



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 20, 2018 – 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 February 13, 2018, 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 February 6, 2018, workshop meeting and the February 6, 2018, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for McCoy and Roth Addition, Lot 4AR, Block A, being 1.380± acres located in the J. Miller Survey, Abstract No. 609 and all of McCoy and Roth Addition, Lot 4A, Block A; generally located east of Angel Parkway and south of Stacy Road. (PL-012618-0024) [McCoy and Roth Addition]

Regular Agenda

5. Preliminary Plat – Consider a request for a Preliminary Plat for The Enclave, being 24.964± acres located in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road. (PL-Pre-011618-0010) [The Enclave]

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, February 16, 2018, 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 2/13/2018 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No.160 for a Fitness and Health Center use, generally located north of McDermott Drive and west of Greenville Avenue, for Drumba Fitness, was approved.

PLANNING AND ZONING COMMISSION

WORKSHOP MEETING

FEBRUARY 6, 2018

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Madhuri Mohan, AICP, Senior Planner
Hayley Angel, Planner
Jordan Caudle, Planning Technician
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 6:00 p.m. in the City Hall Council Conference Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Regular Agenda

1. Provide an overview and discuss laws, ordinances, regulations, policies, procedures, and practices relating to the development of property within the City of Allen and its extraterritorial jurisdiction.

Mr. Kurbansade and Mr. Laughlin led the Commission through a discussion of the steps in the development process and the ordinances, regulations, policies, procedures, and practices relating to the development of property.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:02 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, Planner

PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 6, 2018

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, PE, Assistant Director of Engineering
Madhuri Mohan, AICP, Senior Planner
Hayley Angel, Planner
Jordan Caudle, Planning Technician
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:06 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the January 23, 2018, 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 January 16, 2018 regular meeting.
3. Final Plat – Consider a request for a Final Plat for Montgomery Farm Estates Phase 2A, being 2.764± acres located in the T.G. Kennedy Survey, Abstract No. 500; generally located east of Brett Drive and south of Bethany Drive. (PL-010518-0022) [Montgomery Farm Estates Phase 2A]

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Starcreek Village, Lots 1-3, Block A, being 8.236± acres located in the Francis Dosser Survey, Abstract No. 280 and all of Lot 2, Block A, Starcreek Commercial; generally located south of State Highway 121 and west of Watters Road. (PL-Pre-122817-0009) [Starcreek Village]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the Preliminary Plat is consistent with the General Development Plan and meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Motion: **Upon a motion by 2nd Vice-Chair Orr, and a second Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Starcreek Village, Lots 1-3, Block A; generally located south of State Highway 121 and west of Watters Road.**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:10 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	February 20, 2018
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 January, 2018
CIP Map through February, 2018

ENGINEERING CIP REPORT - THROUGH JANUARY 2018

PROJECT			STATUS / COMMENTS		CONST. DATE
ROADS	CITY				
	1	2015 Intersection Improvements	ST1504	All right-of-way has been acquired. Project will go out for bids in the first quarter of 2018.	Begin Late Spring 2018
	2	2017 Median Improvement Project (Select Medians)	ST1705	Project has advertised and bids will be received on March 7, 2018	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	Schematic has been submitted to TxDOT for review. Artists' submissions will go out once TxDOT approves of the project.	TBD
	5	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Project will advertise in March 2018	TBD
	6	Bethany Intersection Improvements (Watters and Watters Creek)	ST1711	Awaiting funding partnership agreement with Watters Creek Owner.	Begin Late Spring 2018
	7	CBD Asphalt Rehabilitation Project	ST1709	Atmos replacing shallow service lines. Paving to start by end of February 2018.	Complete Spring 2018
	8	Ridgeview Drive (Watters - Chelsea) PH 2	ST1701	Project began construction October 2, 2017. On schedule.	Complete August 2018
	9	Signal Improvements	ST1713	New controllers and communication radios are being installed for all 63 signals. New signal design for 2 locations is underway.	Ongoing
	OTHERS				
	10	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. Project delayed due to NTMWD/TxDOT conflicts.	2020
	11	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
	12	Stacy Road, Ph 2 (Greenville - FM 1378)	TXDOT ST0704	Phase 2, which includes constructing the southern half of the road, is underway.	Complete Summer 2018
	OTHER	13	Central Fire Remodel & Expansion	PR1707	PGAL will begin working on design drawings following contract approval in February 2018.
14		Hillside Water & Sanitary Sewer Rehabilitation, PH 1	WA1605	Construction began November 27, 2017.	Complete January 2019
15		Rowlett Creek Sewer Extension	NTWMD	Project is in design phase and is expected to impact Suncreek Park and the margins of the Courses at Watters Creek.	Begin May 2018

