



**AGENDA
CITY OF ALLEN
CITY COUNCIL REGULAR MEETING
NOVEMBER 22, 2016 - 7:00 PM
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TX 75013**

Call to Order and Announce a Quorum is Present.

Pledge of Allegiance.

Public Recognition.

1. Citizen's Comments.

[The City Council invites citizens to speak to the Council on any topic not on the agenda or not already scheduled for Public Hearing. Prior to the meeting, please complete a "Public Meeting Appearance Card" and present it to the City Secretary. The time limit is three minutes per speaker, not to exceed a total of fifteen minutes for all speakers.]

2. Presentation of a Proclamation by the Office of the Mayor:

- Presentation of a Proclamation to Allen Area Small Business Owners Proclaiming November 26, 2016, as *Small Business Saturday*.

Consent Agenda.

[Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.]

3. Approve Minutes of the November 8, 2016, Regular City Council Meeting.
4. Adopt a Resolution Authorizing the City Manager to Execute the Release of a Temporary Street, Drainage, Water Line, and Sanitary Sewer Easement Located in The Village of Twin Creeks Phase Two.
5. Authorize the City Manager to Approve Purchases from Acushnet Golf for Retail Sales at The Courses at Watters Creek in an Estimated Annual Amount of \$60,000.
6. Authorize the City Manager to Extend the First Amended and Restated Professional Services Agreement with Cynthia Porter Gore as Alternate Municipal Court Judge through January 31, 2016.

7. Motion to Cancel the December 27, 2016, City Council Meeting.
8. Receive the Capital Improvement Program (CIP) Status Reports.
9. Receive the Summary of Property Tax Collections as of October 2016.

Regular Agenda.

10. Conduct a Public Hearing and Consider a Resolution Adopting the 2015-2016 Comprehensive Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program.
11. Conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations of District E of Planned Development No. 108 and Adopt a Concept Plan and Building Elevations Relating to the Use and Development of a 9.661+/- Acre Portion of Land Generally Located South of Allen Drive and West of US Highway 75. [Pinstack - Entertainment Center]
12. Conduct a Public Hearing and Adopt an Ordinance Approving Specific Use Permit No. 150 for a Minor Automotive Repair Use for Lot 12, Block A, Greenville Center Addition, Generally Located South of Stacy Road and West of Greenville Avenue. [Brakes Plus - Tire Sales and Services]
13. CONTINUED ITEM - Conduct a Public Hearing and Adopt an Ordinance Amending the Zoning from Single-Family Residential R-3 to a Planned Development for Townhome Residential District TH, and Adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; for a 6.245± Acre Tract of Land, Generally Located South of Main Street and East of Greenville Avenue. [Ashwood Creek Place - Townhome Development]

Other Business.

14. Calendar.
 - November 24-25 - City Facilities Closed in Observance of Thanksgiving Holiday
 - December 2 - Christmas Tree Lighting, Allen Civic Plaza, 6:00 p.m.
 - December 3 - Rudolph Run, Downtown Allen, 8 a.m.
 - December 4 - Annual Rotary Christmas Parade, Downtown Allen, 2 p.m.
15. Items of Interest. [*Council announcements regarding local civic and charitable events, meetings, fundraisers, and awards.*]

Executive Session. (As needed)

Legal, Section 551.071.

As authorized by Section 551.071(2) of the Texas Government Code, the Workshop Meeting and/or the Regular Agenda 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.

(Closed to Public as Provided in the Texas Government Code.)

16. Reconvene and Consider Action on Items Discussed During Executive Session.

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, November 18, 2016, at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214.509.4105.

CITY COUNCIL AGENDA COMMUNICATION
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AGENDA DATE:

November 22, 2016

SUBJECT:

Presentation of a Proclamation by the Office of the Mayor:

- Presentation of a Proclamation to Allen Area Small Business Owners Proclaiming November 26, 2016, as *Small Business Saturday*.

STAFF RESOURCE:

Shelley B. George, City Secretary

CITY COUNCIL AGENDA COMMUNICATION
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AGENDA DATE:

November 22, 2016

SUBJECT:

Approve Minutes of the November 8, 2016, Regular
City Council Meeting.

STAFF RESOURCE:

Shelley B. George, City Secretary

ATTACHMENTS:

Minutes

ALLEN CITY COUNCIL

REGULAR MEETING

NOVEMBER 8, 2016

Present:

Stephen Terrell, Mayor

Councilmembers:

Gary L. Caplinger, Mayor Pro Tem

Kurt Kizer

Ross Obermeyer

Joey Herald

Robin L. Sedlacek

Baine Brooks

City Staff:

Peter H. Vargas, City Manager

Shelli Siemer, Assistant City Manager

Eric Ellwanger, Assistant City Manager

Shelley B. George, City Secretary

Teresa Warren, Director, Public and Media Relations Office (absent)

Rebecca Vice, Assistant to the City Manager

Pete Smith, City Attorney

Kathleen Vaught, Interactive Media Manager

Workshop Session

With a quorum of the Councilmembers present, the Workshop Session of the Allen City Council was called to order by Mayor Terrell at 6:30 p.m. on Tuesday, November 8, 2016, in the Council Conference Room of the Allen City Hall, 305 Century Parkway, Allen, Texas.

- Update Regarding the new Parks and Recreation Guide
- Committee Updates from City Council Liaisons
- Questions on Current Agenda

With no further discussion, the Workshop Session of the Allen City Council was adjourned at 6:59 p.m. on Tuesday, November 8, 2016.

Call to Order and Announce a Quorum is Present

With a quorum of the Councilmembers present, the Regular Meeting of the Allen City Council was called to order by Mayor Terrell at 7:05 p.m. on Tuesday, November 8, 2016, in the Council Chambers of the Allen City Hall, 305 Century Parkway, Allen, Texas.

Pledge of Allegiance

Members of Cub Scout Pack 870 posted the colors and lead the Pledge of Allegiance.

Public Recognition

1. Citizen's Comments.

The following individuals spoke in opposition to the proposed routes in Allen for the Proposed Kittyhawk Transmission Line and Substation Project:

Bill Wines, 705 Sky Hawk, Allen, Texas;

Monte Burke, 2281 Sussex Lane, Allen, Texas;

Mark Vails, 2294 Middle Town Court, Allen, Texas; and

Robert Ray, 5223 Beckington Lane, Allen, Dallas, Texas.

2. Presentation of Proclamations by the Office of the Mayor.

- Presentation of a Proclamation to Representatives Collin County Homeless Coalition Proclaiming November 12-20, 2016, as "Hunger and Homeless Awareness Week."
- Presentation of a Proclamation to Municipal Court Judge Linda Hopper Proclaiming November 7-11, 2016, as Municipal Court Week.

3. Recognition of the Accounting Division for the Receipt of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting Award for the Fiscal Year Ending September 30, 2015.

Consent Agenda

MOTION: Upon a motion made by Councilmember Obermeyer and a second by Councilmember Herald, the Council voted seven (7) for and none (0) opposed to adopt all items on the Consent Agenda as follows:

4. Approve Minutes of the October 25, 2016, Regular City Council Meeting.

5. Authorize the City Manager to Amend the Contract with KT Contracting - Concrete Series, LLC, for the Annual On-Call Concrete Repair and Trail Maintenance Programs for an Estimated Annual Amount of \$750,000.

6. Authorize the City Manager to Purchase Three (3) Chevy Tahoe Vehicle Replacements for the Allen Police Department from Reliable Chevrolet through the Interlocal Cooperative Purchasing Agreement with Tarrant County for an Amount of \$99,738.

7. Authorize the City Manager to Approve Annual Beverage Purchases through FinTech.net for Parks and Recreation Purchases Used for Retail Sale at Allen Event Center and The Courses at Watters Creek for an Amount of \$238,600.

8. Authorize the City Manager to Approve Annual Food and Beverage Purchases from Ben E. Keith for Parks and Recreation Purchases Used for Retail Sale at Allen Event Center and The Courses at Watters Creek for an Amount of \$280,000.

9. **Authorize the City Manager to Execute a Three-Year Contract with an Option to Renew for Two Additional Years with Weaver and Tidwell, L.L.P. for Professional Auditing Services.**
10. **Authorize the City Manager to Execute an Arena License Agreement with the Championship Sports Group, Inc., Doing Business as Texas Revolution, a Texas Limited Liability Company, to Base a Professional Championship Indoor Football League (CIFL) Team at the Allen Event Center.**
11. **Authorize the City Manager to Purchase of Nineteen (19) New Cisco Switches from CDW-G through an Interlocal Agreement with the State of Texas Department of Information Resources ("DIR") for the Amount of \$69,499.34.**
12. **Receive the Investment Report for the Period Ending September 30, 2016.**

The motion carried.

Regular Agenda

13. **Conduct a Public Hearing and Adopt an Ordinance to Establish Planned Development No. 125 and Adopt Development Regulations, a Concept Plan, and Building Elevations, for Lot 1, Block A, Allen High School Addition, and a 6.248+/- Acre Portion of Land Situated in the Peter Wetsel Survey, Abstract No. 990, Generally Located North of Main Street and East of Jupiter Road. [Community Facilities - Lowery Freshman Center Redevelopment]**

Mayor Terrell opened the public hearing and asked anyone wishing to speak for or against this item to do so at this time.

With no one speaking, Mayor Terrell closed the public hearing.

ORDINANCE NO. 3433-11-16: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FROM COMMUNITY FACILITIES "CF" AND PLANNED DEVELOPMENT "PD" NO. 6 SHOPPING CENTER "SC" TO PLANNED DEVELOPMENT "PD" NO. 125 FOR A 39.7432± ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" HERETO CONSISTING OF A 4.278± ACRE AND A 1.970± ACRE TRACT OF LAND OUT OF THE PETER WETSEL SURVEY, ABSTRACT NO. 990, AND LOT 1, BLOCK A, ALLEN HIGH SCHOOL ADDITION; ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Upon a motion made by Councilmember Herald and a second by Councilmember Obermeyer, the Council voted seven (7) for and none (0) opposed, adopt Ordinance No. 3433-11-16, as previously captioned, to establish Planned Development No. 125 and adopt Development Regulations, a Concept Plan, and Building Elevations, for Lot 1, Block A, Allen High School Addition, and a 6.248+/- acre portion of land situated in the Peter Wetsel Survey, Abstract No. 990, for the Lowery Freshman Center with the addition of an option for an eight foot screening

wall of masonry materials or wrought iron fencing with masonry columns with the approval of the Community Development Director. The motion carried.

14. **Conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations for Planned Development No. 54 and Adopt a Concept Plan, Landscape Plan, and Building Elevations for a 2.387± Acre Tract of Land Generally Located Northeast of Walmart Supercenter, South of Curtis Lane and West of US Highway 75. [Corridor Commercial-Tru by Hilton Hotels]**

Mayor Terrell opened the public hearing and asked anyone wishing to speak for or against this item to do so at this time.

