



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 15, 2020 – 7:00 PM
CONDUCTED VIA VIDEO CONFERENCE**

This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference. The facility will not be open to the public.

Members of the public are entitled to participate remotely via broadcast by webinar. To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

- Submit the online registration form found at:
https://forms.office.com/Pages/ResponsePage.aspx?id=D-ZxTzEcxUWhNtqHVXCaeGmU7_1vlepOgbwpgNX9pypUQ0NPNVkvWIVKVlpFUFJRT0pBQkFMV1RBNy4u not later than 3 p.m. on Tuesday, December 15, 2020.
- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to planningsubmittals@cityofallen.org by 3 p.m. on December 15, 2020, to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at www.cityofallen.org/982/ACTV for those wanting to watch the meeting but not address the Commission.

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the December 8, 2020, 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. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the December 1, 2020, Planning and Zoning Commission Regular Meeting.

4. Replat - Consider a Replat of Lyrick Addition, Lot 7R, Block A, Being 0.86± Acres; Generally Located Directly South of Bethany Drive and Approximately 548± Feet West of Greenville Avenue. (PL-112020-0017) [Lyrick Addition-- Popeye's]

Regular Agenda

5. Discussion Regarding Updates to the Allen 2030 Comprehensive Plan

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, December 11, 2020, at 5:00p.m.

Shelley B. George, City Secretary

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

December 15, 2020

SUBJECT:

Action Taken on the Planning and Zoning Commission Items by City Council at the December 8, 2020, Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- The City Council approved the request for a Specific Use Permit for FastDoc Urgent Care at the December 8, 2020 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	December 15, 2020
SUBJECT:	Capital Improvement Plan (CIP) Status Report.
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering

BACKGROUND

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

ATTACHMENTS:

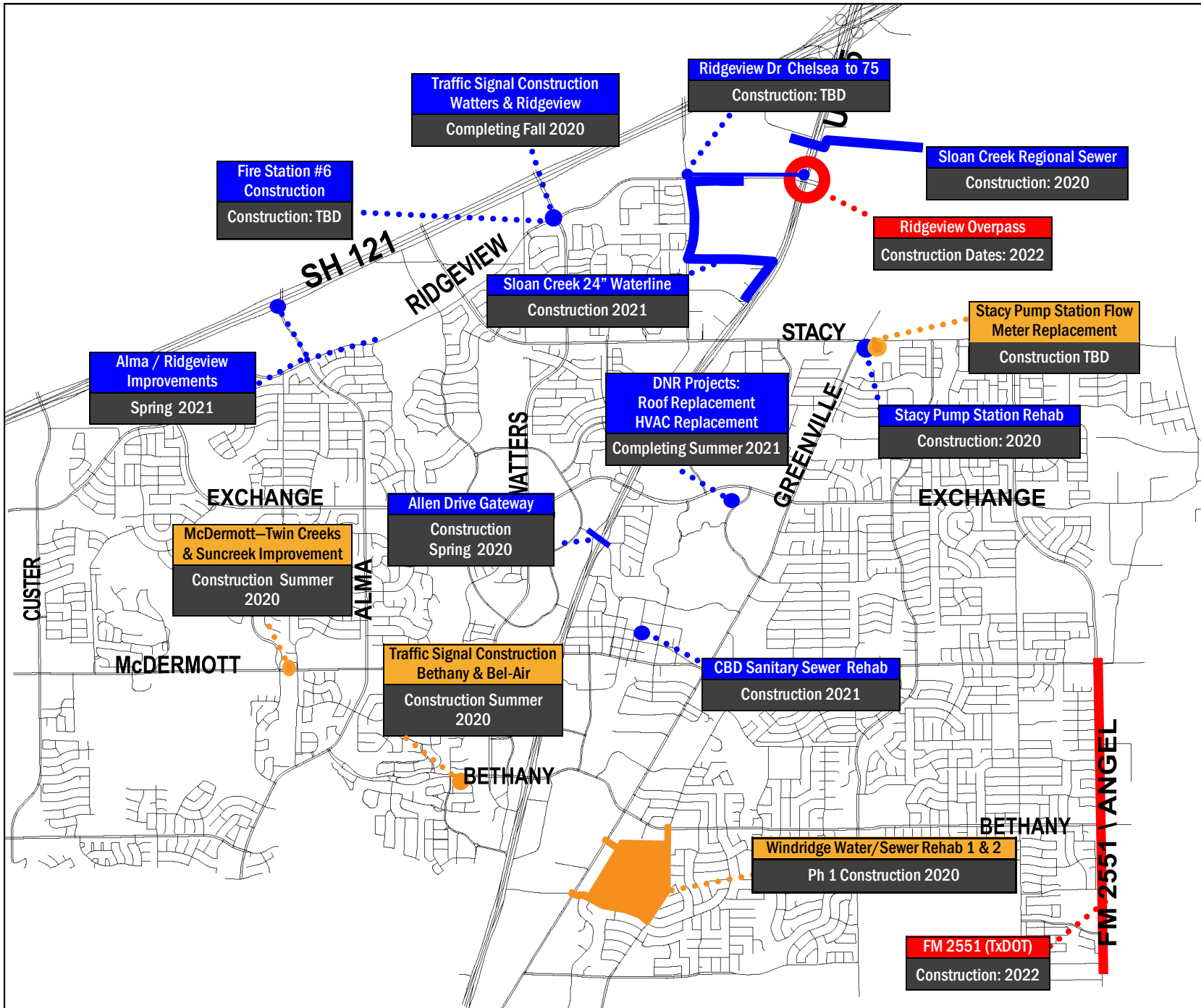
CIP Report through December 2020

ENGINEERING CIP REPORT - December 2020

PROJECT				STATUS / COMMENTS	CONST. DATES	
ROADS	CITY	1	Allen Drive Gateway Project (US 75 Interchange)	ST1903	Huitt Zollars has submitted 90% plans to TxDOT.	Construction Dec 2020
		2	Bethany & Heritage Traffic Signal Improvement	ST1907	Waiting for Red Line markup	Substantial Complete
		3	Traffic Signal Detection Equipment	ST1908	Waiting for Pre Con. Will be set up by TxDOT	TBD
		4	2020 Street and Alley Rehabilitation (Various Locations)	ST2002	Engineering punchlist items complete	Complete Fall 2020
		5	Mcdermott - Twin Creek & Suncreek Intersection	ST1909	Lighting issues ongoing.	Complete Summer 2020
		6	Traffic Signal Construction Bethany & Bel-Air and Watters & Ridgeview	ST2003	Signal is functioning	Complete Fall 2020
		7	Ridgeview Drive Chelsea to US75	ST2000	BW2 to submit 30% PS&E design first part of 2021.	TBD
		8	Alma/Ridgeview	ST2005	90% Plans 12/4/2020	Spring 2021
	OTHERS	9	2021 Street and Alley Rehabilitation (Various Locations)	ST2100	Evaluating locations	Late Spring 2021
		10	FM 2551 (Main - Parker Rd)	ST0316	Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. City has provided plan comments back to TxDOT.	2022
		11	Ridgeview / US 75 Overpass	TxDOT	TxDOT has submitted 100% utility plans to franchise for relocation. TxDOT plans to have all ROW acquired by April 2021.	Construction 2022
		12	US75 Highmast Project	TxDOT	TxDOT has been coordinating with Allen to determine conflicts.	Construction 2022
UTILITIES & DRAINAGE	13	Sloan Creek Regional Sewer	WA1904	Offer packets signed. Final Plans expected December 10. Advertising January 7, 2021	Complete Dec 2021	
	14	Sloan Creek 24" Water	WA1904	TNP working on 30% design.	Construction 2021	
	15	Stacy Pump Station Rehab	WA1906	Consultant is working on 100% plans.	Construction 2021	
	16	CBD - RR Sanitary Sewer Improvements	WA1908	SYB was low bidder. To council December 8th meeting with a Pre-con December 15th.	Early 2021	
	17	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	Phase 1: Installing sanitary sewer on Oldbridge. Cumberland to Follow Phase 2: Final Plans with additional waterline expected December 4, 2020	Construction Fall 2020	
	18	Advanced Meter Infrastructure (AMI) Planning and Implementation	WA2002	Contract signed 11.10.2020. Stakeholder/Project team meeting to be held on 11.23.2020. Consultant RFP process to begin January 2021.	TBD	
FACILITIES	19	Fire Station #6	PS1901	Phase 2 of design going to council October 27th. Construction drawings expected in Spring of 2021.	TBD	
	20	City Hall Server Room HVAC	P02103	To begin work January 2021.	Jan-21	
	21	City Door Safety Upgrade	CV2001	Work ongoing to be completed December 2020.	Complete December 2020	
	22	City Hall Rotunda Reception Desk	CV2001	Construction began on 9/26. Completion December 2020	Complete December 2020	
	23	City Hall Waterproofing	PF2004	RFQ Completed with short list assigned September 28th, Design underway.	TBD	
