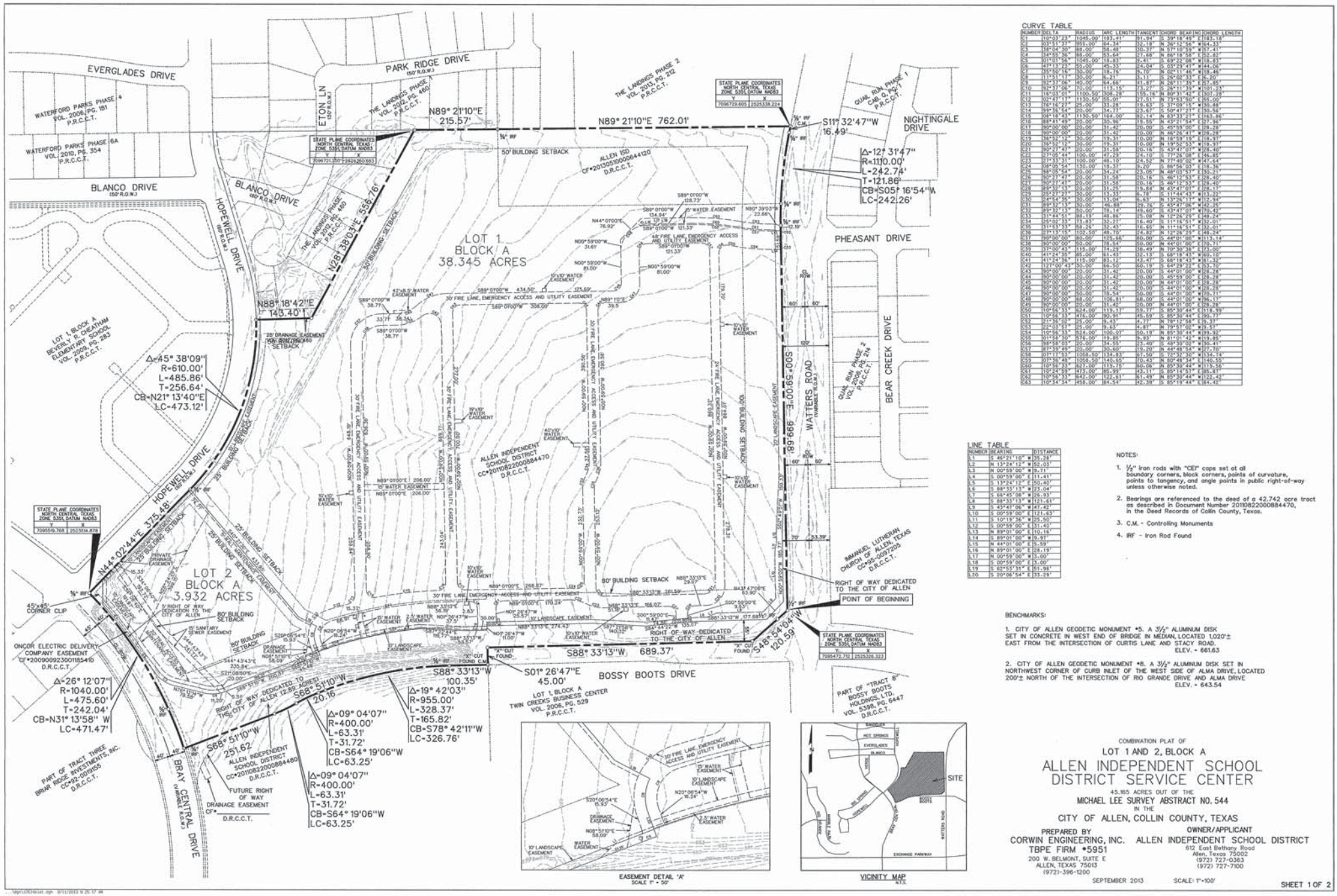
Staff recommends approval.

MOTION

I make a motion to approve the Combination Plat for the Allen Independent School District Service Center.

