



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 19, 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 August 12, 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 August 5, 2014, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Combination Plat – Consider a request for a Combination Plat for Lot 23, Block E, Twin Creeks Business Park, being 5.195± acres located at the northeast corner of Stockton Drive and Baumgartner Way. (FP-8/4/14-56) [Twin Creeks Business Park]
5. Floodplain Reconfiguration - Consider a request for Floodplain Reconfiguration for The Bluffs on McDermott, located north of the intersection of McDermott Drive and Watters Crossing Drive.
6. Public Hearing – Conduct a public hearing and consider a request to create a Planned Development and adopt development regulations, a concept plan and building elevations. The property is Lot 1 A1 and Lot 2, Block 2, Millennium Business Park, an addition to City of Allen, Collin County, Texas; generally located northwest of the intersection of Century Parkway and Millennium Drive. (Z-10/14/13-71) [AllenPlace Office Complex]
7. Public Hearing – Conduct a public hearing and consider a request to create a Planned Development and adopt development regulations, a concept plan and building elevations. The property is 35.07± acres out of the John Fyke Survey, Abstract No. 325, the L.K. Pegues Survey, Abstract No. 702, and F.C. Wilmeth Survey, Abstract No. 999, City of Allen, Collin County, Texas; generally located southwest of Stockton Drive and Curtis Lane. (Z-6/24/14-38) [Keystone Park]
8. Public Hearing – Conduct a public hearing receive public comment on the following proposed amendments to the Allen Land Development Code: amending Sec. 4.20.4 “Schedule of Principal

Uses Central Business District” to require specific use permits be obtained for various uses within the Central Business District which are presently permitted uses; amending Sec. 4.20.5 “Schedule of Accessory Uses Central Business District” by deleting “Laundry/Dry Cleaning, Pick Up Only”; amending Sec. 5.01 “Floodplain Hazard” by amending Sec. 5.01.1 relating to the purpose for adopting floodplain hazard regulations, amending Sec. 5.01.4 by adding a statement regarding the limited effect of the City’s floodplain regulations, and amending Sec. 5.01.07.2 to add regulations relating to location of manufactured homes and recreational vehicles in certain flood zones; amending paragraph 8.b. of Sec. 7.03.4 “Outdoor Lighting” relating to parking lot and loading area lighting fixture standards; amending Sec. 7.09.4 “Prohibited Signs” relating to the prohibition of certain vehicular signs; amending Sec. 7.09.11.1 – Table 7.22, “Temporary Signs” by amending the time limits for displaying Grand Opening Signs and Banner Signs; amending Sec. 8.04.1 “Clearing and Grading Permit” by deleting paragraph “h”; and amending Appendix A “Definitions” by amending the definitions of the phrases “Accessory Structure (Residential),” “Day Care Facility,” and “Vehicular Sign,” and adding a new definition for “Psychic Reader, Fortune Teller, or Spiritual Advisor”

Items of Interest

9. Texas APA Conference

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, August 15, 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 8/12/2014 City Council Meeting

- The request to amend the development regulations of Planned Development No. 74 and adopt a Concept Plan and Building Elevations relating to the 39.9± acre property generally located southwest of Bethany Drive and Montgomery Boulevard (Montgomery Ridge) was continued to the August 26, 2014 City Council meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
August 5, 2014**

ATTENDANCE:

Commissioners Present:

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

Absent:

Stephen Platt, Jr.
Barbara McNutt

City Staff Present:

Kevin Laughlin, City Attorney
Lee Battle, Assistant Director of Planning and Development
Brian Bristow, Assistant Director of Parks and Recreation
Shawn Poe, PE, Assistant Director of Engineering
Tim Porter, Program Manager of Engineering
Madhuri Kulkarni, 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 7:02 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 July 22, 2014 regular meeting attached.

Consent Agenda

2. Approve minutes from the July 15, 2014 regular meeting.
3. Final Plat – Consider a request for a Final Plat for The Village at Twin Creeks, Phase One, being 41.560± acres located southeast of Exchange Parkway and Bray Central Drive. (FP-6/24/14-39) [The Village at Twin Creeks Ph. I]

Motion: **Upon a motion by 2nd Vice-Chair Trahan, and a second by 1st Vice-Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 12,647 square foot portion of a building located on Lot 1R-1, Allen Business Center, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Prestige Circle (and commonly known as 7 Prestige Circle, Suite 100). (SUP-7/8/14-45) [Academy of Dance Arts]

Mr. Lee Battle, Assistant Director of Planning and Development, presented to the Commission. He stated that this request is for a Specific Use Permit for the Academy of Dance Arts, which according to the Allen Land Development Code, is categorized as a Gymnastics and Sports Training Facility use. This local business has been operating in the City for about a decade, and is growing and looking to move into a new space.

The property is located west of Prestige Circle and north of Bethany Drive. The properties to the north, west and south are zoned Planned Development PD No. 3 Light Industrial (LI). The property to the east (across Prestige Circle) is zoned Light Industrial (LI). Mr. Battle stated that the property to the north is the future site of the Nine Band Brewing Company, currently under construction. He clarified that the use of the Nine Band Brewing Company does not conflict with this proposed use in terms of separation requirements for businesses that serve alcohol.

The property is zoned Planned Development No. 3 with Light Industrial (LI) as the base zoning. Because it is zoned Light Industrial, this particular use of a Sports Training Facility, is required to obtain a Specific Use Permit (SUP).

The applicant is proposing to move into an existing building, so there is no associated site development. The building has recently been renovated, so the academy is just moving into the existing space.

Mr. Battle stated that the use, as explained by the applicant, is a higher level competitive professional dance training facility. It is not the type of facility where parents would stay while their kids practice, so the amount of traffic will not increase. Additionally, they do not have performances or competitions that occur at the facility, so large groups of people would not attend, so, again, there are no concerns with parking. The facility has adequate existing parking.

Chairman Cocking opened the Public Hearing.

Mr. James Goodman, 7 Prestige Circle, Allen, Texas, stated he was the owner of the property and managing member of the building. He stated he was available for questions. As the owner of the building, he said they entertained quite a few candidates as tenants for the building, and feel fortunate to have the Academy of Dance Arts which was in need of expansion. This place offers them to stay in Allen, which he believes is an asset to the community. They recently renovated the building and the Academy will continue to improve the area.

Mr. Jason Bucklin and Mrs. Megan Bucklin, 8508 Port Royal Lane, McKinney, Texas, spoke to the Commission as being available for any questions. Mrs. Bucklin, the Creative Director of the Academy of Dance Arts, stated they are in favor of the project.

Chairman Cocking closed the Public Hearing.

Motion: Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use for the property located at 7 Prestige Circle, Suite 100, for the Academy of Dance Arts.

The motion carried.

5. Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Cottonwood Crossing, on 12.663± acres; being a Replat of Cottonwood Business Park; located east of Jupiter Road and generally south of Park Place Drive. (PP-3/10/14-16) [Cottonwood Crossing]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a residential replat and a public hearing for Cottonwood Crossing.

The property is located east of Jupiter Road and south of Park Place Drive. The property to the north is zoned General Business (GB). The properties to the east are zoned Planned Development (PD) No. 34 for Multi-family Residential (MF-12) use and Community Facilities (CF). The properties to the south are zoned Single-family Residential (R-2) and Planned Development No. 49 for Single-family Residential (R-7) use. The properties to the west (across Jupiter Road) are zoned Community Facilities (CF).

Ms. Kulkarni stated that a Concept Plan for the Cottonwood Crossing subdivision was approved in January of this year. Since the 12.663± acre parcel was final platted in 1984, replatting the property is the last step in the development process. The subject Replat subdivides the existing lot into forty-eight (48) single family residential lots and five (5) open space lots. There are three (3) access points for the subdivision; all on Jupiter Road. The plat also shows various easements required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan, and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the Public Hearing.

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

Motion: Upon a motion by Commissioner Ogrizovich, and a second by 1st Vice-Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Residential Replat for Cottonwood Crossing, being a Replat of Cottonwood Business Park, located east of Jupiter Road and generally south of Park Place Drive.

The motion carried.

6. Preliminary Plat – Consider a request for a Preliminary Plat for Eagles Corner Addition, Lots 1-3, Block A, being 14.48± acres, located at the northwest corner of Exchange Parkway and Greenville Avenue. (PP-2/27/14-12) [Eagles Corner Addition]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated that the property is located at the northwest corner of Greenville Avenue and Exchange Parkway. The properties to the north and east are zoned Shopping Center (SC) and Single Family Residential (R-7). The property to the south (across

Exchange Parkway) is zoned Community Facility (CF) zoning. The property to the west is zoned Planned Development PD No. 58 Multi-family Residential (MF).

A Concept Plan for a grocery anchor, bank, and fueling station was approved in December 2013. Preliminary platting is the next step in the development process. The subject Preliminary Plat shows the property subdivided into three (3) lots. There are three proposed access points. There is one access point located on Greenville Avenue. There are two access points located on Exchange Parkway. The plat also shows various easements and ROW dedication required for development of the site.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan, and meets the requirements of the Allen Land Development Code.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Eagles Corner Addition, Lots 1-3, Block A, located at the northwest corner of Exchange Parkway and Greenville Avenue.**

The motion carried.

7. Preliminary Plat – Consider a request for a Preliminary Plat for Assured Self Storage, Lots 1 and 2, Block A, being 12.3787± acres located at the southeast corner of Alma Drive and Exchange Parkway. (PP-4/21/14-24) [Assured Self Storage]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated that the property is located at the southeast corner of Exchange Parkway and Alma Drive. The properties to the south, east and west are zoned Planned Development No. 54 Single Family Residential (SF). The property to the north (across Exchange Parkway) is zoned Planned Development No. 54 Shopping Center (SC) and Single Family Residential (SF).

Ms. Kulkarni stated that a Concept Plan for the Assured Self Storage facility was approved in May 2013. Preliminary platting is the next phase in the development process. The subject Preliminary Plat shows the property subdivided into two (2) lots. There are three proposed access points. There is one access point located on Alma Drive. There are two access points located on Exchange Parkway. The plat also shows various easements and ROW dedication required for development of the site.

A Site Plan for the Assured Self Storage facility (on Lot 1), has been submitted and is currently under review.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan, and meets the requirements of the Allen Land Development Code.

1st Vice-Chair Mangrum asked how many storage units are being proposed in the area. Ms. Kulkarni answered that she did not know.

Chairman Cocking stated that this was the area of the solid masonry walls with berms and landscaping.

Motion: **Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Assured Self Storage, Lots 1 and 2, Block A, located at the southeast corner of Alma Drive and Exchange Parkway.**

The motion carried.

8. Presentation of the Proposed 2015-2019 Capital Improvement Program.

Mr. Tim Porter, Program Manager of Engineering, and Mr. Brian Bristow, Assistant Director of Parks and Recreation, presented the Proposed 2015-2019 Capital Improvement Program to the Commission.

Motion: Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the 2015-2019 Capital Improvement Program.

The motion carried.