 **CONSTRUCTION**
 **DESIGN**
 **DESIGN (BY OTHERS)**
 **CONSTRUCTION (BY OTHERS)**
 **FUTURE**

ENGINEERING CIP MONTHLY REPORT

**FEBRUARY
2018**

CONSTRUCTION

DESIGN

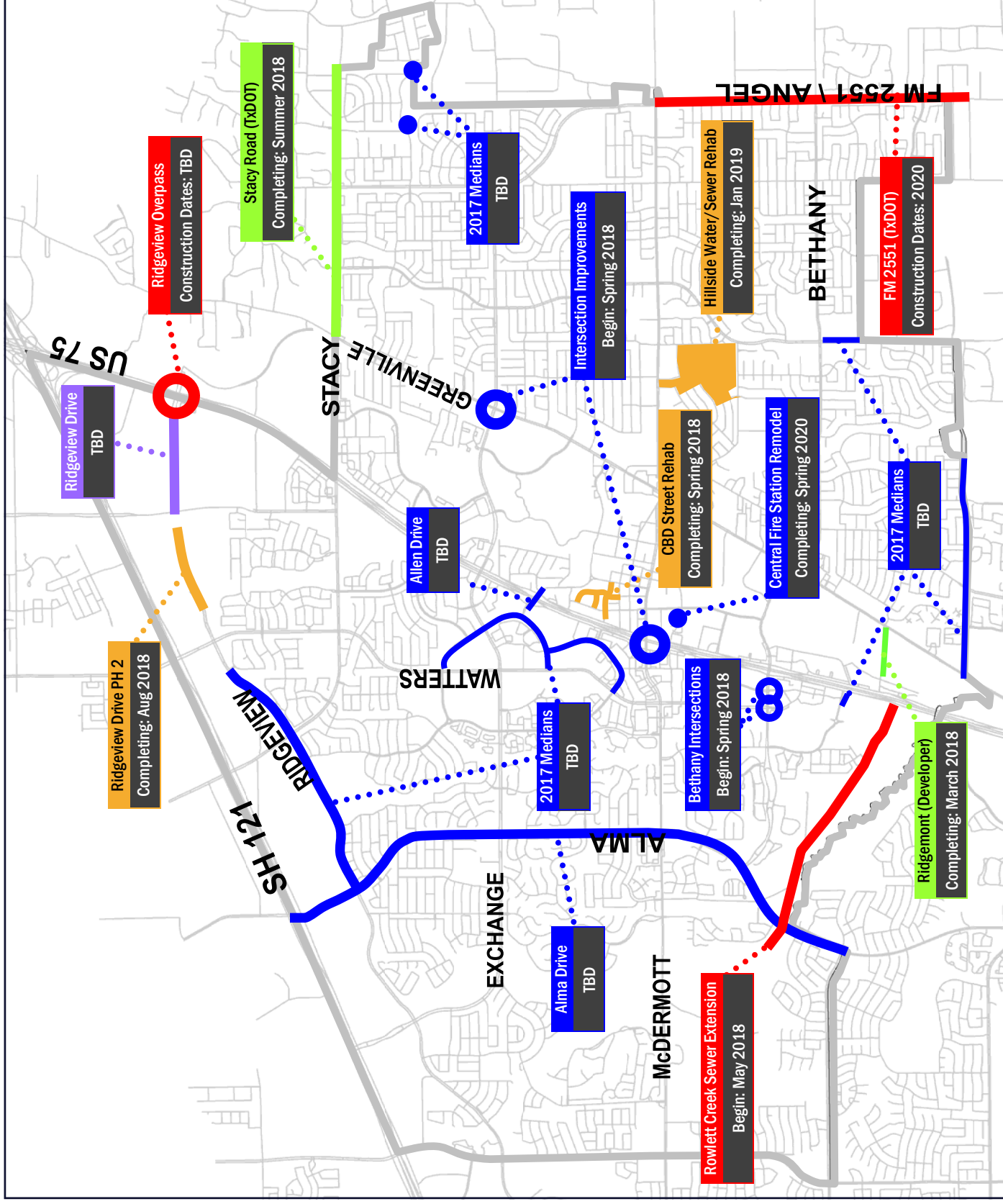
**CONSTRUCTION
(By Others)**

**DESIGN
(By Others)**

FUTURE

**ENGINEERING
DEPARTMENT
214.509.4576**

**DIRECTOR:
CHRIS
FLANIGAN**



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: February 20, 2018

SUBJECT: Consider a request for a Final Plat for McCoy and Roth Addition, Lot 4AR, Block A, being 1.380± acres located in the J. Miller Survey, Abstract No. 609, and all of McCoy and Roth Addition, Lot 4A, Block A; generally located east of Angel Parkway and south of Stacy Road. (PL-012618-0024) [McCoy and Roth Addition]

STAFF RESOURCE: Hayley Angel
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 61 – Approved July, 1997
Planned Development No. 61 – Approved October, 2002
General Development Plan – Approved June, 2004
General Development Plan – Approved October, 2009
Preliminary Plat – Approved December, 2009
Final Plat – Approved August, 2010
Preliminary Plat – Approved April, 2017
Final Plat for Lot 5R – Approved June, 2017

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located east of Angel Parkway and south of Stacy Road. The properties to the north (across Stacy Road) are in the Town of Fairview. The properties to the east and west are zoned Planned Development PD No. 61 Shopping Center SC. The properties to the south are zoned Planned Development PD No. 61 Single-Family Residential R-6.

The property is zoned Planned Development PD No. 61 Shopping Center SC. A Preliminary Plat for two lots was approved in April 2017 and a Final Plat for Lot 5R was approved in June 2017. A Site Plan for the subject property was approved in January 2018. The Final Plat is the last step in the development process.