Bobby Patel, 1408 Luckenback Drive, Allen, Texas, did not speak but wished to record his support of the item.

With no one else speaking, Mayor Terrell closed the public hearing.

ORDINANCE NO. 3434-11-16: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS AND ADOPTING A CONCEPT PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOR LOT 2, BLOCK A, WAL-MART SUPERCENTER, LOCATED IN ND SUBJECT TO THE REGULATIONS OF TRACT ONE OF PLANNED DEVELOPMENT NO. 54 CORRIDOR COMMERCIAL "CC"; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Upon a motion made by Councilmember Sedlacek and a second by Mayor Pro Tem Caplinger, the Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 3434-11-16, as previously captioned, amending the Development Regulations for Planned Development No. 54 and adopt a Concept Plan, Landscape Plan, and Building Elevations for a 2.387± acre tract of land generally located northeast of Walmart Supercenter for Tru by Hilton Hotels. The motion carried.

15. **Conduct a Public Hearing and Adopt an Ordinance Amending Planned Development No. 73 to Change the Base Zoning from Shopping Center to Single-Family Residential R-7, and Adopt a Concept Plan, Building Elevations, and Development Regulations, Relating to a 19.4817+/- Acre Portion of Lot 2A, Block B, The Village at Allen. [St. Andrews Park - Single-Family Residential]**

Mayor Terrell opened the public hearing and asked anyone wishing to speak for or against this item to do so at this time.

The following individuals spoke in opposition to the item:
Kristi Watson, 1517 Bethlehem Road, Allen, Texas;
Jan Bergesen, 1509 Bethlehem Road, Allen, Texas;
Kim Kennedy, 1515 Bethlehem Road, Allen, Texas; and
Christopher Watson, 1517 Bethlehem Road, Allen, Texas.

Ed Bowers, 403 St. Andrew Drive, Allen, Texas did not speak but wished to record his opposition to the item.

With no one else speaking, Mayor Terrell closed the public hearing.

ORDINANCE NO. 3435-11-16: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, RELATING TO THE USE AND DEVELOPMENT OF A 19.4817± ACRE TRACT OF LAND OUT OF THE HENRY WETSEL SURVEY, ABSTRACT NO. 1026 AND A PORTION OF LOT 2A, BLOCK B, THE VILLAGE AT ALLEN DESCRIBED IN EXHIBIT "A" HERETO AND PRESENTLY ZONED PLANNED DEVELOPMENT "PD" NO. 73 FOR SHOPPING CENTER "SC" BY CHANGING THE BASE ZONING TO SINGLE-FAMILY RESIDENTIAL "R-7" AND ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, OPEN SPACE EXHIBIT, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Upon a motion made by Councilmember Sedlacek and a second by Councilmember Brooks, the Council voted six (6) for and one (1) opposed, with Councilmember Herald casting the opposing vote, to adopt Ordinance No. 3435-11-16, as previously captioned, amending Planned Development No. 73 to change the base zoning from Shopping Center to Single-Family Residential R-7, and adopt a Revised Concept Plan eliminating the trail access on the southern property boundary, Building Elevations, and Development Regulations, relating, to a 19.4817+/- acre portion of Lot 2A, Block B, The Village at Allen, for St. Andrews Park. The motion carried.

16. **Consider all Matters Incident and Related to the Issuance and Sale of "Allen Economic Development Corporation Sales Tax Revenue Refunding Bonds, Series 2017A," Including the Adoption of a Resolution Approving the Resolution of the Corporation Authorizing the Issuance of Such Bonds.**

RESOLUTION NO. 3436-11-16(R): A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALLEN, TEXAS, RELATING TO THE "ALLEN ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE REFUNDING BONDS, SERIES 2017A," INCLUDING THE APPROVAL OF THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE CORPORATION AUTHORIZING THE ISSUANCE OF SUCH BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE OF SUCH BONDS; AND APPROVING AN EFFECTIVE DATE.

MOTION: Upon a motion made by Councilmember Herald and a second by Councilmember Sedlacek, the Council voted seven (7) for and none (0) opposed, adopt Resolution No. 3436-11-16(R), as previously captioned, approving the resolution of the Allen Economic Development Corporation providing for the issuance of its Sales Tax Revenue Refunding Bonds, Series 2017A and resolving other matters incident and related to the issuance of such bonds. The motion carried.

17. Consider all Matters Incident and Related to the Issuance and Sale of "Allen Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2017B", Including the Adoption of a Resolution Approving the Resolution of the Board of Directors of the Corporation Authorizing the Issuance of Such Bonds.

RESOLUTION NO. 3437-11-16(R): A RESOLUTION RELATING TO THE "ALLEN ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, TAXABLE SERIES 2017B" APPROVING THE RESOLUTION OF THE ALLEN ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF SUCH BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Upon a motion made by Councilmember Obermeyer and a second by Councilmember Herald, the Council voted seven (7) for and none (0) opposed, adopt Resolution No. 3427-11-16(R), as previously captioned, approving the resolution of the Allen Economic Development Corporation providing for the issuance of its Sales Tax Revenue Bonds, Taxable Series 2017B and resolving other matters incident and related to the issuance of such Bonds. The motion carried.

Other Business

18. **Calendar.**

- November 12 - Ribbon Cutting Ceremony - Allen Fire Station No. 2 @ 9:30 a.m.

19. **Items of Interest.**

- Council wished happy birthday to Councilmember Brooks.
- Allen Eagles Football starting first round playoff game at home, Friday - November 11.

Executive Session

The Executive Session was not held.

Adjournment

MOTION: Upon a motion made by Councilmember Herald and a second by Mayor Pro Tem Caplinger, the Council voted seven (7) for and none (0) opposed to adjourn the Regular Meeting of the Allen City Council at 9:42 p.m. on Tuesday, November 8, 2016. The motion carried.

These minutes approved on the 22nd day of November 2016.

APPROVED:

Stephen Terrell, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

CITY COUNCIL AGENDA COMMUNICATION
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AGENDA DATE:

November 22, 2016

SUBJECT:

Adopt a Resolution Authorizing the City Manager to Execute the Release of a Temporary Street, Drainage, Water Line, and Sanitary Sewer Easement Located in The Village of Twin Creeks Phase Two.

STAFF RESOURCE:

Chris Flanigan, Director of Engineering

ACTION PROPOSED:

Adopt a Resolution Authorizing the City Manager to Execute the Release of a Temporary Street, Drainage, Water Line, and Sanitary Sewer Easement Located in The Village of Twin Creeks Phase Two.

BACKGROUND

A temporary Street, Drainage, Water Line and Sanitary Sewer Easement was dedicated by separate instrument on a parcel of land located south of Exchange Parkway and east of Bray Central Drive and owned by JBGL Exchange, LLC in 2014. This property has now been platted as The Village of Twin Creeks Phase Two. Since the plat includes the necessary permanent easements and rights-of-way, the temporary easement can now be released. Since the temporary easement was dedicated outside of the platting process, the release of the easement must be accomplished by action of the City Council.

STAFF RECOMMENDATION

Staff recommends that City Council adopt a Resolution authorizing the City Manager to execute the release of a Temporary Street, Drainage, Water Line, and Sanitary Sewer Easement.

MOTION

I make a motion to adopt a Resolution authorizing the City Manager to execute the release of a Temporary Street, Drainage, Water Line, and Sanitary Sewer Easement.

ATTACHMENTS:

Resolution

Location Map

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AUTHORIZING RELEASE OF RELEASE OF TEMPORARY STREET, DRAINAGE, WATER LINE AND SANITARY SEWER EASEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about August 19, 2014, JBGL Exchange, LLC, (“Developer”) executed that certain *Temporary Street, Drainage, Water Line and Sanitary Sewer Easement* (“the Easement”) conveying certain perpetual easements to the City of Allen, Texas (“City”) on, over, and under real property described in the Easement, which was recorded on August 21, 2014 as Instrument No. 20140821000900700 in the Official Public Records of Collin County, Texas; and,

WHEREAS, subsequent to the grant of the Easement, Developer obtained approval of a subdivision of the property described in the Easement, said subdivision being identified as the *Final Plat of The Village at Twin Creeks Phase Two*, an addition to the City of Allen, Collin County, Texas, according to the plat recorded as Instrument No. 20160622010002470 in the Official Public Records, Collin County, Texas (“the Plat”); and,

WHEREAS, pursuant to the Plat, Developer has specifically granted and conveyed to City certain easements for streets, drainage, water, sanitary sewer, and other purposes which are described on the Plat but which are not co-extensive with the entirety of the property as described in the Easement; and,

WHEREAS, Developer has requested that City terminate the Easement in light of the easements granted and conveyed pursuant to the Plat; and,

WHEREAS, upon recommendation of the City Administration, the City Council has determined that it is in the public interest to terminate the Easement as requested subject to certain reservations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The City Manager is hereby authorized to sign on behalf of the City the Release of Temporary Street, Drainage, Water Line and Sanitary Sewer Easement in the form attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 2. This Resolution shall become effective from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 22nd DAY OF NOVEMBER 2016.

APPROVED:

Stephen Terrell, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

AFTER RECORDING, RETURN TO:

CITY OF ALLEN
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

RELEASE OF TEMPORARY STREET, DRAINAGE, WATER LINE
AND SANITARY SEWER EASEMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

WHEREAS, on or about August 19, 2014, JBGL Exchange, LLC, ("Grantor") executed that certain *Temporary Street, Drainage, Water Line and Sanitary Sewer Easement* ("the Easement") conveying certain perpetual easements to the City of Allen, Texas ("Grantee") on, over, and under real property described in the Easement, which was recorded on August 21, 2014 as Instrument No. 20140821000900700 in the Official Public Records of Collin County, Texas; and

WHEREAS, subsequent to the grant of the Easement, Grantor has obtained approval of a subdivision of the property described in the Easement, said subdivision being identified as the *Final Plat of The Village at Twin Creeks Phase Two*, an addition to the City of Allen, Collin County, Texas, according to the plat recorded as Instrument No. 20160622010002470 in the Official Public Records, Collin County, Texas ("the Plat"); and

WHEREAS, pursuant to the Plat, Grantor has specifically granted and conveyed to Grantee certain easements for streets, drainage, water, sanitary sewer, and other purposes which are described on the Plat but which are not co-extensive with the entirety of the property as described in the Easement; and

WHEREAS, Grantor has requested that Grantee terminate the Easement in light of the easements granted and conveyed pursuant to the Plat; and

WHEREAS, Grantee has determined that it is in the public interest to terminate the Easement as requested subject to certain reservations;

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantee hereby **TERMINATES, RELEASES AND ABANDONS** the Easement; **PROVIDED, HOWEVER**, Grantee does not terminate, release, and/or abandon, and does not by this instrument intend to terminate, release, and/or abandon, any right, title, or interest in any easement of any kind and for any purpose whatsoever, shown on and dedicated and conveyed to Grantee pursuant to the Plat.

Executed on the date set forth below.