ATTACHMENTS

Combination Plat



CURVE TABLE

NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10°03'23"	1045.00'	183.41'	91.94'	S 39°18'49" E	183.18'
C2	01°51'39"	951.00'	64.34'	32.19'	N 30°17'50" W	64.33'
C3	58°04'00"	88.00'	58.48'	32.37'	N 57°10'59" W	57.41'
C4	44°53'24"	88.00'	69.54'	37.68'	N 86°18'58" E	67.82'
C5	01°00'56"	1045.00'	18.53'	9.27'	S 69°22'08" W	18.53'
C6	47°13'23"	50.00'	45.33'	24.04'	S 03°23'47" W	44.06'
C7	50°00'04"	50.00'	43.63'	23.50'	N 25°11'46" E	42.26'
C8	11°51'13"	30.00'	6.21'	3.11'	S 26°02'53" E	6.20'
C9	92°37'06"	40.00'	64.66'	41.87'	N 26°11'39" E	57.85'
C10	90°00'04"	70.00'	113.15'	72.00'	S 26°43'39" W	101.83'
C11	16°03'01"	1100.00'	308.28'	155.16'	N 80°31'45" W	307.29'
C12	50°47'17"	132.50'	65.05'	37.51'	N 73°53'50" W	62.94'
C13	16°16'27"	25.00'	13.28'	18.63'	S 31°09'15" W	30.88'
C14	39°35'54"	20.00'	14.71'	13.87'	S 50°47'27" E	30.56'
C15	84°18'43"	130.50'	164.00'	102.14'	N 83°33'21" E	163.88'
C16	88°41'49"	20.00'	30.96'	19.55'	N 43°21'54" E	27.96'
C17	90°00'00"	20.00'	31.42'	20.00'	S 45°59'00" E	28.28'
C18	90°00'00"	20.00'	31.42'	20.00'	N 44°26'41" W	28.28'
C19	38°53'17"	30.00'	19.31'	10.00'	N 16°59'19" E	18.97'
C20	38°53'17"	30.00'	19.31'	10.00'	N 19°52'53" W	18.97'
C21	90°27'49"	20.00'	31.58'	20.18'	S 45°47'07" W	28.40'
C22	27°06'44"	100.00'	47.32'	24.10'	S 77°26'08" E	46.85'
C23	27°33'31"	100.00'	48.10'	24.52'	N 77°40'02" W	47.64'
C24	08°05'54"	130.00'	18.37'	9.20'	S 86°56'03" E	18.36'
C25	88°05'54"	20.00'	34.24'	23.05'	N 48°03'57" E	30.21'
C26	90°27'49"	20.00'	31.58'	20.18'	S 46°12'53" E	28.40'
C27	90°27'49"	20.00'	31.58'	20.18'	S 46°12'53" W	28.40'
C28	89°53'13"	20.00'	31.25'	19.88'	N 43°47'07" W	28.17'
C29	20°53'13"	30.00'	13.33'	6.73'	S 11°44'43" W	13.22'
C30	21°44'55"	30.00'	13.94'	6.83'	N 13°26'17" W	12.94'
C31	89°53'13"	30.00'	46.88'	29.78'	S 45°47'06" W	42.25'
C32	49°10'13"	50.00'	42.91'	45.60'	S 43°47'07" W	41.59'
C33	31°44'51"	50.00'	28.86'	29.18'	N 12°26'29" E	28.24'
C34	105°03'35"	73.83'	32.27'	16.40'	S 11°16'51" W	32.01'
C35	38°05'54"	58.26'	32.43'	16.65'	N 11°16'51" E	32.01'
C36	33°13'55"	102.50'	59.70'	34.32'	N 12°26'29" E	58.84'