The subject Final Plat is for Lot 4AR and shows 1.380± acres of land. There are four points of access into this portion of the development; three through abutting properties and one on Goodman Drive. The plat also shows the various easements required for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for McCoy and Roth Addition, Lot 4AR, Block A; generally located east of Angel Parkway and south of Stacy Road.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	February 20, 2018
SUBJECT:	Consider a request for a Preliminary Plat for The Enclave, being 24.964± acres located in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road. (PL-Pre-011618-0010) [The Enclave]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/ COUNCIL ACTION:	Planned Development No. 82 – Approved July, 1999 Planned Development No. 133 – Approved January, 2018
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located north of Hedgcoxe Road and east of Custer Road. The properties to the north and east are zoned Agriculture Open Space AO. The properties to the west are zoned Planned Development PD No. 62 Single-family Residential SF and Planned Development PD No. 62 Community Facilities CF. To the south (across Hedgcoxe Road), is the City of Plano.

A Planned Development was approved by City Council in January 2018 to establish a residential neighborhood. Preliminary platting is the next step in the development process.

The subject Preliminary Plat is for 24.964± acres of land subdivided into 123 detached single-family lots and 5 Open Space/HOA lots. There are a total of four access points into the development; three through adjacent properties and one on Hedgcoxe Road. The plat also shows various easements required for development of the property.

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.

