



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 19, 2017 – 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

Administer Oaths-of-Office to Newly Appointed Members of the Planning and Zoning Commission

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the September 12, 2017, 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 September 5, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a Replat for Lots 1R & 2, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive. (PL-090617-17) [The Learning Experience]
5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use for an approximately 4,744± square foot portion of a building located on Lot 3, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (and commonly known as 600 N. Central Expressway.) (SUP-022317-18) [Allen Car Care Center]

Executive Session (As Needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, September 15, 2017, at 5:00 pm.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

Director's Report from 9/12/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations, and adopting a Concept Plan, Landscape Plan, and Building Elevations for Planned Development No. 53 Shopping Center; generally located at the northwest corner of Alma Drive and Exchange Parkway, for the Lidl Grocery Store, was approved.



PLANNING AND ZONING COMMISSION

**Regular Meeting
September 5, 2017**

ATTENDANCE:

Commissioners Present:

Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Luke Hollingsworth
John Ogrizovich
Michael Orr

Absent:

None

City Staff Present:

Lee Battle, Acting Director of Community Development, AICP, LEED AP
Joseph Cotton, PE, Assistant Director of Engineering
Brian Bristow, Assistant Director of Parks and Recreation
Madhuri Mohan, AICP, Senior Planner
Hayley Angel, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

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

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the August 22, 2017, regular meeting, attached.

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 15, 2017, regular meeting.
3. Final Plat – Consider a Final Plat for The Village at Twin Creeks, Phase Three, being 23.067± acres located in the Catherine Parsons Survey, Abstract No. 711; generally located west of Watters Road and south of Kennedy Drive. (PL-071717-0013) [The Village at Twin Creeks Phase Three]

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Preliminary Plat – Consider a Preliminary Plat for Ridgeview Crossing, being 75.155± acres located in the F. Dosser Survey, Abstract No. 280 and the G. Phillips Survey, Abstract No 701; generally located at the southwest corner of the intersection of Ridgeview Drive and Chelsea Boulevard. (PL-Pre-071817-0005) [Ridgeview Crossing]

Ms. Hayley Angel, Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Ridgeview Crossing. She stated that the property is generally located at the southwest corner of the intersection of Ridgeview Drive and Chelsea Boulevard. The properties to the north (across Ridgeview Drive) are zoned Planed Development PD No. 92 Corridor Commercial CC and Community Facilities CF. The properties to the west are zoned Community Facilities CF and Planned Development PD No. 92 Single-Family Residential R-3. To the south, the properties are zoned Planned Development PD No. 92 Single-Family Residential R-3, Planned Development PD No. 92 Single-Family Residential R-5, and Planned Development PD No. 92 Single-Family Residential R-7. To the east (across Chelsea Boulevard), the properties are zoned Planned Development PD No. 128 Corridor Commercial CC and Agricultural Open Space AO.

Ms. Angel stated that in 2016, an Alternative Screening Request, General Development Plan, and Preliminary Plat were approved for the subject property. She stated that a new Planned Development was adopted and approved by City Council in June 2017 for Single-Family Residential R-5 and Single-Family Residential R-6. Preliminary platting is the next step in the development process.

Ms. Angel stated that the subject Preliminary Plat shows 75.155± acres of land subdivided into 262 Residential Lots and 15 Open Space/HOA lots.

Ms. Angel noted that there are two points of access into the development; one on Ridgeview Drive and one on Chelsea Boulevard.

Ms. Angel stated that the Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the Concept Plan, and meets the requirements of the Allen Land Development Code.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Ridgeview Crossing, generally located at the southwest corner of the intersection of Ridgeview Drive and Chelsea Boulevard.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, and Building Elevations for an 8.472± acre tract of land situated in the William Perrin Survey, Abstract No. 708 and the Rufus Sewell Survey, Abstract No. 875; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue. (ZN-080717-0008) [Bethany Greenville Retail Center]

Mr. Lee Battle, Acting Director of Community Development, presented the item to the Commission. Mr. Battle stated the item is a Planned Development PD Zoning request for Bethany Greenville Retail Center. He stated that the property is generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue. The properties to the north (across Bethany Drive) are zoned Planned Development PD No. 3 Shopping Center SC. The properties to the west and south are zoned Light Industrial LI. The properties to the east (across Greenville Avenue) are zoned Planned Development PD No. 4 Shopping Center SC.