Adjournment

The meeting adjourned at 8:21 p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 7/22/2014 City Council Meeting

- There were no items taken to the July 22, 2014 City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: August 19, 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 July 2014
CIP Map through July 2014

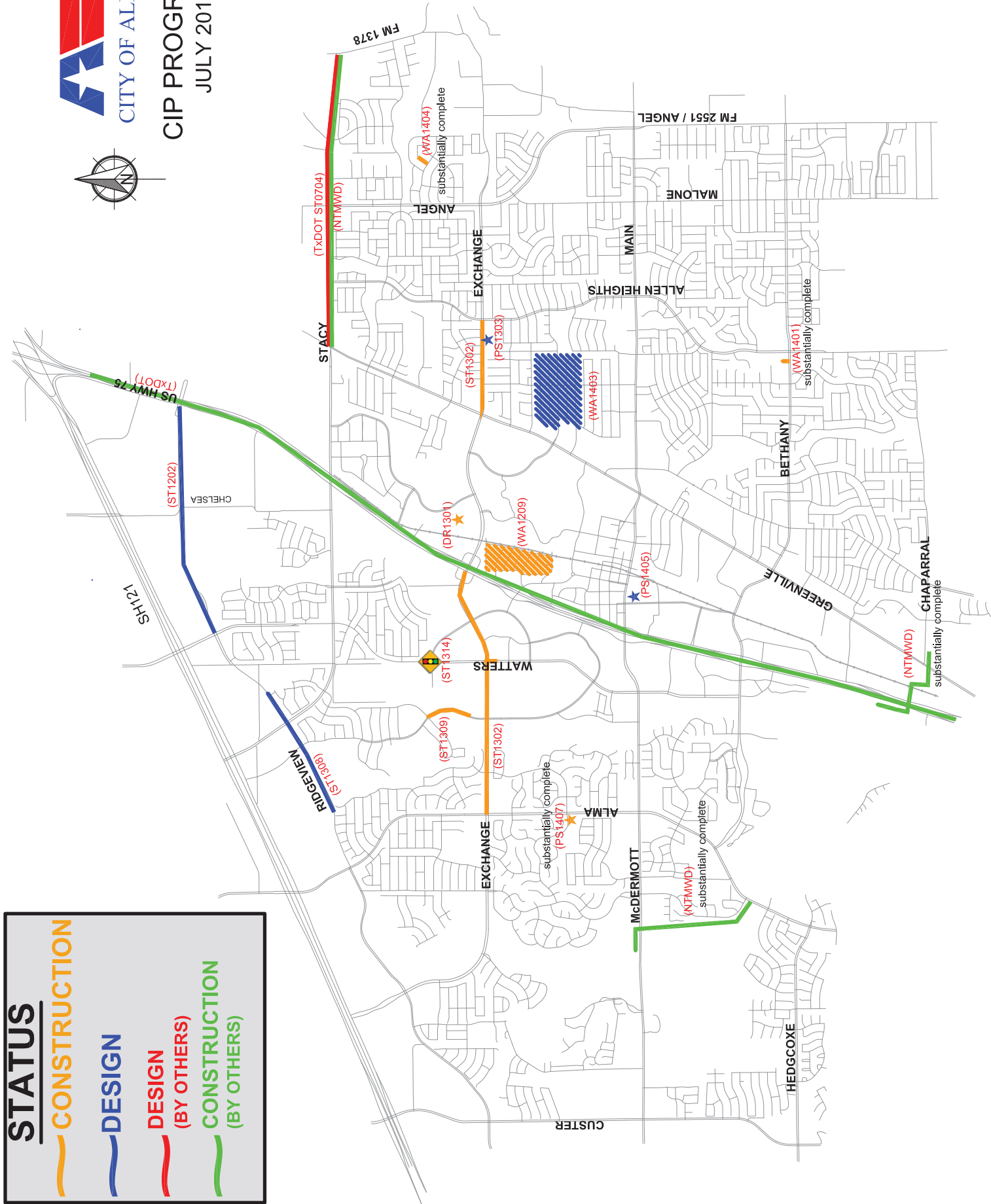
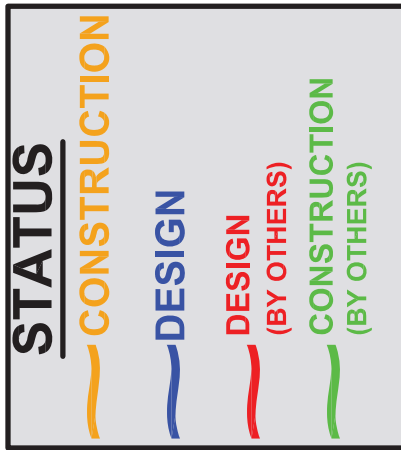
ENGINEERING CIP PROGRESS REPORT - THROUGH JULY 2014

PROJECT		STATUS / COMMENTS	
FACILITIES	1 Fire Station 2 Reconstruction	PS1303	In design. Construction anticipated to occur in 2015 .
	2 Fire Station 4 Kitchen Remodel	PS1407	Substantially complete.
	3 MCPAR Lighting Upgrades	PS1405	Anticipated to be complete in September 2014 .
ROADS	4 Bray Central Widening	ST1309	Project Currently under construction and anticipated to be completed October 2014 .
	5 Exchange Parkway (Alma - Allen Heights)	ST1302	Addition of 2 lanes. Construction anticipated to be complete October 2014 . Walmart drive will be partially closed through August 2014.
	6 Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
	7 Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Bid award scheduled for Council August 26, 2014. Construction anticipated to begin September 2014 .
	8 Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	NTMWD waterline relocation has begun. Anticipate TxDOT letting December 2014 with construction starting Spring 2015 .
	9 US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Construction estimated to be complete October 2016 .
	10 755 Heritage Pkwy San Sew Extension	WA1401	Substantially complete.
UTILITIES	11 Fountain Park Water/SS Rehabilitation	WA1403	Water, sanitary sewer, and paving improvements for Sections 1 & 2. Design has begun. Construction anticipated to begin in 2015 .
	12 Millwood Lane Waterline Relocation	WA1404	Substantially complete.
	13 NTMWD Sanitary Sewer Improvements	NTMWD	Substantially complete.
	14 Whis-Lynge Water/SS Replacement	WA1209	Utility installation complete. Paving phase underway with an anticipated completion January 2015 .
OTHER	15 Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Construction currently underway and anticipated to be completed Fall 2014 .
	16 Signal - Watters / Bossy Boots	ST1314	Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening. Currently in design.



CIP PROGRESS

JULY 2014



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 19, 2014

SUBJECT: Consider a request for a Combination Plat for Lot 23, Block E, Twin Creeks Business Park, being 5.195± acres located at the northeast corner of Stockton Drive and Baumgartner Way. (FP-8/4/14-56) [Twin Creeks Business Park]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: City Council approved zoning - March, 2014

BACKGROUND

The property is located at the northeast corner of the future extensions of Stockton Drive and Baumgartner Way, generally west of US Highway 75 and north of Exchange Parkway. The property to the north is zoned Multi-Family Residential, MF-18. The zoning to the west and south is Planned Development PD No. 108, Mixed Use MIX. To the east, the zoning is Planned Development PD No. 54, Industrial Technology IT.

The subject property is part of District H of the Twin Creeks Urban Center Planned Development PD No. 108 with a base zoning of Mixed Use, MIX. The proposed use for this site is an assisted living/memory care facility. A Site Plan for the development has been approved in March 2014 for approximately 70 units.

The final step in the development process is platting. A Combination Plat may be submitted if a tract of land is subdivided into less than three lots, there is no change in street locations, and the requirements for both the preliminary plat and final plat are satisfied.

The Combination Plat shows one (1) lot. There are a total of three (3) access points for the site. One access point is located on Stockton Drive, and two access points are on Baumgartner Way. The plat also shows various firelane, access, and utility easements.

The Combination Plat for Twin Creeks Business Park, Lot 23, Block E has been reviewed by the Technical Review Committee, meets the standards of the Allen Land Development Code, and meets the requirements of Planned Development PD No. 108. The Plat also complies with the approved Site Plan.

STAFF RECOMMENDATION

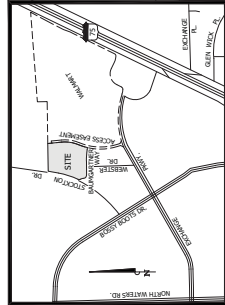
Approval

MOTION

I make a motion to approve the Combination Plat for Twin Creeks Business Park, Lot 23, Block E, being 5.195± acres, located at the northeast corner of Stockton Drive and Baumgartner Way.

ATTACHMENTS

Combination Plat



VICINITY MAP

SCALE: 1" = 2000'

ALLEN, TEXAS

THE undersigned, a Registered Professional Land Surveyor, do hereby certify that the foregoing plat of the Lot 23, Block E, Twin Creeks Business Park, Inc. was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Texas.

For Bannister Engineering, LLC
PRELIMINARY
RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN AS A FINAL SURVEY DOCUMENT

Michael Don Davis
Registered Professional Land Surveyor
Texas Registration No. 4535

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, personally appeared Michael Don Davis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

APPROVED AND ATTEST:
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED
Planning & Zoning Commission

ATTEST
Secondary Planning and Zoning Commission

Date

Executed Proforma

Mayor

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Commission Plat of the Lot 23, Block E, Twin Creeks Business Park, Inc. was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Texas.

City Secretary, City of Allen

City of Allen, Texas

City of Allen, Texas

City of Allen, Texas

City of Allen, Texas

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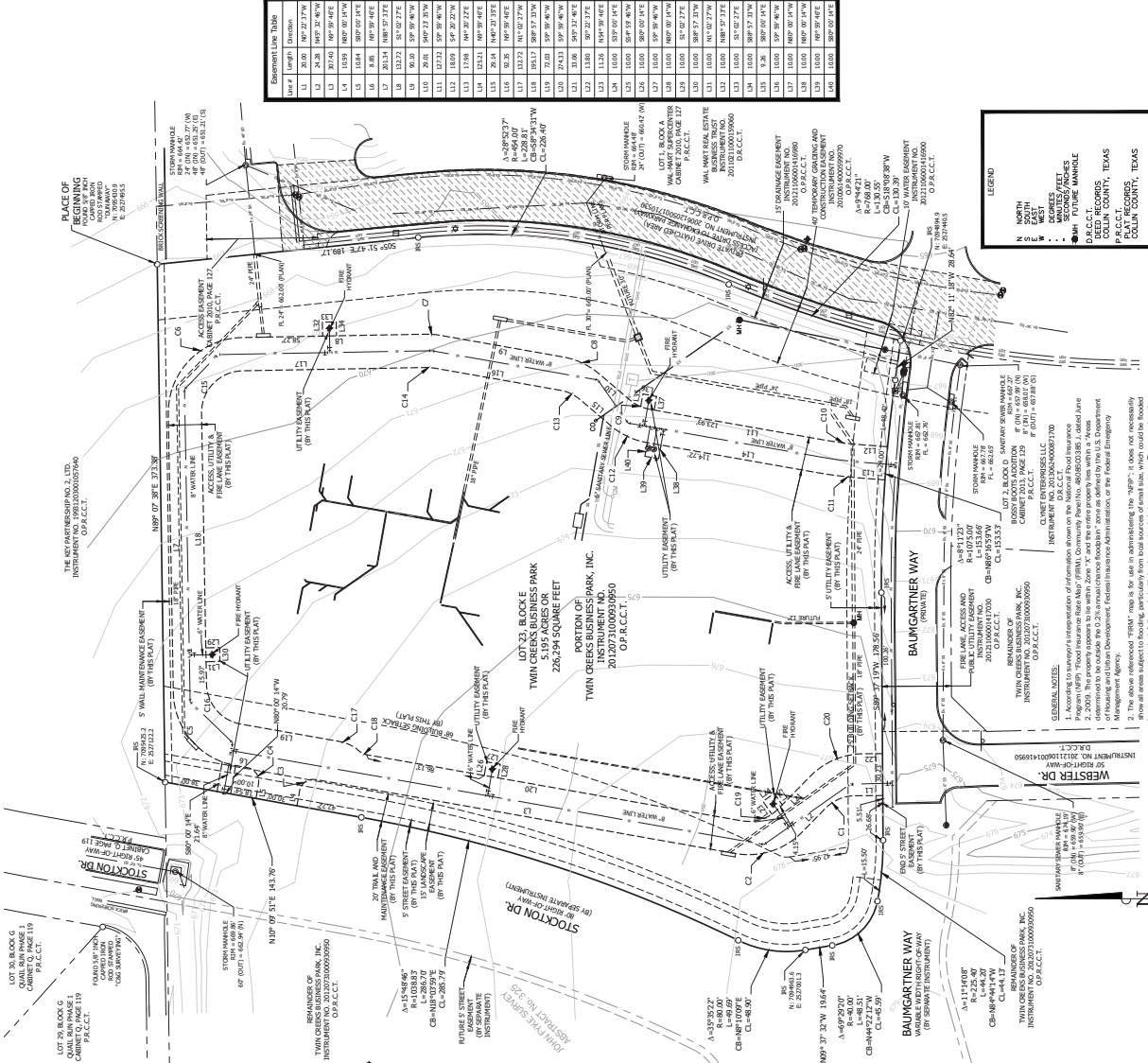
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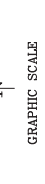
City of Allen, Texas



