



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 15, 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 May 8, 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 May 1, 2018, regular meeting.
3. Capital Improvement Plan (CIP) Status Report.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations relating to the use and development of Tract 7 of Planned Development PD No. 55 to add a “Medical Clinic” use as a permitted use on Lot 2, Block A, Honda of Allen Addition; generally located south of Motorsport Court and west of U.S. Highway 75 (and commonly known as 410 S. Central Expressway). [Pathways ASC]

Discussion

5. Discussion of Board Evaluation to Provide Feedback to the Council Nominating Committee.

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, May 11, 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 5/8/2018 City Council Meeting

- No items were taken to the May 8, 2018 City Council meeting.

PLANNING AND ZONING COMMISSION

REGULAR MEETING

May 1, 2018

ATTENDANCE:

Commissioners Present:

Stephen Platt, Jr., 1st Vice-Chair

Michael Orr, 2nd Vice-Chair

Gene Autrey

Dan Metevier

Commissioners Absent:

Ben Trahan, Chair

John Ogrizovich

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development

Lee Battle, AICP, LEED AP, Assistant Director of Community Development

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 Platt called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Director's Report

1. The Director discussed the action taken on the Planning & Zoning Commission items by City Council at the April 24, 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 April 17, 2018, regular meeting.

Motion: **Upon a motion by Commissioner Metevier, and a second by Commissioner Autrey, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the minutes from the April 17, 2018, regular meeting.**

The motion carried.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning from Shopping Center SC to Planned Development PD with a base zoning of Shopping Center SC and adopt development regulations authorizing a Daycare use following approval of a Specific Use Permit on Lot 1, Pete Ford Medical Addition; generally located south of Main Street and east of U.S. Highway 75 (and commonly known as 515 W. Main Street). (ZN-0402018-0017) [STEAM After School Learning – PD Zoning]

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

Ms. Angel stated that the request meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

1st Vice-Chair Platt opened the public hearing.

With no one speaking, 1st Vice-Chair Platt closed the public hearing.

The Commission discussed the original zoning and permitted uses.

Motion: **Upon a motion by 2nd Vice-Chair Orr, and a second by Commissioner Autrey, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning from Shopping Center SC to Planned Development PD with a base zoning of Shopping Center SC and adopt Development Regulations authorizing a Daycare use following approval of a Specific Use Permit on Lot 1, Pete Ford Medical Addition; generally located south of Main Street and east of U.S. Highway 75 (and commonly known as 515 W. Main Street).**

The motion carried.

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Daycare use for an approximately 1,786± square foot portion of a building located on Lot 1, Pete Ford Medical Addition; generally located south of Main Street and east of U.S. Highway 75 (and commonly known as 515 W. Main Street). (SUP-041918-0011) [STEAM After School Learning – Specific Use Permit]

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

Ms. Angel stated that the request has been reviewed and meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

1st Vice-Chair Platt opened the public hearing.

With no one speaking, 1st Vice-Chair Platt closed the public hearing.

The Commission discussed the acronym “STEAM” and building standards as related to transitioning to new uses.

Motion: Upon a motion by Commissioner Metevier, and a second by 2nd Vice-Chair Orr, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit for a Daycare use for STEAM After School Learning; generally located south of Main Street and east of U.S. Highway 75 (and commonly known as 515 W. Main Street).

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request for proposed amendments to the Allen Land Development Code relating to the following: (1) Amending Section 4.20.2 “Schedule of Principal Uses” by adding “Food Truck Park” and removing “Carnival or Circus” and “Fairgrounds”; (2) Amending Section 4.20.4 “Schedule of Principal Uses Central Business District” by adding “Food Truck Park”; (3) amending Section 6.04.1 “Temporary use permit applications”; and (4) amending Section 6.06 “Supplemental Use Regulations” by adding Section 6.06.15 “Mobile Food Vendors” relating to supplemental development and use regulations for mobile food vendors.

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade stated that the request has been reviewed.

1st Vice-Chair Platt opened the public hearing.

With no one speaking, 1st Vice-Chair Platt closed the public hearing.