Mr. Battle stated that the property is currently zoned Light Industrial LI. He stated that the applicant is requesting to change the zoning by creating a Planned Development with a base zoning of Shopping Center SC for a mix of uses including retail, restaurant, fueling station, and mini-storage uses, and adopting Development Regulations, a Concept Plan, and Building Elevations for the property.

Mr. Battle showed the approximately 8.472± acre Concept Plan and highlighted its five proposed lots: Lot 1 for a 2,500 square foot restaurant building; Lot 2 for a 7,000 square foot retail building; Lot 3 for a 180,000 square foot mini-storage building; Lot 4 for a fueling station and an associated 5,773 square foot convenience store; and Lot 5 for a 6,750 square foot retail building.

Mr. Battle stated that there are a total of six access points for the site; one on Bethany Drive, one on Greenville Avenue, and four on the south and west sides of the property through a Fire Lane/Mutual Access easement. Additionally, he stated that several traffic improvements will also take place including deceleration lanes and turn lanes on both Bethany Drive and Greenville Avenue.

Mr. Battle stated that Lot 4 depicts a fueling station and convenience store located at the hard corner and oriented at an oblique angle to face the intersection of Bethany Drive and Greenville Avenue. He noted that the fueling station is further subject to the recently adopted ALDC requirements, including that the vent stacks are enclosed in masonry canopy columns and that the fueling station canopy be designed with a mansard roof.

Mr. Battle stated that the mini-storage building on Lot 3 will be climate-controlled with a maximum height of 5 stories and 55'. He noted that it is strategically located in the interior of the property and behind the retail, restaurant, and fueling station buildings. He stated that loading space is shown on the southeastern portion of the building with enhanced landscaping provided for screening. Additionally, he noted that the property will adhere to the "Mini-Warehouses/Public Storage" regulations as listed in the Development Regulations and the *ALDC*.

Bill Dahlstrom, 2323 Ross Avenue, the Applicant, addressed the Commission. He stated that he believes that the best use of this tract is for retail uses as opposed to light industrial uses, and that they worked closely with the staff to develop the application. He noted that there was one portion of the application that he wanted to address, specifically the mansard roof requirement.

John Pimentel, 1120 N. Industrial Boulevard, the Applicant, stated that he works in the real estate department of QuikTrip. He stated that he is before the Commission to ask for deviation from the mansard roof requirement. He noted that he is aware that the newly adopted amendment requires a mansard roof on fueling stations to ensure quality and that he feels the alternative that he is presenting will be of a similar high quality.

Mr. Pimentel displayed several photos of an existing mansard roof in Frisco and stated that the mansard roof was plain and outdated. He then displayed a canopy with a cornice as an alternative to the mansard roof. He stated that it is more modern and flows with the architecture of the retail building.

1st Vice-Chair Trahan opened the public hearing.

1st Vice-Chair Trahan closed the public hearing.

1st Vice-Chair Trahan stated that the Commission and City Council recently adopted an amendment to the Allen Land Development Code to require mansard roofs on new-build fueling station canopy. He stated that the Commission has seen previous applicants offer alternatives to the mansard roof, including a cornice.

Mr. Battle stated that the Allen Land Development Code is very clear on the requirement for a mansard or sloped roof and that staff could not support an alternative to this requirement. He also stated that the submitted elevation is different than the mansard roof in Frisco and that staff feels the submitted elevation is more visually appealing. He noted that staff are open to working with the developer to enhance the mansard roof in other ways.

Commissioner Ogrizovich asked Mr. Battle to clarify staff's stance on the cornice option.

Mr. Battle stated that staff would not support the cornice option. He stated that staff would be willing to work on the trim around the edge but that the mansard roof is a requirement.

1st Vice-Chair Trahan asked if there were any variations to a mansard roof or if this was a typical example of a mansard roof.

Mr. Battle stated that while this was a typical example, there can be variations to the roofline.

1st Vice-Chair Trahan noted that the staff are able to distinguish between mansard roofs and other types of roofs.

Mr. Battle agreed and stated that the elevations included in the packet were compliant with the Allen Land Development Code standards.

1st Vice-Chair Trahan clarified that the Commission would be voting on the mansard roof as included in the packet that staff had distributed.

Commissioner Ogrizovich asked the applicant to explain their preference for the cornice.

Mr. Pimentel stated that it was not a concern of cost, especially as the cornice option can sometimes be more expensive, but that the applicant preferred the cornice for aesthetic reasons.