**CITY OF ALLEN, a Texas home rule
municipality**

By: _____
Peter G. Vargas, City Manager

**STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

This instrument was acknowledged before me on the ____ day of November, 2016, by **Peter G. Vargas**, City Manager of the City of Allen, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

My commission expires: _____

LOCATION MAP

Release of Temporary Street, Drainage, Water Line, and Sanitary Sewer Easement
The Village at Twin Creeks Two
(November 22, 2016)



CITY COUNCIL AGENDA COMMUNICATION
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AGENDA DATE:

November 22, 2016

SUBJECT:

Authorize the City Manager to Approve Purchases from Acushnet Golf for Retail Sales at The Courses at Watters Creek in an Estimated Annual Amount of \$60,000.

STAFF RESOURCE:

Tim Dentler, Director Parks and Recreation
Carrie Cessna, Assistant Director Parks and Recreation

ACTION PROPOSED:

Authorize the City Manager to Approve Purchases from Acushnet Golf for Retail Sales at The Courses at Watters Creek in an Estimated Annual Amount of \$60,000.

BACKGROUND

Acushnet Golf is the global leader in the design, development, manufacture and distribution of performance-driven golf products and has been devoted to producing top of the line golfing equipment and accessories since 1932. Acushnet is the exclusive supplier of the Titleist and Foot-Joy brands. Titleist produces the world's top selling golf ball and has been a favorite of touring professionals for decades. Foot-Joy is best known for shoes but also is a leader in apparel, gloves and accessories.

In order to have access to Titleist and Foot-Joy brand merchandise, the City must purchase these products through Acushnet for retail sale at the Courses at Watters Creek Pro Shop. Purchases from Acushnet will be made based on retail sale volume by product and will have no contracted obligation so the City can purchase the most competitive products when necessary.

BUDGETARY IMPACT

The Fiscal Year 2016-2017 budget for The Courses at Watters Creek includes an overall expense of \$94,743 in retail merchandise. Projected retail sales revenue is budgeted at \$131,588 for the same twelve month period. Revenues received from Retail Sales will cover expenses paid. This item authorizes an estimated expenditure of up to \$60,000 from Acushnet Golf out of the total \$94,743 budgeted in retail merchandise.

STAFF RECOMMENDATION

Staff recommends that City Council authorize the City Manager to approve purchases from Acushnet Golf for retail sales at The Courses at Watters Creek in an estimated annual amount of \$60,000.

MOTION

I make a motion to authorize the City Manager to approve purchases from Acushnet Golf for retail sales at The Courses at Watters Creek in an estimated annual amount of \$60,000.

CITY COUNCIL AGENDA COMMUNICATION
--

AGENDA DATE: November 22, 2016

SUBJECT: Authorize the City Manager to Extend the First Amended and Restated Professional Services Agreement with Cynthia Porter Gore as Alternate Municipal Court Judge through January 31, 2016.

STAFF RESOURCE: Peter H. Vargas, City Manager

PREVIOUS COUNCIL ACTION: Section 3.08 of the City Charter requires the City Council appointment of an Alternate Municipal Court Judge. The City Council approved the initial two year contract with Judge Gore that was effective on October 1, 2010. At the September 27, 2016, meeting, the City Council approved a contract from October 1, 2016 to December 31, 2016.

ACTION PROPOSED: Authorize the City Manager to Extend the First Amended and Restated Professional Services Agreement with Cynthia Porter Gore as Alternate Municipal Court Judge through January 31, 2016.

BACKGROUND

The City Council currently appoints a Municipal Court Judge and an Alternate Municipal Court Judge. Judge Hopper will retire on December 31, 2016, and it is anticipated that her replacement will be named and appointed during the January 10, 2017, City Council meeting.

Cynthia Porter Gore has been serving as the Alternate Municipal Court Judge for six years. Although City Council recently granted a contract for Judge Gore to serve through December 31, 2016, this amended agreement will extend the contract through January 31, 2016 to coincide with the appointment of a new Municipal Court Judge.

The Alternate Judge performs judicial services on scheduled weekends for the City and also presides over Teen Court. The Alternate Judge may also perform judicial duties in assisting Judge Hopper with warrant round-ups and may perform other court related duties in the absence of Judge Hopper.

Attached is a professional services agreement relating to Cynthia Porter Gore performing duties as an Alternate Municipal Court Judge.

STAFF RECOMMENDATION

Staff recommends authorizing the City Manager to execute the First Amended and Restated Professional

Services Agreement with Cynthia Porter Gore as Alternate Municipal Court Judge through January 31, 2016.

MOTION

I make a motion to authorize the City Manager to execute the First Amended and Restated Professional Services Agreement with Cynthia Porter Gore as Alternate Municipal Court Judge through January 31, 2016.

ATTACHMENTS:

First Amended and Restated Professional Services Agreement

THE STATE OF TEXAS

§

§

FIRST AMENDED AND RESTATED

§

PROFESSIONAL SERVICES AGREEMENT

COUNTY OF COLLIN

§

This First Amended and Restated Professional Services Agreement (“Agreement”) is made by and between the City of Allen, Collin County, Texas (“City”) and Cynthia Porter Gore (hereinafter “Gore”) (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

RECITALS:

WHEREAS, the City entered into a Professional Services Agreement with Gore to serve as Alternate Municipal Court Judge dated September 28, 2016; and

WHEREAS, City desires to enter into this First Amended and Restated Professional Services Agreement to extend the term of Gore’s employment until January 31, 2017;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration the receipt and sufficiency of which are hereby acknowledged the Parties agree to amend and restate the Agreement as follows:

Article I
Scope of Services

City hereby engages Gore, and Gore hereby agrees to provide services as the Alternate Municipal Court Judge every other calendar weekend or as mutually agreed to by Gore and the Municipal Court Judge during the term hereof in the capacity of a magistrate serving in the absence of the Municipal Court Judge, including, but not limited to, performing arraignments in the Allen City Jail, reviewing and signing arrest, blood, and search warrants, and magistrate juveniles for the purpose of obtaining voluntary statements. The Alternate Municipal Judge shall also preside over the Municipal Court in the absence of the Municipal Court Judge, including, but not limited to, presiding over regularly scheduled docket hearings and trials. The Alternate Municipal Court Judge shall preside over Teen Court trials, which are scheduled on two evenings a month from September through May, and one evening per month during the summer. The Alternate Municipal Court Judge shall provide assistance as needed to the Municipal Court Judge regarding the City’s warrant round ups as scheduled.

Article II
Term

Gore shall provide services to the City as Alternate Municipal Court Judge beginning October 1, 2016, through and including January 31, 2017. A performance and contract review shall be conducted annually. This Agreement shall automatically terminate without notice in the event Gore resigns or is removed from office as the Alternate Municipal Court Judge by the City Council. In the event of resignation or removal from office, Gore shall be paid for her services rendered as of the date

of termination. Nothing contained herein shall be construed to limit or prohibit the City Council from removing Gore as the Alternate Municipal Court Judge or to terminate this Agreement under the City Charter and applicable State Law.

Article III Compensation

City agrees to pay Gore for services rendered herein the sum of \$117.89 per hour for the term of October 1, 2016 through January 31, 2017, with a minimum 1-hour guarantee for all services actually rendered. City shall provide payment for services within 15 days after receipt of an invoice submitted by Gore to the City's Finance Department.

Article IV Notice

Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to City or Gore, as the case may be, at the address set forth below the signature of the Party.

Article V Entire Agreement

This Agreement constitutes the sole and only agreement of the Parties and supersedes any prior understandings or written or oral agreements between the Parties respecting this subject matter.

Article VI Successors and Assigns

This Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns. This Agreement may not be assigned without the prior written consent of the City.

Article VII Governing Law

This Agreement is governed by the laws of the State of Texas, and venue for any action concerning this Agreement shall be in Collin County, Texas. Exclusive venue shall be in the State District Court of Collin County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

Article VIII Amendments

This Agreement may be amended by the mutual written agreement of the Parties.

Article IX Legal Construction

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Article X Independent Contractor

It is understood and agreed by and between the Parties that Gore, in satisfying the conditions of this Agreement, is acting independently, and that the City does not assume any responsibility or liability to any third-party in connection with these actions. All services to be performed by Gore pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Gore shall supervise the performance of her services and shall be entitled to control the manner and means by which her services are to be performed, subject to the terms of this Agreement. City agrees during the term of this Agreement, at its costs, to obtain and maintain public official liability insurance covering the acts and omissions by Gore in the scope of her duties and responsibilities as Alternate Municipal Court Judge.

Article XI Training

Gore agrees to participate in all required professional training related to the position of Alternate Municipal Court Judge. The City shall pay for all local (within the DFW metro area) training that has been approved in advance by the City Manager or designee. Registration costs associated with required professional training outside of the DFW area shall be paid by the City, however, all travel, lodging, and meal expenses shall be the responsibility of Gore.

Article XII Effective Date

The Term for this Agreement shall commence on the last day of execution hereof.

[Signature Page to Follow]

EXECUTED this _____ day of _____, 2016.

City of Allen, Texas

By: _____
Peter H. Vargas, City Manger

ATTEST:

By: _____
Shelley B. George, TRMC, City Secretary

APPROVED AS TO FORM:

By: _____
Peter G. Smith, City Attorney
(11-16-2016/81471)

EXECUTED this _____ day of _____, 2016.

Cynthia Porter Gore

By: _____
Cynthia Porter Gore
Alternate Municipal Court Judge
1333 McDermott Drive Suite 200
Allen, Texas 75013

CITY COUNCIL AGENDA COMMUNICATION
--

AGENDA DATE: November 22, 2016

SUBJECT: Motion to Cancel the December 27, 2016, City Council Meeting.

STAFF RESOURCE: Peter H. Vargas, City Manager

ACTION PROPOSED: Cancel the December 23, 2014, City Council Meeting.

STAFF RECOMMENDATION

Staff recommends canceling the December 27, 2016, City Council Meeting. The next Council Meeting is scheduled for January 10, 2017.

MOTION

I make a motion to cancel the December 27, 2016, City Council Meeting.

CITY COUNCIL AGENDA COMMUNICATION
--

AGENDA DATE:

November 22, 2016

SUBJECT:

Receive the Capital Improvement Program (CIP)
Status Reports.