The Commission discussed the allowable zoning districts for Food Truck Sites and the process by which staff would evaluate compliance with the proposed regulations.

Motion: Upon a motion by Commissioner Autrey, and a second by Commissioner Metevier, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:27 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chair

Hayley Angel, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	May 15, 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 April, 2018
CIP Map through May, 2018

ENGINEERING CIP REPORT - THROUGH APRIL 2018

PROJECT			STATUS / COMMENTS		CONST. DATES		
ROADS	CITY		1	2017 Street and Alley Rehabilitation Project (Various Locations)	ST1704	Project is substantially complete. Restoration phase in progress.	Substantially Complete
			2	Allen Drive / US75 Interchange Improvements	ST1710	Working with TxDOT to achieve schematic level approval by summer.	TBD
			3	Alma Drive Improvements, PH 2 (Hedgcocoxe-Rainforest)	ST1503	Public information meeting scheduled for May 9th.	TBD
			4	Bethany Intersection Improvements (Watters and Watters Creek)	ST1711	Project awarded with pre-construction meeting scheduled for May 9.	Begin May 2018
			5	Median Improvement Project (Select Medians)	ST1705	Construction began April 16th.	TBD
			6	Ridgeview Drive (Watters - Chelsea) PH 2	ST1701	Construction began October 2, 2017. On schedule.	Complete August 2018
			7	Right Turn Lane Improvements (Various Locations)	ST1504	Project awarded with pre-construction meeting scheduled for May 8.	Begin May 2018
			8	Signal Improvements	ST1713	New controllers and communication radios are being installed for all 63 signals.	Ongoing
	OTHERS		9	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
			10	Ridgeview / US 75 Overpass	TXDOT	TxDOT hired HDR to design the overpass reconstruction. Preliminary Engineering and Environmental Process underway. TxDOT is coordinating with the FHWA.	TBD
			11	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		12	Central Fire Remodel & Expansion	PR1707	PGAL working on design drawings. Goal is to bid in October and award in November 2018.	Complete Spring 2020
			13	Hillside Water & Sanitary Sewer Rehabilitation, PH 1	WA1605	Construction began November 27, 2017, and has achieved 50% in billings.	Complete January 2019
			14	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.	TBD

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

ENGINEERING CIP MONTHLY REPORT

**MAY
2018**

CONSTRUCTION

DESIGN

CONSTRUCTION

(By Others)