Commissioner Ogrizovich asked the applicant if they were opposed to the mansard roof option.

Mr. Pimentel stated that they would move forward with the mansard roof should the Commission not support the cornice option.

1st Vice-Chair Trahan noted the staffs' openness to discussing different design options that include a mansard roof.

Motion: Upon a motion by Commissioner Orr, and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, and Building Elevations for an

8.472± acre tract of land; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue, for the Bethany Greenville Retail Center.

The motion is carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the Planned Development zoning district with a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, Open Space Plan, Sub-Area Plan, Phasing Plan, Sign Plan, Fire Lane Plan, and Building Elevations for a 79± acre tract of land situated in the L.K. Pigues Survey, Abstract No. 702, the Francis C. Wilmeth Survey, Abstract No. 999, and the Henry Wetsel Survey, Abstract No. 1026; generally located at the southwest corner of the intersection of Stacy Road and US Highway 75. (Z-091616-0086) [Stacy Green]

Mr. Lee Battle, Acting Director of Community Development, presented the item to the Commission. He stated that the request is a PD Amendment for Stacy Green. He stated that the property is generally located at the southwest corner of the intersection of Stacy Road and US Highway 75 and is approximately 79 acres. The properties to the north (across Stacy Road) are zoned Planned Development PD No. 92 Single-Family Residential R-3, Planned Development PD No. 92 Single-Family Residential R-5, Planned Development PD No. 92 Shopping Center SC, and Planned Development PD No. 78 Corridor Commercial CC. The properties to the west are zoned Planned Development PD No. 93 Townhome TH, Planned Development PD No. 93 Single-Family Residential R-7, and Corridor Commercial CC. To the south, the property is zoned Corridor Commercial CC. To the east (across US Highway 75), the properties are zoned Planned Development PD No. 73 Shopping Center SC.

Mr. Battle stated that the property is currently zoned Planned Development PD No. 45 Corridor Commercial. He stated that the applicant is requesting to amend the Planned Development and change the base zoning to Shopping Center SC for a mixed-use development containing retail, restaurants, and urban residential uses. He noted that the PD Amendment includes Development Regulations, a Concept Plan, Building Elevations, Open Space Plan and Cross-Sections, Sub-Area Plan, Phasing Plan, Sign Plan, and Fire Lane Plan for the property. He stated that rezoning to a mixed-use development is consistent with the Future Land Use Plan.

Mr. Battle highlighted the location of each of the five sub-areas on the property and stated that he will begin by detailing the Concept Plan by sub-area.

Mr. Battle showed Sub-Area 4, which runs along the creek on the western side of the property. He stated that the applicant is proposing to reclaim a portion of the floodplain to make more of the property developable and that the proposal meets standards set forth in the Allen Land Development Code. He stated these changes are also subject to approval by FEMA through a CLOMR and LOMR. He stated that the floodplain area is approximately 13.3± acres and will be dedicated to the City but maintained by the developer through a separate agreement. A 12' hike and bike trail is proposed within the floodplain along the western side of the development and will connect to existing trail to the north and will extend to the south.

Mr. Battle then showed Sub-Areas 2 and 3, which are on the northern and eastern boundaries of the property. He stated that these sub-areas show pad areas with retail and restaurant buildings totaling approximately 154,000± square feet. He noted that this includes a fueling station on the corner of Stacy Road and US Highway 75. He showed pad site elevations with primary exterior building materials consisting of brick and concrete with wood and metal accents.

Mr. Battle presented Sub-Area 1, located on the northwest corner of the property. He stated that this area will comprise of the first phase of urban residential development. He noted that this development meets all of the requirements for urban residential in the Allen Land Development Code. He stated that the Concept Plan shows five buildings, structured parking, a maximum height of 4 stories, interior corridors, and a total of 699 units. Mr. Battle stated that the urban residential meets the minimum one-bedroom requirement and may exceed it. Additionally, Mr. Battle noted that the school district has received a study from the applicant stating that there will be about 25 school aged children in this facility. He showed the urban residential buildings and explained that they have an urban styling and are primarily composed of stucco and stone with some accent metal elements and a flat composition shingle roof with varying parapets.