STAFF RESOURCE:

Eric Cannon, Chief Financial Officer

ATTACHMENTS:

Active CIP Projects Report for November 2016
Completed CIP Projects Report for November 2016



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Active Status

Date: 11/11/2016

Project Number	Project Description	Funding Sources	Estimate Completion Date	Project Estimate	Total Expenditures	Total Encumbrances	Percent Encumbered & Expended
DR1605	HILLSIDE REHABILITATION	NON-BONDS	9/30/2017	\$65,542	\$0	\$0	0.0%
IT1201	ADMINISTRATION SOFTWARE	REPLACEMENT FUND, GF	9/30/2017	\$2,362,608	\$1,743,602	\$95,191	77.8%
IT1501	PUBLIC SAFETY SOFTWARE PHASE II	NON BONDS	9/30/2017	\$30,000	\$11,100	\$0	37.0%
IT1601	EVENT CENTER WI-FI	NON BONDS	2/10/2017	\$200,000	\$183,324	\$0	91.7%
IT1602	EVENT CENTER POS	NON BONDS	3/8/2017	\$214,139	\$210,843	\$1,528	99.2%
PR1208	PUBLIC ART	GO BONDS, NON-BONDS	9/30/2017	\$605,634	\$362	\$0	0.1%
PR1209	WATTERS BRANCH COMMUNITY	GO BONDS, PARK DEDICATION	9/30/2018	\$4,150,000	\$505,694	\$64,127	13.7%
PR1302	PARK LAND ACQUISITION	GO BONDS	9/30/2018	\$1,148,834	\$3,383	\$0	0.3%
PR1401	ALLEN HERITAGE VILLAGE (CD1401)	CDC, NON BONDS	12/31/2016	\$1,646,412	\$1,633,254	\$12,201	99.9%
PR1404	TRAIL CONSTRUCTION	CDC	9/30/2017	\$892,053	\$53	\$0	0.0%
PR1412	FORD POOL RECONSTRUCTION	CDC, GO BONDS	12/31/2016	\$3,950,076	\$3,309,334	\$634,140	99.8%
PR1416	TWIN CREEK PARK PHASE 2	PARK DEDICATION	9/30/2017	\$246,453	\$3,500	\$175,824	72.8%
PR1417	ORCHARDS NEIGHBORHOOD PARK	CDC	12/31/2016	\$698,258	\$662,211	\$33,078	99.6%
PR1421	WINDRIDGE NEIGHBORHOOD PARK	CDC	9/30/2017	\$25,000	\$1,610	\$14,490	64.4%
PR1422	RECREATION LED SIGNS	CDC	12/31/2017	\$204,000	\$0	\$0	0.0%
PR1508	JFRC BRIDGE REPLACEMENT	NON BONDS	12/31/2017	\$400,000	\$54,191	\$2,610	14.2%
PR1509	REED PARK IMPROVEMENTS	PARK DEDICATION	12/31/2017	\$61,330	\$0	\$0	0.0%
PR1601	ROWLETT CREEK COMMUNITY PARK	GO BONDS	12/31/2018	\$3,400,000	\$650	\$0	0.0%
PR1603	WATTERS BRANCH GAP TRAIL	CDC	9/30/2017	\$57,675	\$8,746	\$48,930	100.0%
PR1604	MUSTANG TRAIL EXTENSION	CDC	9/30/2018	\$58,155	\$0	\$0	0.0%
PR1606	ALLEN WATER STATION TRAIL	CDC	12/31/2016	\$1,347,533	\$959,536	\$386,613	99.9%
PR1607	WATER STATION SECURITY CAMERAS	CDC	12/31/2017	\$54,208	\$0	\$3,497	6.5%
PR1701	BRIDGE & TRAIL PARK @ASRC	CDC	12/31/2017	\$75,000	\$0	\$58,825	78.4%
PS1303	FIRE STATION #2 RECONSTRUCTION	GO BONDS, NON BONDS	9/30/2017	\$5,596,030	\$5,337,345	\$82,380	96.8%
PS1401	PUBLIC SAFETY SYSTEMS	GO BONDS, NON BONDS	9/30/2017	\$461,508	\$0	\$0	0.0%
PS1601	LIBRARY CHILLER REPLACEMENT	GO BONDS	3/15/2017	\$215,000	\$186,693	\$19,282	95.8%
PS1602	PD SERVER ROOM HVAC	GO BONDS	3/15/2017	\$35,000	\$21,698	\$1,554	66.4%
ST0316	FM 2551	FACILITY AGREEMENT	9/30/2018	\$1,094,147	\$0	\$0	0.0%
ST0704	STACY PHASE II GREENVILLE TO ANGEL	NON BONDS	9/30/2017	\$1,100,605	\$1,078,299	\$0	98.0%
ST1104	STACY / GREENVILLE TRAFFIC SIGNAL	NON BONDS	10/31/2017	\$130,000	\$12,334	\$88,295	77.4%
ST1202	RIDGEVIEW - WATTERS TO US 75	GO BONDS, NON BONDS	9/30/2018	\$1,927,143	\$499,575	\$0	25.9%
ST1303	CHAPARRAL STREET LIGHTS	NON BONDS	9/30/2018	\$72,861	\$0	\$0	0.0%
ST1308	RIDGEVIEW - ALMA TO STACY	NON BONDS, GO BONDS	4/30/2017	\$6,080,905	\$5,730,659	\$18,243	94.5%



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Active Status

Date: 11/11/2016

Project Number	Project Description	Funding Sources	Estimate Completion Date	Project Estimate	Total Expenditures	Total Encumbrances	Percent Encumbered & Expended
ST1314	TRAFFIC SIGNAL WATTERS & BOSSY BOOT	NON BONDS	12/31/2017	\$150,000	\$662	\$0	0.4%
ST1403	MONTGOMERY BLVD EXTENSION	NON BONDS	12/31/2016	\$3,270,667	\$2,941,775	\$0	89.9%
ST1501	OLSEN & BEVERLY EL SIDEWALK	NON BONDS	9/30/2017	\$200,000	\$2,310	\$0	1.2%
ST1502	FY15 STREET & ALLEY REPAIR	GO BONDS, NON BONDS	12/31/2016	\$1,400,000	\$1,192,388	\$142,379	95.3%
ST1503	ALMA DRIVE IMPROVEMENT	NON BONDS	12/31/2017	\$3,588,788	\$657,955	\$356,449	28.3%
ST1504	2015 INTERSECTION IMPROVEMENT	NON BONDS	12/31/2017	\$311,850	\$82,642	\$16,458	31.8%
ST1505	2015 TRAFFIC SIGNAL FLASHING YELLOW	NON BONDS	9/30/2017	\$50,000	\$6,803	\$0	13.6%
ST1601	EXCHANGE PKWY SIDEWALK AT RACETRAC	NON BONDS	2/19/2017	\$85,000	\$57,010	\$23,073	94.2%
ST1701	RIDGEVIEW DR COTTONWOOD TO CHELSEA	GO BONDS, NON BONDS	9/30/2018	\$500,000	\$0	\$0	0.0%
ST1702	PANDA EXPRESS CROSS ACCESS DRIVEWAY	NON BONDS	1/31/2017	\$150,000	\$0	\$0	0.0%
WA0401	US 75 LIFT STATION +12" FRC MN	W&S CIP	9/30/2017	\$450,054	\$12,443	\$0	2.8%
WA1105	EDC WATERLINE PROJECTS	W&S CIP	9/30/2017	\$1,910,638	\$29,733	\$0	1.6%
WA1203	PUMP STATION IMPROVEMENTS	W&S CIP	9/30/2017	\$462,079	\$131,382	\$3,337	29.2%
WA1204	LIFT STATION IMPROVEMENTS	W&S CIP	9/30/2017	\$344,871	\$145,241	\$2,002	42.7%
WA1308	RIDGVIEW DR WATERLINE	W&S CIP	10/31/2017	\$119,095	\$119,095	\$0	100.0%
WA1402	W&S SCADA SYSTEM UPGRADE	W&S CIP	9/30/2017	\$500,000	\$201,739	\$173,241	75.0%
WA1503	MONTGOMERY BLOULEVARD EXTENSION	W&S CIP	3/31/2017	\$129,333	\$129,332	\$0	100.0%
WA1603	FOUNTAIN PARK W/S REHAB PH 2	W&S CIP	9/30/2018	\$3,700,000	\$1,351,454	\$1,985,361	90.2%
WA1604	STACY GROUND STORAGE TANKS REPAINT	W&S CIP	9/30/2017	\$66,498	\$0	\$0	0.0%
WA1605	HILLSIDE W&S REHABILITATION P1	W&S CIP	9/30/2017	\$153,671	\$0	\$0	0.0%



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Completed Status

Date: 11/11/2016

Project Number	Project Description	Funding Sources	Completion Date	Approved Funds	Project Total Costs
DR1401	COTTONWOOD CREEK BANK STABILI	GO BONDS, NON BONDS, CDC	9/30/2016	\$684,199	\$684,199
IT1401	PS DISPATCH & RECORD PHASE II	GO BONDS, NON BONDS	9/30/2016	\$152,199	\$152,199
PR0204	TREE FARM	CDC, NON BONDS	12/31/2015	\$35,782	\$35,781
PR0418	HERITAGE VILLAGE LANDSCAPE	NON BONDS	9/30/2016	\$7,909	\$7,909
PR0804	MOLSEN FARM	CDC, GO BONDS, COLLIN COUNTY	12/31/2016	\$102,175	\$102,175
PR1206	COTTONWOOD CREEK TRAIL HPP	CDC, COUNTY, FEDERAL GRANTS, GO BONDS	12/31/2016	\$1,214,041	\$1,214,041
PR1308	ASP ARTIFICIAL TURF	CDC	12/31/2015	\$1,371,461	\$1,371,461
PR1310	ALLEN STATION PARK IMPROVEMENT	CDC	9/30/2015	\$115,114	\$115,114
PR1313	SECURITY CAMERAS PHASE II	CDC	12/31/2015	\$195,792	\$195,792
PR1403	JFRC OFFICE CONSTRUCTION	CDC	9/30/2015	\$38,908	\$38,908
PR1405	EAST ROWLETT CREEK TRAIL CONNECTION	CDC, NON-BONDS	6/30/2015	\$193,478	\$193,478
PR1406	AEC DASHER BOARDS & STORAGE	CDC	9/30/2015	\$152,031	\$152,031
PR1408	HILLSIDE POCKET PARK DESIGN	CDC	9/30/2015	\$282,888	\$282,888
PR1409	CELEBRATION PARK SPRAYGROUND	CDC	12/31/2015	\$87,216	\$87,216
PR1410	DRN RENOVATION POOL & PUMP	CDC, NON BONDS	9/30/2015	\$309,244	\$309,244
PR1418	ASP FIELD #4 RECONSTRUCTION	CDC	12/2/2015	\$337,074	\$337,074
PR1501	SPECIAL SERVICES EQUIPMENT	CDC	12/31/2015	\$54,582	\$54,582
PR1502	BETHANY LAKES CONNECTOR TRAIL	CDC	6/24/2016	\$67,829	\$67,829
PR1503	CARDIO FITNESS EQUIPMENT	CDC	11/24/2015	\$280,887	\$280,887
PR1506	AEC CHILLER & BRINE SYSTEM	CDC	12/31/2015	\$186,525	\$186,525
PR1507	TCWC MISC EQUIPMENT	CDC	12/31/2015	\$31,844	\$31,844
PR1511	TRAIL MAINTENANCE FY2015	CDC	8/28/2015	\$18,473	\$18,473
PR1512	DRN POOL DECK	CDC	9/30/2015	\$26,913	\$26,913
PR1605	MOLSEN FARM ACQUISITION II	GO BONDS, COUNTY	9/30/2017	\$2,339,608	\$2,339,608
PS1408	EXISTING FACILITIES UPGRADE	GO BONDS	7/8/2015	\$144	\$144
PS1501	CITY HALL BASEMENT REMODEL	NON BONDS	9/30/2016	\$686,627	\$686,627
ST1302	EXCHANGE PHASE 1 ALMA-ALLEN HEIGHT	GO BONDS, NON BONDS	12/31/2016	\$5,392,297	\$5,392,297
ST1309	BRAY CENTRAL WIDENING	NON BONDS, GO BONDS	9/25/2015	\$1,189,423	\$1,189,423
ST1313	US 75 TRAFFIC SIGNALS	NON BONDS	12/31/2016	\$153,529	\$153,529
ST1401	FY14 STREET & ALLEY REPAIR	GO BONDS, NON BONDS	9/30/2015	\$1,179,477	\$1,179,477
ST1402	SHARROWS BIKE ROUTE	CDC	12/31/2014	\$11,603	\$11,603
WA1303	EXCHANGE PHASE 1 ALMA-ALLEN HEIGHT	W&S CIP	9/30/2015	\$80,825	\$80,825
WA1403	FOUNTAIN PARK 1&2 W/S REHABILITATIO	W&S CIP	9/30/2017	\$2,503,105	\$2,503,105
WA1501	COTTONWOOD CREEK 21" SEWER LINE	W&S CIP	9/30/2017	\$738,255	\$738,255
WA1601	CUSTER TOWER INTERIOR REPAINT	W&S CIP	9/30/2016	\$328,503	\$328,503