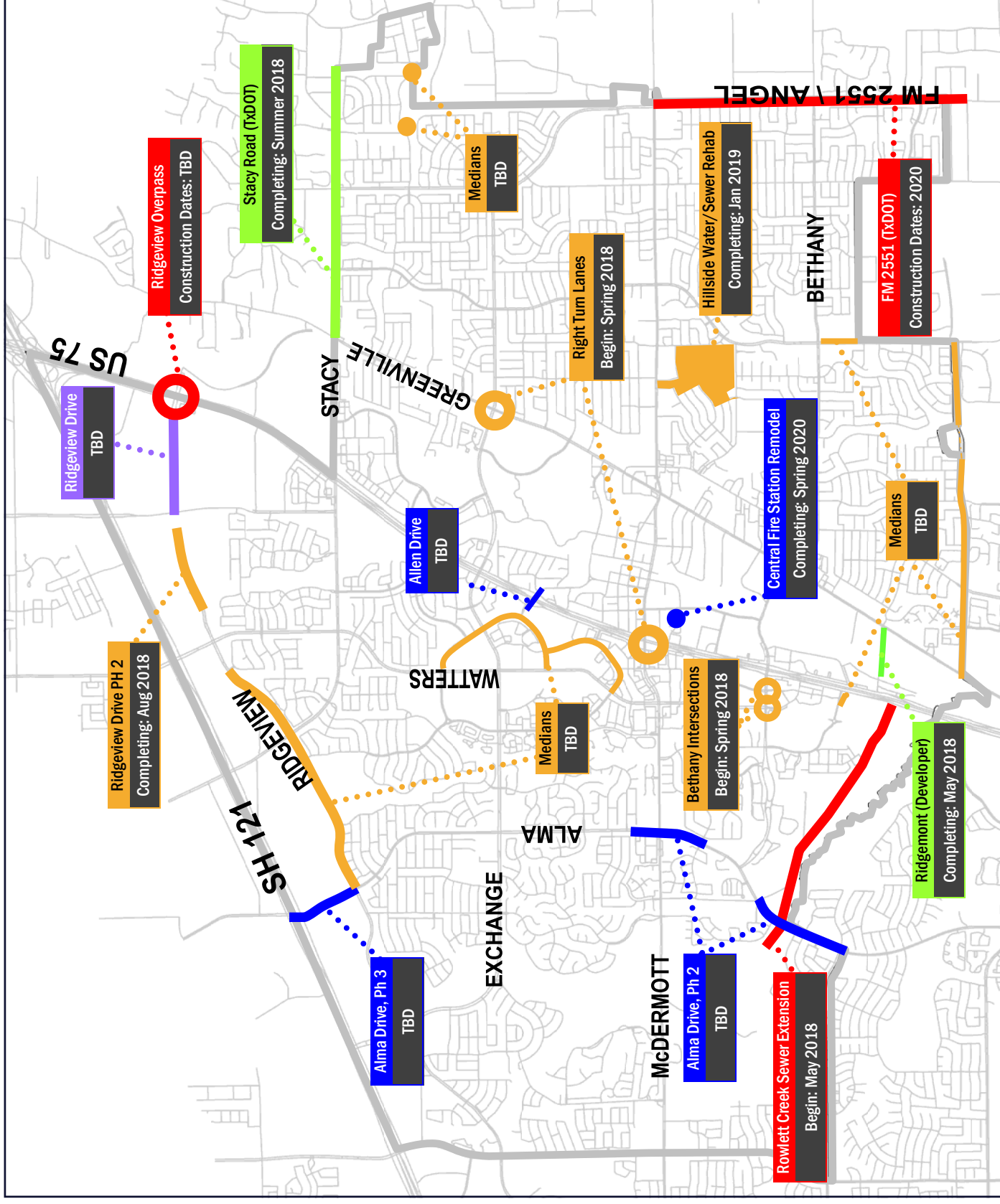
DESIGN

(By Others)

FUTURE

**ENGINEERING
DEPARTMENT
214.509.4576**

**DIRECTOR:
CHRIS
FLANIGAN**



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	May 15, 2018
SUBJECT:	Conduct a Public Hearing and consider a request to amend the Development Regulations relating to the use and development of Tract 7 of Planned Development PD No. 55 to add a “Medical Clinic” use as a permitted use on Lot 2, Block A, Honda of Allen Addition; generally located south of Motorsport Court and west of U.S. Highway 75 (and commonly known as 410 S. Central Expressway). [Pathways ASC]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development PD No. 26 – Approved September, 1984 Planned Development PD No. 55 – Approved March, 1994 Replat – Approved March, 1995 Replat – Approved November, 2005
LEGAL NOTICES:	Public Hearing Sign – Installed May 4, 2018 Public Hearing Letters – Mailed May 4, 2018
ANTICIPATED CITY COUNCIL:	June 12, 2018

BACKGROUND

The property is generally located south of Motorsport Court and west of U.S. Highway 75 (and commonly known as 410 S. Central Expressway). The properties to the north (across Motorsport Court) are zoned Planned Development PD No. 55 Commercial Office C/O and Agriculture Open Space AO. The properties to the east (across U.S. Highway 75) are zoned Light Industrial LI and Planned Development PD No. 117 Light Industrial LI. The property to the south is zoned Planned Development PD No. 55 Light Industrial LI. The property to the west is zoned Planned Development PD No. 55 Commercial/Office C/O.

The property is currently zoned Planned Development PD No. 55 Commercial/Office C/O. The applicant is requesting to amend the Development Regulations of the Planned Development PD to authorize a Medical Clinic use by right.

There is one point of access into the site through a firelane, access, and utility easement.

