



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 4, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the January 14, 2014 and January 28, 2014 regular meetings.

Election of Officers

2. Elect a Chair, Vice Chair and Second Vice Chair.

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.)*

3. Approve minutes from the January 7, 2014 regular meeting and January 21, 2014 workshop meeting.
4. Capital Improvement Program (CIP) Status Report.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and receive public comment on proposed amendments to the Allen Land Development Code, including: amending the Zoning Regulations by amending Article VII, Section 7.09.4 (6), “Prohibited Signs” and Section 7.09.7.1, “Political Signs.”

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, January 31, 2014, 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 1/14/14 City Council Meeting

There were three items taken to the January 14, 2014 City Council Meeting.

- A request to amend the use and development regulations of Planned Development No. 46 to allow a 5.176± acre portion of Lot 3B-R, Block A, Deer Crest Addition, bounded by Prestige Circle on the north, Jupiter Road on the east, the easternmost drive for the Greenville Oaks Church of Christ on the west and the alley for the Oak Hill subdivision on the south, to be developed and used for an Assisted Living and Senior Independent Living use for CCC Allen Senior Living Community was approved.
- A request to amend the development regulations for a 76.14± acre portion of District D of Planned Development No. 108 for property located in the Catherine Parsons Survey, Abstract No. 711, and generally located south of Exchange Parkway, west of Watters Road, and east of Bray Central Drive, for The Village at Twin Creeks was approved.
- A request to amend Planned Development No. 58 for a Grocery Store and Fueling Station use for a 14.48± acre property situated in the Henry Wetsel Survey, Abstract No. 1026, and located at the northwest corner of Greenville Avenue and Exchange Parkway, for a Grocery Anchor was approved.

Director's Report from 1/28/14 City Council Meeting

There were four items taken to the January 28, 2014 City Council Meeting.

- A request to amend the Development Regulations of Planned Development No. 54 for Lot 2-1, Block F, Bray Central Addition, located west of US Hwy 75/Central Expressway and north of Village Way (and commonly known as 325/333 N. Central Expressway), to allow the property to be developed and used as a Hotel for Hyatt Allen Place was approved.
- A request to change the zoning of Lots 1 and 2, Block A, Downing Estates, located south of Stacy Road, north of Monaco Drive, and in between Goodman Drive and Prescott Road, from Single Family Residential "R-3" to a Planned Development with a base zoning of Single Family Residential "R-6" for The Enclave was approved.
- A request to change the zoning of a 3.755± acre portion of Lot 59, Block 11, Walden Park Estates Addition, located east of Greenville Avenue and south of High Meadow Drive, from Local Retail "LR" zoning to a Planned Development with a base zoning of Community Facilities "CF" for an Assisted Living/Memory Care use for Avalon Homes was approved.
- A request to change the zoning of the property described as Cottonwood Business Park, located east of Jupiter Road and south of Park Place Drive, from Light Industrial "LI" zoning to a Planned Development for Single Family Residential "R-7" for Cottonwood Crossing was tabled until the February 11, 2014 City Council meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

February 4, 2014

Election of Officers – Elect a Chair, Vice Chair, and Second Vice Chair.

STAFF RESOURCE:

Ogden “Bo” Bass, AICP
Director of Community Development

**PREVIOUS COMMISSION/COUNCIL
ACTION:**

None

BACKGROUND

The Commission should elect a Chair, Vice Chair, and Second Vice Chair.

STAFF RECOMMENDATION

Elect officers



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
January 7, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
John Ogrizovich
Stephen Platt, Jr.
Ben Trahan

Absent:

Robert Wendland, Chairman

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner
Shelby Griffin, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, 1st Vice Chair Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Conference Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the December 24, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the December 17, 2013, regular meeting.

Motion: **Upon a motion by Commissioner Trahan, 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

3. Public Hearing – Conduct a Public Hearing and consider a Replat of Lot 25, Block G, Arbor Lakes Addition, City of Allen, Collin County, Texas, located at the southwest corner of Bethany Drive and Angel Parkway. (RP-8/27/13-59) [First Choice ER]

Shelby Griffin, Planner, presented to the Commission. The property is located at the southwest corner of Bethany Drive and Angel Parkway and is 1.464± acres and zoned Planned Development No. 70 for Local Retail (LR). Ms. Griffin explained that previously a site plan had been approved by the Director of Community Development for a medical clinic use at this location. The next step in the development process is to Replat the property.

