



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 15, 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 July 8, 2014 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 from the July 1, 2014 workshop and regular meetings.

Regular Agenda

3. Public Hearing – Consider a request to amend the development regulations of Planned Development No. 74 and adopt a Concept Plan and Building Elevations relating to the property. The property is 39.9± acres out of the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located southwest of Bethany Drive and Montgomery Boulevard. (Z-11/19/13-83) [Montgomery Ridge]
4. Receive the Proposed 2015-2019 Capital Improvement Program Report

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, July 11, 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.

305 CENTURY PARKWAY • ALLEN, TEXAS 75013 • 214.509.4100

WEB: www.cityofallen.org • EMAIL: coa@cityofallen.org

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Director's Report from 7/8/2014 City Council Meeting

- A request to adopt an ordinance to amend the development regulations and adopt a Concept Plan and Building Elevations for a portion of District E, in Planned Development No. 108, for the property generally located northeast of the intersection of, and bounded by, Watters Road and Junction Drive was approved subject to the following condition:

That no final inspection or certificate of occupancy shall be issued or conducted for any multifamily unit in Phase 2 of the Multifamily Tract until and unless the City has conducted final inspections and issued a certificate of occupancy for the building within the Retail/Restaurant/Office Tract.
- A request to adopt an ordinance amending the Allen Land Development Code Appendix A, Definitions, by amending the definition of Office use, was approved.



**PLANNING AND ZONING
COMMISSION**

**Workshop Meeting
July 1, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 2nd Vice-Chair
Shirley Mangrum, 2nd Vice Chair
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Commissioners Absent:

Barbara McNutt

City Staff Present:

Kevin Laughlin, City Attorney
Lee Battle, Assistant Planning Director
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, 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 6:37 p.m. in the City Hall Council Conference Room at Allen City Hall, 305 Century Parkway.

Regular Agenda

Agenda Item #1 Comprehensive Plan update.

Lee Battle, Assistant Director of Community Development, and Shawn Poe, Assistant Director of Engineering, led the Commission through a discussion of the *Comprehensive Plan* update regarding Allen's growth and development strategy.

Adjournment

The meeting was adjourned at 7:02 p.m. for the regular Planning and Zoning Commission meeting, and was reopened at 7:14 p.m.

The meeting adjourned at 8:05 p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
July 1, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
Ben Trahan, 2nd Vice-Chair
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Absent:

Barbara McNutt

City Staff Present:

Kevin Laughlin, City Attorney
Lee Battle, Assistant Planning Director
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, Planner
Patrick, Blaydes, Planner

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:04 p.m. in the City Hall Council Chambers 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 June 24, 2014 regular meeting attached.

Consent Agenda

2. Approve minutes from the June 17, 2014 regular meeting.
3. Final Plat – Consider a Final Plat for Greenville Center Addition, Lot 12, Block A, being .9389± acres located southwest of Stacy Road and Greenville Avenue. (FP-6/18/14-35) [Texas Emergency Care Center]

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by 2nd Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0**

OPPOSED to approve the Final Plat for Greenville Center Addition, Lot 12, Block A.

The motion carried.

The minutes were pulled from the Consent Agenda. Commissioner Ogrizovich discussed his statement on Paragraph 3, Page 4, of the minutes. He had asked if the wrought iron wall with landscaping will be put in with this project [District E], and if that negates the requirement for the adjacent property owner to put in a masonry wall. Ms. McLeod answered that the screening provided by the District E project will meet the screening requirement for the northern property boundary; which is a wrought iron fence with landscape screening.

After discussion between Commissioner Ogrizovich and Ms. McLeod, the minutes were amended to change “Ms. McLeod answered yes...” to “Ms. McLeod answered no...” in Paragraph 3 on Page 4 of the minutes. The paragraph will read: “Commissioner Ogrizovich asked if there would be a masonry wall put in place because of this development occurring first. Ms. McLeod answered no; the screening requirement will be addressed with this mixed-use development.”

Motion: Upon a motion by Commissioner Ogrizovich, and a second by 1st Vice-Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the minutes from the June 17, 2014 regular meeting, with the adjustment of changing “Yes” to “No” in Paragraph 3 of Page 4.

The motion carried.

Regular Agenda

4. Public Hearing – Consider amendments to the Allen Land Development Code, Appendix A. Definitions, amending the definition of Office use.

Ms. Madhuri Kulkarni, Planner, presented to the Commission. Ms. Kulkarni stated that the purpose of the proposed definition is to clarify the definition of “Office.” She stated that staff recommends approval, and that the definition will be considered by the City Council on July 8th.

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

Motion: Upon a motion by 1st Vice-Chair Mangrum and a second by Commissioner Platt the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the amendment to the Allen Land Development Code, Appendix A. Definitions, amending the definition of Office use.

The motion carried.

Adjournment

The meeting adjourned at 7:12 p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 6/24/2014 City Council Meeting

- There were no items taken to the June 24, 2014 City Council meeting.

| | |
|---|-----------------------------|
| PLANNING & ZONING COMMISSION | AGENDA COMMUNICATION |
|---|-----------------------------|

AGENDA DATE: July 15, 2014

SUBJECT: Public Hearing – Consider a request to amend the development regulations of Planned Development No. 74 and adopt a Concept Plan and Building Elevations relating to the property. The property is 39.9± acres out of the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located southwest of Bethany Drive and Montgomery Boulevard. (Z-11/19/13-83) [Montgomery Ridge]

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director of Community Development

PREVIOUS COMMISSION/COUNCIL ACTION: Adopted PD 74 – October, 1998
Preliminary Plat – April, 2005

LEGAL NOTICES: Public Hearing Sign – July 3, 2014
Public Hearing Notices – July 3, 2014

ANTICIPATED COUNCIL DATE: August 12, 2014

BACKGROUND

The property is generally located south of Bethany Drive and west of Montgomery Boulevard. The property to the north is zoned Planned Development PD No. 105 for R-5 Residential. The property to the east is zoned Planned Development PD No. 105 Single Family Residential R-5 and Planned Development PD No. 74 Office O. The property to the south is zoned Planned Development PD No. 105 Agriculture Open Space AO and Planned Development PD No. 74 Office O. The property to the west is zoned Planned Development PD No. 105 Agriculture Open Space AO.

The property is currently zoned Planned Development No. 74 with a base zoning of both Single Family Residential R-5 and Office O. The applicant is requesting to amend the development regulations of the current PD to change the base zoning to Single Family Residential R-7, adopt a Concept Plan and Building Elevations and establish design standards for a new residential community. This unique community is intended to offer diverse housing sizes and architectural styles, strategically located open space, streetscapes with urban character, and pedestrian oriented streets and walkways.