The Planned Development request has been reviewed and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

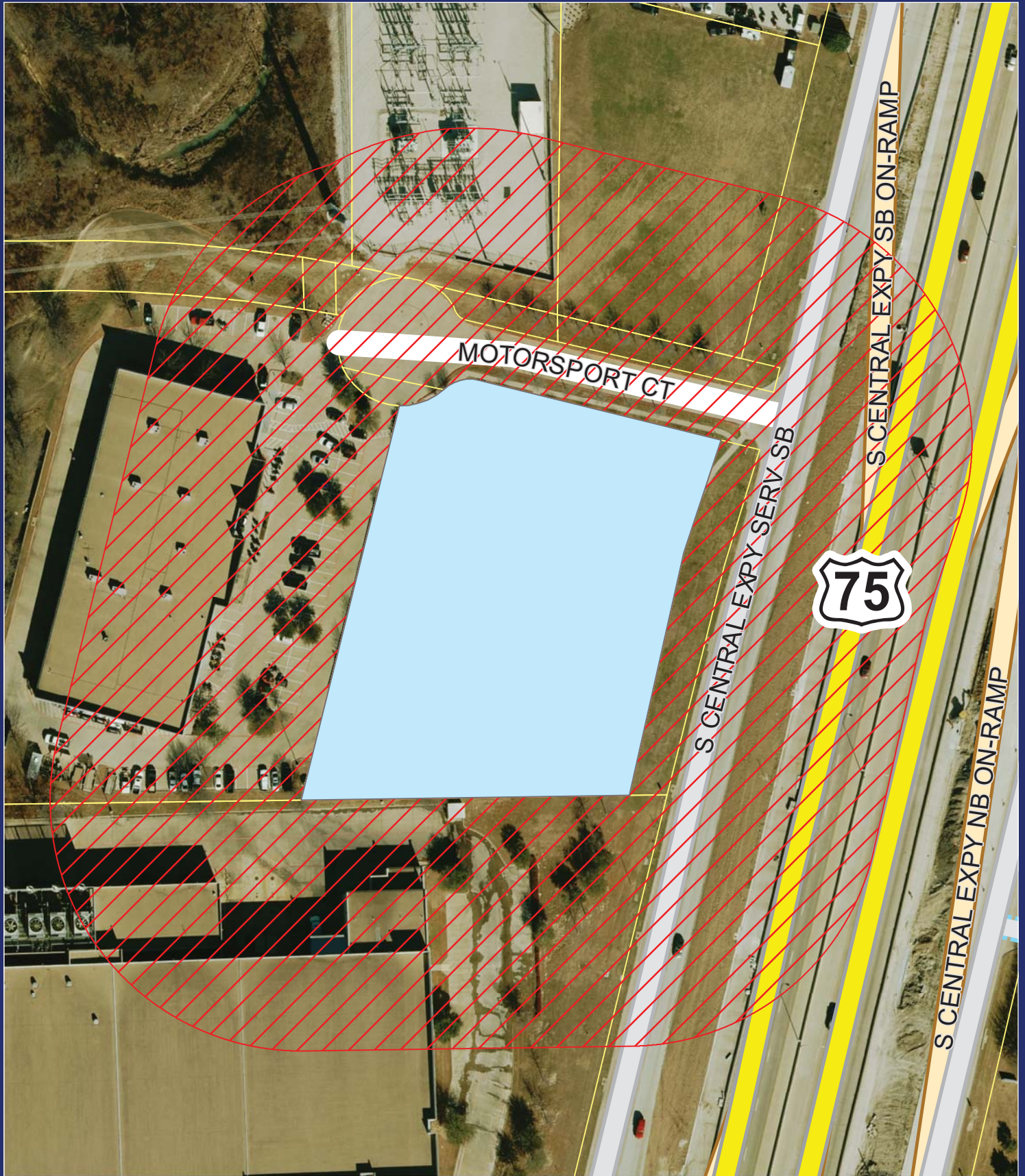
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the Development Regulations relating to the use and development of Tract 7 of Planned Development PD No. 55 to add a “Medical Clinic” use as a permitted use on Lot 2, Block A, Honda of Allen Addition; generally located south of Motorsport Court and west of U.S. Highway 75 (and commonly known as 410 S. Central Expressway).