She explained that there are two access points into the site and that there will be a five foot (5') Right Of Way (ROW) dedication along Bethany Drive and Angel Parkway. Other various easements are shown on the Replat.

Ms. Griffin stated that the Replat has gone through the Technical Review Committee and it is compliant with the *Allen Land Development Code (ALDC)* and the standards of Planned Development No. 70.

1st Vice Chair Cocking opened the Public Hearing.

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

Motion: Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to make a motion to approve the Replat for Lot 25, Block G, for Arbor Lakes Addition for First Choice ER.

The motion carried.

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 54 for Corridor Commercial “CC” relating to Lot 2-1, Block F, Bray Central Addition, City of Allen, Collin County, Texas; located west of US Hwy 75/Central Expressway and north of Village Way (and commonly known as 325/333 N. Central Expressway) to allow the property to be developed and used as a Hotel and adopt a Concept Plan, Landscape Plan, and Building Elevations related to such Hotel use. (Z-11/11/13-80) [Hyatt Allen Place]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located west of US 75 and north of Village Way (and commonly known as 325/333 N. Central Expressway).

Ms. McLeod explained that the applicant is proposing to build a limited service hotel on the subject property. The property is currently zoned Planned Development No. 54 for Corridor Commercial (CC) use. The existing PD requires a Specific Use Permit SUP for a hotel use. In addition, the PD requires a minimum front yard setback of 100 feet along US 75 and an additional side and rear yard setbacks for

structures that exceed 45 feet. The applicant is requesting to amend these development regulations to allow a hotel use by right, reduce the front yard setback along US Hwy 75 to 70 feet and remove the requirement of the additional side yard setback for buildings that exceed 45 feet in height. The applicant is requesting a side yard setback of 25 feet (which is the *ALDC* standard for CC zoning).

The Concept Plan is for a limited service hotel. The proposed hotel building is four (4) stories and approximately 63,000 square feet; with 103 guest rooms. The number of parking spaces as well as the provided landscaping exceeds the requirements of the *Allen Land Development Code (ALDC)*. The use is compatible with the surrounding area.

Ms. McLeod explained that the site design complies with the requirements of the *ALDC*, *Section 6.06.3.Hotels*. One of these requirements is that “an attached, covered, drive-through area adjacent to the hotel lobby or main desk shall be provided for the temporary parking of vehicles during guest registration or check-out”. She explained that the City’s Thoroughfare Plan requires a 30 foot R.O.W. dedication along US 75. The 30 foot shift of the property line causes the covered drive-through area (or porte-cochere) located on the east side of the building to encroach in the 100 foot front yard setback. Ms. McLeod explained that the applicant is requesting for the minimum required front yard setback to be 70 feet along US Hwy. 75 eliminates this encroachment.

The Building Elevations are also being incorporated into this PD amendment request. The attached elevations show the exterior materials consisting of stucco and stone veneer. Ms. McLeod stated that the elevations have been approved by the Twin Creeks Architectural Committee. In addition, she stated that the PD amendment request has been reviewed by the Technical Review Committee.

Commissioner Ogrizovich asked for explanation for a limited service hotel. Ms. McLeod explained that it is based off of the limited square footage of meeting space and the hours of available food service. This hotel would be similar to the Homewood Suites.

Commissioner McNutt asked if the building could be pushed farther to the west to avoid the reduced front yard setback. Ms. McLeod explained that the required parking and open space would not fit on the site.

1st Vice Chair Cocking opened the Public Hearing.

Michael Buta, 3620 N. Josey Ln., Ste. 200, Carrollton, TX, representing Homewood Suites, spoke in opposition of the request.

Bryan Perry, 112 NW 29th St., Fort Worth, TX, spoke in favor of the request.

Rhonda Staples, 1519 Edgewater Drive, Allen, TX, representing the Allen Hotel Association, spoke in opposition of the request.