Mr. Battle then presented Sub-Area 5, located in the center of the development. He stated that it will be mixed-use and includes a variety of potential uses such as a theater, hotel, office uses, and retail/restaurants uses totaling a building area of approximately 418,927± square feet. He noted that one of the major amenities, a park-like amenity area, lies at the heart of this sub-area. He stated that the office/retail representative elevation for the mixed-use area includes materials such as brick, concrete, and aluminum storefront with metal accents. Elevations include pedestrian features such as green screens, planters, benches, and pavers.

Mr. Battle then presented the applicant's proposal for traffic improvements. He stated that there are a total of eight access points for the site; four on Stacy Road and four on US Highway 75. He stated that Chelsea Boulevard will be extended as a private road from Stacy Road to US Highway 75 by the developer. He noted that the developer was required to conduct a Traffic Impact Analysis and, as a result, several mitigation strategies will be included to alleviate traffic. He stated that the developer will be constructing deceleration lanes for each point of access and an acceleration lane from the Chelsea Boulevard extension onto US Highway 75. Additionally, Mr. Battle noted that the developer will be constructing an additional right turn lane from Stacy Road to US Highway 75. He stated that the developer will be constructing an additional thru or left turn lane on southbound Chelsea Boulevard. A traffic signal is proposed at the intersection of Stacy Road and Sweetwater Lane. The developer will enter into an escrow agreement for the cost of the new traffic signal. Parking provided for the pad sites, urban residential, and mixed-use portion of the development meet Code standards.

There are two requirements with developments; a parkland dedication and an open space requirement. For this project, there would be a parkland dedication of about seven acres and the creation of a pedestrian bridge. Mr. Battle noted that there are ongoing conversations about land that may be acquired on the eastern side of US Highway 75 to complete the trail extension. Parkland dedication requirements are clearly outlined in the Code, and as such, are not included in the Development Regulations. Mr. Battle stated that he simply wanted the Commission to be aware of this requirement and the on-going conversations.

Mr. Battle then presented the Open Space exhibit, which addresses the open space requirements. He stated that the Code requires one acre of open space for every 75 units, which would require this development to have over nine acres of open space. Additionally, he pointed out that floodplain is not generally counted as part of this open space requirement. Mr. Battle pointed out that staff looks at the amount of open space as well as the quality of open space; usable open space that functions as an amenity provides more value to developments. He stated that the Open Space exhibit displays almost seven acres of open space and that it includes a plaza, the centralized green, and enhanced streetscape that adds quality to the open space. For this reason, the open space requirement has been reduced in the Development Regulations. He then presented cross-sections to illustrate open space areas.

Mr. Battle stated that the Sign Plan illustrates location, type, and design of signs. He stated that two pylon signs are proposed along US Highway 75. There are eight multi-tenant monument signs throughout the development, and individual monument signs are proposed for each pad site.

Mr. Battle presented the Phasing Plan. He stated that Phase I targets the development of the floodplain. He noted that the Development Regulations specify that Certificates of Occupancy for Phase II cannot be granted prior to completion of the floodplain and the infrastructure for the entire site. He stated that Phase IV cannot be started until certain buildings in Phase III have begun.

Mr. Battle stated that the request has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

2nd Vice-Chair Platt asked if the buildings on the pad sites would be oriented towards Stacy Road and US Highway 75.

Mr. Battle confirmed that they would be orientated towards Stacy Road and US Highway 75.

1st Vice-Chair Trahan asked if the back of house operations would be facing the interior of the development.

Mr. Battle said that they would, but that the buildings on the pad sites are centrally located on the lots, leaving parking lots to create a buffer. Additionally, he noted that the Site Plan process would address issues of screening loading docks and dumpsters.

2nd Vice-Chair Platt stated that the addition of the street trees along Street A and the extension of Chelsea Boulevard will also help screen the pad sites.

Mr. Battle stated that the applicant is present and has a presentation for the Commission.

Brian Glaser, 4619 Insurance Lane, the Applicant, thanked the Commission for hearing the case. He stated that he had been working on the project for several years and that, over time, the project transformed into something extraordinary. He stated that, after the recession, there was a shift towards a “live, work, play” mentality, and that he believes this development embodies that philosophy. Mr. Glaser stated that he found that parkland and open space was central to similar developments, which shaped the development’s focus on the centralized green. Mr. Glaser then presented a video that presents a 3-D version of the proposed development.

1st Vice-Chair Trahan stated that the Commission received two letters of support for the project and a third letter which did not take a stance but expressed concerns with traffic.