LEGEND
NORTH
SOUTH
EAST
WEST
FUTURE MANHOLE
MANHOLE
EASEMENT
D.R.C.C.T.
P.R.C.C.T.
C.O.P.C.C.T.

OWNER/DEVELOPER
TWIN CREEKS BUSINESS PARK, INC.
1500 ALLEN DRIVE, SUITE 100
ALLEN, TEXAS 75013
PHONE: 409-619-9435
CONTACT: CHARLES C. NEES, VICE PRESIDENT

City of Allen Geographic Control Monument Number 8
3" Aluminum disk set in the Northwest corner of curb inlet
on the West side of Anna Drive, located 200' +/- North of the
intersection of the Grande Drive and Anna Drive.
Elevation 692.80' (NAD 83)



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

COMBINATION PLAT

State of Texas
County of Tarrant

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, personally appeared Michael Don Davis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

APPROVED AND ATTEST:
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED
Planning & Zoning Commission

ATTEST
Secondary Planning and Zoning Commission

Date

Executed Proforma

Mayor

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Commission Plat of the Lot 23, Block E, Twin Creeks Business Park, Inc. was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Texas.

City Secretary, City of Allen

City of Allen, Texas

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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	August 19, 2014
SUBJECT:	Consider a request for Floodplain Reconfiguration for The Bluffs on McDermott, located north of the intersection of McDermott Drive and Watters Crossing Drive.
STAFF RESOURCE:	Shawn Poe, PE Assistant Director of Engineering Tiffany McLeod Senior Planner
PREVIOUS BOARD/COUNCIL ACTION:	Adopted PD No. 100 – November, 2006 Floodplain reconfiguration approved – March, 2008

BACKGROUND

The property is located north of the intersection of McDermott Dr. and Watters Crossing Drive. The property to the east is zoned Planned Development PD No. 54 Multifamily Residential MF. The properties to the north and west are zoned Planned Development PD No. 54 Townhome TH. The property to the south (across McDermott Drive) is zoned Planned Development PD No. 26 Single Family Residential SF and Planned Development PD No. 55 Community Facilities CF.

The Allen Land Development Code, Section 8.13.6 states:

“All properties located in the 100-year floodplain shall be maintained in a natural state. Any deviations or modification to the natural state shall require review and approval of the commission.”

The subject property is zoned Planned Development PD No. 100 Office (O) for an office building. In March, 2008 the owner of the property submitted a request for the floodplain reconfiguration of Cottonwood Creek. The goal of the reconfiguration was to have more usable land currently encumbered by the fully developed 100-year floodplain. The request was approved by the Planning and Zoning Commission and subsequently completed the site planning process.

The current owner of the property has submitted another request for the reconfiguration of the 100-year fully developed floodplain. The goal of this request is to increase the usable area in order to provide additional parking. The attached Site Plans show the previously approved site layout and the proposed revised site layout with the increased parking area. This proposed revised site layout is consistent with the approved PD Concept Plan.

The Engineering Department has received a detailed drainage study, signed and sealed by a licensed professional engineer, which analyzes the request based on the following criteria:

1. Minimal impact to flora and fauna.
2. No net decrease in valley storage
3. No net rise in the fully-urbanized 100-year base flood elevation
4. No increase in velocity

The attached Floodplain Workmap demonstrates the scope of the work and verifies that there is no negative impact to the 100-year floodplain. As a result, the Engineering and Planning and Development Departments take no exception to the proposal put forth by the applicant. As a requirement of this floodplain

reconfiguration, the applicant will also submit a Letter of Map Revision (LOMR) to FEMA for approval prior to the issuance of a Certificate of Occupancy for the development.

STAFF RECOMMENDATION

Staff recommends approval

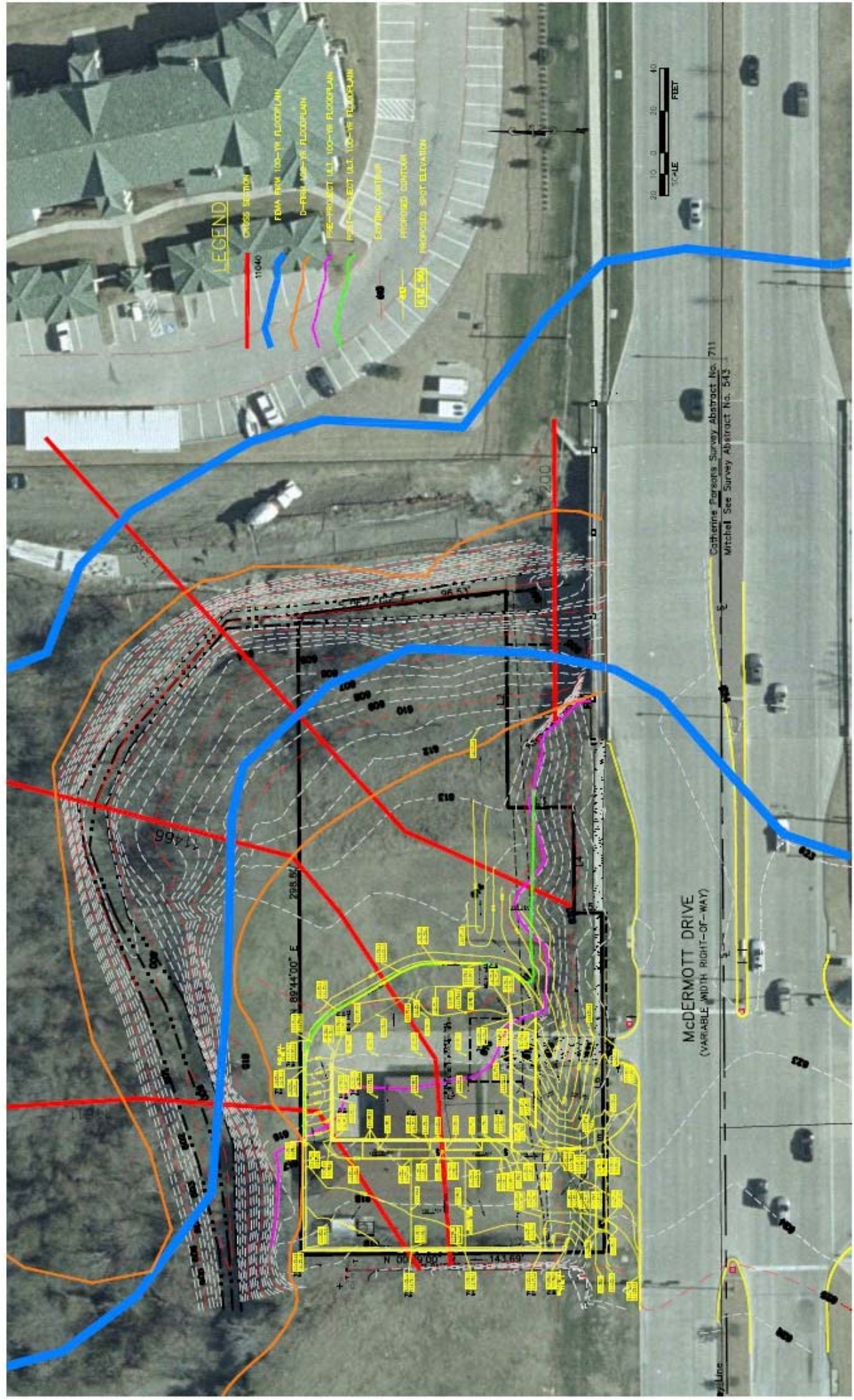
MOTION

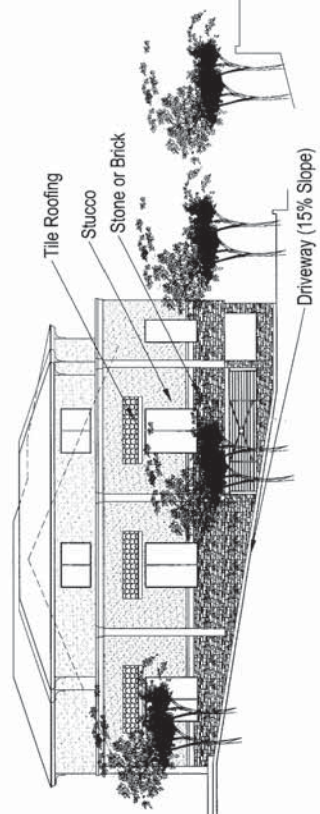
I make a motion to approve the request for Floodplain Reconfiguration for The Bluffs on McDermott, located north of the intersection of McDermott Drive and Watters Crossing Drive.