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Closed to Fixed Assets

Date: 8/12/2015

Project Number	Fixed Assets #	Project Description	Completion Date	Project Estimate	Project Total Costs
CD0102	88	FIRE & WEATHER SAFETY TRL	9/30/2001	\$39,722	\$39,722
CD0201	1416	HERITAGE GLD HISTORIC VLG	4/22/2011	\$1,271,706	\$1,271,704
CD0401	628	HISTORICAL VLG LAND	9/30/2004	\$126,549	\$126,549
CD1101	9999	HERITAGE GLD HISTORIC VLG	12/19/2014	\$426	\$426
CD1301	1650	HERITAGE VILLAGE RESTROOM	4/9/2013	\$161,965	\$161,965
DR0311	742	TWIN CREEKS DRAINAGE	9/30/2005	\$703,849	\$703,847
DR0401	703	DRAINAGE REPLACEMENTS	9/30/2005	\$72,991	\$72,991
DR0601	1096	FOREST GROVE	9/12/2008	\$18,993	\$18,992
DR0602	1188	BOWLING ALLEY DRAINAGE	4/16/2009	\$439,863	\$439,863
DR0701	1100	ROWLETT CREEK FLOODPLAIN	9/18/2008	\$30,133	\$30,132
DR0801	1230	BUCKINGHAM DRAINAGE REHAB	8/10/2009	\$23,569	\$23,569
DR0803	1258	FOUNTAIN GATE ALLEY DRAIN	12/14/2009	\$97,839	\$97,838
DR1101	1464	WATTERS CREEK FLP TRAILS	1/23/2012	\$28,321	\$28,320
DR1201	1516	PALACE WAY RE-ROUTE INLET	8/17/2012	\$65,069	\$65,068
DR1202	1540	SPRING MEADOW DRAINAGE	11/30/2012	\$122,010	\$122,010
DR1301	9999	OLD STONE DAM GABION EXT	3/13/2015	\$440,694	\$440,693
DR9301	576	MUSTANG CREEK	9/30/2003	\$1,123,034	\$1,123,034
DR9905	445	HILLSIDE DRAINAGE	9/30/2004	\$252,944	\$252,944
DR9906	339	HISTORIC DAM	9/30/2003	\$333,226	\$333,226
EC0801	1356	EVENT CENTER BUILDING	9/27/2010	\$51,938,486	\$51,938,482
EC0802	1259	EVENT CTR PARKING GARAGE	1/13/2010	\$8,090,000	\$8,090,000
EC0803	1231	EVENT CTR INFRASTRUCTURE	9/30/2009	\$13,281,025	\$13,281,025
ED0201	322	MILLENIU TECH	9/30/2002	\$963,788	\$963,588
ED0301	318	MILLENIU TECH, PH 2	6/7/2006	\$1,017,817	\$1,017,817
ED0302	628	CENTURY @ BUTLER LAND	6/7/2006	\$597,488	\$587,361
ED8900	862	RIDGEMONT	9/30/2006	\$547,613	\$547,613
ED8910	768	MILLENIU CORPORATE CNTR	6/7/2006	\$3,277,340	\$3,277,340
G05011	697	SW GRAPPLE TRUCK	9/30/2005	\$89,473	\$89,410
G10007	1441	ALLEN ST PK RECYCLING PRG	9/30/2011	\$60,753	\$27,763
GRA002	1330	ARRA-FIRE STATION #5	4/26/2013	\$4,192,446	\$5,995,568
GRA003	1457	ARRA ENERGY EFF BLOCK	9/26/2011	\$721,273	\$721,272
GRA004	1370	ARRA-JAG-DIGITAL VIDEO SYS	8/19/2011	\$227,445	\$227,444
GRA005	1389	TRRA-TRAFFIC SYNCH/REPLMT	6/30/2012	\$488,803	\$881,303
GRA006	1541	ARRA E E ONCOR REBATE	1/31/2013	\$352,066	\$352,065
IS0305	313	IT CONDUIT/PHONE SYS,PH1	9/30/2005	\$80,240	\$80,240
IS0306	998	IT CONDUIT/PHONE SYS,PH2	12/20/2007	\$83,225	\$83,225
IS0406	388	CIVIC BLDGS IMPRV, PH3	9/30/2005	\$52,666	\$52,666
IS0501	866	SERVICE CTR LAND ACQUISIT	8/31/2006	\$2,451,091	\$2,451,091



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Closed to Fixed Assets

Date: 8/12/2015

Project Number	Fixed Assets #	Project Description	Completion Date	Project Estimate	Project Total Costs
IS0503	850	PUMP STATION PWR FACTOR C	9/7/2006	\$27,666	\$27,666
IS0504	313	CITY HALL BLDG IMPROVEMNT	2/28/2006	\$18,802	\$18,800
IS0505	545	NATATORIUM POWER FACTOR C	3/22/2006	\$30,000	\$30,000
IS0601	877	CITY HALL REMODEL 2006	6/20/2007	\$29,700	\$29,700
IS0602	387	CITY HALL ANNEX RMDL 2006	3/22/2007	\$19,722	\$19,720
IS0702	377	FIRE STATION #2 ROOF	9/21/2007	\$50,038	\$50,038
IS0703	1121	IT DATA CENTER @CITY HALL	9/30/2008	\$506,061	\$506,060
IS0704	984	FIRE STATION #1 CARPET	9/21/2007	\$14,535	\$14,534
IS0705	984	FIRE STATION #1 WRK ROOM	9/21/2007	\$2,301	\$2,301
IT0701	1649	PS DISPATCH & RECORDS SYS	3/26/2014	\$2,015,320	\$2,015,318
IT0801	1251	IT PUBLIC SAFETY WIRELESS	2/10/2010	\$569,951	\$569,951
IT1202	9999	GIS PLAN	4/29/2015	\$26,980	\$26,980
LB0101	693	MAIN LIBRARY	8/31/2006	\$11,855,075	\$11,855,075
LB0401	848	LIBRARY-ADAPTIVE RE-USE	9/30/2007	\$1,162,673	\$1,162,672
LB0501	863	LIBRARY BOOKS	8/25/2006	\$100,000	\$99,999
LB0601	1301	LIBRARY ARTWORK OCEANO	8/10/2010	\$130,192	\$130,192
LB0701	885	MAIN LIBRARY PHASE II	9/6/2007	\$7,533	\$7,532
PR0002	575	NATATORIUM	9/30/2003	\$9,983,369	\$9,983,369
PR0003	357	BETHANY LAKES AMEN.BLDG.	9/30/2003	\$355,158	\$355,146
PR0004	580	CELEBRATION PARK	9/30/2003	\$6,797,817	\$6,797,814
PR0005	743	TRAILS CONSTRUCTION	11/4/2005	\$606,464	\$606,464
PR0006	334	MEDIAN BEAUTIFICATION	9/30/2002	\$131,333	\$131,333
PR0007	561	ALLEN STA PRK PH.1B	9/30/2003	\$640,777	\$640,777
PR0008	420	GLNDVR,BETHNY,TWNCRK	9/30/2003	\$803,452	\$803,452
PR0009	233	BOLIN/SUNCREEK PRK	9/30/2002	\$866,922	\$866,922
PR0011	227	CITY HALL LANDSCAPE PH2	9/30/2002	\$455,665	\$455,665
PR0101	233	BOLIN PARK FENCE	9/30/2002	\$85,408	\$85,408
PR0102	746	ALLEN STATION PARK, PH 2	6/4/2007	\$6,545,273	\$6,545,273
PR0103	456	HERITAGE HOUSE TRAINDEPOT	9/30/2003	\$605,706	\$605,706
PR0104	864	CIVIC CENTER PLAZA	8/18/2006	\$1,701,449	\$1,701,446
PR0105	987	SPRING MEADOWS PARK	1/2/2008	\$574,240	\$574,238
PR0106	764	COM. PARK ACQUISITION #1	3/30/2006	\$2,860,834	\$2,860,834
PR0107	368	LOST CREEK PARK	9/30/2003	\$310,140	\$310,140
PR0109	566	FORD EAST PARK RENOVATION	9/30/2005	\$232,147	\$232,147
PR0110	566	FORD WEST PLAYGROUND	9/30/2003	\$47,937	\$47,937
PR0111	570	CTTNWOOD BEND PLAYGROUND	9/30/2003	\$58,008	\$58,007
PR0112	432	REED PARK PLAYGROUND	9/30/2003	\$65,847	\$65,846
PR0113	369	CELEBRATION PLAYGROUND	9/30/2003	\$206,276	\$206,277