- Angela R Martinez, Cottonwood Creek Villas, Allen, TX, SUPPORT
- Susan Littlefield, 1847 Villa Drive, Allen, TX, SUPPORT
- Bobby and Karen Thomas, 937 Lairds Lane, Allen, TX, NO POSITION

1st Vice-Chair Trahan opened the public hearing.

1st Vice-Chair Trahan closed the public hearing.

Commissioner Ogrizovich asked the developer about the potential timeline for development.

Mr. Glaser responded that he anticipated the sites along US Highway 75 being developed in the first 12 months and the first phase of urban development, retail along the perimeter, and the interior green completed in the first 24 months. He stated that it might be around four years for full build out but that it is all subject to the market.

Commissioner Ogrizovich asked if the interior green would be one of the first pieces constructed.

Mr. Glaser stated that they would not begin the interior development without the green being developed first.

2nd Vice-Chair Platt asked what would happen to the small house along Stacy Road and whether it was a historical landmark.

Mr. Glaser said that it is not a historical landmark and that it would be removed. He stated that there has not been a tenant in the building for two years.

Commissioner Orr asked what would be the draw of this development to maintain the amount of retail proposed.

Mr. Glaser stated that retail is changing and that the amount of retail in this development has decreased over the life of the project. He noted that adding entertainment to the mix of uses provides sustainability to the other uses. Additionally, he stated that incorporating residential components increases the market for the proposed retail.

Commissioner Orr commended the developer for meeting with the surrounding Homeowner's Associations and that he felt the success of a project depended on the buy-in from surrounding properties.

Mr. Glaser stated that the surrounding properties' input helped shape the project.

1st Vice-Chair Trahan asked whether adding a signal at Sweetwater Lane and Stacy Road would be a part of this development.

Mr. Battle explained that the Department of Engineering determines the implementation of the signal by traffic counts and that it is anticipated that the intersection will reach that point by the first phase of urban residential is developed.

1st Vice-Chair Trahan asked for more detail on the floodplain reclamation.

Joseph Cotton, Assistant Director of Engineering, answered the Commission. He stated that the Allen Land Development Code states that there should be no adverse impact on the floodplain. This is defined as no increase in velocity, no loss of valley storage, and no rise in the floodplain elevation. He stated that reclaiming floodplain meant that there would be a loss of valley storage and that the loss must be made up elsewhere on the property. He noted that the department felt this development met the intent of the ordinance because while there were impacts within the property, the impact was the same by the time the initial flow left the property. He stated that FEMA would still need to review the proposed reclamation prior to the developer beginning work.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Planned Development No. 45 zoning district to a base zoning of Shopping Center SC and to adopt Development Regulations, a Concept Plan, Open Space Plan, Sub-Area Plan, Phasing Plan, Sign Plan, Fire Lane Plan, and Building Elevations for a 79± acre tract of land; generally located at the southwest corner of the intersection of Stacy Road and US Highway 75, for Stacy Green.**

The motion is carried.

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

The meeting adjourned at 8:10 p.m.

These minutes approved this _____ day of _____ 2017.

Ben Trahan, 1st Vice-Chair

Hayley Angel, Planner

Director's Report from 8/22/2017 City Council Meeting

- There were no items taken to the August 22, 2017 City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	September 19, 2017
SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

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

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through August, 2017
CIP Map through September, 2017