ATTACHMENTS

2008 Approved Floodplain Workmap
2008 Approved Building Elevations
Approved/Proposed Revised Site Plan
Proposed Floodplain Workmap

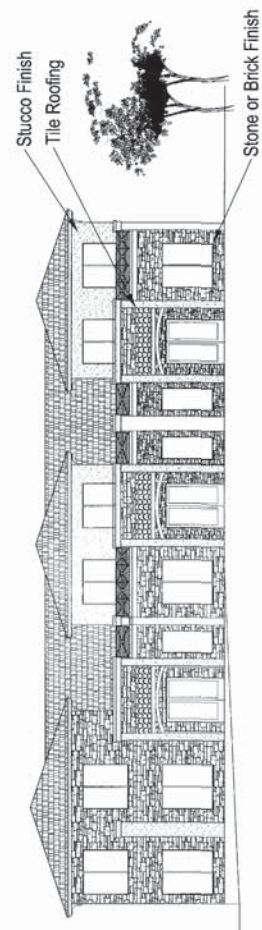
2008 Floodplain WorkMap





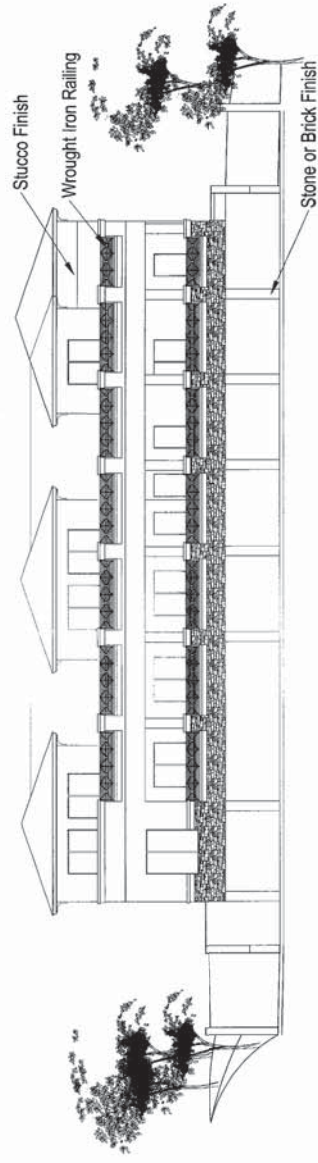
South Elevation

Scale: $\frac{1}{8}" = 1'-0"$ (Facing McDermott)



West Elevation

Scale: $\frac{1}{8}" = 1'-0"$

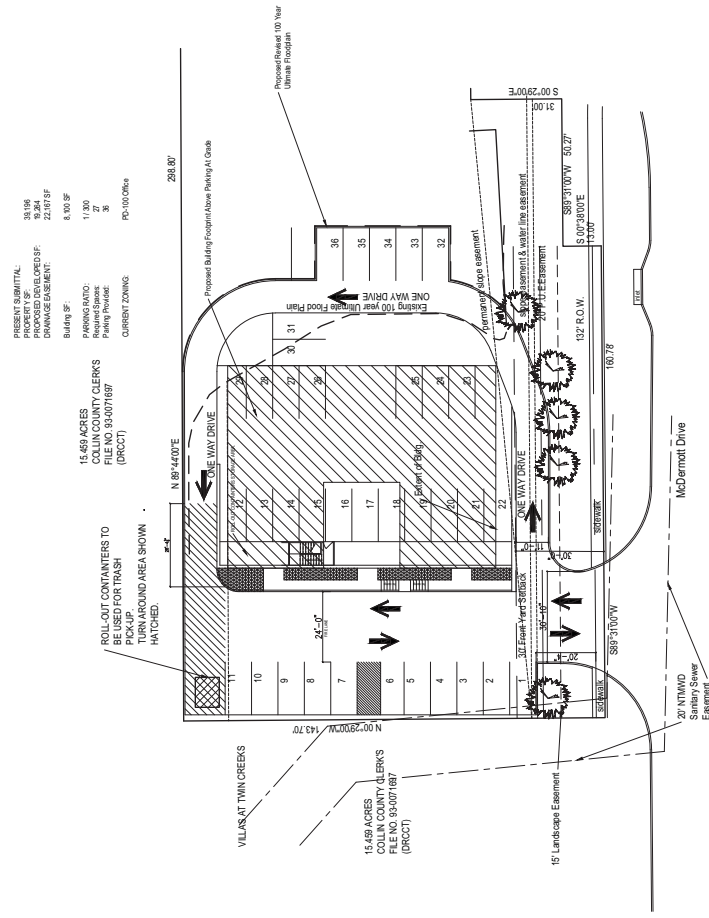


East Elevation

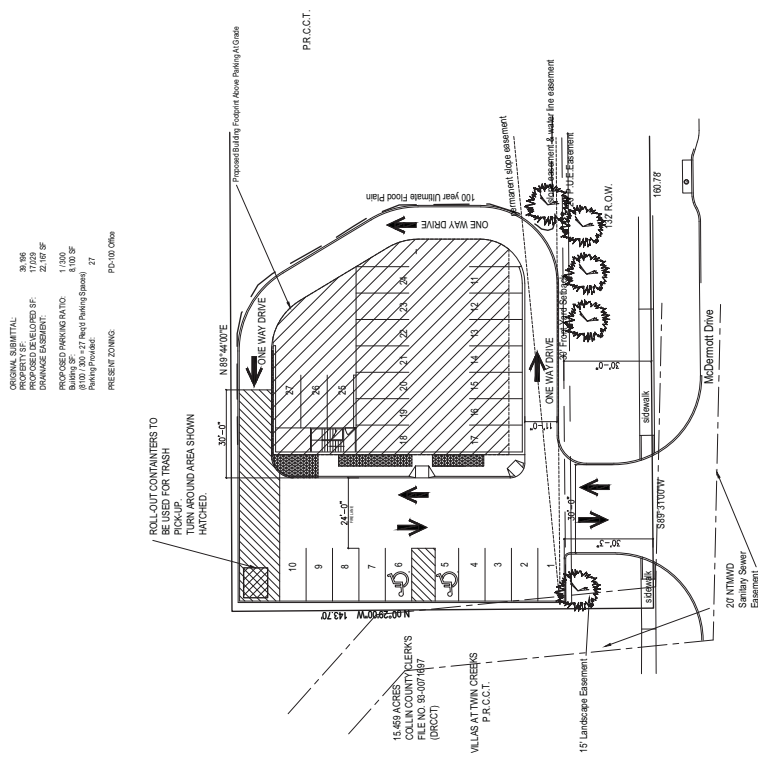
Scale: $\frac{1}{8}" = 1'-0"$

Not for Construction for Agency
Review Only

Conceptual Elevations



01 Proposed Revised Site Plan
Scale: 1" = 20'-0"



02 Approved Site Plan
Scale: 1" = 20'-0"

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	August 19, 2014
SUBJECT:	Public Hearing – Conduct a public hearing and consider a request to create a Planned Development and adopt development regulations, a concept plan and building elevations. The property is Lot 1A1 and Lot 2, Block 2, Millennium Business Park, an addition to City of Allen, Collin County, Texas; generally located northwest of the intersection of Century Parkway and Millennium Drive. (Z-10/14/13-71) [AllenPlace Office Complex]
STAFF RESOURCE:	Ogden “Bo” Bass, AICP Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	Final Plat approved – November, 1994
LEGAL NOTICES:	Public Hearing Sign –August 8, 2014 Public Hearing Notices –August 8, 2014
ANTICIPATED COUNCIL DATE:	August 26, 2014

BACKGROUND

The property is generally located northwest of the intersection of Century Parkway and Millennium Drive. The properties to the south and west are zoned Light Industrial (Conditional) LI(C). The property to the north is zoned Shopping Center SC. The property to the east, across Century Parkway, is zoned Light Industrial.

The property is currently zoned Light Industrial (Conditional) LI(C). The applicant is requesting to create a Planned Development and adopt development regulations, a concept plan and building elevations for a multiple building, multi-story office complex.

The proposed development is on approximately 22± acres of land. The site will be developed in phases; with the first phase consisting of three (3) buildings and a structured parking garage. The attached Concept Plan shows the property subdivided into four (4) lots. Lots 1-3 will be developed in Phase 1. Lot 1 will contain a three-story roughly 100,000 square foot office building and structured parking garage. Lot 2 will contain a three-story office building and seven-story lab testing tower. Lot 3 will contain a one-story roughly 120,000 square foot light industrial building. Lot 4 will be developed as a future phase. The attached development regulations include design standards to accommodate the proposed site design.

There are a total of four (4) access points for the property. Two of the access points (on Century Parkway and Millennium Drive) will be built with Phase 1. The remaining two access points, along the existing fire lane on the southern end of the property, will be built with the future phase.

The primary exterior materials for all of the buildings are scored/smooth concrete tilt-wall panels, glass and metal accents.

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 create a Planned Development and adopt development regulations, a concept plan and building elevations for the property known as Lot 1A1 and Lot 2, Block 2, Millennium Business Park, and generally located northwest of the intersection of Century Parkway and Millennium Drive, for the AllenPlace Office Complex.

ATTACHMENTS

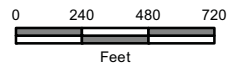
Property Notification Map
Development Regulations
Concept Plan
Building Elevations



Property Ownership Notification
Allen Place

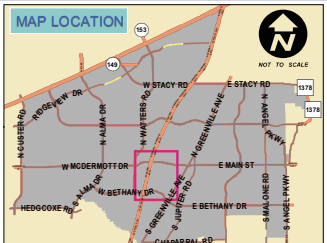
Map Legend

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



Planning & Development - GIS
Date Saved: 8/4/2014

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



DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR ALLENPLACE

The Property shall be developed and used in accordance with the applicable provisions of the *Allen Land Development Code*, as amended, except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Light Industrial (LI) standards 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 “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference.
- D. LANDSCAPING:** The landscape easement along Century Parkway shall be a variable width, measured from the property line, as shown on the Concept Plan. The landscape easement along US 75 shall be a minimum of twenty feet (20’) wide measured from the property line.
- E. STREET STANDARDS:** The driveway throat lengths shall be permitted at the distances shown on the Concept Plan.
- F. PARKING SETBACK:** The parking setback along US 75 shall be twenty feet (20’).
- G. BUILDING HEIGHT:** The maximum building height shall be 128 feet and seven (7) stories. Minor modifications to the building height that do not alter the general architectural style shown on the Building Elevations may be made at the time of Site Plan approval.
- H. BUILDING SETBACKS:** The building setbacks for the Property shall be as follows:

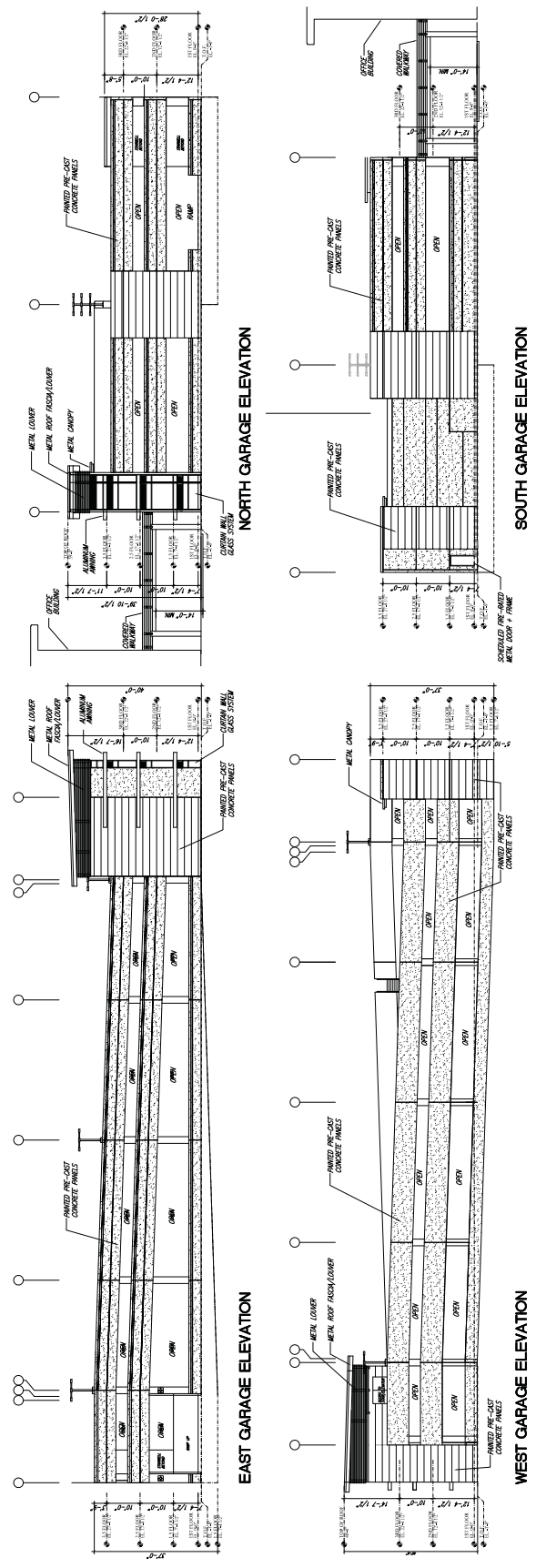
Front Yard Setback: Lot 1 - 25 feet
 Lot 2 - 10 feet
 Lot 3 - 25 feet
 Lot 4 - 25 feet along Century Parkway
 70 feet along US 75