C37	50°00'00"	80.00'	175.66'	80.00'	S 44°01'00" W	111.14'
C38	90°00'00"	50.00'	78.54'	50.00'	N 44°01'00" E	70.71'
C39	33°00'43"	115.00'	14.29'	38.49'	N 70°30'35" E	13.90'
C40	41°24'55"	85.00'	61.43'	32.13'	S 68°18'43" W	60.10'
C41	41°24'55"	115.00'	83.12'	43.47'	S 68°18'43" W	81.32'
C42	72°00'43"	50.00'	62.83'	36.79'	S 64°29'37" E	58.70'
C43	90°00'00"	20.00'	31.42'	20.00'	S 44°01'00" W	28.28'
C44	90°00'00"	20.00'	31.42'	20.00'	S 45°59'00" E	28.28'
C45	90°00'00"	20.00'	31.42'	20.00'	N 44°01'00" E	28.28'
C46	90°00'00"	20.00'	31.42'	20.00'	S 44°01'00" W	28.28'
C47	90°00'00"	50.00'	78.54'	50.00'	S 44°01'00" W	70.71'
C48	90°00'00"	48.00'	106.81'	68.00'	S 44°01'00" W	96.17'
C49	90°00'00"	20.00'	31.42'	20.00'	N 44°01'00" E	28.28'
C50	25°13'55"	524.00'	119.17'	59.77'	S 85°30'44" W	118.99'
C51	10°56'33"	476.00'	90.91'	45.59'	S 85°30'44" W	90.77'
C52	21°56'33"	55.00'	9.43'	4.77'	N 75°12'58" E	9.37'
C53	21°56'33"	55.00'	9.43'	4.77'	N 75°12'58" W	9.37'
C54	10°56'33"	524.00'	100.07'	50.19'	N 85°30'44" W	99.92'
C55	01°18'59"	476.00'	19.65'	9.83'	N 81°01'42" W	19.65'
C56	58°58'03"	20.00'	34.55'	23.40'	S 48°30'02" W	30.41'
C57	87°59'42"	20.00'	30.60'	19.20'	N 44°48'54" W	27.70'
C58	01°15'53"	1058.50'	134.83'	67.50'	S 72°03'30" W	134.74'
C59	07°16'45"	1058.50'	140.65'	70.43'	N 80°48'34" E	140.55'
C60	02°56'33"	827.00'	119.75'	60.06'	N 85°30'44" W	119.56'
C61	10°24'59"	473.00'	85.99'	43.11'	S 85°14'51" E	85.87'
C62	10°56'33"	842.00'	127.51'	63.89'	N 85°30'44" W	127.39'
C63	10°54'34"	852.00'	84.54'	42.39'	S 85°19'46" E	84.42'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 46°21'10" W	55.28'
L2	N 13°24'12" W	52.03'
L3	N 00°59'00" W	9.71'
L4	S 00°59'00" E	11.41'
L5	S 13°24'12" E	50.40'
L6	S 88°33'13" W	23.04'
L7	S 66°45'08" W	26.93'
L8	S 88°33'13" W	121.61'
L9	S 43°47'06" W	47.42'
L10	S 00°59'00" E	121.63'
L11	S 10°19'36" W	25.50'
L12	S 00°59'00" E	31.40'
L13	N 89°01'00" E	10.16'
L14	S 89°01'00" W	9.97'
L15	N 44°01'00" E	5.59'
L16	N 89°01'00" E	28.19'
L17	N 00°59'00" W	3.00'
L18	S 00°59'00" E	5.00'
L19	S 63°53'31" E	53.98'
L20	S 20°06'54" E	53.29'