	24	Facility Metal Repair	P02010	Repaint of the exterior metal at several city facilities.	TBD	
	25	Facility Duct Cleaning	P02101	Duct cleaning of City Hall, MCPAR, and Municipal Service Center	TBD	
	26	DRN HVAC Replacement	PF2101	Replace the failing HVAC system for the pools at the Natatorium. Scheduling being worked out with Stakeholders and School to best fit with the Natatorium and AISD schedules.	Summer 2021	
	27	DRN Roof Replacement	PF2102	Remove and replace the aging roof of the Natatorium.Engineering investigation completed October 22nd. Waiting on Report, will then begin design	Summer 2021	
	28	City Facility Roof Replacement	PF2103	Replace the roofs of City Hall, MCPAR, and the PDHQ. Currently under design review.	Summer 2021	

■ CONSTRUCTION
 ■ DESIGN
 ■ DESIGN (BY OTHERS)
 ■ CONSTRUCTION (BY OTHERS)
 ■ FUTURE

ENGINEERING CIP MONTHLY REPORT



December
2020

CONSTRUCTION

DESIGN

CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: December 15, 2020

SUBJECT: Approve Minutes from the December 1, 2020,
Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE: Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the December 1, 2020 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION

REGULAR MEETING

DECEMBER 1, 2020

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Dan Metevier, 2nd Vice-Chair
Jeff Burkhardt
John Ogrizovich
Elias Shaikh
Michael Smiddy

Commissioner Absent

Stephen Platt, Jr., 1st Vice-Chair

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, PE, Assistant Director of Engineering
Shelley George, City Secretary
Brian Bristow, RLA, Assistant Director of Parks and Recreation
Rolandrea Russell, 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, Chair Trahan called the meeting to order at 7:00 p.m. via Video Conference.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the November 24, 2020, 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 November 17, 2020, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by Commissioner Burkhardt, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

3. Alternative Lighting - Consider a Request for Alternative Lighting for Stephen Terrell Recreation Center being 85.17± acres located in the Shadrick Jackson Survey, Abstract No. 489 and the Mary Standifer Survey, Abstract No. 812; Generally Located Directly North and East of Exchange Parkway and Approximately 1,259± Feet West of Twin Creeks Drive. [Stephen Terrell Recreation Center] (AD-092520-0002)

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

Mr. Kurbansade stated that the Request for Alternative Lighting meets the general intent of the Allen Land Development Code. He noted that staff is in support of the agenda item.

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Burkhardt, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the Alternative Lighting Request for 85.17± acres located in the Shadrick Jackson Survey, Abstract No. 489 and the Mary Standifer Survey, Abstract No. 812, for Stephen G. Terrell Recreation Center, as presented.**

The motion carried.

4. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Restaurant (drive-in or through) Use Located on Lot 2, Block A, Greenville Center Addition; Generally Located Directly South of Stacy Road and Approximately 648± Feet East of Andrews Parkway (and commonly known as 350 E. Stacy Road). (SUP-103020-0007) [Chick-Fil-A (Stacy)]

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

Ms. Russell stated that the Specific Use Permit meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following registered their support but did not wish to speak on the item.

- Bryan Burger, Applicant, 17103 Preston Road, Suite 180N, Dallas, Texas.

Chair Trahan closed the public hearing.

Motion: **Upon a motion by Commissioner Burkhardt, and a second by Commissioner Shaikh, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the request granting a Specific Use Permit for a Restaurant (Drive-in or Through) use for Lot 2, Block A, Greenville Center Addition, subject to the development regulations and SUP Site Plan, as presented**

The motion carried.

5. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Medical Clinic Use for a 3,987± Square Foot Portion of a Building Located on Lot 6, Greenway-Allen Retail Addition; Generally Located Approximately 500± Feet South of McDermott Drive and Directly East of U.S. Highway 75 (and Commonly Known as 325 S. Central Expressway). (SUP- 111320-0008) [FastDoc Urgent Care]

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

Ms. Russell stated that the Specific Use Permit meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following registered their support but did not wish to speak on the item.

- Jury Van Ark, Applicant, 7305 Crenshaw Drive, Plano, Texas;
- Mike McWilliams, 1790 Heifner Road, Lucas, Texas;
- Gail Killion-Lawson, 5719 Vista Park Lane, Sachse, Texas; and
- Yong Chan Lee.

Chair Trahan closed the public hearing.

The Commission discussed the requirement for a new Specific Use Permit for a medical clinic at the location that was previously granted a Specific Use Permit for the same use.

Motion: **Upon a motion by Commissioner Smiddy, and a second by 2nd Vice-Chair Metevier, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the request the request granting a Specific Use Permit for a Medical Clinic use for a portion of Lot 6, Greenway-Allen Retail Addition, subject to the development regulations and SUP Site Plan, as presented.**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:28 p.m.

These minutes approved this _____ day of _____ 2020.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	December 15, 2020
SUBJECT:	Consider a Replat of Lyrick Addition, Lot 7R, Block A, Being 0.86± Acres; Generally Located Directly South of Bethany Drive and Approximately 548± Feet West of Greenville Avenue. (PL-112020-0017) [Lyrick Addition -- Popeye's]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Final Plat - Approved July, 1985 Preliminary Plan - Approved August, 1999 Final Plat - Approved August, 1999 Planned Development PD No. 131 - Approved September, 2017 Replat - Approved March, 2018
LEGAL NOTICES:	None
ANTICIPATED COUNCIL DATE:	None

BACKGROUND

The subject property is generally located directly south of Bethany Drive and west of Greenville Avenue. The properties to the north (across Bethany Drive) are zoned Planned Development PD No. 3 Shopping Center SC. The properties to the east and south are zoned Planned Development PD No. 131 Shopping Center SC. The properties to the west are zoned Light Industrial LI.

The property is zoned Planned Development PD No. 13 Shopping Center SC. A site plan for the proposed Replat was approved in September 2020. Platting is the last step in the development process.

The Replat shows one lot at a total of 0.86± acres. The site is accessible by several internal Fire Lane, Access, and Utility easements. The plat also shows various easements required for development of the property.