Side Yard Setback: Lot 1 - 10 feet
 Lot 2 - 0 feet
 Lot 3 - 25 feet
 Lot 4 - 10 feet

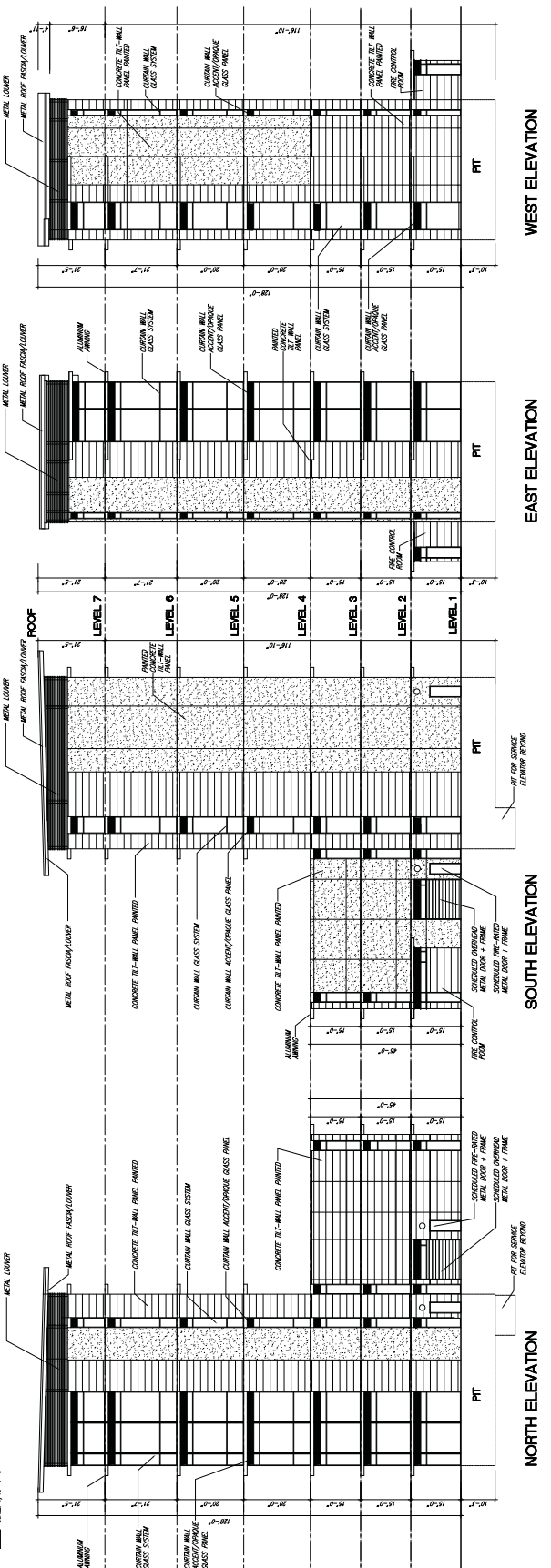
Rear Yard Setback: Lot 1 - 10 feet
 Lot 2 - 5 feet
 Lot 3 - 10 feet
 Lot 4 - 10 feet