The proposed residential development is approximately 39± acres. The attached Concept Plan shows a total of 169 front and rear entry lots of various lot sizes (the minimum being 40’x80’) integrated within the development. The density is 4.24 units/acre; which meets the *Allen Land Development Code ALDC* R-5 standard. The plan also shows approximately 3.0± acres of open space; which is provided in the form of passive open space throughout the development as well as an extensive trail corridor.

The main access point for the development is Montgomery Boulevard; which connects to Bethany Drive. A development agreement will be formed to establish the construction timing to extend Montgomery Boulevard to the US 75 access road in the future.

The attached development regulations include design standards and exhibits to establish the various housing types and lot dimensions, architectural styles, parking provisions, open space areas and maintenance of

common areas. The standards also establish uniform setbacks to create consistent streetscapes; as has been the practice of the P&Z Commission and City Council on previous and recent residential projects.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

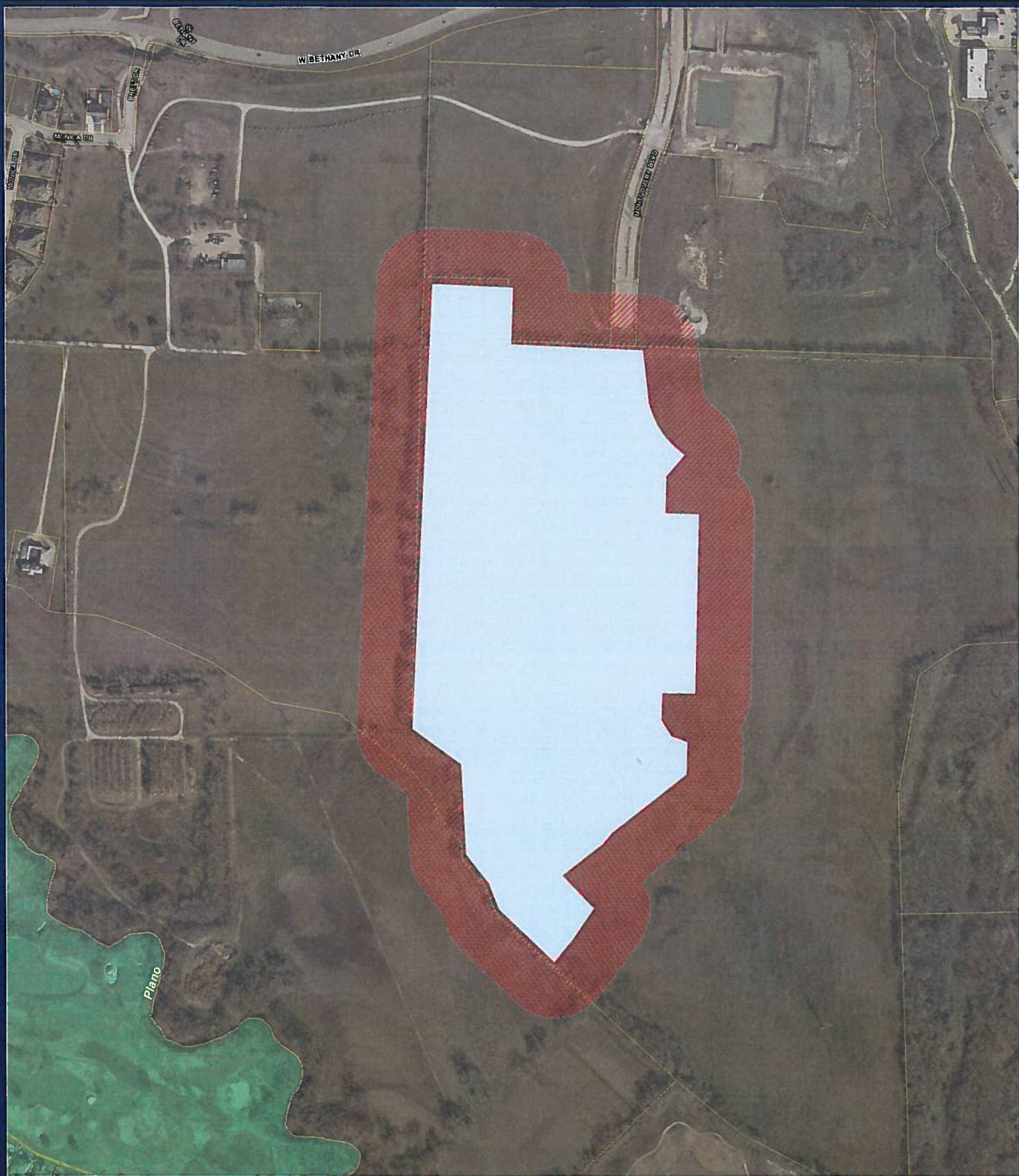
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the development regulations of Planned Development No. 74 and adopt a Concept Plan and Building Elevations for a 39.9± acre property, generally located southwest of Bethany Drive and Montgomery Boulevard, for Montgomery Ridge.

ATTACHMENTS






Property Notification Map
Development Regulations
Concept Plan
Building Elevations
Street Concept Plan



Property Ownership Notification

Z-11/19/13-83
Montgomery Ridge

Map Legend

-  200' Notification Buffer
-  200 Ft Buffer
-  Railroad
-  CollinCAD Parcels
-  City Limit