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PR0114	391	PARK ACQUISITION #2	9/30/2003	\$587,080	\$587,080
PR0115	711	STACY RIDGE PARK	9/30/2005	\$557,444	\$557,444
PR0116	359	MAIN ST LANDSCAPING	9/30/2003	\$205,907	\$205,907
PR0117	577	VALCON SYSTEM	9/30/2003	\$130,207	\$130,207
PR0201	896	COLLIN SQUARE GREENBELT	12/14/2006	\$4,700	\$4,700
PR0202	1384	HILLSIDE PARK	12/13/2010	\$18,105	\$18,105
PR0203	716	STORY PARK	9/30/2005	\$609,312	\$609,312
PR0206	376	FIRE STA #1 REMODEL	9/30/2004	\$123,736	\$123,736
PR0207	336	SIX CITIES TRAIL	9/30/2002	\$7,500	\$7,500
PR0208	9999	PERFORMING ARTS (ACC)	4/30/2015	\$2,880,739	\$3,020,738
PR0211	301	BLUFF @ LOST CREEK PH 2	9/30/2002	\$300,000	\$300,000
PR0302	1289	JUPITER PARK	5/12/2010	\$20,990	\$20,990
PR0303	1011	PARK SIGNAGE	1/15/2008	\$56,336	\$56,336
PR0304	696	WATTERS CREEK TRAIL	9/30/2005	\$231,979	\$231,979
PR0306	233	BOLIN/SUNCREEK PARK PH2	9/30/2003	\$3,927	\$3,927
PR0307	389	FORD POOL RENOVATION	9/30/2003	\$83,753	\$83,317
PR0308	840	SENIOR CITIZENS CENTER	9/7/2007	\$4,807,328	\$4,804,321
PR0309	660	TWN CRK 3, IRRIGATION	9/30/2004	\$39,723	\$39,723
PR0401	820	LOST CREEK, PH 3	12/30/2005	\$340,000	\$340,000
PR0402	1529	DAYSRING NATURE PRESERVE	9/30/2012	\$532,154	\$532,153
PR0403	865	CELEBRATION ADDITIONS #1	8/18/2006	\$400,406	\$400,404
PR0405	1365	TRAILS CONSTRUCTION, PH 3	9/29/2010	\$367,674	\$367,672
PR0406	763	ALLENWOOD PARK DEVELOPMNT	4/14/2009	\$1,031,507	\$1,031,506
PR0407	432	REED PARK, PH 2	9/30/2005	\$10,320	\$10,320
PR0409	904	NATATORIUM PH 1B	1/2/2007	\$5,000	\$4,850
PR0410	456	HERITAGE CNTR,PH1B	9/30/2004	\$21	\$21
PR0412	817	GLENDOVER NP, PH2	12/31/2005	\$277,024	\$277,024
PR0413	818	BETHANY RIDGE NP, PH2	12/31/2005	\$173,514	\$173,514
PR0414	819	DAYSRING NP (TWN CRK)	12/31/2005	\$39,208	\$39,208
PR0415	740	QUAIL RUN PARK	8/16/2006	\$403,664	\$403,664
PR0419	937	JUPITER RD STORAGE FAC	6/22/2007	\$36,331	\$36,331
PR0420	748	CHASE OAKS GC-TAX EXEMPT	7/3/2007	\$5,350,272	\$5,350,268
PR0422	765	CHASE OAKS GC-TAXABLE	9/30/2006	\$919,887	\$919,883
PR0503	821	BETHANY LAKES PLAYGROUND	12/31/2005	\$114,201	\$114,201
PR0504	1206	ALLEN BARK PARK	6/17/2009	\$21,323	\$21,323
PR0505	911	HERITAGE PARK BRIDGE	3/14/2007	\$184,255	\$184,255
PR0507	1012	BRIDGEWATER CROSSING R.A.	1/17/2008	\$120,653	\$120,652
PR0508	1403	FOX HOLLOW RECREATION A.	3/16/2011	\$102,355	\$102,354



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PR0509	1221	FORD POOL REDEVLMNT PLAN	7/24/2009	\$74,500	\$74,500
PR0511	390	FORD PARK EAST IMPRVMNTS	9/30/2005	\$2,505	\$2,505
PR0512	383	J FARMER RCQTBL CT REPLCM	9/30/2005	\$51,899	\$51,899
PR0513	744	COTTONWOOD PARK PH 1B	9/30/2005	\$4,750	\$4,750
PR0514	1449	6 CITIES TRL CONNECTION 8	9/20/2011	\$712,027	\$712,026
PR0602	1116	CMPTR CNTRLS/IRRIG+LIGHTS	9/30/2008	\$143,995	\$143,995
PR0603	1135	CELEBRATION #2 SPRAYGRD	12/11/2008	\$125,545	\$125,545
PR0604	1213	COUNTRY MEADOW PARK IMP#2	6/30/2009	\$211,153	\$211,152
PR0605	870	BETHANY LAKES DISCGOLF EQ	9/7/2006	\$21,071	\$21,070
PR0607	849	CHASE OAKS CLUBHOUSE IMP	12/31/2007	\$175,619	\$175,618
PR0608	859	FORD PARK WEST-HOCKY WALL	8/30/2006	\$24,980	\$24,980
PR0609	1450	BETHANY LAKES VETERAN'S	9/20/2011	\$263,513	\$263,513
PR0610	1079	HOCKEY STORAGE FACILITY	8/19/2008	\$5,000	\$5,000
PR0612	871	RESERVATION MESSAGE BOARD	9/7/2006	\$4,880	\$4,880
PR0613	1003	CHASE OAKS PAVILION ENCLO	12/14/2007	\$210,800	\$210,799
PR0615	1290	CHASE OAKS IMPROVEMENT II	5/11/2010	\$239,603	\$239,602
PR0701	952	PARK LAND ACQUISITION #3	9/24/2010	\$6,961	\$6,960
PR0702	903	WINDRIDGE NEIGHBORHOOD PK	2/13/2013	\$144,320	\$144,320
PR0703	1451	SHADOW LAKES GREENBELT	9/21/2011	\$78,423	\$78,422
PR0704	1136	JFRC RENOVATION PHASE 1	12/17/2008	\$22,170	\$22,169
PR0705	1390	PARK COMP SECURITY SYSTEM	6/30/2012	\$153,000	\$152,999
PR0706	1252	MOLSEN FARM MASTER PLAN	2/3/2010	\$25,000	\$25,000
PR0707	1222	SHADE STRUC @ BALLFIELDS	7/24/2009	\$215,513	\$215,512
PR0708	989	EX EQUIPMENT @ JFRC & DRN	6/2/2008	\$275,790	\$275,790
PR0709	1219	ASP II BRIDGE DECK	7/9/2009	\$36,162	\$36,162
PR0711	951	WATER FORD PARK PH 5 NP	5/28/2010	\$745,350	\$745,349
PR0722	986	CHASE OAKS GC-TAXABLE PH2	12/26/2007	\$19,811	\$19,811
PR0801	1253	SHADE @ CELEBRATION PARK	1/28/2010	\$78,936	\$78,935
PR0802	1077	FORD SOFTBALL IMPROVEMENT	8/12/2008	\$59,366	\$59,366
PR0803	1047	DRN UV H2O TREATMENT PKG	3/31/2008	\$60,650	\$60,650
PR0805	1223	BETHANY LAKES PIER	7/30/2009	\$43,883	\$43,883
PR0807	1076	TWIN CREEK NP	8/7/2008	\$465,191	\$465,190
PR0808	1137	POLICE MONUMENT SIGN	12/11/2008	\$33,750	\$33,750
PR0809	1547	MORGAN CROSS PARK	2/14/2013	\$422,414	\$422,412
PR0810	1452	CELEBRATION PASS PED TRL	9/21/2011	\$686,942	\$687,604
PR0811	1043	BOLIN PARK ACCESSIBILITY	3/25/2008	\$12,178	\$12,178
PR0812	1262	WATTERS BRANCH BRIDGE	3/2/2010	\$175,659	\$175,658
PR0813	1372	CANCER WALK OF HOPE	9/30/2010	\$46,347	\$46,347



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PR0815	1539	CELEBRATION PARK PHASE II	11/12/2012	\$3,689,341	\$3,689,339
PR0816	1132	OUTDOOR CINEMA SYSTEM	1/28/2009	\$19,902	\$19,902
PR0901	1196	PATIENT MOBILE TRANSPORT	8/18/2009	\$24,963	\$24,962
PR0902	1291	IRRIGATION CONTROL	5/12/2010	\$83,835	\$83,835
PR0903	1232	GRAFFITI REMOVAL MACHINE	8/20/2009	\$53,850	\$53,850
PR0904	1191	SCOREBOARDS (ASP/BOLIN)	4/22/2009	\$35,554	\$35,554
PR0905	1237	STORAGE SHED	9/16/2009	\$8,380	\$8,380
PR0906	1220	TREE SPADE	7/16/2009	\$31,819	\$31,819
PR0907	1214	STACY RD - VILLAGES TRAIL	6/30/2009	\$70,181	\$70,181
PR0909	1292	WALDEN PARK RENOVATION	8/30/2010	\$89,892	\$89,892
PR0910	1600	BETHANY LAKES IMPROVEMENT	7/10/2013	\$155,702	\$155,702
PR1001	1509	FIRE STATION #5 ARTWORK	7/16/2012	\$60,180	\$60,179
PR1002	1647	CHASE OAKS IMPROVEMENTIII	3/16/2014	\$9,679,670	\$9,679,669
PR1003	1442	JUPITER PARK II	8/10/2011	\$248,961	\$248,961
PR1004	1619	HILLSIDE WELLNESS PARK	9/30/2013	\$419,121	\$419,120
PR1005	1350	IRRIGATION CONTROL FY2010	8/12/2010	\$124,941	\$124,941
PR1006	1396	SUNCREEK PK DRAINAGE IMP	7/31/2011	\$93,528	\$93,528
PR1008	1446	CH ART BLACKLAND PRAIRIE	9/14/2011	\$205,045	\$205,044
PR1101	1386	EVENT CENTER PHASE II	2/22/2013	\$156,295	\$156,294
PR1102	1448	WATTERS BRANCH PARK LAND	9/20/2011	\$4,249,854	\$4,249,853
PR1103	1417	JFRC DUMPSTER ENCLOSURE	4/27/2011	\$17,776	\$17,776
PR1105	1648	WATTERS CROSSING IMPROVE	3/16/2014	\$371,037	\$371,037
PR1106	1567	EXCHANGE PARKWAY ART	4/9/2013	\$203,015	\$203,015
PR1107	1447	ORCHARDS LAND ACQUISITION	9/14/2011	\$121,333	\$121,333
PR1201	1606	RECYCLING @ CELEBRATION	7/10/2013	\$79,151	\$79,150
PR1202	1465	STARCREEK LAND	9/18/2012	\$42,802	\$42,801
PR1205	1466	EVENT CENTER SCOREBOARD	4/22/2012	\$500,000	\$500,000
PR1207	1508	BOLIN ATHLETIC FENCE UPGR	7/12/2012	\$43,331	\$43,331
PR1210	1573	FORD PARK N TRAIL IMPROVE	4/22/2013	\$92,877	\$92,876
PR1211	1500	ATHLETIC FIELD FENCE SLAT	5/14/2012	\$17,708	\$17,707
PR1212	1518	PARKS IRRIGATION CONTROL	8/24/2012	\$54,915	\$54,915
PR1213	1522	FENCE ARCHEOLOGICAL RUINS	9/18/2012	\$5,878	\$5,878
PR1214	9999	EVENT CENTER RECYCLING	8/8/2014	\$73,620	\$32,144
PR1304	9999	TRAIL CONSTRUCTION FY2013	9/30/2013	\$34,016	\$34,016
PR1305	1543	WOODLAND PK TRAIL CONNECT	1/31/2013	\$16,542	\$16,542
PR1306	1674	EVENT CENTER PHASE III	9/30/2014	\$153,244	\$153,222
PR1307	9999	E BETHANY DR LANDSCAPING	11/20/2013	\$287,408	\$287,408
PR1309	1620	FORD PARK LIGHTING SYSTEM	9/30/2013	\$16,200	\$16,200