ENGINEERING CIP REPORT - THROUGH AUGUST 2017

PROJECT			STATUS / COMMENTS		CONST. DATES		
ROADS	CITY		1	2015 Intersection Improvements	ST1504	All right-of-way has been acquired. Project will go out for bids in September 2017.	Begin Fall 2017
			2	2017 Median Improvement Project (Select Medians)	ST1705	In design. We will be using a LED light option to closely match the current shoebox style light.	TBD
			3	2017 Street and Alley Rehabilitation Project (Various Locations)	ST1704	Project is under construction.	Complete Spring 2018
			4	Allen Drive / US75 Interchange Improvements	ST1710	Project is in design phase and will be reviewed by TxDOT.	TBD
			5	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Design engineer is currently working the remaining phases of the plans.	TBD
			6	Bethany Intersection Improvements (Watters and Watters Creek)	ST1711	Project is in design phase and under review by staff.	TBD
			7	CBD Asphalt Rehabilitation Project	ST1709	Scheduled to begin construction week of September 11.	Complete October 2017
			8	Chelsea Blvd Intersection Improvements	ST1703	Road is open, project is in final close out.	Substantially Complete
			9	Ridgeview Drive (Watters - Chelsea) PH 2	ST1701	Scheduled for Council award September 12, 2017.	Complete August 2018
			10	Signal Improvements	ST1713	New controllers are being purchased for all 62 signals. New signal design for 2 locations is underway.	TBD
OTHERS		11	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to 6-lanes. Managed by Collin County. Resolution of support passed by City on 5/24/16.	2020	
		12	Ridgeview Drive (Watters - Chelsea) PH 1	ST1701	Phase 1 is opened to traffic	Substantially Complete	
		13	Ridgeview / US 75 Overpass	TXDOT	TxDOT has hired HDR to design the reconstruction of the overpass. Preliminary Engineering and Environmental Process is underway. TxDOT is coordinating with the FHWA.	TBD	
		14	Stacy Road, Ph 2 (Greenville - FM 1378)	TXDOT ST0704	Phase 2, which includes constructing the southern half of the road is underway.	Complete Spring 2018	
OTHER		15	Central Fire Remodel & Expansion		Staff have met with PGAL several times to discuss specific needs and begin design concepts. Current schedule is to have design concepts to Council Fall or Winter 2017.	Complete Fall 2019	
		16	Hillside Water & Sanitary Sewer Rehabilitation, PH 1	WA1605	Bids open September 6, 2017. Anticipate contract award on September 26.	Complete Fall 2018	
		17	Library Parking Lot Expansion	LB1701	Project is under construction.	Complete November 2017	
		18	Olson & Beverly Elementary Sidewalk Improvements	ST1501	Pre Construction Meeting Scheduled for September 11, 2017.	Complete Early 2018	

ENGINEERING CIP MONTHLY REPORT

SEPTEMBER
2017

CONSTRUCTION

DESIGN

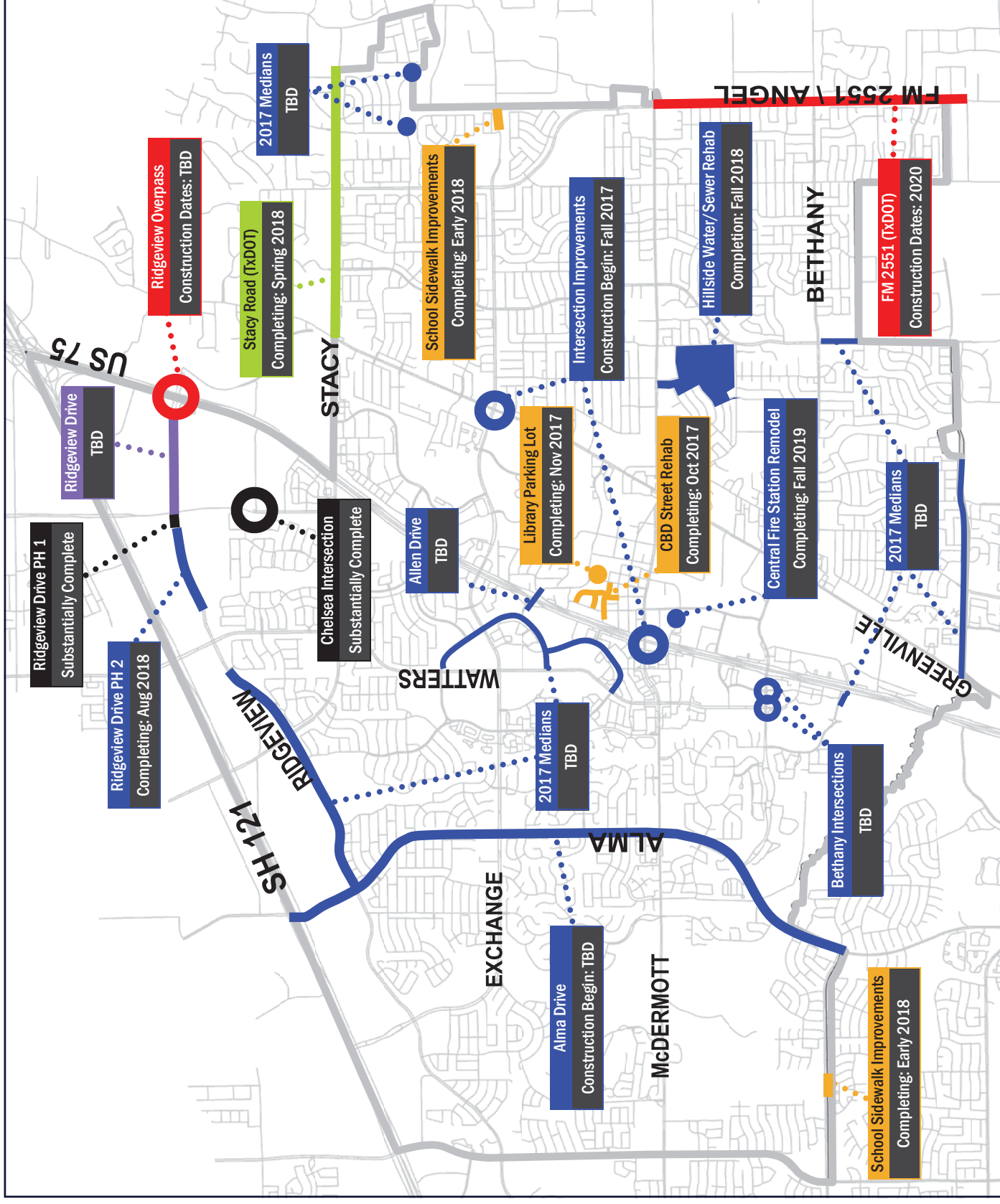
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE:	September 19, 2017
SUBJECT:	Conduct a Public Hearing and consider a Replat for Lots 1R & 2, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive. (PL-090617-17) [The Learning Experience]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 22 – Approved June, 1992 Combination Plat – Approved January, 2016
LEGAL NOTICES:	None.