NOTES:

1. 1/2" iron rods with "CEI" caps set at all boundary corners, block corners, points of curvature, points to tangency, and angle points in public right-of-way unless otherwise noted.
2. Bearings are referenced to the deed of a 42.742 acre tract as described in Document Number 20110822000884470, in the Deed Records of Collin County, Texas.
3. C.M. - Controlling Monuments
4. IRF - Iron Rod Found

BENCHMARKS:

1. CITY OF ALLEN GEODETIC MONUMENT #5. A 3½" ALUMINUM DISK SET IN CONCRETE IN WEST END OF BRIDGE IN MEDIAN, LOCATED 1,020'± EAST FROM THE INTERSECTION OF CURTIS LANE AND STACY ROAD. ELEV. = 661.63
2. CITY OF ALLEN GEODETIC MONUMENT #8. A 3½" ALUMINUM DISK SET IN NORTHWEST CORNER OF CURB INLET OF THE WEST SIDE OF ALMA DRIVE, LOCATED 200'± NORTH OF THE INTERSECTION OF RIO GRANDE DRIVE AND ALMA DRIVE ELEV. = 643.54

EASEMENT DETAIL 'A'
SCALE 1" = 50'

VICINITY MAP
N.T.S.

COMBINATION PLAT OF

LOT 1 AND 2, BLOCK A

ALLEN INDEPENDENT SCHOOL DISTRICT SERVICE CENTER

45.165 ACRES OUT OF THE

MICHAEL LEE SURVEY ABSTRACT NO. 544

IN THE

CITY OF ALLEN, COLLIN COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
TBPE FIRM #5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
(972)-396-1200

OWNER/APPLICANT
ALLEN INDEPENDENT SCHOOL DISTRICT
612 East Bethany Road
Allen, Texas 75002
(972) 727-0363
(972) 727-7100

SEPTEMBER 2013 SCALE: 1"=100'

LEGAL DESCRIPTION

BEING a tract of land situated in the MichaelLee Survey, Abstract Number 544, in the City of Allen, Collin County, Texas, and being part of a 42.742 acre tract as described in Document Number 20110822000884470, in the Deed Records of Collin County, Texas, and being all of a 2.685 acre tract of land as described in Document Number 20110822000884480 in the Deed Records of Collin County, Texas, and being all of a 3.4203 acre tract as described in Document Number 20130510000644120 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod with "GLD" cap found at the northeast end of a right-of-way corner clip at the intersection of the west right-of-way line of Watters Road (a variable width right-of-way) and the north right-of-way line of Bossy Boots Drive (a variable width right-of-way);

THENCE, South 48° 54'04" West, departing said west line and with said corner clip and with the south line of said 42.742 acre tract, passing at 34.40 feet a ⅝ inch iron rod with "PA" cap found at the most southerly southeast corner of said 42.742 acre tract and the northeast corner of said 2.685 acre tract, with the south line of said 2.685 acre tract for a total distance of 120.59 feet to an "x" cut found at the most easterly southeast corner of said 2.685 acre tract;

THENCE, South 88° 33'13" West, with the south line of said 2.685 acre tract, for a distance of 689.37 feet to an "x" cut found;

THENCE, South 01° 26'47" East, with said south line, for a distance of 45.00 feet to and "x" cut found;

THENCE, South 88° 33'13" West, with said south line, for a distance of 100.35 feet to a ⅝ inch iron rod found with "PA" cap at the point of curvature of a curve to the left having a radius of 955.00 feet, a tangent of 165.82 feet, and a central angle of 19° 42'03";

THENCE, continuing with said south line and said curve to the left for an arc distance of 328.37 feet (Chord Bearing South 78° 42'11" West - 326.76') to a ½ inch iron rod set at the point of tangency;

THENCE, South 68° 51'10" West, with said south line, for a distance of 20.16 feet to the point of curvature of a curve to the left having a radius of 400.00 feet, a tangent of 31.72 feet, and a central angle of 09° 04'07";

THENCE, continuing with said south line and said curve to the left for an arc distance of 63.31 feet (Chord Bearing South 64° 19'06" West - 63.25 feet) to a ½ inch iron rod set at the point of reverse curvature of a curve to the right having a radius of 400.00 feet, a tangent of 31.72 feet, and a central angle of 09° 04'07";

THENCE, continuing with said south line and said curve to the right for an arc distance of 63.31 feet (Chord Bearing South 64° 19'06" West - 63.25 feet) to a ½ inch iron rod set;

THENCE, South 68° 51'10" West, with said south line, for a distance of 251.62 feet to a ⅝ inch iron rod found with "PA" cap at the southwest corner of said 2.685 acre tract, said point also being in the east right-of-way line of Bray Central Drive (80' Right of Way) being on a curve to the left having a radius of 1040.00 feet, a tangent of 242.04 feet, and a central angle of 26° 12'07";

THENCE, with the west line of said 2.685 acre tract and said east line of Bray Central Drive, passing at 110.05 feet a ⅝ inch iron round found with "PA" cap at the northwest corner of said 2.685 acre tract and the most southerly southwest corner of said 42.742 acre tract, continuing with the west line of said 42.742 acre tract for a total arc distance of 475.60 feet (Chord Bearing North 31° 13'58" West - 471.47 feet) to a ⅝ inch iron rod found with "PA" cap found at the most westerly southwest corner of said 42.742 acre tract, also being in the southeast right-of-way line of Hopewell Drive (60' Right of Way);