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PR1312	9999	ADVERTISING MONITORS	4/14/2015	\$9,720	\$9,720
PR1407	9999	EDGE ASP RESTROOM PARTITI	8/8/2014	\$5,930	\$5,930
PR1413	9999	GREENVILLE HEIGHTS IMPROV	9/18/2014	\$53,435	\$53,434
PR1415	9999	SENIOR RC SOUND SYSTEM	9/18/2014	\$14,844	\$14,843
PR1419	1673	COTTONWOOD CK SCULPTURE	12/16/2014	\$17,750	\$17,750
PR1420	9999	ACIR ACOUSTIC BAFFLES	5/12/2015	\$22,014	\$22,013
PS0001	388	POLICE BLDG EXPANSION	9/30/2003	\$4,628,393	\$4,628,393
PS0004	546	CENTRAL FIRE STATION	9/30/2003	\$4,300,041	\$4,300,041
PS0201	730	FIRE STA APPARATUS	9/30/2005	\$349,981	\$349,981
PS0301	629	EMERGENCY MGMT WARNG SYST	9/30/2005	\$294,713	\$294,713
PS0302	374	EXHST SYS STA3&4	9/30/2003	\$17,110	\$17,110
PS0304	546	CNTRL FIRE ST GARAGE	9/30/2004	\$143,452	\$143,452
PS0305	630	CNTRL FIRE STA RENVATION	9/30/2004	\$31,902	\$31,902
PS0306	691	FIRE STA 2 3&4 RENVATION	9/30/2005	\$36,975	\$36,975
PS0401	388	POLICE STA ADDITIONS	9/30/2004	\$60,867	\$60,867
PS0402	927	PARKING LOT EXPNSN-POLICE	4/16/2007	\$245,443	\$245,442
PS0403	546	FIRE STATION IMPRVMNT	9/30/2005	\$11,980	\$11,980
PS0701	1352	SERVICE CTR/PS TRAINING	7/18/2012	\$14,179,521	\$14,179,518
PS0801	1240	JAIL EXPANSION	9/25/2009	\$735,220	\$735,220
PS0802	1361	ANIMAL SHELTER EXPANSION	3/18/2011	\$1,065,565	\$1,065,564
PS0803	1597	FIRE STATION #6	6/10/2013	\$59,199	\$59,199
PS0901	1618	PS COMMUNICATION SYSTEMS	11/14/2013	\$4,203,220	\$4,203,218
PS1001	1360	COMMUNICATIONS/DISPATCH	5/10/2012	\$585,376	\$585,375
PS1002	1455	PD HVAC REPLACEMENT	9/22/2011	\$464,229	\$464,228
PS1003	1461	FIRE STATION ALERTING SYS	9/30/2011	\$193,809	\$193,809
PS1101	9999	CITY HALL ANNEX RENOVATIO	3/12/2012	\$77,863	\$77,862
PS1102	1393	SALLY PORT LANDSCAPING	3/24/2011	\$17,915	\$17,915
PS1105	1484	K-9 FACILITY RESTROOMS	5/10/2012	\$61,094	\$61,094
PS1106	9999	CITY HALL SOFFIT REMODEL	9/28/2012	\$180,569	\$180,568
PS1201	1519	SERVICE CENTER PHASE 2	7/17/2013	\$51,658	\$51,657
PS1202	9999	POLICE STATION RENOVATION	4/15/2015	\$867,822	\$867,820
PS1203	9999	MCPAR HVAC	11/13/2013	\$79,353	\$79,353
PS1204	1521	WINDOW TINTING CITY WIDE	9/18/2012	\$45,074	\$45,074
PS1205	9999	NATATORIUM LIGHTING	5/14/2013	\$132,873	\$132,873
PS1301	9999	IT OFFICE SPACE CONSTRUCT	8/22/2013	\$53,618	\$53,618
PS1302	9999	CITY HALL CCTV	7/8/2013	\$46,076	\$46,076
PS1304	9999	MCPAR C R IMPROVEMENT	11/13/2013	\$25,066	\$25,066
PS1306	9999	PD CCTV & SECURITY UPGRAD	11/13/2013	\$41,404	\$41,403



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PS1404	1675	FIRE STATION #1 OH DOOR	9/22/2014	\$51,483	\$51,483
PS1406	9999	SECURITY CARD FS #1,3,4	8/19/2014	\$24,089	\$24,089
PS1407	9999	FS #4 KITCHEN REMODEL	9/18/2014	\$82,822	\$82,822
PS1408	9999	EXISTING FACILITIES UPGRA	7/8/2015	\$144	\$144
ST0035	574	ANGEL PKWY & MALONE	9/30/2003	\$3,290,404	\$3,290,404
ST0036	574	ANGEL PKWY,BY DVLPR	9/30/2003	\$131,042	\$131,042
ST0101	728	ALLEN HTS,BTHNY-PRKMEDIAN	9/30/2005	\$333,386	\$333,385
ST0110	762	SH5, EXCHANGE-STACY	7/19/2010	\$1,378,140	\$1,378,138
ST0111	761	FM2170E, ALLEN HTS-FM2551	9/12/2007	\$7,014,185	\$7,014,185
ST0113	854	BETHANY E, US75-ALLEN HTS	5/8/2006	\$3,915,419	\$3,915,419
ST0123	671	E EXCHANGE,SH5-1378	9/30/2004	\$3,014,641	\$3,014,641
ST0127	367	SGNL LT-CNTRY@MCDRM	9/30/2003	\$445,783	\$445,783
ST0136	672	ALMA DR,TATUM-BELAIR	9/30/2004	\$1,181,982	\$1,181,982
ST0137	330	WATTERS RD, PH I	9/30/2002	\$351,626	\$351,626
ST0141	395	ASPHALT PAVEMENT,PH I	9/30/2003	\$361,382	\$361,381
ST0142	556	CONCRETE ALLEY REPLCMNT	9/30/2003	\$672,824	\$672,823
ST0146	195	MAIN/MALONE INTERSECTION	9/30/2002	\$150,000	\$148,279
ST0148	231	101 S BUTLER,ASBSTS	9/30/2002	\$14,086	\$14,086
ST0201	396	SH 5 SIDEWALKS, PH2	9/30/2003	\$314,059	\$314,059
ST0202	876	ALLEN DRIVE	9/27/2006	\$3,036,182	\$3,036,182
ST0203	674	ST MARY'S DRIVE	9/30/2004	\$550,731	\$550,729
ST0204	360	STREET LIGHT INSTALLATION	9/30/2003	\$425,933	\$425,933
ST0205	361	ASH DRIVE	9/30/2003	\$320,736	\$320,735
ST0206	193	TEN OAKS	9/30/2002	\$58,880	\$58,880
ST0207	670	BETHANY SIGNAL	9/30/2004	\$151,140	\$151,140
ST0249	1089	ALLEN CENTRAL DRIVE	9/10/2008	\$48,116	\$48,116
ST0301	731	RIDGEMONT DRIVE	9/30/2005	\$824,510	\$824,510
ST0302	652	ASPHLT RPLCMNT PH2	9/30/2004	\$648,681	\$648,681
ST0304	364	RIDGEVIEW, US75-STACY RD	9/30/2004	\$227,250	\$227,250
ST0306	895	ANGEL PKWY, LANDSCAPE& LT	11/20/2006	\$418,831	\$418,830
ST0309	664	CONCRETE ALLEY PH 11	9/30/2004	\$476,646	\$476,035
ST0310	766	ALLEN DRIVE, PHASE 2	9/7/2006	\$674,124	\$674,124
ST0311	1058	INTERSECTION IMPROVEMENTS	4/30/2008	\$95,194	\$95,193
ST0312	1402	SIGNAL UPGRADE/COM.SYSTEM	3/10/2011	\$1,417,049	\$1,417,049
ST0313	628	BEL AIR DR ROW	9/30/2004	\$186,099	\$186,099
ST0315	767	BETHANY DRIVE EAST	12/8/2006	\$1,825,519	\$1,825,519
ST0317	1202	N BETHANY LAKES-WALL PRJ	6/11/2009	\$66,000	\$66,000
ST0318	351	BTHNY @AYLSBY SGNL	9/30/2004	\$74,840	\$74,840



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ST0319	373	RDGVIEW/RWLT CR BRG	9/30/2003	\$74,376	\$74,375
ST0320	673	EXCHNGE PKWY@RVRCST	9/30/2004	\$92,298	\$92,298
ST0321	657	TRAFFIC SIGNALS	9/30/2004	\$130,700	\$130,700
ST0338	703	CONCRETE REPLACEMENTS	9/30/2005	\$835,525	\$835,525
ST0403	812	ST. MARY DRIVE, PH 2	2/10/2006	\$617,417	\$617,417
ST0404	853	HEDGCOXE RD,DCHSS-LNGWOOD	5/2/2006	\$144,283	\$144,282
ST0406	672	BEL AIR - ALMA SIGNAL	9/30/2005	\$106,916	\$106,916
ST0407	739	TWIN CREEKS 7A1 AND 7A2	9/30/2005	\$133,380	\$133,380
ST0415	720	WATTERS RD,TWN CRK-WTRAIL	9/30/2005	\$244,935	\$244,935
ST0416	940	HILLSIDE/WNDRDGE ST.LIGHT	7/5/2007	\$7,248	\$7,248
ST0501	953	EXCHANGE,WATTERS-W.BRANCH	2/4/2010	\$2,364,907	\$2,364,905
ST0503	886	EXCHANGE PK,TWN CRK-SH121	6/23/2011	\$5,153,414	\$5,153,410
ST0504	855	LED SIGNAL LIGHTS	5/11/2006	\$42,027	\$42,026
ST0505	979	RIDGEVIEW/CUSTER INTR SCTN	8/31/2007	\$153,014	\$153,014
ST0506	739	TEN OAKS LANDSCAPE	9/30/2005	\$24,210	\$24,210
ST0507	1090	ST. MARY DRIVE, PH 3	9/10/2008	\$2,007,891	\$2,007,890
ST0508	856	MCDERMOTT/75 INTERSECTION	5/11/2006	\$158,835	\$158,835
ST0509	822	McDRMTT@ALLEN DR INTR SCTN	2/20/2006	\$132,508	\$132,508
ST0601	1101	FIRE STA 2&3 EMERG SIGNAL	9/18/2008	\$130,870	\$130,871
ST0603	1260	STACY RD-US 75 TO GREENVI	1/11/2010	\$2,852,290	\$2,852,290
ST0604	935	DUCHESS AND HEDGCOXE	6/21/2007	\$120,958	\$120,958
ST0606	941	CUMBERLAND CROSSING	7/5/2007	\$43,954	\$43,953
ST0607	939	SHALLOWATER BRIDGE	7/2/2007	\$180,000	\$180,000
ST0608	1117	STACY-WATTERS TRAFFIC SIG	9/30/2008	\$146,318	\$140,317
ST0610	1204	ANGEL PARKWAY, PH III	6/11/2009	\$803,965	\$803,964
ST0697	892	SIDEWALK	9/30/2006	\$17,308	\$17,308
ST0701	1113	ALLEN DRIVE, PHASE 3	9/30/2008	\$361,098	\$361,098
ST0702	1120	EXCHANGE PKWY SIGNALS	9/30/2008	\$141,638	\$141,638
ST0703	923	WINDRIDGE EXCHANGE PKWY	3/22/2007	\$78,432	\$78,431
ST0705	1091	ALMA/HEDGCOXE	9/9/2008	\$410,322	\$410,322
ST0706	1083	JUPITER RD REPLACEMENT	9/5/2008	\$193,810	\$193,809
ST0707	954	US 75/SH 121 ROW	9/9/2008	\$150,000	\$150,000
ST0708	980	MCDERMOTT TURN LANE	9/12/2007	\$25,044	\$25,044
ST0709	1106	COUNTRY BROOK LANE	2/10/2010	\$484,081	\$484,080
ST0710	1438	RIDGEVIEW ALIGNMENT PH 1	7/21/2011	\$54,575	\$54,575
ST0711	1154	MAIN STREET LANDSCAPING	1/19/2009	\$289,681	\$289,681
ST0712	1092	2551/MAIN ST SIDEWALKS	9/12/2008	\$19,613	\$19,612
ST0715	1093	HEDGCOXE ROAD	9/10/2008	\$370,052	\$370,051