1st Vice Chair Cocking closed the Public Hearing and read the names of individuals submitting written letters of opposition:

Ashok Kumar Khandelwal, 205 N. Central Expy., Allen, TX, representing Holiday Inn.
Angela Barfield, 705 S. Central Expy., Allen, TX, representing Hilton.
Michael Buta, 455 Central Expy., Allen, TX, representing Homewood Suites by Hilton.
Jason Barnard, 1220 N. Central Expy., Allen, TX, representing La Quinta.
Rhonda Staples, 830 W. Stacy Rd., Allen, TX, representing the Allen Hotel Association.
Vlad Gritsman, 455 N. Central Expy., Allen, TX, representing Hilton.
Mehamed Elmangy, 407 S. Central Expy., Allen, TX, representing Pyramid Hotels.

Maxwell Fisher, 900 Jackson Street, Ste. 640, Allen, TX, applicant, presented to the Commission. Commissioner Ogrizovich asked if the owner of the property would be the operator. Mr. Fisher explained that the owner of the hotel would also be the operator.

Commissioner McNutt asked Ms. McLeod if the other hotels in Allen were contacted. Ms. McLeod explained that staff lets the market determine whether or not the use is viable.

Motion: **Upon a motion by Commissioner Trahan, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development No. 54 for Corridor Commercial “CC” relating to Lot 2-1, Block F, Bray Central Addition, City of Allen, Collin County, Texas; (and commonly known as 325/333 N. Central Expressway) to allow the property to be developed and used as a Hotel and adopt a Concept Plan, Landscape Plan, and Building Elevations for Hyatt.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of Lots 1 and 2, Block A, Downing Estates, City of Allen, Collin County, Texas; generally located south of Stacy Road, north of Monaco Drive, and in between Goodman Drive and Prescott Road from Single Family Residential “R-3” to a Planned Development with a base zoning of Single Family Residential “R-6” and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-5/14/13-34) [The Enclave]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is generally located south of Stacy Road and east of Goodman Drive.

She explained that that the property is currently zoned Single-family Residential (R-3) and that the applicant’s request is to change the zoning to a Planned Development (PD) with a base zoning of Single-family Residential (R-6). The Concept Plan shows 18 front entry lots with an average lot size of 62’ x 110’. The plan also shows approximately 1.79± acres of floodplain and detention areas (which will be dedicated and maintained by the established HOA).

Ms. McLeod explained the access into the subdivision. The primary access point for the development is located on Stacy Road and there is also a gated emergency access drive on the southern end of the property that connects to Monaco Drive. The sidewalks will connect the development to the Stacy Ridge Estates Phase III subdivision and Stacy Road. She explained that due to the Stacy Road widening project, an escrow account will be created and held by the City for sidewalks to ultimately be built along Stacy Road.

The screening for the property will consist of an eight foot (8’) masonry wall located at the southern end of the detention areas along Stacy Road, an eight foot (8’) masonry wall along the southern end of Lot 12 and eight foot (8’) wrought iron with emergency access gate at the southern emergency access driveway.

Ms. McLeod described the building elevations as consisting of brick, stone, and composition shingle roofing. The minimum dwelling unit size is 2,200 square feet; which exceeds the R-6 standard.

She stated the PD request has been reviewed by the Technical Review Committee and staff recommends approval.

Commissioner Trahan asked if the reason for having the emergency access gate was the supported plan from the residents on Monaco Drive. Ms. McLeod stated that perhaps the applicant can expand on that.

1st Vice Chair Cocking opened the Public Hearing.

Tom Melton, 1906 San Carlos Ave, Allen, TX, spoke in favor with additional concerns for the applicant and Commission to consider.

Jeff Colvin, 705 Featherbrook Ct., Allen, TX, spoke in opposition of the request.

1st Vice Chair Cocking closed the Public Hearing.

Shane Jordan, 6475 Dallas Pkwy, Ste. 540, Addison, TX, applicant, addressed the Commission. He explained that the lots on the east side of the subject property will drain toward the street. The fences along the eastern boundary would be built so that the finished side of the fence would be adjacent to the existing residential lots. He added that all of the drainage plans will meet the standards of the Allen Land Development Code. In reference to Commissioner Trahan's question, he explained that the cul-de-sac was the preferred option from the surrounding residents.

Commissioner McNutt asked what the maximum anticipated retaining wall height would be. Mr. Jordon stated that the maximum height would be approximately 3-4 feet.

1st Vice Chair Cocking and Commissioner Trahan inquired about the ALDC residential drainage standards. Shawn Poe, Assistant Director of Engineering stated that by policy, the City does not allow lot to lot drainage and that with this development the current drainage should be improved. He also stated that all retaining walls require an inspection

Commissioner McNutt asked what the height of the fences located on top of the retaining walls. Ms. McLeod stated that traditionally the fences are six feet in height.