THENCE, North 44° 02'44" East, with said west line and southeast line, for a distance of 375.48 feet to a ⅝ inch iron rod with "PA" cap found at the point of curvature of a curve to the left having a radius of 610.00 feet, a tangent of 256.64 feet, and a central angle of 45° 38'09";

THENCE, continuing with said west and southeast lines for an arc distance of 485.86 feet (Chord Bearing North 21° 13'40" East - 473.12 feet) to a ½ inch iron rod set at the southwest corner of the Landings Phase 1, an addition to the City of Allen, Collin County, Texas, as recorded in Volume 2012, Page 460 in the plat records of Collin County, Texas;

THENCE, North 88° 18'42" East, departing said west and southeast lines and with the south line of said Landings Phase 1, for a distance of 143.40 feet to a ½ inch iron rod set at the southeast corner of said Landings Phase 1;

THENCE, North 28° 38'03" East, with the east line of said Landings Phase 1, for a distance of 556.76 feet to a ½ inch iron rod set at an interior ell corner of said Landings Phase 1, also being in the north line of said 42.742 acre tract;

THENCE, North 89° 21'10" East, with the south line of said Landings Phase 1 and the north line of said 42.742 acre tract for a distance of 215.57 feet to a ⅝ inch iron rod with "PA" cap found at the most northerly northeast corner of said 42.742 acre tract and the northwest corner of said 3.4203 acre tract,

THENCE, North 89° 21'10" East, with said south line of said Landings Phase 1 and the north line of said 3.4203 acre tract, for a distance of 762.01 feet to a ⅝ inch iron rod with yellow cap found at the northeast corner of said 3.4203 acre tract, also being in the west right-of-way line of Watters Road (120' Right of Way);

THENCE, South 11° 32'47" West, with the east line of said 3.4203 acre tract and said west line of Watters Road, for a distance of 16.49 feet to a ⅝ inch iron rod with yellow cap found at the point of curvature of a curve to the left having a radius of 1110.00 feet, a tangent of 121.86 feet, and a central angle of 12° 31'47";

THENCE, continuing with said east and west lines and said curve to the left, passing at 185.64 feet a ⅝ inch iron rod with "LN" cap found at the southeast corner of said 3.4203 acre tract and northeast corner of said 42.742 acre tract, continuing for a total arc distance of 242.74 feet (Chord Bearing South 05° 16'54" West - 242.26 feet) to a ⅝ inch iron rod with "PA" cap found;

THENCE, South 00° 59'00" East, with the east line of said 42.742 acre tract and said west line, for a distance of 999.68 feet to the POINT OF BEGINNING and containing 45.165 acres of land.

Surveyor's Certificate

THAT I, Warren L. Corwin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this day of , 2013.

"KNOW ALL MEN BY THESE PRESENTS: That ALLEN INDEPENDENT SCHOOL DISTRICT, through the undersigned authority, does hereby adopt this plat designating the described property as LOT 1 AND 2, BLOCK A, ALLEN INDEPENDENT SCHOOL DISTRICT SERVICE CENTER, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this_____day of_____, 2013.

_____
Ken Helvey
Allen Independent School District
Superintendent

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this day of , 2013.

Approved	Attest
_____	_____
Chairperson Planning & Zoning Commission	Secretary Planning & Zoning Commission
_____	_____
Date Executed Pro-forma	Date
_____	_____
Mayor	Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Plat of Lot 1 and 2, Block A, Allen Independent School District Service Center, Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the_____day of_____, 2013.