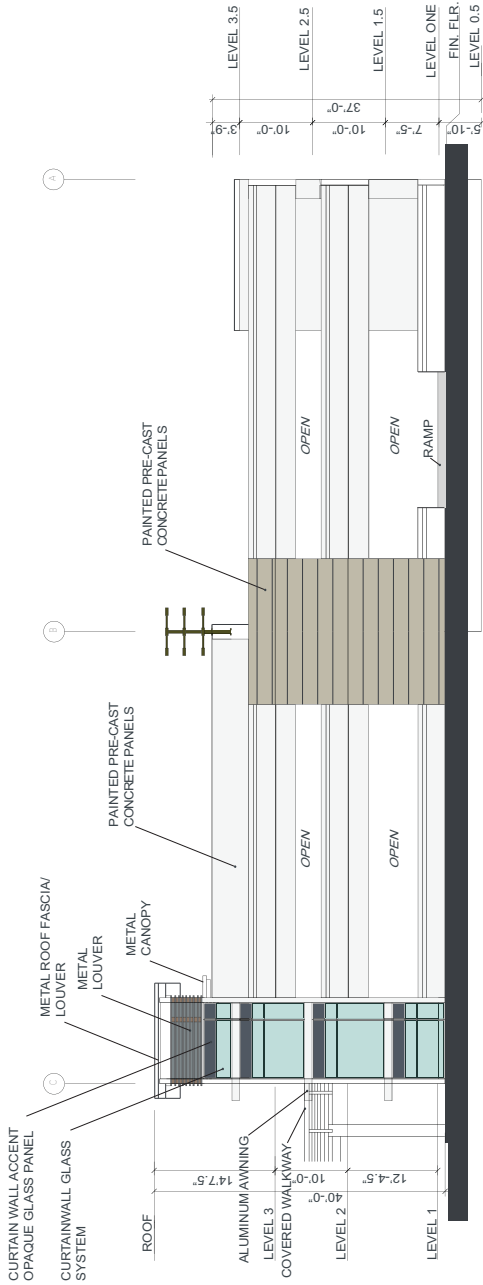


1 WEST BUILDING ELEVATION



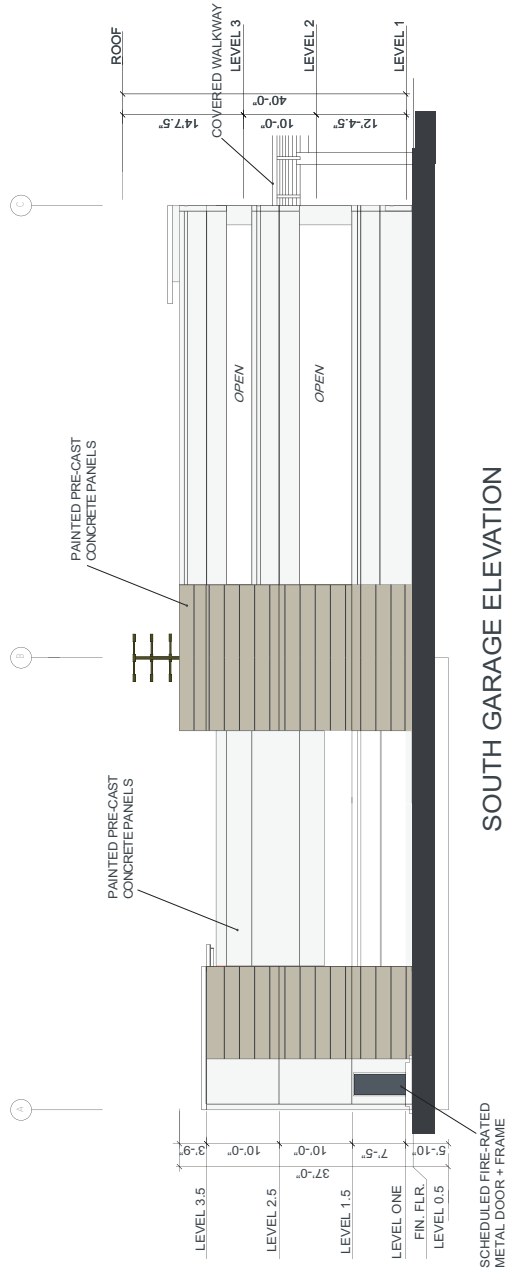
2 GARAGE ELEVATIONS





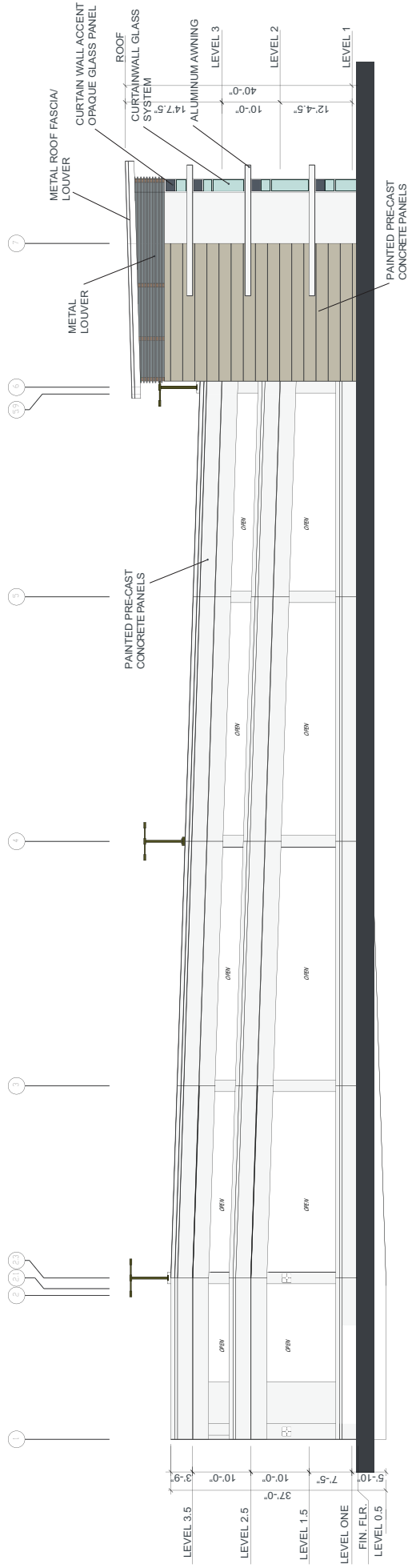
NORTH GARAGE ELEVATION

* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



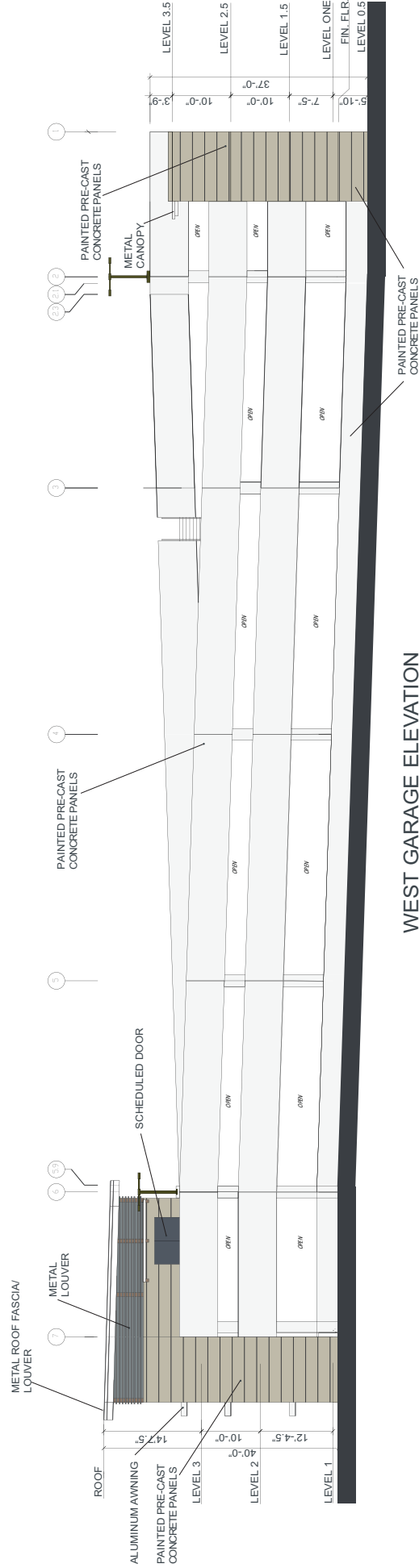
SOUTH GARAGE ELEVATION

* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



EAST GARAGE ELEVATION

* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



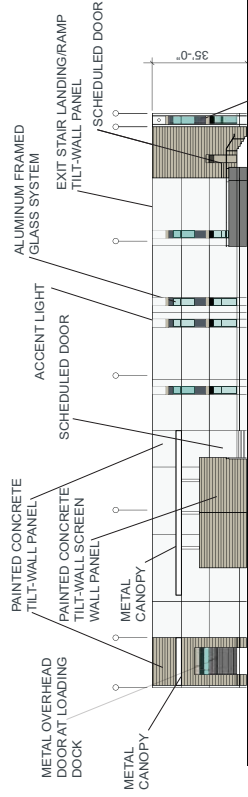
WEST GARAGE ELEVATION

* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



EAST TOWER ELEVATION

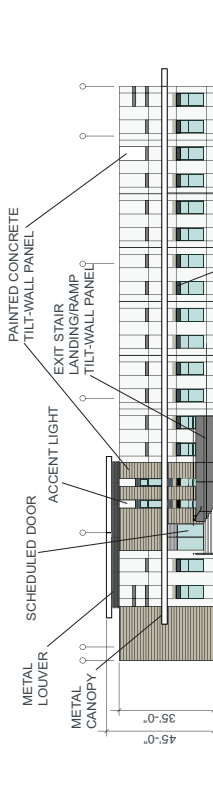
ALLENPLACE OFFICE COMPLEX
ALLEN TEXAS
U.S. HIGHWAY 75



SOUTH BUILDING ELEVATION

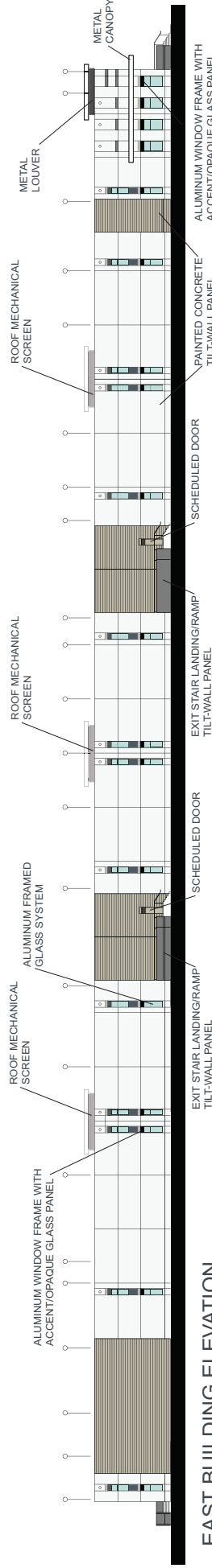
* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.

ALUMINUM WINDOW FRAME WITH
ACCENT/OPAQUE GLASS PANEL



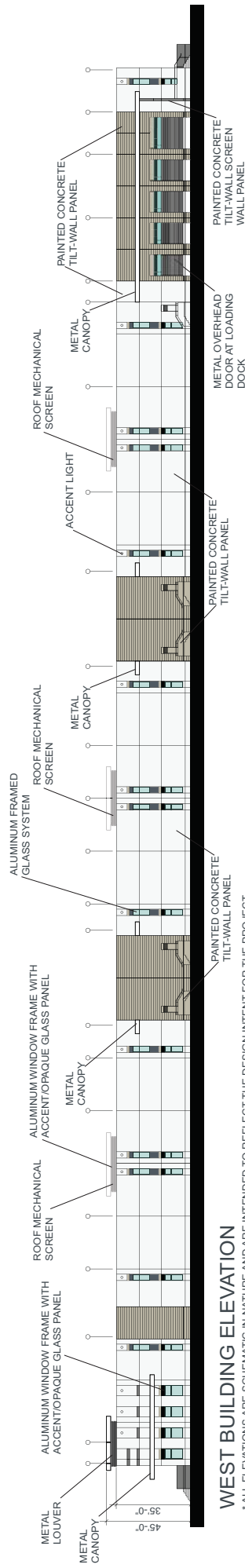
NORTH BUILDING ELEVATION

* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



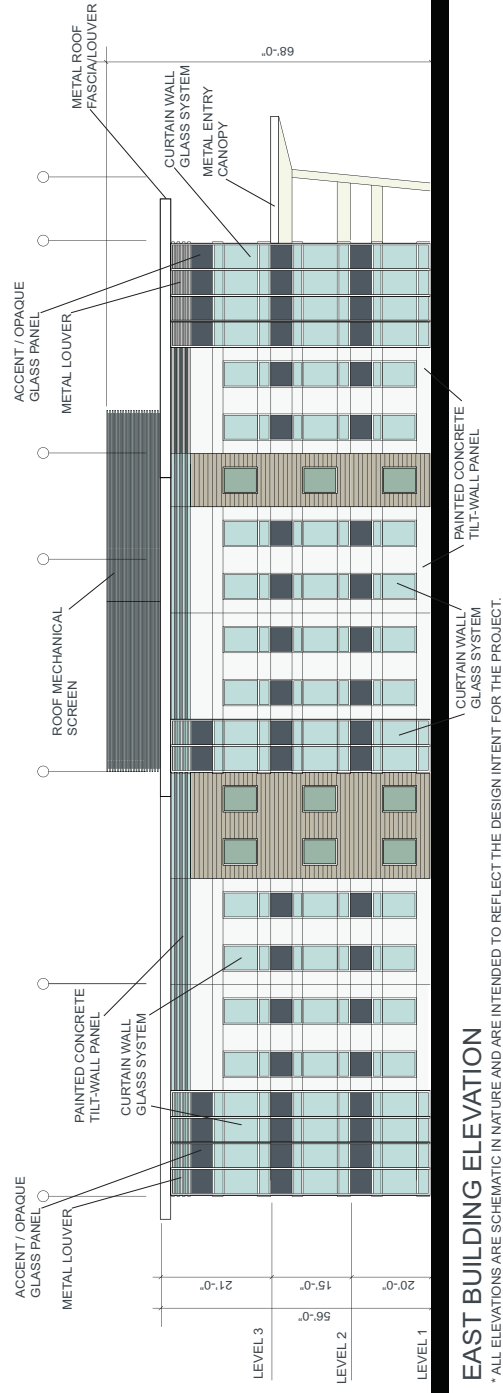
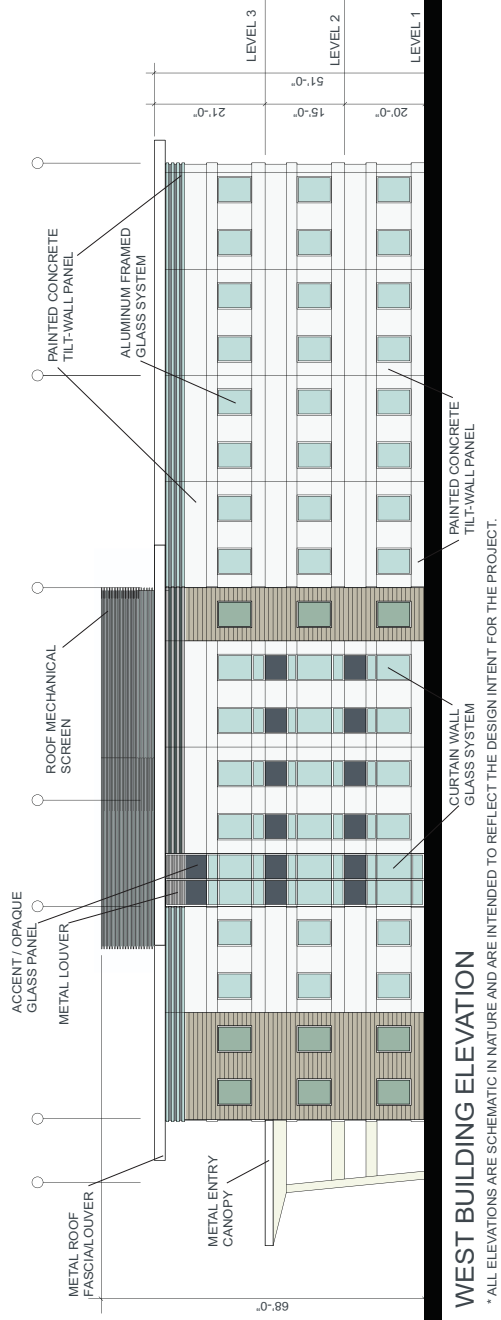
EAST BUILDING ELEVATION

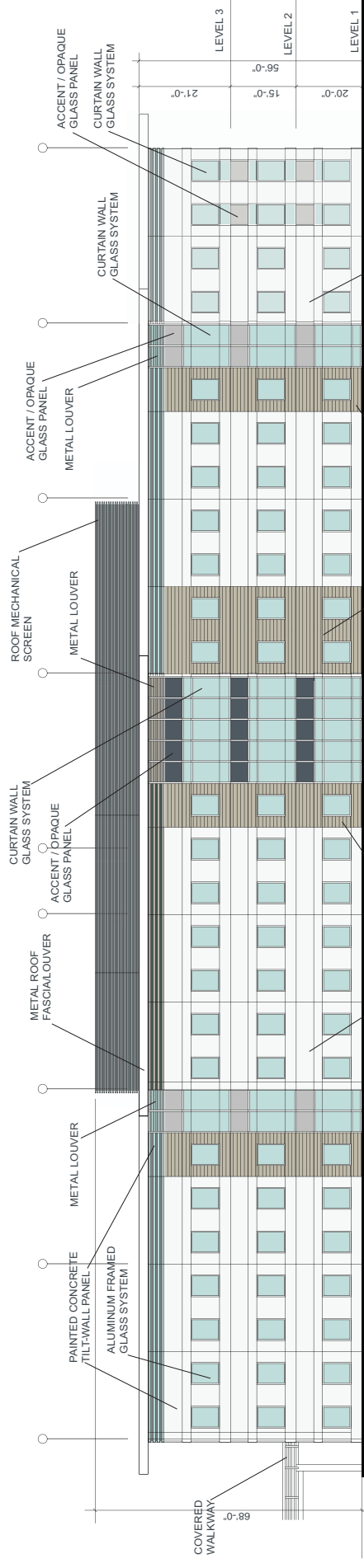
* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