Commissioner Platt stated that due to the depth of the lots and the homes being located on the front building line, he does not see a concern for privacy between homes.

Mr. Jordan indicated that the maintenance of the retaining wall could be made part of the HOA maintenance agreement.

Director Bass stated that at platting there would be a five foot maintenance easement.

Motion: **Upon a motion by Commissioner Platt, and a second by 2nd Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to create a Planned Development for Lots 1 and 2, Block A, Downing Estates, generally located**

**east of Goodman Drive and south of Stacy Road, and adopt a Concept Plan,
Development Regulations and Building Elevations for The Enclave.**

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of the property described as Cottonwood Business Park, an addition to the City of Allen, Collin County, Texas, generally located east of Jupiter Road and south of Park Place Drive, from Light Industrial “LI” zoning to a Planned Development for Single Family Residential “R-7” and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-10/14/13-70) [Cottonwood Crossing]

Ogden “Bo” Bass, Director of Community Development, AICP, presented to the Commission. The property is located east of Jupiter Road and south of Park Place Drive.

Director Bass reminded the Commission that the site is an infill development. He explained that the applicant is requesting to change the zoning from Light Industrial to a Planned Development for a single-family residential development. The proposed base zoning for the PD is Single-family Residential (R-7). The attached Concept Plan shows 47 rear entry lots with a minimum lot size of 40’ x 100’. In addition, Director Bass explained that the plan shows approximately 4.66± acres of floodplain (which will be dedicated to the City) and 0.2± acres of open space along Jupiter Road for periphery landscaping.

There are three (3) access points along Jupiter Road for the property. Street B is the main entrance/exit point for the development. Street A provides gated exit only and emergency access. Street C is reserved for emergency access only. Director Bass stated that the screening for the property will consist of an eight foot (8’) masonry wall along Jupiter Road and a portion of the northern property boundary and enhanced landscaping along Jupiter Road, which is consistent with the *ALDC*.

He stated that the minimum dwelling unit size is 1,800 square feet and that the exterior building materials are 80% masonry (which exceeds the residential masonry standard) and consists of brick, siding and composition shingle roofing. He reminded the Commission that both the dwelling unit size and percentage of masonry material exceed the R-7 standards.

Lastly, Director Bass explained that the anticipated target market for this development will be young couples and older active adult/empty nesters due to the floor plan designs, size of private open space on each lot and anticipated housing price points. This market element does not generally produce a large number of school aged children.

He explained that the Future Land Use Plan forecasts this property converting from Light Industrial use to Single-family Residential use and therefore, staff recommends approval of the request.

Commissioner McNutt asked if the lots on the south would share the alley with the residents to the south. Director Bass confirmed that the lots on the south end of the subject property would use the existing alley to access the rear garages.

1st Vice Chair Cocking commented on the hike and bike trail dead ending into the residential sidewalk on the north end of the subject property. Director Bass stated that this is not standard.

1st Vice Chair Cocking opened the Public Hearing.

Jeff Hykin, 1809 Saint John’s Ave., Allen, TX, spoke in opposition of the request.

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

1st Vice Chair stated that it was originally zoned Light Industrial in 1984 and that he would support the proposed zoning amendment.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning of the property known as Cottonwood Business Park, generally located east of Jupiter Road and south of Park Place Drive, for a and adopt a Concept Plan, Development Regulations and Building Elevations for Cottonwood Crossing.**

The motion carried.

7. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of a 3.755± acre portion of Lot 59, Block 11, Walden Park Estates Addition, City of Allen, Collin County, Texas; generally located east of Greenville Avenue and south of High Meadow Drive from Local Retail “LR” zoning to a Planned Development with a base zoning of Community Facilities “CF”, for an Assisted Living/Memory Care use and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-11/11/13-79) [Avalon Homes]

Ogden “Bo” Bass, Director of Community Development, AICP, presented to the Commission. The property is located at the southeast corner of Greenville Avenue and High Meadow Drive.