_____
City Secretary, City of Allen

COMBINATION PLAT OF

LOT 1 AND 2, BLOCK A

ALLEN INDEPENDENT SCHOOL DISTRICT SERVICE CENTER

45.165 ACRES OUT OF THE

MICHAEL LEE SURVEY ABSTRACT NO. 544

IN THE

CITY OF ALLEN, COLLIN COUNTY, TEXAS

PREPARED BY	OWNER/APPLICANT
CORWIN ENGINEERING, INC. TBPE FIRM #5951 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)-396-1200	ALLEN INDEPENDENT SCHOOL DISTRICT 612 East Bethany Road Allen, Texas 75002 (972) 727-0363 (972) 727-7100

SEPTEMBER 2013 SCALE: 1"=100'

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	September 17, 2013
SUBJECT:	Conduct a Public Hearing and consider amendments to Allen Land Development Code Section 2.03.1 "Sign Control Board Composition, Term; Meetings" relating to the membership of the Sign Control Board, Section 2.04.1 "Buildings and Standards Commission Created; Membership" relating to the membership of the Building and Standards Commission; Section 2.04.3 "Proceedings of the Buildings and Standards Commission" relating to the proceedings of the Building and Standards Commission; and Section 4.20.2 "Schedule of principal uses," regarding removal of the use "Automotive Sales and Services Uses," and authorizing "Auto, Trailer, Truck Rental Uses" to be permitted in the "GB" General Business District and permitted only with a Specific Use Permit in the "LI" Light Industrial District and "HI" Heavy Industrial District.
STAFF RESOURCE:	Patrick Blaydes Planner
PREVIOUS COMMISSION/COUNCIL	N/A
PUBLIC NOTICES:	Newspaper Notice: August 29th, 2013
ANTICIPATED CITY COUNCIL DATE:	September 24th, 2013

BACKGROUND

The *Allen Land Development Code (ALDC)* is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws.

The amendments to Section 2.03.01, 2.04.01 and 2.04.03 reflect the desire of City Council to increase the number of voting members on the Sign Control Board and the Building and Standards Commission from five to seven. The amendments to Section 4.20.02, the Principal Use Chart, alters the zoning districts where the Auto, Trailer, Truck Rental use and the Automotive Sales and Service use can locate.

Attached are the proposed amendments incorporated into the *ALDC*. The proposed amendments have gone through a review and refinement process with participation from City attorneys.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the proposed amendments to the Allen Land Development Code.

ATTACHMENTS

Newspaper Notice
Proposed amendments incorporated into the *ALDC*

CITY OF ALLEN
NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning & Zoning Commission and the Allen City Council will conduct public hearings at their regular meetings as follows in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas:

Planning & Zoning Commission	September 17, 2013	7:00 p.m.
Allen City Council	September 24, 2013	7:00 p.m.

The purpose of the hearing is to receive public comment on a proposed amendments to the Allen Land Development Code: amending Section 2.03.1 "Sign Control Board Composition, Term; Meetings" relating to the membership of the Sign Control Board; amending Section 2.04.1 "Buildings and Standards Commission Created; Membership" relating to the membership of the Building and Standards Commission; amending Section 2.04.3 "Proceedings of the Buildings and Standards Commission" relating to the proceedings of the Building and Standards Commission; amending Section 4.20.2 "Schedule of principal uses," by removing the use of "Automotive Sales and Services Uses," and authorizing "Auto, Trailer, Truck Rental Uses" to be permitted in the "GB" General Business District and permitted only with a Specific Use Permit in the "LI" Light Industrial District and "HI" Heavy Industrial District.

The public is invited to attend and participate or submit written comments. For further information, contact the Department of Community Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Lee Battle at lbattle@cityofallen.org.

TO BE PUBLISHED IN THE ALLEN AMERICAN ON **THURSDAY August 28th, 2013**

E-MAIL TO slake@acnpapers.com (PLEASE CONFIRM RECEIPT BY E-MAIL TO pconway@cityofallen.org

CHARGE TO: 45169 (City Secretary)

Proposed Amendments to the Allen Land Development Code

Planning and Zoning Commission

9-17-2013

The following sections 2.03.01, 2.04.01, 2.04.03, are being amended in their entirety and will read as follows;

Section 2.03.1 "Sign control board composition; term; meetings."

1. There is hereby established Sign Control Board. The regular and alternate members of the Board of Adjustment shall constitute the membership of the Sign Control Board, all of whom shall be authorized to participate and vote on all matters coming before said board.
4. A majority of the members shall constitute a quorum. In the event of the absence of the chairperson and vice-chairperson, the members constituting the quorum shall elect for that meeting from the members present a member to preside as acting chairperson. All motions shall be decided by a majority of the members present. A tie vote shall constitute a failure of the motion."