The Replat has been reviewed by the Technical Review Committee, is generally consistent with the Site Plan and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

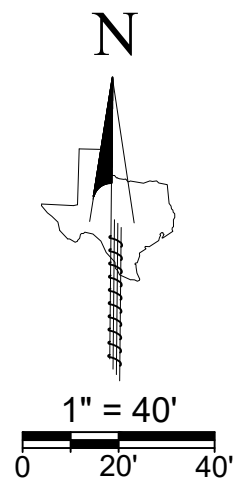
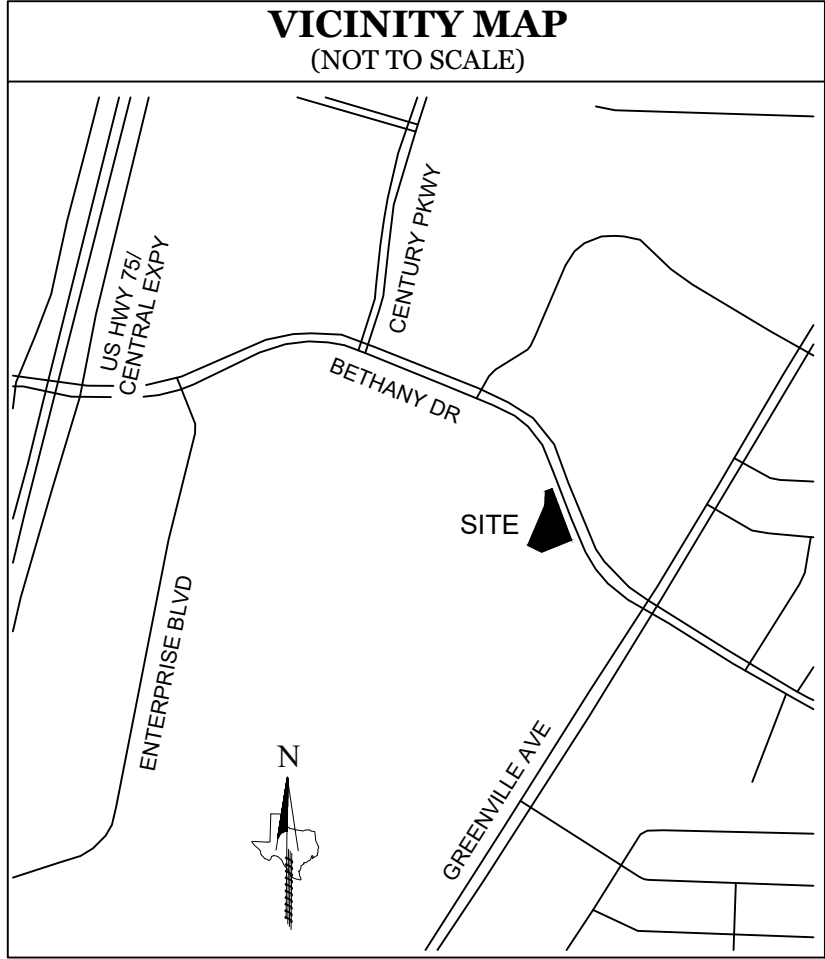
Staff Recommends approval.

MOTION

I move to approve the Replat of Lot 7R, Block A, Lyrick Addition, as presented.

ATTACHMENTS:

Replat



- GENERAL NOTES**
- The purpose of this plat is to dedicate an easement for site development.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0385J.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
 - All open space and common properties shall be owned and maintained by a property/homeowners' association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **Matthew Raabe**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Allen, Collin County, Texas.

Matthew Raabe, R.P.L.S. # 6402 Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

SUBMITTAL LOG

1st SUBMITTAL = 11/20/2020
2nd SUBMITTAL = 12/04/2020

LEGEND

POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 68°56'33" W	71.43'	
L2	N 68°11'16" E	20.53'	
L3	S 22°00'06" E	5.00'	
L4	S 67°59'54" W	10.00'	
L5	N 22°00'06" W	5.00'	

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.35'	130.00'	30°33'53"	N 05°47'16" E	68.53'
C2	27.12'	20.00'	77°41'42"	N 29°20'46" E	25.09'