WEST BUILDING ELEVATION

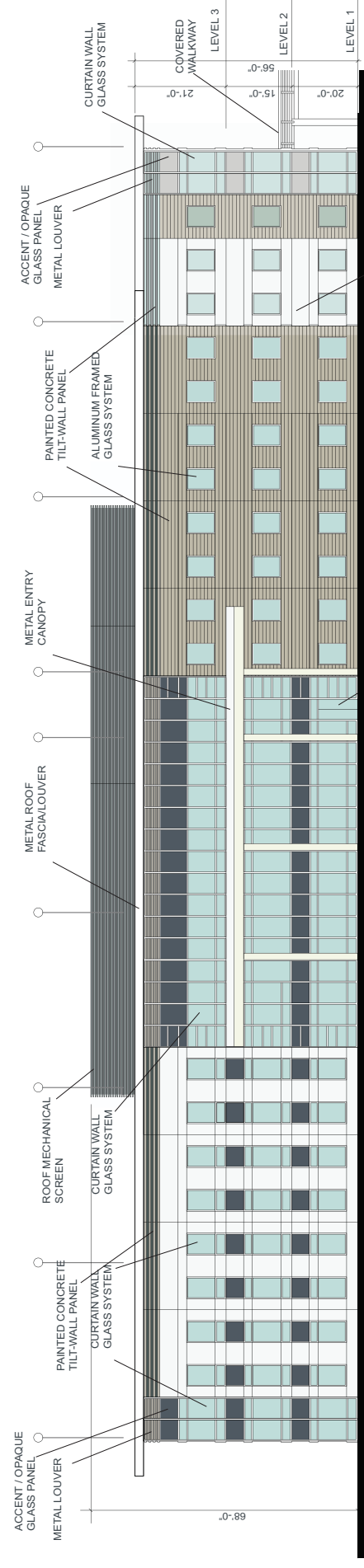
* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.





SOUTH BUILDING ELEVATION

* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



NORTH BUILDING ELEVATION

* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.



ALLENPLACE OFFICE COMPLEX
U.S. HIGHWAY 75
ALLEN, TEXAS

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: August 19, 2014

SUBJECT: Conduct a public hearing and consider a request to create a Planned Development and adopt development regulations, a concept plan and building elevations. The property is 35.07± acres out of the John Fyke Survey, Abstract No. 325, the L.K. Pegues Survey, Abstract No. 702, and F.C. Wilmeth Survey, Abstract No. 999, City of Allen, Collin County, Texas; generally located southwest of Stockton Drive and Curtis Lane. (Z-6/24/14-38) [Keystone Park]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Zoning approved– June, 2002

LEGAL NOTICES: Public Hearing Sign –August 8, 2014
Public Hearing Notices –August 8, 2014

ANTICIPATED COUNCIL DATE: September 9, 2014

BACKGROUND

The property is generally located southwest of Stockton Drive and Curtis Lane. The properties to the north and west are zoned Single Family Residential R-6 and Planned Development PD No. 93 Single Family Residential R-7. The property to the east is zoned Corridor Commercial CC. The properties to the south are zoned Planned Development No. 54 Corridor Commercial CC and Industrial Technology IT and Planned Development No. 108 Mixed Use MIX.

The property is currently zoned Multi-family Residential MF and Corridor Commercial CC. The applicant is requesting to change the zoning by creating a Planned Development for a single family residential subdivision, and adopting development regulations, a concept plan and building elevations for the property.

The proposed residential development is approximately 35± acres. The attached Concept Plan shows a total of 178 front and rear entry lots of various lot sizes, ranging from 32'x105' to 50'x105', integrated within the development. The plan also shows approximately 2.4± acres of open space; which complies with Allen Land Development Code ALDC requirements.

The attached development regulations include design standards to establish the various housing types and lot standards. The proposed base zoning for the property is Single Family Residential R-7. However, some of the proposed regulations exceed the R-7 standard. The proposed minimum dwelling unit size (1,750 square feet) exceeds the R-4 standard. The density for the development is five (5) units/acre; which exceeds the R-6 standard.

There are four (4) access points into the development. There is one (1) access point on Stockton Drive. There are three (3) access points on Curtis Lane. The City's Master Thoroughfare Plan designates Curtis Lane as a four lane divided roadway from Stacy Road to US 75. Curtis Lane will be widened to four (4) lanes north of the Stockton Drive/Curtis Lane intersection. The roadway will then taper to a residential collector south of the intersection to US 75. This reclassification of this portion of the roadway has been reviewed and

approved by the Engineering Department. Stockton Drive will be widened to four (4) lanes with this development. A roundabout will also be built at the intersection of Stockton Drive and Curtis Lane.

The primary building materials, shown on the attached Building Elevations, are stone, brick and a composition shingle roof.

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 create a Planned Development and adopt development regulations, a concept plan and building elevations for a 35.07± acre property, generally located southwest of Stockton Drive and Curtis Lane, for Keystone Park.

ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Building Elevations

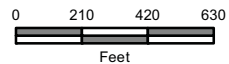


Property Ownership Notification

Keystone Park

Map Legend

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



Planning & Development - GIS

Date Saved: 8/15/2014

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



DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR KEYSTONE PARK

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Single Family Residential R-7 standards 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 “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of platting.
- D. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit B, and incorporated herein by reference.
- E. STREET IMPROVEMENTS:** Curtis Lane shall remain a four-lane median divided roadway (M4D) north of Stockton Drive. South of Stockton Drive, Curtis Lane shall transition to a residential collector (C2U-R), with a roundabout intersection at Stockton Drive. Curtis Lane shall be constructed for the entire length and width, from its current termination to US 75, with the first phase of development.
- G. BUILDING SETBACKS:** The building setbacks for the Property shall be as follows:
 - Front Yard Setback: Neighborhood A – 15 feet
 Neighborhood B – 10 feet
 Neighborhood C – 10 feet
 - Side Yard Setback: Neighborhood A – 5 feet/10 feet for corner lots
 Neighborhood B – 5 feet/10 feet for corner lots
 Neighborhood C – 0 feet on one side, 7 feet on the other side/10 feet for corner lots
 - Rear Yard Setback: Neighborhood A – 15 feet
 Neighborhood B - 20 feet
 Neighborhood C – 20 feet
- H. GARAGE SETBACKS:** The minimum setback for garages shall be twenty feet (20’) from the property line to the garage wall exterior.
- I. DRIVEWAYS:** The driveways for the Neighborhood A (front-entry) product type shall be treated with a decorative concrete aggregate.
- J. LOT WIDTH:** The minimum lot width shall be as follows:
 - Neighborhood A – 50 feet
 - Neighborhood B – 40 feet
 - Neighborhood C – 32 feet

- K. LOT DEPTH:** The minimum lot depth shall be as follows:
Neighborhood A – 105 feet
Neighborhood B – 110 feet
Neighborhood C – 105 feet
- L. LOT AREA:** The minimum lot area shall be as follows:
Neighborhood A – 5,250 square feet
Neighborhood B – 4,440 square feet
Neighborhood C – 3,360 square feet
- M. DWELLING UNIT SIZE:** The minimum dwelling unit size shall be as follows:
Neighborhood A – 2,000 square feet
Neighborhood B – 1,750 square feet
Neighborhood C – 1,750 square feet
- N. MAXIMUM LOT COVERAGE:** The maximum lot coverage shall be as follows:
Neighborhood A – 62%
Neighborhood B – 62%
Neighborhood C – 70%
- O. DRAINAGE:** The runoff coefficient for estimating stormwater flow shall be 0.8.



Neighborhood

A

50'x105' Lot Minimum

Keystone Park

Proposed Building Elevations





Neighborhood

B

40'x110' Lot Minimum

Keystone Park

Proposed Building Elevations





Neighborhood

C

C: 32'x105' Lot Minimum

Keystone Park

Proposed Building Elevations



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: August, 19th, 2014

SUBJECT: Conduct a Public Hearing and consider amendments to Allen Land Development Code Sec. 4.20.4 “Schedule of Principal Uses Central Business District” to require specific use permits be obtained for various uses within the Central Business District which are presently permitted uses; amending Sec. 4.20.5 “Schedule of Accessory Uses Central Business District” by deleting “Laundry/Dry Cleaning, Pick Up Only”; amending Sec. 5.01 “Floodplain Hazard” by amending Sec. 5.01.1 relating to the purpose for adopting floodplain hazard regulations, amending Sec. 5.01.4 by adding a statement regarding the limited affect of the City’s floodplain regulations, and amending Sec. 5.01.07.2 to add regulations relating to location of manufactured homes and recreational vehicles in certain flood zones; amending paragraph 8.b. of Sec. 7.03.4 “Outdoor Lighting” relating to parking lot and loading area lighting fixture standards; amending Sec. 7.09.4 “Prohibited Signs” relating to the prohibition of certain vehicular signs; amending Sec. 7.09.11.1 – Table 7.22, “Temporary Signs” by amending the timing of Grand Opening Signs and Banner Signs; amending Sec. 8.04.1 “Clearing and Grading Permit” by deleting paragraph “h”; and amending Appendix A “Definitions” by amending the definitions of the phrases “Accessory Structure (Residential),” “Day Care Facility,” and “Vehicular Sign,” and adding a new definition for “Psychic Reader, Fortune Teller, or Spiritual Advisor”

STAFF RESOURCE: Lee Battle, AICP, LEED AP
Assistant Director

PREVIOUS COMMISSION/COUNCIL N/A

PUBLIC NOTICES: Newspaper Notice: July 31st, 2014

ANTICIPATED CITY COUNCIL DATE: September 9, 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.

Attached is a redlined version of the proposed amendments and a version with 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

Red-lined Version of ALDC Changes
Proposed amendments incorporated into the ALDC
Newspaper Notice



Proposed Amendments to the Allen Land Development Code

Planning and Zoning Commission Meeting

8/19/2014

Red-Lined Version

Vehicular Signs

Appendix A – Definition

~~*Vehicular sign* means a sign attached to or upon any vehicle where that vehicle is parked within 20 feet of a public right-of-way and is stopped, parked, or allowed to remain in the same location for any period exceeding 24 hours if the vehicle contains arrows, directional information or promotional advertising relating to a business.~~

Vehicular sign means a sign mounted, painted, placed on, attached, or affixed to a trailer, watercraft, truck, automobile, or other form of motor vehicle so parked or placed so that the sign thereon is discernible from a public street or right-of-way and used as a means of communication.

Sec. 7.09.4. Prohibited signs

3. Vehicular sign which is being used for advertising as its primary purpose, rather than for transportation purposes, as demonstrated by the following:

- a. The vehicle/equipment is not:
 - i. in operating condition;
 - ii. currently registered and licensed to operate on public streets when applicable; or
 - iii. actively used in the daily function of the business to which such signs relate.
- b. The vehicle is a commercial vehicle with a Gross Vehicle Weight, including legal load, over 8,000 pounds and is parked within 50 feet of the edge of a parking lot or other paved surface fronting any street or right-of-way.

Sec. 4.20.4. Schedule of principal uses Central Business District.