Section 2.04.1 "Building and standards commission created; membership."

1. Pursuant to the authority of Subch. C, Ch 54 of the Texas Local Government Code, as amended, there is hereby created the Building and Standards Commission to hear and determine cases concerning alleged violations of ordinances. The regular and alternate members of the Board of Adjustment shall constitute the membership of the Building and Standards Commission, all of whom shall be authorized to participate and vote on all matters coming before the Commission.

2. Each member of the Building and Standards Commission must be a resident of the City and should be knowledgeable and/or experienced with the building, plumbing, mechanical, electrical and fire codes adopted by the City.

3. Members of the Building and Standards Commission will be appointed for a term of two years. In the event of a vacancy, a replacement will be appointed for the remaining unexpired term.

4. Each year, the members of the Building and Standards Commission shall select a chairperson and vice-chairperson of the

Commission and Commission panels, if established, who shall serve for a term of one year in said office.

5. The City Council may remove any member of the Building and Standards Commission for cause on a written charge. Before a decision regarding the removal is made, the City Council must hold a public hearing on the matter if requested by the commission member subject to the removal action.

6. The creation of the Building and Standards Commission does not affect the authority of the City to proceed under the jurisdiction of the municipal court.

7. The Building and Standards Commission may, from time to time, appoint from its membership one or more panels consisting of at least five members of the Commission to consider and dispose of matters within the jurisdiction of the Commission."

Section 2.04.3 "Proceedings of the Building and Standards Commission."

1. The majority of the members of the Building and Standards Commission shall constitute a quorum for purposes of holding meetings and conducting the business of the full Commission. All cases to be heard by the Building and Standards Commission may be heard by the entire Commission or a panel of the Commission. If a matter is to be considered by a Commission panel, at least four members of the Commission panel must be present to hear a case submitted to the panel for disposition. To approve any action within the authority of the Building and Standards Commission or a Commission panel:

   a. With respect to matters considered by the entire Commission, the concurring vote of a majority of the members of the Commission present is required; and

   b. With respect to matters considered by a Commission panel, the concurring vote of a majority of the

members of the Commission panel present is required.

Section 4.20.2 "Schedule of principal uses."

RESDIENTIAL USES														*NON-RESIDENTIAL DISTRICTS*									
R1	R1.5	R-2	R-3	R-4	R-5	R-6	R-7	2F	TH	MF12	MF18	MH	*TYPE OF USE*	AO	GO	O	LC	GB	CC	IT	LI	HI	CF
													~~AUTOMOTIVE SALES AND SERVICE~~				~~X~~	~~X~~			~~X~~		
													AUTO, TRAILER, TRUCK RENTAL					X			S ~~X~~	S ~~X~~	

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	September 17, 2013
SUBJECT:	Presentation of the Texas Chapter of the American Planning Association's "Certificate of Achievement for Planning Excellence" for 2013.
STAFF RESOURCE:	Lee Battle, AICP Assistant Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	None

BACKGROUND

The Texas Chapter of the American Planning Association has awarded the City of Allen the "Certificate of Achievement for Planning Excellence" for 2013. This award is given annually to Texas communities meeting specific performance criteria in the area of planning and development including training and qualifications of the planning staff and Planning Commission, breadth and currency of master plan components, and completion of other planning related projects.

This is the ninth year that the City of Allen has received this award. Only twenty three (23) other cities in Texas received this award.

ATTACHMENTS

Certificate of Achievement for Planning Excellence

American Planning Association
Texas Chapter

Making Great Communities Happen

CERTIFICATE OF ACHIEVEMENT
for
PLANNING EXCELLENCE

Presented to the

City of Allen

2013

Recognizing a commitment to professional planning by City Administration, Elected and Appointed Officials and exemplary professional standards demonstrated by the Planning Staff

Awarded By
Texas Chapter – The American Planning Association

Renae' Ollie

Renae' Ollie
President
Texas Chapter APA