Director Bass explained that the property is currently zoned Local Retail and that the applicant is requesting to change the zoning from LR to a Planned Development for an assisted living facility that specializes in memory care. He stated that the proposed base zoning for the PD is Community Facilities and that the Concept Plan shows three (3) one-story 12,500 square foot buildings built on the property in three (3) phases. Each building will contain sixteen (16) bedrooms and thirty (30) beds, for a total of 48 bedroom units and 90 beds within the development. The elevations are compatible with the surrounding neighborhood.

There are four (4) access points for the development with two of those being emergency access only. He explained that the proposed screening for the property is an eight foot (8’) wrought iron fence with masonry columns along the southern, eastern and portion of the northern property lines. Drainage will be managed through two (2) amenitized detention ponds on the western end of the property.

Director Bass explained that because the development will primarily serve memory care patients, staff believes the 40 spaces being provided is adequate for the development.

Director Bass recommended approval of the request.

Commissioner McNutt asked if Phase 1 would include the construction of the fence. Director Bass indicated that the fence would be built in its entirety at Phase 1.

1st Vice Chair Cocking opened the Public Hearing.

1st Vice Chair Cocking announced that the following individuals submitted speaker cards in support of the request:

Juan Mata, 809 W. Concord Ln., Allen, TX.
Judy Morrison, 811 W. Concord Ln., Allen, TX.

Tommy Jeffcoat, 803 W. Concord Ln, Allen, TX, spoke in opposition of the request.

Terry Tate, 807 W. Concord Ln., TX, spoke in opposition of the request.

Jim Morrison, 811 W. Concord Ln., Allen, TX., spoke in favor of the request.

Jim Pallard, property owner, spoke in favor of the request.

Judy Morrison, 811 W. Concord Ln., Allen, TX., spoke in favor of the request.

Preston Whisenant, 3747 Princess Ln., Dallas, TX., spoke in favor of the request.

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

1st Vice Chair Cocking announced that the following individuals submitted written letters of opposition:

Julie Butler, 606 High Meadow Dr., Allen, TX.
Tom Durke, 805 W. Concord Ln., Allen, TX.
Laura Wyatt, 803 Rockcrossing Ln, Allen Texas

David Krukiel, 1625 N. Stemmons Pkwy., Dallas, applicant, addressed the commission. He explained the Avalon facility provides assistance for daily living. The use is not a medical facility and that there are no nurses on staff. There are third party vendors that can come to provide services.

Commissioner Ogrizovich asked if there were other facilities in the area. Mr. Krukiel stated that they have multiple across the metroplex.

Commissioner Ogrizovich also asked how soon the second and third phase would begin. Mr. Krukiel stated that it would be 16-24 months after building 1 is occupied for phase 2 to begin construction.

1st Vice Chair Cocking stated that his only concerns were light and noise. Director Bass stated that those performance standards would be reviewed and worked out at the Site Plan phase.

Motion: **Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner McNutt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to create a Planned Development for a 3.755± acre portion of property known as Lot 59, Block 11, Walden Park Estates, located east of Greenville Avenue and south of High Meadow Drive, for an Assisted Living/Memory Care use and adopt a Concept Plan, Development Regulations and Building Elevations for Avalon Homes.**

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 9:45 p.m.

These minutes approved this _____ day of _____ 2014.

Chairman

Patrick Blaydes, Planner

Director's Report from 12/24/13 City Council Meeting

There was no City Council meeting held on December 24, 2013.



PLANNING AND ZONING
COMMISSION

Workshop Meeting
January 21, 2014

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Shirley Mangrum, 2nd Vice Chair
John Ogrizovich
Steven Platt, Jr.
Ben Trahan
Jeff Cocking, 1st Vice Chair

Commissioners Absent:

Barbara McNutt

City Staff Present:

Chris Flanigan, PE, Director of Engineering
Lee Battle, AICP, LEED, Assistant Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, 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 7:03 p.m. in the City Hall Council Conference Room at Allen City Hall, 305 Century Parkway.

Regular Agenda

Agenda Item #1 Receive an update on the *Comprehensive Plan*.

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

Adjournment

Upon acclamation, the meeting adjourned at 8:35 p.m.

These minutes approved this _____ day of _____ 2014.