BACKGROUND

The property is generally located south of Bethany Drive and west of Allen Heights Drive. The property to the north is zoned Planned Development PD No. 22 Shopping Center SC. The property to the west is zoned Planned Development PD No. 22 Community Facilities CF. The properties to the south are zoned Planned Development PD No. 22 Community Facilities CF and Planned Development PD No. 22 Single-Family Residential R-6. To the east (across Allen Heights Drive), the property is zoned Shopping Center SC.

The property is currently zoned Planned Development PD No. 22 Shopping Center SC. A Revised Site Plan for the property was approved in August of 2017. Platting is the last step in the development process.

The Replat shows two lots at approximately 3.482± acres. There is one (1) access point into the development on Allen Heights Drive. The plat also shows easements required for development.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve a Replat for Lots 1R and 2, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: September 19, 2017

SUBJECT: Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use for an approximately 4,744± square foot portion of a building located on Lot 3, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (and commonly known as 600 N. Central Expressway.) (SUP-022317-18) [Allen Car Care Center]

STAFF RESOURCE: Hayley Angel
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Replat – Approved August, 1984
City Initiated Re-Zoning – Approved July, 2000

PUBLIC NOTICE: Public Hearing Sign – Installed September 8, 2017
Public Hearing Letters – Mailed September 8, 2017

ANTICIPATED COUNCIL DATE: October 10, 2017

BACKGROUND

The property is generally located south of Allen Drive and east of US Highway 75 (and commonly known as 600 N. Central Expressway). The properties to the north, east, and south are zoned Shopping Center SC. The property to the west (across US Highway 75) is zoned Planned Development PD No. 108 Mixed Use MIX.

The applicant currently tenants a suite in an existing building for Allen Car Care Center, which is categorized as a Minor Automotive Repair use. The applicant is proposing to expand their current suite and tenant a total of approximately 4,744± square foot building. The property is currently zoned Shopping Center SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Minor Automotive Repair use within the SC zoning district.

The SUP Site Plan shows two existing service bay doors on the northern portion of the building.

There are two (2) existing access points into the site on the US Highway 75 Service Road, both through a 24' Fire Lane, Access, and Utility Easement. Parking on site complies with the Allen Land Development Code standards.

The applicant is adding landscaping including trees and shrubs on the western side of the building.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of a Specific Use Permit SUP for a Minor Automotive Repair use for an approximately 4,744± square foot portion of a building located on Lot 3, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (and commonly known as 600 N. Central Expressway.)





ATTACHMENTS

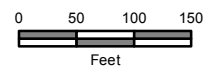
Property Notification Map
SUP Site Plan



Property Ownership Notification
Allen Car Care SUP

Map Legend

-  Public Rezone
-  200' Notification Buffer
-  Railroad
-  CollinCAD Parcels



Planning & Development - GIS
Date: 9/6/2017

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