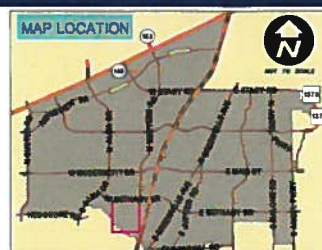


0 150 300 450
Feet

Planning & Development - GIS

Date Saved: 6/26/2014

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



Proposed Development Regulations for Montgomery Ridge

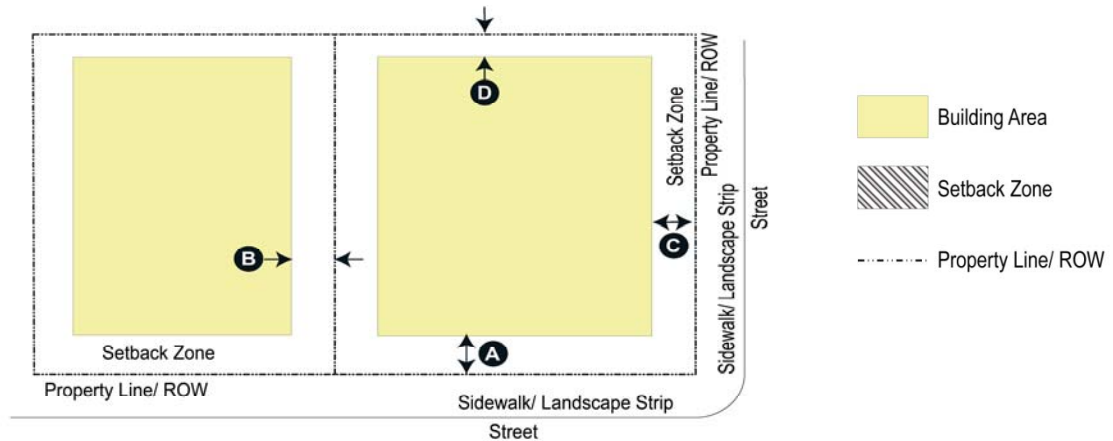
- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the development regulations of the Single-Family Residential “R-7” zoning regulations of the *Allen Land Development Code* (“ALDC”), except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit __ and incorporated herein by reference.
- C. FLEXIBLE DESIGN STANDARDS:** The Director of Community Development, Director of Engineering, Director of Parks and Recreation and/or Chief Building Official, as the case may be, shall have the authority, but not the obligation, to approve a request to modify the development regulations identified in Table 1 below subject to the criteria and limitations set forth in Table 1 to the extent such regulations apply to the Property:

| Table 1: Flexible Design Standards | | | |
|---|--|--|---|
| Code Standard | Extent of Administrative Modification Permitted | Criteria | Administer of Modification |
| 1. Concept Plan Map | | | |
| a. Location of any <u>new</u> Required Street | Location may be shifted no more than 60' in any direction | i. Shall maintain the connectivity intended by the Concept Plan ii. Shall maintain the continuation and/or connectivity with any existing streets where possible | Director of Community Development, Director of Engineering and the Building Official. |
| b. Area of any Required Open Space/ Parkland | May be reduced by no more than 10% | i. Shall maintain the frontages required by the Concept Plan ii. Area may be adjusted to accommodate shifting of any new Required Streets only | Director of Community Development, Director of Engineering, the Building Official and the Director of Parks and Recreation. |
| 2. Development Standards | | | |
| a. Streetscape standards ¹ | Street tree planting may be adjusted based on the development context and street cross section. | Any changes to the streetscape standards shall be based on specific development context such as existing vegetation, natural features, drainage, and fire access and is subject to approval by the City. | Director of Community Development, Director of Engineering, and the Building Official. |
| b. Side yard setback | Side yard setbacks for lots located across the street from any front yard may be modified. | Any such changes to the side yards based on compatibility of streetscape. | Director of Community Development, Director of Engineering, and the Building Official. |
| c. Driveways | Driveways may be allowed to be closer than the 10' minimum spacing in order to reduce curb cuts and expand front yard space. | Driveways may abut other driveways or the property line provided both driveways meet the minimum driveway width and drainage requirements. | Director of Community Development, Director of Engineering, and the Building Official. |

¹Streetscape configurations are subject to modification through the construction plan review and approval process to accommodate utilities, sight visibility, safety and similar. Street trees may not be planted in the ROW unless they are documented in civil plan documents according to these regulations.

D. DEVELOPMENT REGULATIONS:

- Building Placement, Lot Standards and Building Height:** The location of buildings, lot configuration, and building heights on the Property shall comply to the following graphic and table:



| Setback (Primary Building) | | |
|--|---|----------|
| Front | 10' min. setback from property line | A |
| Side (Between Lots) | 3' min. setback from property line ¹ | B |
| Side (Corner Lot along public street) ² | 10' min. setback from property line | C |
| Rear (See Section 5.1e for rear entry garages) | 10' min. setback ³ | D |

Lot Standards⁴

| | |
|---------------|--|
| Lot Dimension | <ul style="list-style-type: none"> Min. 40' x 80' lots for single-family detached buildings Refer to Concept Plan for specific lot Dimensions. |
|---------------|--|

¹For a situation where the side of one house is across the street from the front of another, the Setback may be allowed to differ in order to create a varied street condition: per approval through the Flexible Design Standards.

²Subject to adjacent Setback and Firewall requirements in the Building code.

³Building rear setback measured from property line unless there is alley access in which case the setback is measured from the edge of alley pavement to be congruent with rear garage setback.

⁴No lot-to-lot drainage permitted

Building Height¹

Principal Building Standards

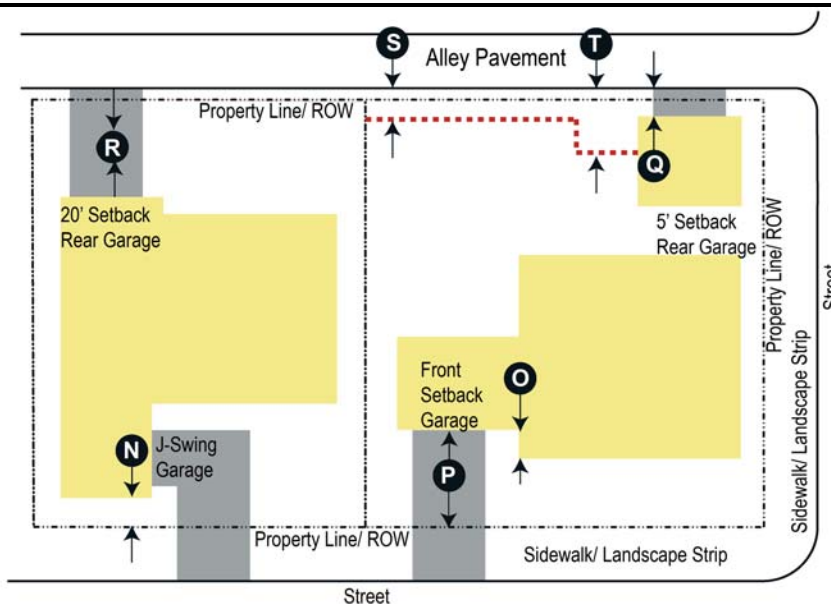
| | |
|------------------|-------------------------------------|
| Building maximum | • Two (2) stories not to exceed 35' |
|------------------|-------------------------------------|








¹Building height shall be measured at the mid-point of the roof of the elevation facing the street.