Robert Wendland, Chairman

Patrick Blaydes, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: February 4, 2014

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 December 2013
CIP Map through December 2013

ENGINEERING CIP PROGRESS REPORT - THROUGH DECEMBER 2013

		PROJECT		STATUS / COMMENTS	
ROADS	CITY	1	2013 Street and Alley Rehabilitation Project	ST1305	Street, alley, accessibility, and sidewalk improvements. Completion anticipated Spring 2014 . Repairs on a section of Bethany west of Allen Heights will begin January 20, 2014.
		2	Bray Central Widening	ST1309	Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Anticipated design completion by January 2014 with construction beginning March 2014 .
		3	Exchange Parkway (Alma - Allen Heights)	ST1302	Addition of 2 lanes. Construction anticipated to be complete October 2014 .
		4	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
		5	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 in 2014 . 2-lane or 4-lane construction to be determined by funding available.
	OTHERS	6	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704	TxDOT project in design. ROW acquisition and utility relocation underway. NTMWD waterline relocation to begin January 2014. Anticipate TxDOT letting date of December 2014 with construction starting Spring 2015 .
		7	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate construction starting in Spring 2014 .
UTILITIES	8	Whis-Lynge Water/SS Replacement	WA1209	Water, sanitary sewer, and paving improvements for Whis-Lynge and Rolling Hills Estates. Construction has begun with an anticipated completion January 2015 .	
MISC.	9	Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Design is 95% complete. Construction anticipated when CDC funding is disbursed in Summer 2014 .	
	10	Signal - Exchange / Bossy Boots	ST1311	Construction has begun and is being coordinated in conjunction with Exchange widening to assist with traffic phasing. Signal will be operation by end of February 2014 .	
	11	Signal - Watters / Bossy Boots	ST1314	Will be constructed with the AISD Service Center Project and completion required prior to opening the facility.	
	12	Signal - Watters / Bray Central	ST1304	The project is scheduled to be complete by the end of June 2014 .	

STATUS

CONSTRUCTION

DESIGN

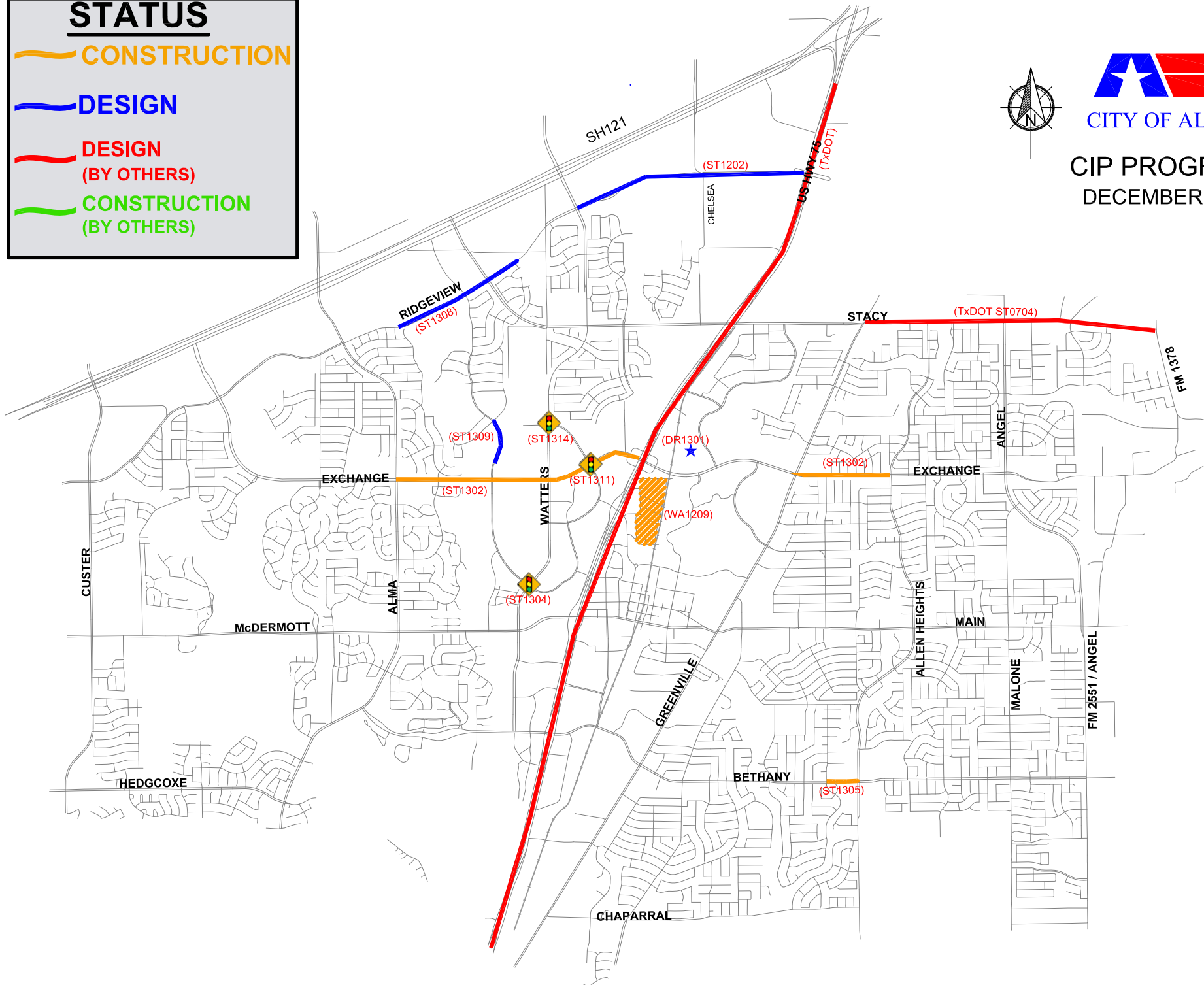
DESIGN
(BY OTHERS)