STAFF RECOMMENDATION

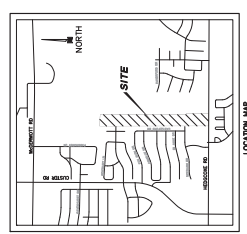
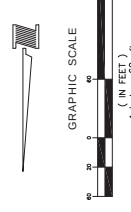
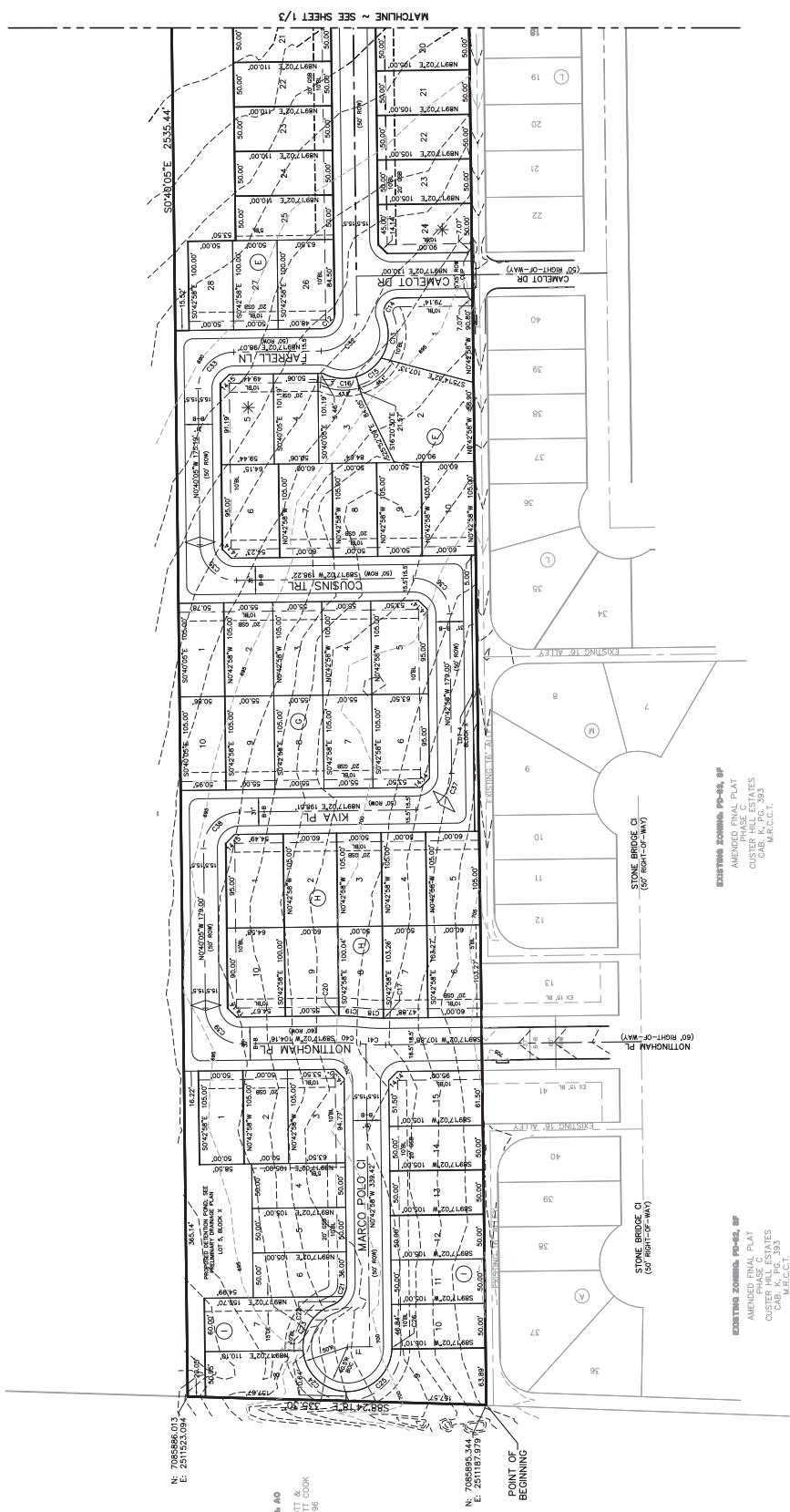
Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for The Enclave; generally located north of Hedgcoxe Road and east of Custer Road.