ATTACHMENTS

Property Notification Map
Development Regulations
Site Plan



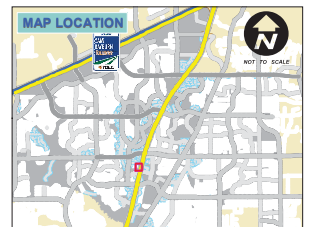
Map Legend

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



Community Development - GIS
Date Saved: 5/4/2018

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
PATHWAYS ASC

The Property shall be developed and used in accordance with the provisions of the Allen Land Development Code, as amended, (“ALDC”) and the use and development regulations applicable to Tract 7 of Planned Development PD No. 55 as set forth in Ordinance No. 1226-3-94, as amended (“the PD 55 Ordinance”); provided, however, the Property may be used and developed for a “Medical Clinic” use.

LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PIPELINE
	UTILITY

CONTACT INFORMATION

ARCHITECT
 TMA-CHA ARCHITECTS INC.
 814 PENSACOLA AVE, SUITE 100
 ALLEN, TX 75013
 OFFICE NUMBER: 817.237.4834
 FAX NUMBER: 817.237.4841
OWNER
 NANCY ZIMM, L.P. & ASSOCIATES
 410 CENTRAL EXPY SOUTH
 ALLEN, TX 75013
 PHONE NUMBER: 214.614.8176

LEGAL DESCRIPTION:

LOT 2, BLOCK A
 HORDA OF ALLEN
 COLLIN COUNTY, ALLEN, TEXAS.

SUMMARY

LOT AREA: 1.786 ACRES 76,188 SF
 ZONING: PD 10.0 C-1
 BUILDING AREA: 20,000 SF
 PROPOSED USE: MEDICAL CLINIC W/AMBULATORY SURGERY CENTER
 PARKING (PARK): 1 STALL/250 SF
 REQUIRED PARKING: 80 STALLS
 PARKING PROVIDED: 88 STALLS

PATHWAYS ASC
 AND CLINIC
 410 CENTRAL EXPY SOUTH
 ALLEN, COLLIN COUNTY, TX.