2. **Parking, Garages & Fences:** The location, configuration, spacing, and construction of off-street parking, garages, and fences on the Property shall conform to the ALDC except as modified below:

Parking, Garages & Fences

Parking and Fence Placement



- | | | |
|-------|--|---|
| Front | <ul style="list-style-type: none"> ▪ J-swing garage setback 10'; or ▪ Face of garage door a min. 3' behind the building façade line along that frontage, and ▪ Allowing for at least 20' of depth from garage wall exterior to property line if garage door faces street. |    |
| Rear | <ul style="list-style-type: none"> ▪ 5' from edge of typical pavement or ▪ 20' or greater from edge of typical pavement |   |
| Fence | <ul style="list-style-type: none"> ▪ 5' from edge of typical pavement or ▪ 5' minimum from face of garage where above ground franchise appurtenances exist. |   |

Required Off-Street Parking Spaces

1. Residential uses shall provide a minimum of 2.0 off-street parking spaces per dwelling unit

Alley/Mews Served Lots

1. Front-loaded garages shall not be allowed on lots served by an alley/mews.
2. All lots that face an adjacent green must provide on-street parking within a reasonable distance.
3. Fences in alleys shall be setback 5' beyond the face of the garage where above-ground franchise appurtenances (meters, transformers, communication pedestals, etc.) will be located clear of alley maneuvering.
4. Side entry-rear garages are not permitted.

Driveways

1. Driveways shall allow space for utilities and waste collection.
2. Front entry driveways shall have colored concrete with a color mix that is uniformly colored throughout and not sprayed, overlaid or otherwise applied to top layers. Stamped surfaces are strongly encouraged.
3. Garage doors shall be decorative.

For purposes of this Subsection D.2., “off-street parking” means a parking space that is wholly contained within the property line of the associated dwelling unit.

E. BUILDING ELEVATIONS: The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit ___, and incorporated herein by reference.

F. BUILDING MATERIALS:

1. In addition to building materials defined as “masonry” in the ALDC, cementitious-fiber clapboard (not sheet) with at least a 50-year warranty shall be deemed to satisfy the masonry requirement.
2. Traditional 3 Coat Stucco shall be allowed for typical use:

G. MINIMUM DWELLING UNIT SIZE: The minimum dwelling unit size is 1,600 square feet.

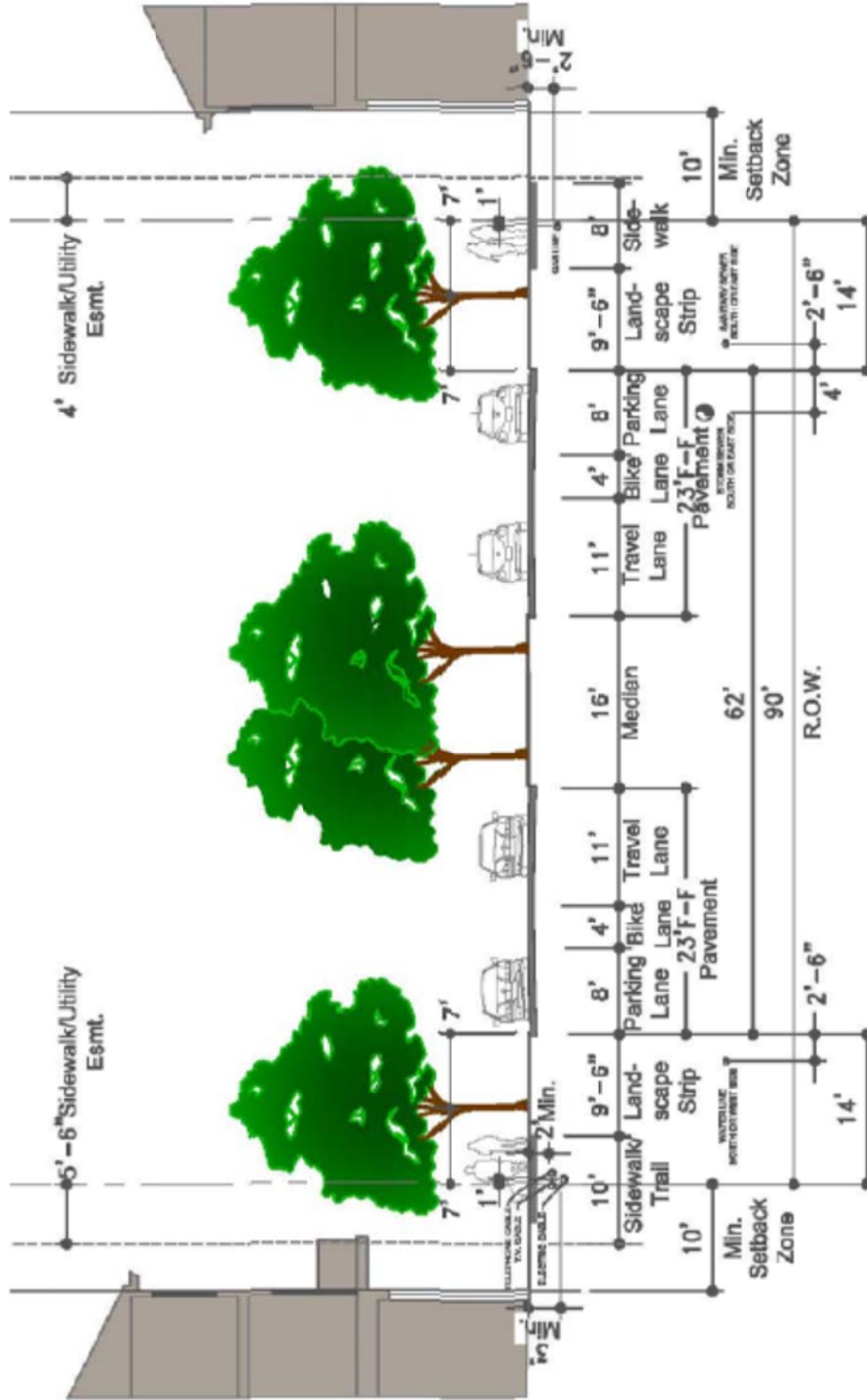
H. STREET DESIGN: The Property shall be developed in general conformance with the Street Concept Plan attached hereto as Exhibit ___ and incorporated herein by reference.

1. **Street Classifications:** This section establishes standards for all elements within the public right-of-way including travel lane(s), on-street parking, bicycle accommodation, streetscape/parkway standards, and sidewalk standards.
 - a. A license agreement between the City and the Owner or Developer of the Property (or portion thereof) setting forth the terms, conditions, and obligations of the Developer and its successors in title (including, but not limited to, any property owners/homeowners association established to own and maintain the common areas developed within the Property or portion thereof) to maintain the medians in the public right-of-way. must be in effect prior to acceptance by the City of Allen Engineering Department of any subdivision developed within the Property.
 - b. All public sidewalks and ramps shall be built to at least the accessibility standards required by Federal or State law and regulation in effect at the time of construction, including, but not limited to, the Americans with Disabilities Act, as amended, Chapter 469 of the Texas Government Code, as amended, and the regulations adopted pursuant to such laws.
 - c. Street and alleys within the Property shall be developed in accordance with the cross sections for the street classifications set forth in Table 3 and the related graphics.
 - d. “Alternative Surface” as used in this Subsection H.1, means “Grasscrete” or another permeable or textured or colored surface to differentiate primary driving surface from side paved area.
 - e. “Permeable Walkway” as used in this Subsection H.1. means (i) compacted crushed granite or other similar material that allows for proper drainage and (ii) where a hardscape concrete trail is required, permeable concrete.