	Central Business District	Comments
ADULT DAY CARE	X S	
ASSISTED LIVING	X S	
BANKS AND FINANCIAL INSTITUTION	X S	
CLINIC, MEDICAL	X S	
DWELLING, SINGLE-FAMILY (ATTACHED)*	X S	*TOWNHOMES
DWELLING, MULTI-FAMILY (LOFT APARTMENTS)	X S	
DAY CARE FACILITY	X S	
FOOD SERVICE	X S	
PRINTING OR NEWSPAPER ESTBLISHMENT	X S	
VETERINARY HOSPITAL ANIMAL CLINIC OR ANIMAL BOARDING FACILITY	X S	

Section 4.20.5 Schedule of Accessory Uses Central Business District	Central Business District	Comments
LAUNDRY/DRY CLEANING, PICK-UP ONLY	X	

Parking Lot Lights

Sec. 7.03.4. Outdoor Lighting

8. *Parking lot and loading area lighting.*

b. All parking lot and loading area lighting shall comply with the following requirements:

- i. Base cover and base, pole, light arm, and luminaire housing shall all be dark bronze in color;
- ii. Light pole must be square straight steel;
- iii. Luminare shall be rectangular or square in shape and have either high pressure sodium or LED fixture;
- iv. All lighting fixtures shall be fully shielded; and
- v. Alternative designs may be approved by the Commission and must be compatible with the architecture of the building.

Psychic reader

Appendix A- Definitions

Psychic reader, fortune-teller or spiritual advisor means a use involving the foretelling of the future in exchange for financial or other valuable consideration. Fortune telling shall include, but is not limited to, uses where the fortune is told through astrology, augury, card or tea reading, cartomancy, clairvoyance, clairaudience, crystal gazing, divination, magic mediumship, necromancy, palmistry, psychometry, phrenology, prophecy, and spiritual reading.

Residential Accessory Structure

Appendix A- Definitions

Structure, accessory (residential), means a subordinate structure detached and used for a purpose customarily incidental to the principal residential use. Accessory Structures may not be used as a dwelling unit.

Day Care Update

Day care facility means a commercial facility licensed by the ~~Texas Department of Protective and Regulatory Services (TDPRS)~~ State of Texas and may be titled or known as a Nursery School, Kindergarten, Child Development Center, Day Care Center, Private School, etc., which provides care for less than 24 hours a day for more than 13 children under age 14.

Sec. 7.09.11.1. - Table 7.22, Temporary signs

SIGN TYPE	Maximum Height	Maximum Area	Maximum Number	Minimum Spacing	Time Limit	Front Yard Setback	Permit Required	Additional Provisions
Zoning District		(square feet)				(minimum in ft)		
On-Premises - Special Events and Grand Opening Signs								
"Grand Opening" Balloons/Inflatables	*	n/a	1	n/a	21 —45 days	8	Y	*limited to max. height of zoning district
Banners and Special Events	n/a	n/a	1*	n/a	21 days	8	Y	Limited to a Single Event
Institutional	15	32	1*	n/a	21 days	8	N	*Maximum three (3) permits per year. minimum 90 day between permits

Floodplains

Section 5.01 – Floodplain Hazards

5.01.1 – Purpose

Chapter 16, Subchapter I of the Texas Water Code, also known as the Flood Control and Insurance Act, as amended, requires the governing body of each city to adopt ordinances necessary for the city to be eligible to participate in the National Flood Insurance Program and authorizes cities and other political subdivisions in the State to take all necessary and reasonable actions that are not less stringent than the requirements and criteria of the National Flood Insurance Program. In enacting the provisions of this Article, the City Council finds that (i) flood hazard areas are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare, and (ii) these flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood proofed or otherwise protected from flood damage. It is the purpose of this Article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:...

Section 5.01.4 – General provisions

8. The degree of flood protection required by the regulations set forth in this Article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. The enactment of this Article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. The enactment and enforcement of this Article shall not create liability on the part of the city or any city official or employee thereof for any flood damages that result from reliance on this Article or any administrative decision lawfully made hereunder.

Section 5.01.7.2 Provisions for flood hazard reduction

d. Manufactured Homes

- i. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- ii. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (a) outside of a manufactured home park or subdivision, (b) in a new manufactured home park or subdivision, (c) in an expansion to an existing manufactured home park or subdivision, or (d) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- iii. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:
 - (a) The lowest floor of the manufactured home is at or above the base flood elevation, or

(b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

e. Recreational Vehicles: Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:

i. Be on the site for fewer than 180 consecutive days; or

ii. Be fully licensed and ready for highway use; or

iii. Meet the permit requirements of Section 5.01.6.1 and the elevation and anchoring requirements for "manufactured homes" in paragraph (d) of this Section 5.01.7. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Grading Permits

Section 8.04. – Permits Required

~~h. A cash bonds in an amount to be determined by the city engineer to reseed and restore the land in the event that development fails to proceed within 180 days.~~



Proposed Amendments to the Allen Land Development Code

Planning and Zoning Commission Meeting

8/19/2014

Vehicular Signs

Appendix A – Definition

Vehicular sign means a sign mounted, painted, placed on, attached, or affixed to a trailer, watercraft, truck, automobile, or other form of motor vehicle so parked or placed so that the sign thereon is discernible from a public street or right-of-way and used as a means of communication.

Sec. 7.09.4. Prohibited signs

3. Vehicular sign which is being used for advertising as its primary purpose, rather than for transportation purposes, as demonstrated by the following:

- a. The vehicle/equipment is not:
 - i. in operating condition;
 - ii. currently registered and licensed to operate on public streets when applicable; or
 - iii. actively used in the daily function of the business to which such signs relate.
- b. The vehicle is a commercial vehicle with a Gross Vehicle Weight, including legal load, over 8,000 pounds and is parked within 50 feet of the edge of a parking lot or other paved surface fronting any street or right-of-way.

Sec. 4.20.4. Schedule of principal uses Central Business District.

	Central Business District	Comments
ADULT DAY CARE	S	
ASSISTED LIVING	S	
BANKS AND FINANCIAL INSTITUTION	S	
CLINIC, MEDICAL	S	
DWELLING, SINGLE-FAMILY (ATTACHED)*	S	*TOWNHOMES
DWELLING, MULTI-FAMILY (LOFT APARTMENTS)	S	
DAY CARE FACILITY	S	
FOOD SERVICE	S	
PRINTING OR NEWSPAPER ESTABLISHMENT	S	
VETERINARY HOSPITAL ANIMAL CLINIC OR ANIMAL BOARDING FACILITY	S	

Parking Lot Lights

Sec. 7.03.4. Outdoor Lighting

8. *Parking lot and loading area lighting.*

- b. All parking lot and loading area lighting shall comply with the following requirements:
 - i. Base cover and base, pole, light arm, and luminaire housing shall all be dark bronze in color;
 - ii. Light pole must be square straight steel;
 - iii. Luminaire shall be rectangular or square in shape and have either high pressure sodium or LED fixture;
 - iv. All lighting fixtures shall be fully shielded; and

- v. Alternative designs may be approved by the Commission and must be compatible with the architecture of the building.

Psychic reader

Appendix A- Definitions

Psychic reader, fortune-teller or spiritual advisor means a use involving the foretelling of the future in exchange for financial or other valuable consideration. Fortune telling shall include, but is not limited to, uses where the fortune is told through astrology, augury, card or tea reading, cartomancy, clairvoyance, clairsaudience, crystal gazing, divination, magic mediumship, necromancy, palmistry, psychometry, phrenology, prophecy, and spiritual reading.

Residential Accessory Structure

Appendix A- Definitions

Structure, accessory (residential), means a subordinate structure detached and used for a purpose customarily incidental to the principal residential use. Accessory Structures may not be used as a dwelling unit.

Day Care Update

Day care facility means a commercial facility licensed by the State of Texas and may be titled or known as a Nursery School, Kindergarten, Child Development Center, Day Care Center, Private School, etc., which provides care for less than 24 hours a day for more than 13 children under age 14.

Sec. 7.09.11.1. - Table 7.22, Temporary signs

SIGN TYPE	Maximum Height	Maximum Area	Maximum Number	Minimum Spacing	Time Limit	Front Yard Setback	Permit Required	Additional Provisions
Zoning District		(square feet)				(minimum in ft)		
On-Premises - Special Events and Grand Opening Signs								
"Grand Opening" Balloons/Inflatables	*	n/a	1	n/a	45 days	8	Y	*limited to max. height of zoning district
Banners and Special Events	n/a	n/a	1*	n/a	21 days	8	Y	Limited to a Single Event
Institutional	15	32	1*	n/a	21 days	8	N	*Maximum three (3) permits per year.

Floodplains

Section 5.01 – Floodplain Hazards

5.01.1 – Purpose

Chapter 16, Subchapter I of the Texas Water Code, also known as the Flood Control and Insurance Act, as amended, requires the governing body of each city to adopt ordinances necessary for the city to be eligible to participate in the National Flood Insurance Program and authorizes cities and other political subdivisions in the State to take all necessary and reasonable actions that are not less stringent than the requirements and criteria of the National Flood Insurance Program. In enacting the provisions of this Article, the City Council finds that (i) flood hazard areas are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare, and (ii) these flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, flood proofed or otherwise protected from flood damage. It is the purpose of this Article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:...

Section 5.01.4 – General provisions

8. The degree of flood protection required by the regulations set forth in this Article is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. The enactment of this Article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. The enactment and enforcement of this Article shall not create liability on the part of the city or any city official or employee thereof for any flood damages that result from reliance on this Article or any administrative decision lawfully made hereunder.

Section 5.01.7.2 Provisions for flood hazard reduction

d. Manufactured Homes

- i. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- ii. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (a) outside of a manufactured home park or subdivision, (b) in a new manufactured home park or subdivision, (c) in an expansion to an existing manufactured home park or subdivision, or (d) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- iii. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:
 - (a) The lowest floor of the manufactured home is at or above the base flood elevation, or
 - (b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade

and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- e. Recreational Vehicles: Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:
 - i. Be on the site for fewer than 180 consecutive days; or
 - ii. Be fully licensed and ready for highway use; or
 - iii. Meet the permit requirements of Section 5.01.6.1 and the elevation and anchoring requirements for "manufactured homes" in paragraph (d) of this Section 5.01.7. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

**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
Allen City Council

August 19, 2014
September 9, 2014

7:00 p.m.
7:00 p.m.

The purpose of the hearing is to receive public comment on the following proposed amendments to the Allen Land Development Code: amending Sec. 4.20.4 "Schedule of Principal Uses Central Business District" to require specific use permits be obtained for various uses within the Central Business District which are presently permitted uses; amending Sec. 4.20.5 "Schedule of Accessory Uses Central Business District" by deleting "Laundry/Dry Cleaning, Pick Up Only"; amending Sec. 5.01 "Floodplain Hazard" by amending Sec. 5.01.1 relating to the purpose for adopting floodplain hazard regulations, amending Sec. 5.01.4 by adding a statement regarding the limited affect of the City's floodplain regulations, and amending Sec. 5.01.07.2 to add regulations relating to location of manufactured homes and recreational vehicles in certain flood zones; amending paragraph 8.b. of Sec. 7.03.4 "Outdoor Lighting" relating to parking lot and loading area lighting fixture standards; amending Sec. 7.09.4 "Prohibited Signs" relating to the prohibition of certain vehicular signs; amending Sec. 7.09.11.1 – Table 7.22, "Temporary Signs" by amending the timing of Grand Opening Signs and Banner Signs; amending Sec. 8.04.1 "Clearing and Grading Permit" by deleting paragraph "h"; and amending Appendix A "Definitions" by amending the definitions of the phrases "Accessory Structure (Residential)," "Day Care Facility," and "Vehicular Sign," and adding a new definition for "Psychic Reader, Fortune Teller, or Spiritual Advisor"

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.

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

CHARGE TO: 45169 (City Secretary)