CONSTRUCTION
(BY OTHERS)



CITY OF ALLEN

CIP PROGRESS
DECEMBER 2013



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: February 4, 2014

SUBJECT: Conduct a Public Hearing and receive public comment on proposed amendments to the Allen Land Development Code, including: amending the Zoning Regulations by amending Article VII, Section 7.09.4 (6), "Prohibited Signs" and Section 7.09.7.1, "Political Signs."

STAFF RESOURCE: Patrick Blaydes
Planner

PREVIOUS COMMISSION/COUNCIL N/A

PUBLIC NOTICES: Newspaper Notice: January 16, 2014

ANTICIPATED CITY COUNCIL DATE: February 11, 2014

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.

Recent changes in state law required that the City make certain changes to the ALDC.

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 to 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	February 4, 2014	7:00 p.m.
Allen City Council	February 11, 2014	7:00 p.m.

The purpose of the hearings is to receive public comment on proposed amendments to Allen Land Development Code, including: amending the Zoning Regulations by amending Article VII, Section 7.09.4 (6), "Prohibited Signs" and Section 7.09.7.1, "Political Signs."

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, January 16th, 2014**

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

CHARGE TO: 45169 (City Secretary)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS BY AMENDING ARTICLE VII, SECTION 7.09.4(6) AND SECTION 7.09.7.1; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Allen and the governing body of the City of Allen, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code, Section 7.09.4 “Prohibited signs” shall be amended to read as follows:

“Sec. 7.09.4. Prohibited signs.

The following signs are prohibited:

...

6. Any sign erected or affixed within or projecting over any public right-of-way except official signs, special events signs authorized by the city council or subdivision entrance signs. No person shall locate, place or attach any sign, paper or other material, to a tree, tower, public utility pole or structure, public building, street light, public fence, public right-of-way, fire hydrant, bridge, park bench, or public structure, or public property, or paint, stencil or write on, or otherwise mark on any sidewalk, curb, gutter, street, tree, tower, public utility pole or structure, public building, street light, public fence, public right-of-way, fire hydrant, bridge, park bench, or public structure, or public property, except such signs as allowed by this Article or Chapter 10, Article V, of the Code of Ordinances, as amended . Any sign placed on public property, or public right-of-way may be removed without prior notice.”

SECTION 2. The Allen Land Development Code, Section 7.09.7.1 “Political signs” shall be amended to read as follows:

“Sec. 7.09.7.1. Political signs.

The following signs are exempt from Section 7.09:

1. A sign that contains primarily a political message and that is located on private real property with the consent of the owner provided the sign: has an effective area 36 feet or less; eight feet or less in height; is not illuminated; or does not have moving elements.
2. A sign, including a billboard, that contains primarily a political message on a temporary basis and that is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.”

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Allen and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 201__.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(PGS:12-4-13:TM 63851)

Shelley B. George, TRMC, CITY SECRETARY