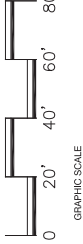
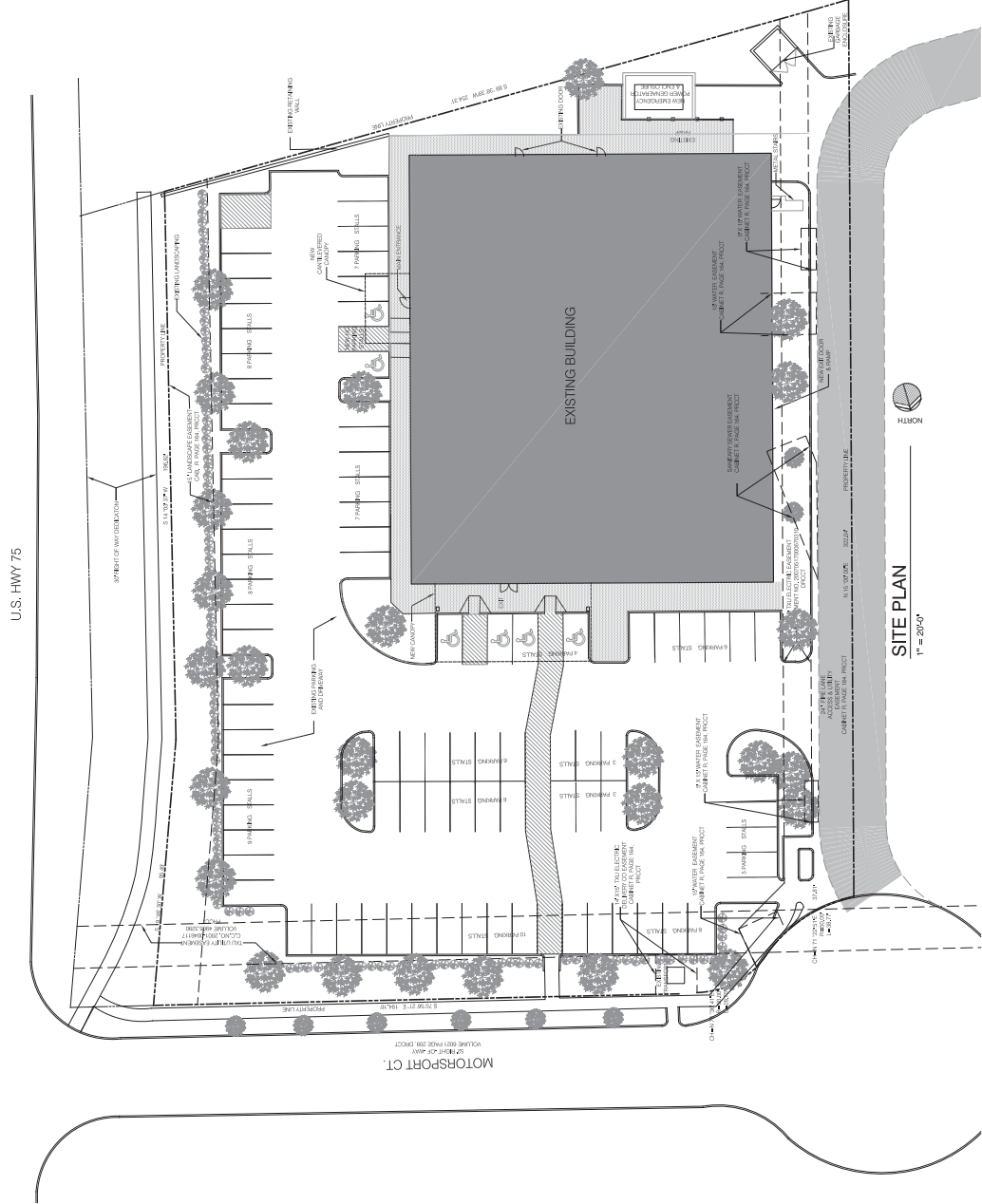
tma cha
 architects



3/25 PERIODIC CONTROL
 1" = 1" SQUARE WHEN PRINTED FULL SIZE

DRAWING TITLE: SITE PLAN
 DATE: APRIL 18, 2018
 DRAWN BY: TMA
 PROJECT NO.: 0000
 SUBMITTAL NO.: 1
 1. REV: 18.04.22
 2. REV: 18.05.02
 3.

A0.1



CITY OF ALLEN BOARD OF ADJUSTMENT
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AGENDA DATE:	May 15, 2018
SUBJECT:	Discussion of Board Evaluation to Provide Feedback to the Council Nominating Committee
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	None.

BACKGROUND

As part of the annual Board and Commission appointment process, the City Council has asked the Planning and Zoning Commission Chair to facilitate a discussion with the Commission in order to provide feedback about candidate characteristics they believe would improve the Commission.

The feedback from the Commission will be assimilated into a single Board Evaluation Form and submitted to the Council Nominating Committee.

STAFF RECOMMENDATION

Discuss the questions on the evaluation form and provide input to staff by May 31, 2018.

ATTACHMENTS

Board Evaluation Form

2018 Board Evaluation Form

PLANNING AND ZONING COMMISSION	
Completed by (Name and Title):	Phone:
Question:	Comments:
What would be the ideal characteristics for a Planning and Zoning Commission Member?	
How extensive is the collective experience of the Commission members in the Commission's subject area?	
Are there any P&Z-related subject areas (such as economic development, regional planning or law) where the Commission could use more knowledge?	
Is the Commission's knowledge current in regards to changes in P&Z zoning practices and laws?	
What other knowledge or experience could be brought to the Commission to improve it?	
Is the membership representative of Allen's citizens?	
Other Comments and Observations:	