ATTACHMENTS

Preliminary Plat



LOT CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	95°01'07"	225.00'	18.56'	39.02'
C2	171°02'12"	225.00'	26.26'	52.39'
C3	109°54'41"	225.00'	0.32'	0.65'
C4	105°01'17"	275.00'	26.09'	52.02'
C5	103°10'27"	275.00'	25.31'	50.48'
C6	219°41'41"	275.00'	5.59'	11.17'
C7	214°08'41"	225.00'	0.46'	0.92'
C8	135°08'41"	225.00'	26.80'	53.35'
C9	171°02'12"	225.00'	27.18'	58.83'
C10	171°02'12"	225.00'	27.18'	58.83'
C11	89°01'41"	275.00'	20.37'	40.84'
C12	89°01'41"	275.00'	20.37'	40.84'
C13	50°01'41"	50.00'	26.07'	48.00'
C14	111°01'41"	15.00'	22.85'	30.31'
C15	40°01'41"	50.00'	18.69'	35.77'
C16	42°01'41"	50.00'	20.42'	38.76'
C17	103°11'41"	1.00'	2.12'	2.12'
C18	40°01'41"	220.00'	11.54'	23.07'
C19	43°01'41"	280.00'	13.54'	27.06'
C20	101°01'41"	280.00'	2.50'	5.00'

LOT CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C21	34°01'41"	25.00'	7.86'	14.86'
C22	38°01'41"	25.00'	8.24'	15.82'
C23	74°01'41"	50.00'	37.88'	64.84'
C24	83°01'41"	50.00'	44.88'	73.23'
C25	88°01'41"	50.00'	48.98'	77.49'
C26	32°01'41"	50.00'	1.58'	3.16'

ROADWAY LINE TABLE			
LINE	BEARING	DISTANCE	
T1	N89°17'02"E	25.00'	

ROADWAY CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	CHORD
C27	90°00'00"	40.50'	40.50'	57.26'
C28	90°00'00"	40.50'	40.50'	57.26'
C29	24°00'00"	250.00'	55.01'	108.39'
C30	25°00'00"	250.00'	55.82'	109.46'
C31	89°00'00"	40.50'	40.50'	57.26'
C32	89°00'00"	40.50'	40.50'	57.26'
C33	18°00'00"	250.00'	40.47'	81.22'
C34	18°00'00"	250.00'	40.47'	81.22'
C35	90°00'00"	40.50'	40.50'	57.26'
C36	90°00'00"	40.50'	40.50'	57.26'
C37	89°00'00"	40.50'	40.50'	57.26'
C38	89°00'00"	40.50'	40.50'	57.26'
C39	90°00'00"	40.50'	40.50'	57.26'
C40	90°00'00"	40.50'	40.50'	57.26'
C41	90°00'00"	40.50'	40.50'	57.26'
C42	90°00'00"	40.50'	40.50'	57.26'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T2	N04°25'00"W	15.00'
T3	N04°25'00"W	15.00'

24.964 ACRES
123 DETACHED SINGLE FAMILY LOTS
5 OPEN SPACE/HOA LOTS
PRELIMINARY PLAT
THE ENCLAVE
AN ADDITION TO THE CITY OF ALLEN
JOHN HUFFMAN SURVEY ~ ABSTRACT NO. 416
COLLIN COUNTY, TEXAS
JANUARY 2018
SCALE: 1" = 60'

OWNER
FITZGERALD FAMILY TRUST
1920 HEDGECOCK ROAD
ALLEN, TEXAS 75013
972-517-8523
CONTACT: CHARLES AND SHEILA FITZGERALD
PLANNER / ENGINEER / SURVEYOR
DOWDEY ANDERSON & ASSOCIATES, INC.
3225 Village Oak Drive, Suite 200, Plano, Texas 75093 972-551-0564
SURVEY FROM REGISTRATION NUMBER: 10077880
CONTACT: TRACI SHANNON KILMER