Table 3
Street Classification Summary Table

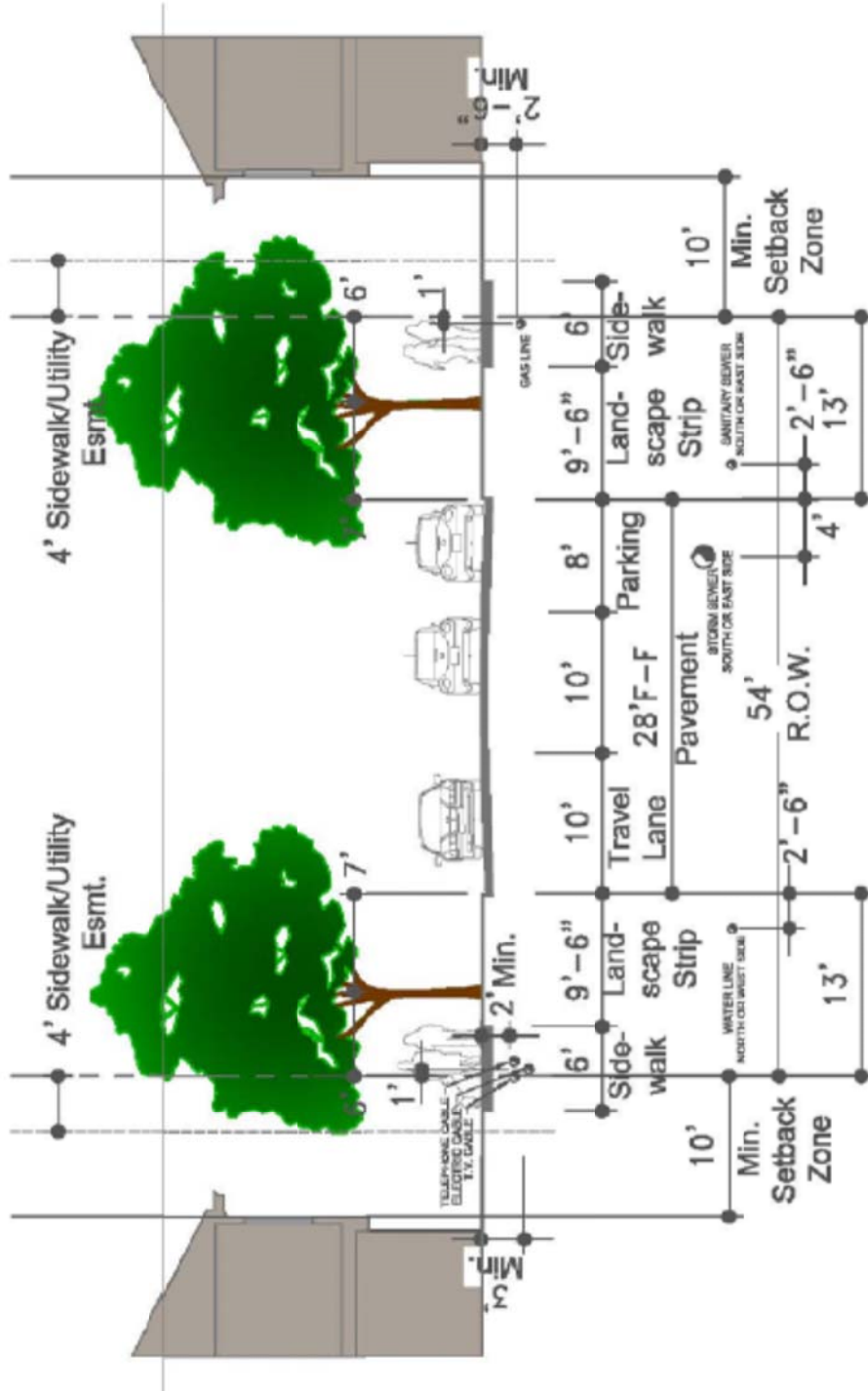
| Street Classification | Street Width (Recommended minimum) | | | Vehicular Lane Widths | On-Street Parking | Sidewalk Width | Street Trees |
|----------------------------|---------------------------------------|--|-----------------|-----------------------|---------------------------|-----------------------------|--------------|
| | R.O.W. | Curb to Curb | Pedestrian Zone | | | | |
| Boulevard | 90' - 100' | 62'-72' with 16'-26' median | 17' 6" | 11' with 4' Bike Lane | Yes, both sides, parallel | 8' (min) | Yes |
| Neighborhood Street | 54' | 28' | 15' 6" | 10' | Yes, one side, unmarked | 6' (min) | Yes |
| Mews Street | 32' | 24' | 4' | 12' | None | 4' (min.) Permeable walkway | None |
| Mews Alley | 24' | 24' (16' concrete flanked by 4' alternative surface) | 0' | 16' | None | None | None |
| Alley | 20' | 16' no raised curbs | 0' | 16' | None | None | None |