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **POP HOLDINGS, LP**, is the owner of a 0.86 acre tract of land out of the William Perrin Survey, Abstract Number 708, situated in the City of Allen, Collin County, Texas, being all of Lot 7, Block A of Lyrick Addition, a subdivision of record in Volume 2018, Page 214 of the Plat Records of Collin County, Texas, said Lot 7 having been conveyed to POP HOLDINGS, LP, by Special Warranty Deed of record in Document Number 20200303000301970 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West Right-of-Way line of Bethany Drive (Right-of-Way varies), being the Northeast corner of Lot 2R, Block A of said Lyrick Addition, also being the common Southeast corner of said Lot 7, from which a 5/8" iron rod found bears S21°48'44"E, a distance of 23.00 feet;

THENCE, departing the West Right-of-Way of Bethany Drive, along the North line of said Lot 2R and the common South line of said Lot 7, the following two courses and distances:

- S67°59'54"W, a distance of 172.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N68°56'33"W, a distance of 71.43 feet to an "X" cut found in the East line of Lot 1-AR, Block A of said Lyrick Addition, being the Northwest corner of said Lot 2R, also being the common Southwest corner of said Lot 7;

THENCE, along the East line of said Lot 1-AR and the common West line of said Lot 7, the following four courses and distances:

- N21°04'16"E, a distance of 224.13 feet to an "X" cut found at the beginning of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 130.00 feet, a chord bearing of N05°47'16"E, a chord length of 68.53 feet, a delta angle of 30°33'53", an arc length of 69.35 feet to a MAG nail found at the beginning of a reverse curve to the right;
- Along said reverse curve to the right, having a radius of 20.00 feet, a chord bearing of N29°20'46"E, a chord length of 25.09 feet, a delta angle of 77°41'42", an arc length of 27.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N68°11'16"E, a distance of 20.53 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West Right-of-Way line of Bethany Drive at the North corner of said Lot 7;

THENCE, S21°48'44"E, along the West Right-of-Way line of Bethany Drive, and the common East line of said Lot 7R, a distance of 288.73 feet to the **POINT OF BEGINNING** and containing an area of 0.86 Acres (37,643 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **POP HOLDINGS, LP**, through the undersigned authority, does hereby adopt this plat designating the described property as "**LYRICK ADDITION**", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this _____ day of _____, 2020

Owner

Notary

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED

ATTEST

Chairman
Planning and Zoning Commission

Secretary
Planning and Zoning Commission

Date

Date

EXECUTED PRO FORMA

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat of LYRICK ADDITION, an Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the ____ day of _____, 2020.

City Secretary, City of Allen

**REPLAT
LYRICK ADDITION
LOT 7R, BLOCK A**

SUBMISSION DATE: NOVEMBER 20, 2020

BEING 0.86 ACRES OF LAND SITUATED IN THE
WILLIAM PERRIN SURVEY, ABSTRACT No. 708
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Project	2001.008-03	 EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/20/2020	
Drafter	TAR/TMR	

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Thomas Site Development
Engineering, Inc.
P.O. Box 1261
Colleyville, TX 76034
(214) 680-2728

OWNER
POP Holdings, LP
PO Box 59924
Dallas, TX 75244
(956) 393-0202

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	December 15, 2020
SUBJECT:	Discussion Regarding Updates to the Allen 2030 Comprehensive Plan.
STAFF RESOURCE:	Marc Kurbansade, AICP Director of Community Development
LEGAL NOTICES:	None.

BACKGROUND

The Allen 2030 Comprehensive Plan was adopted in 2014. The Plan serves as a policy and decision making guide for the future growth and development of the community. The Plan was developed based on the best information available at the time, recognizing that conditions change over time. Tracking implementation of the plan's objectives is essential to insure that the Plan remains relevant as the community continues to grow. Periodically, staff compiles a Progress Report to provide a summary of how the Plan has been implemented over time.

STAFF RECOMMENDATION

None.

MOTION

None.