Street Type A



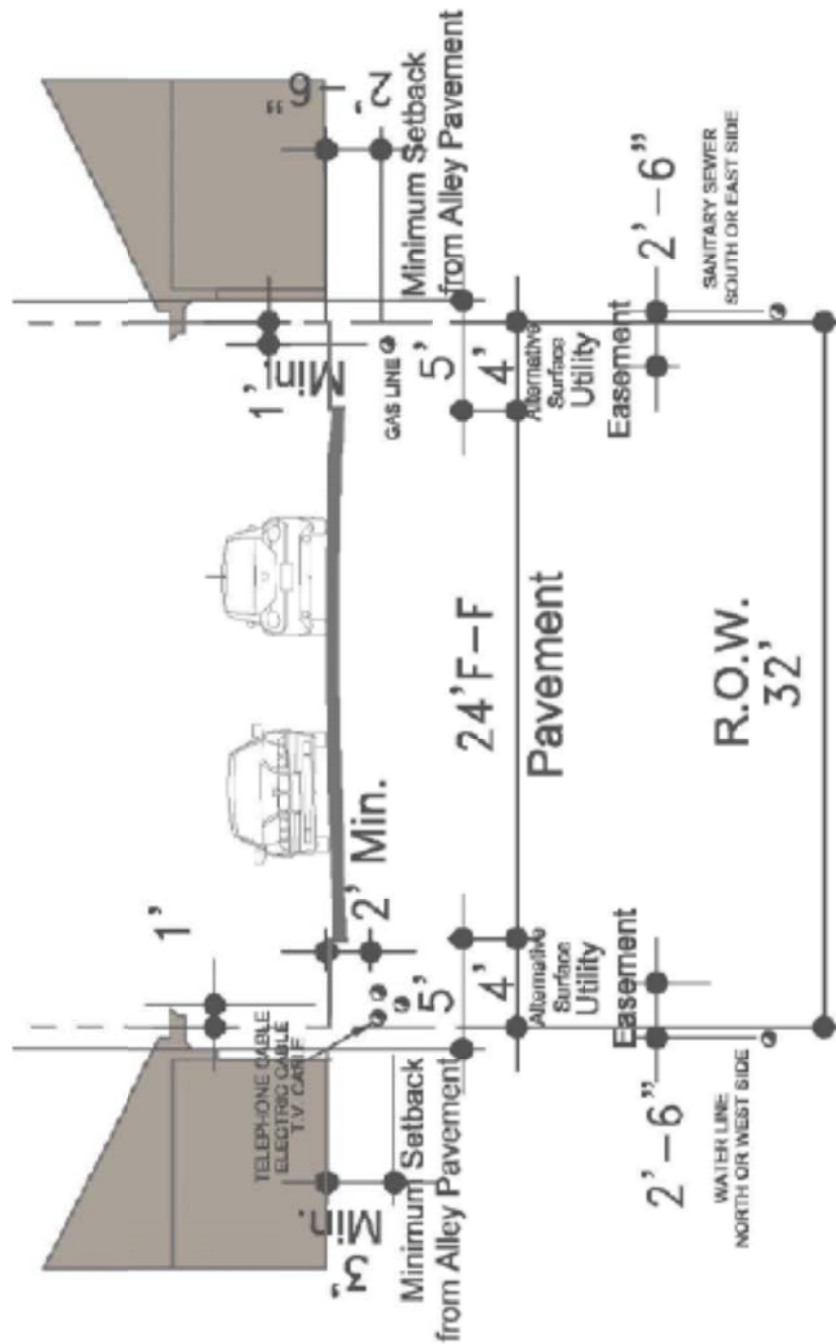
MONTGOMERY RIDGE STREET CROSS SECTION BOULEVARD

Street Type B



MONTGOMERY RIDGE
STREET CROSS SECTION
NEIGHBORHOOD

Street Type C



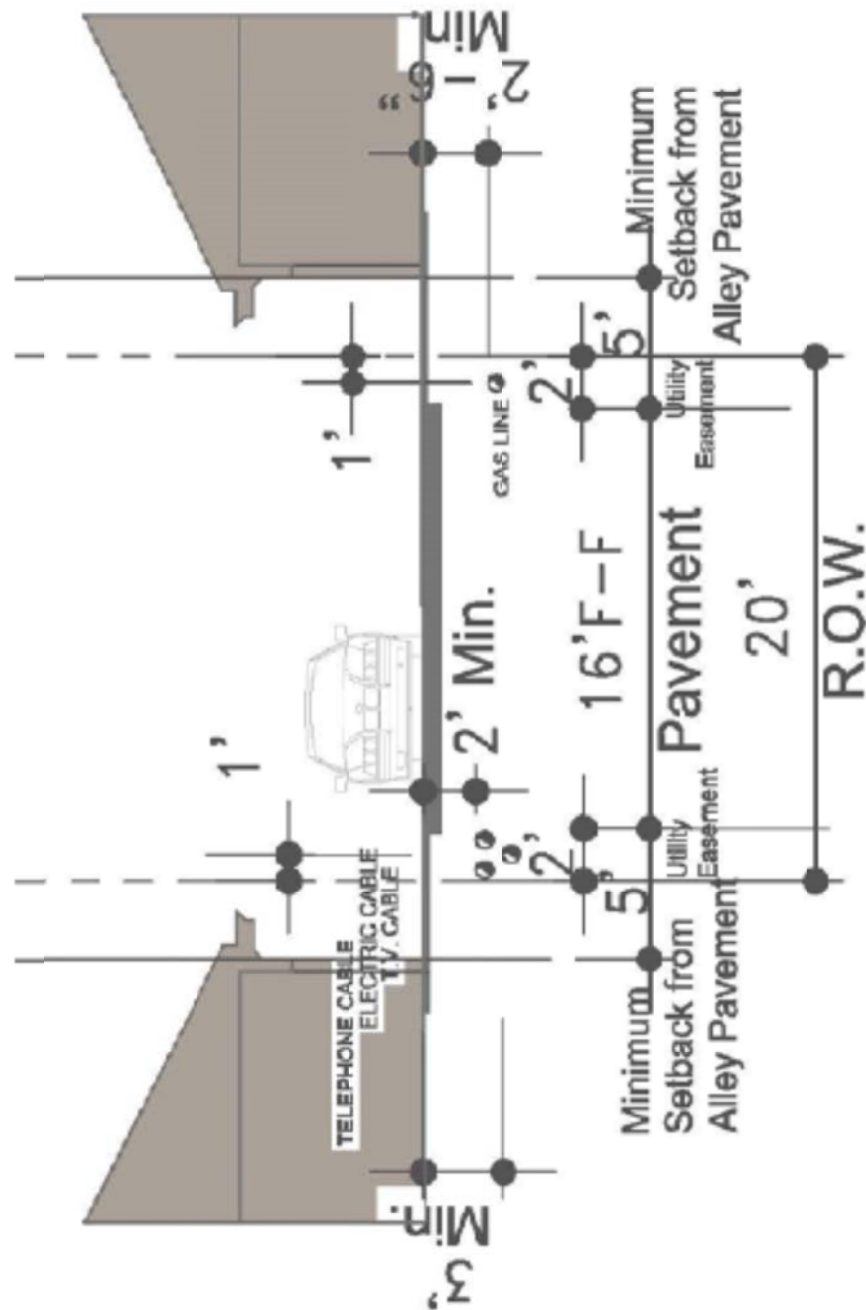
MONTGOMERY RIDGE
STREET CROSS SECTION
MEWS STREET

* No parking is allowed on Mews Streets.

[illegible]

**MONTGOMERY RIDGE
STREET CROSS SECTION
MEWS ALLEY**

Street Type E



MONTGOMERY RIDGE
STREET CROSS SECTION
ALLEY

2. **Streetscape and Landscape Standards:** Landscaping within the public right-of-way shall be in accordance with the standards in Table 3 and this Paragraph 2.
- Street trees shall be required per the street classifications in Table 3 within the Landscape Strip. The trees shall be selected from those in Table 4.
 - Spacing of trees shall be between 30 feet to 40 feet on center (measured per block face) along all streets as required by Table 3.
 - Street trees may be used to mitigate existing trees that are removed as part of the development process per standards in the ALDC, Article VII, Section 7.06 – Tree preservation.
 - Street trees shall not be placed near intersections where they may present a sight obstruction.
 - Street trees may be planted after home construction.
 - Sidewalks and street trees shall be maintained by a property owners/homeowners association to be established prior to the issuance of the first building permit for the portion of the Property being developed.
 - Substantially enhanced pedestrian crossings, both visually and tactilely, shall be constructed at intersections which intersect Montgomery Boulevard, and entrances to the development.

Table 4
Approved Street Trees

Medium trees 25-40 feet

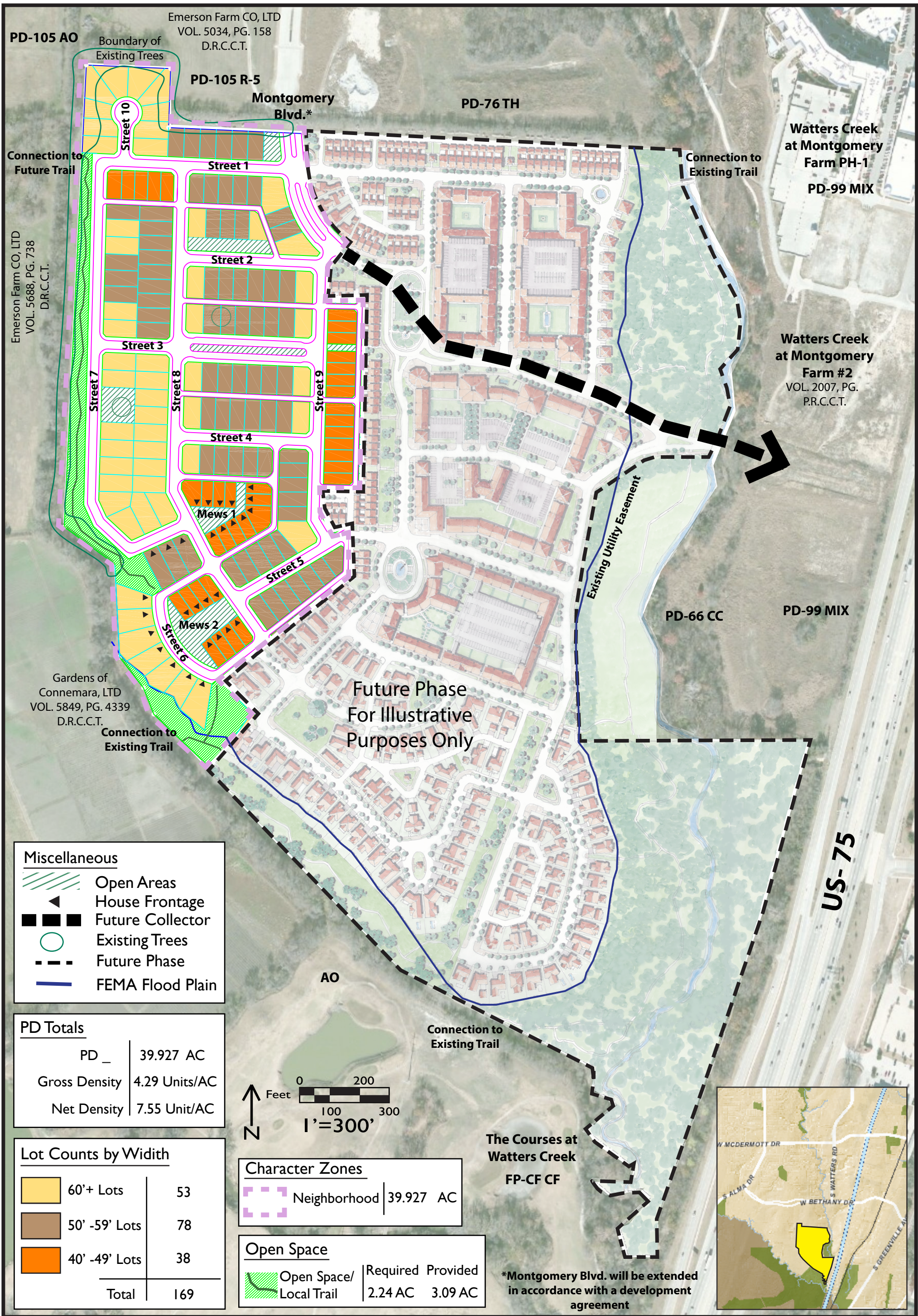
| | |
|--|--|
| <i>Sideroxylon lanuginosum</i> | Chittamwood |
| <i>Pistacia chinensis</i> | Chinese Pistachio *male selection only |
| <i>Cupressus arizonica</i> | Arizona Cypress |
| <i>Diospyros texana</i> | Texas Persimmon |
| <i>Diospyros virginiana</i> | Common Persimmon |
| <i>Fraxinus texensis</i> | Texas Ash |
| <i>Magnolia grandiflora</i> 'Little Gem' | Little Gem Magnolia |

Note: minimum 6 foot planting strip and 30- 40 foot spacing.

Large trees 40 feet and taller

| | |
|---------------------------------------|-------------------------|
| <i>Carya illinoensis</i> | Pecan |
| <i>Quercus buckleyi</i> | Texas Red Oak |
| <i>Quercus laceyi</i> | Lacey Oak |
| <i>Quercus macrocarpa</i> | Bur Oak |
| <i>Quercus muhlenbergii</i> | Chinquapin Oak |
| <i>Quercus polymorpha</i> | Mexican White Oak |
| <i>Quercus shumardii</i> | Shumard Red Oak |
| <i>Quercus virginiana</i> 'Cathedral' | Live Oak 'Cathedral' |
| <i>Quercus virginiana</i> 'Highrise' | Live oak 'Highrise' |
| <i>Ulmus americana</i> 'Accolade' | American elm 'Accolade' |
| <i>Ulmus americana</i> 'Frontier' | American elm 'Frontier' |
| <i>Ulmus crassifolia</i> | Cedar Elm |

Note: minimum 6 foot planting strip and 30 – 40 foot spacing.



Miscellaneous

- Open Areas
- House Frontage
- Future Collector
- Existing Trees
- Future Phase
- FEMA Flood Plain

PD Totals

| | |
|---------------|---------------|
| PD _ | 39.927 AC |
| Gross Density | 4.29 Units/AC |
| Net Density | 7.55 Unit/AC |

Lot Counts by Width

| | |
|---------------|------------|
| 60'+ Lots | 53 |
| 50' -59' Lots | 78 |
| 40' -49' Lots | 38 |
| Total | 169 |

Character Zones

| | |
|--------------|-----------|
| Neighborhood | 39.927 AC |
|--------------|-----------|

Open Space

| | | |
|-------------------------|----------|----------|
| Open Space/ Local Trail | Required | Provided |
| | 2.24 AC | 3.09 AC |

*Montgomery Blvd. will be extended in accordance with a development agreement

Elevations

Effect of Images: All images, including photographs, sketches, and elevations, included are strictly for illustrative purposes only and intended to show the general character of architecture which may be provided within the Property and the features permitted by this planned development district. The images are not intended to be literal or exact representations of the structures to be built on the Property, nor are they intended to be used to control, mandate or require specific architectural or construction requirements.

Neighborhood Zone:



Materials: A combination of stone, fiber cement siding, composite shingle.



Materials: A combination of fiber cement siding, composite shingle.



Materials: A combination of stone, brick, fiber cement siding, composite shingle.



Materials: A combination of stone, brick, fiber cement siding, composite shingle.



Materials: A combination of fiber cement siding, composite shingle.



Materials: A combination of brick, fiber cement siding, composite shingle.



Materials: A combination of brick, composite shingle.



Materials: A combination of stone, brick, composite shingle.



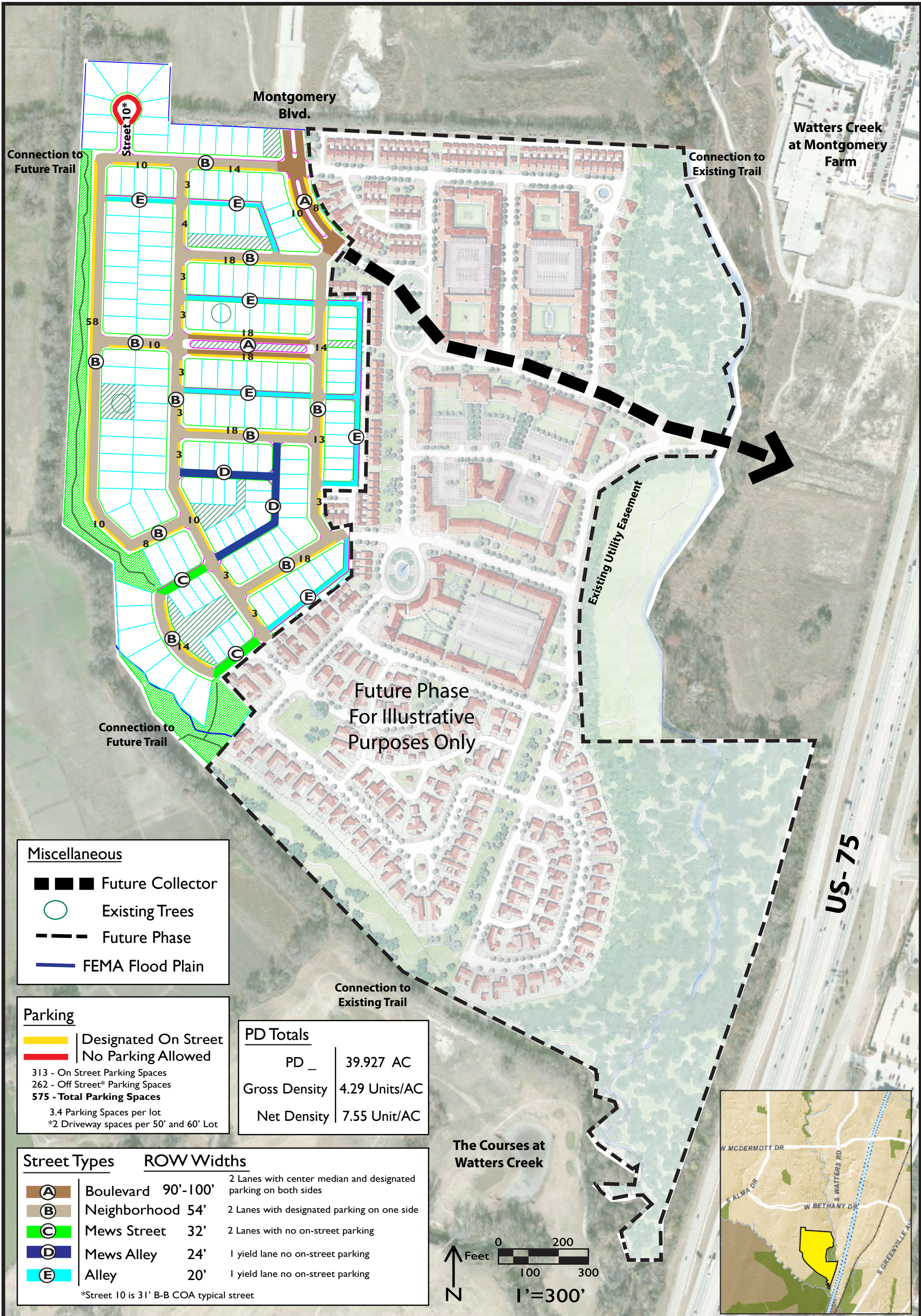
Materials: A combination of brick, fiber cement siding, composite shingle.



Materials: A combination of brick, fiber cement siding, composite shingle.



Materials: A combination of stone, brick, fiber cement siding, composite shingle.



| |
|--|
| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
|--|

AGENDA DATE: July 15, 2014

SUBJECT: Receive the Proposed 2015-2019 Capital Improvement Program Report.

STAFF RESOURCE: Tim Porter
Project Manager

Brian Bristow, RLA
Assistant Director of Parks and Recreation

PREVIOUS ACTION: None

BACKGROUND

The Planning and Zoning Commission acts in an advisory capacity for the City Council and makes a recommendation regarding approval of the Capital Improvement Program (CIP) each year. In preparation for this recommendation, staff will distribute a copy of the 2015-2019 Capital Improvement Program Report at this meeting. Staff will provide an overview and presentation of the 2015-2019 CIP Report to the Commission at the next Planning and Zoning Commission meeting on August, 5, 2014.

STAFF RECOMMENDATION

Review the 2015-2019 CIP Report.

ATTACHMENTS

2015-2019 CIP Report