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Closed to Fixed Assets

Date: 8/12/2015

Project Number	Fixed Assets #	Project Description	Completion Date	Project Estimate	Project Total Costs
ST0717	1094	MCDERMOTT PAVEMENT REHABI	9/10/2008	\$348,729	\$348,728
ST0801	1439	RIDGEVIEW-CUSTER TO ALMA	7/21/2011	\$5,916,100	\$5,916,099
ST0802	1239	WATTERS RD BOSSY TO RIDGE	3/10/2011	\$1,977,913	\$1,977,912
ST0805	1167	STREET & ALLEY REPAIR	2/12/2009	\$297,649	\$297,648
ST0806	1300	ALMA IMP ROWLETT/TATUM	6/30/2010	\$255,742	\$255,742
ST0809	1119	BETHANY TRAFFIC SIGNALS	9/30/2008	\$8,750	\$8,750
ST0810	1261	ALMA/HEDGCOXE TRAFFIC SIG	2/17/2010	\$43,092	\$43,092
ST0811	1373	2009 TRAFFIC SIGNALS	9/30/2010	\$591,823	\$591,823
ST0812	1254	FY09 STREET& ALLEY REPAIR	11/19/2009	\$396,223	\$396,222
ST0813	1293	SHALLOWATER DRIVE	8/31/2010	\$205,456	\$205,455
ST0902	1272	RIDGEVIEW-ALMA-US75 LAND	5/10/2012	\$2,905,653	\$2,905,652
ST0903	1374	CHELSEA DR & COMMERCE PKY	9/30/2010	\$1,261,385	\$1,261,385
ST0904	1375	2010 TRAFFIC SIGNALS	9/30/2010	\$636,103	\$636,102
ST1001	1376	FY10 STREET& ALLEY REPAIR	9/30/2010	\$853,376	\$853,375
ST1002	1440	AISD STADIUM INTERSEC IMP	9/30/2012	\$503,944	\$503,943
ST1006	1501	SERVICE CTR/FIRE #5 SIGNA	6/30/2012	\$279,996	\$279,995
ST1008	9999	CABELA'S TREE MITI & SITE	2/17/2012	\$3,213,122	\$3,213,121
ST1009	1616	MAIN ST-ALLEN DR TO US75	9/16/2013	\$1,005,418	\$1,005,418
ST1010	1401	CABELA'S ACCELERATION LN	2/28/2011	\$18,800	\$18,800
ST1101	1467	FY11 STREET& ALLEY REPAIR	12/19/2011	\$729,582	\$729,581
ST1102	1430	GREENVILLE STREET LIGHTS	6/23/2011	\$140,319	\$140,319
ST1103	1612	E BETHANY DR WIDENING	8/26/2013	\$2,279,906	\$2,279,904
ST1106	1545	EXCHANGE PKWY MEDIAN IMP	2/12/2013	\$484,740	\$484,740
ST1107	1454	CHELSEA BOULEVARD PHASE I	4/8/2013	\$2,535,922	\$2,535,920
ST1201	9999	FY12 STREET& ALLEY REPAIR	8/3/2012	\$557,453	\$557,452
ST1204	9999	STACY RD PAVEMENT MARKING	8/22/2013	\$13,632	\$13,632
ST1205	9999	BIKE ROUTE MARKINGS	4/10/2012	\$49,690	\$49,690
ST1206	1569	CABELA'S NBFR LANE	4/15/2013	\$668,352	\$668,352
ST1208	9999	FY12 STREET& SIDEWALK REP	1/31/2013	\$374,415	\$374,414
ST1301	1550	RIDGEVIEW-WATTERS TO STAC	9/16/2013	\$1,241,540	\$1,241,539
ST1304	9999	TS WATTERS & BRAY CENTRAL	2/11/2015	\$250,134	\$250,133
ST1305	9999	FY13 STREET &ALLEY REPAIR	9/30/2014	\$1,037,427	\$1,037,426
ST1306	9999	SHARROWS BIKE ROUTE PH 2	8/30/2013	\$48,535	\$48,535
ST1311	9999	BOSSY BOOTS & EXCHANGE TS	2/24/2015	\$192,687	\$192,686
ST1312	9999	US75 / SH121 ROW	11/20/2013	\$738,570	\$738,570
ST9508	719	SH5 MEDIANS,CHP-XCH	9/30/2005	\$1,367,605	\$1,367,605
ST9512	229	MCDERMOTT,CUSTER-US75	9/30/2002	\$11,638,037	\$11,638,037
ST9809	572	COLLECTOR SIDEWALKS	9/30/2003	\$559,631	\$559,225



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Closed to Fixed Assets

Date: 8/12/2015

Project Number	Fixed Assets #	Project Description	Completion Date	Project Estimate	Project Total Costs
ST9828	230	ALMA DR, EXCHANGE-SH121	9/30/2002	\$3,566,608	\$3,566,608
ST9829	538	STACY RD,US75-SH121	9/30/2003	\$9,672,319	\$9,672,319
ST9903	541	BETHANY WEST	9/30/2003	\$5,671,564	\$5,671,564
ST9904	1238	CHAPARRAL BRIDGE	3/15/2013	\$3,359,160	\$3,359,157
ST9918	366	WATTERS,BETHANY-MCDERMOTT	9/30/2003	\$1,689,394	\$1,689,394
WA0009	228	LOST CREEK LIFT STATION	9/30/2001	\$88,000	\$87,879
WA0016	87	HIGHPOINT WATER LINE	9/30/2001	\$57,271	\$57,271
WA0027	560	ALLEN HTS IMPROVEMENTS	9/30/2003	\$1,170,306	\$1,170,302
WA0030	537	ALLEN HTS,PH II WATERLINE	9/30/2003	\$1,205,493	\$1,205,491
WA0036	579	STACY RD PUMP STA#2	9/30/2003	\$5,130,942	\$5,130,942
WA0112	872	PRESTIGE CIR WATER TOWER	9/12/2006	\$4,165,604	\$4,165,604
WA0118	1241	ALLENWOOD SANITARY SEWER	9/30/2009	\$1,098,600	\$1,098,599
WA0120	632	LOST CREEK RANCH PH2A	9/30/2004	\$348,230	\$348,230
WA0132	557	S.C.A.D.A.	9/30/2003	\$352,456	\$352,456
WA0133	356	HEDGCOXE WATERLINE	9/30/2003	\$255,881	\$255,881
WA0134	356	OVERSIZING W&S	9/30/2003	\$14,654	\$14,654
WA0214	392	WATERLINE REPLACEMENT	9/30/2003	\$124,375	\$124,375
WA0215	677	OLA SEWER	9/30/2004	\$936,723	\$936,720
WA0216	578	COTTONWOOD CREEK SEWER	9/30/2003	\$835,838	\$835,838
WA0217	731	RIDGEMONT SEWERLINE	9/30/2005	\$225,000	\$225,000
WA0218	308	STACY RIDGE LIFT STATION	9/30/2002	\$218,550	\$218,550
WA0219	358	BETHANY RIDGE LIFTSTATION	9/30/2003	\$113,616	\$113,616
WA0240	1264	CUSTER RD PMP STA#3 EXPNS	3/11/2010	\$5,779,059	\$5,779,058
WA0301	1122	TWN CREEKS 36" WTRLINE 6B	9/30/2008	\$734,100	\$734,099
WA0302	735	WATER TOWER SECURITYLIGHT	9/30/2005	\$423,572	\$423,572
WA0303	676	FAIRVIEW WSTWTR INTR	9/30/2004	\$104,682	\$104,682
WA0305	1194	COVENTRY II OVERSIZING	5/26/2009	\$131,109	\$131,109
WA0335	781	WESTSIDE WATERLINE	2/10/2010	\$3,388,382	\$3,388,382
WA0402	698	36" WATERLINE TC6A	9/30/2005	\$211,242	\$211,242
WA0403	811	ST. MARY DRIVE, PH 2	2/9/2006	\$83,000	\$82,798
WA0407	739	TWIN CREEKS 7A1 AND 7A2	9/30/2005	\$237,435	\$237,435
WA0415	720	WATTERS RD-QUAIL RUN	9/30/2005	\$29,470	\$29,470
WA0507	936	ST MARY DR PH III WATER	6/20/2007	\$57,000	\$57,000
WA0511	932	EAST MAIN WATER LINE	6/12/2007	\$1,554,666	\$1,554,666
WA0601	950	JUPITER RD SEWER REPLACEM	1/19/2009	\$488,201	\$488,200
WA0602	1203	EXCHANGE PARKWAY WATERLIN	6/11/2009	\$71,546	\$71,545
WA0701	579	STACY RD GROUND STORAGE	9/12/2007	\$555,816	\$555,816
WA0702	1095	COUNTRY CLUB WATERLINE	9/9/2008	\$96,121	\$96,121



CAPITAL IMPROVEMENT PROJECTS

Prepared by Finance Department

Closed to Fixed Assets

Date: 8/12/2015

Project Number	Fixed Assets #	Project Description	Completion Date	Project Estimate	Project Total Costs
WA0703	1189	BEACON HILL/MCDERMOTT W/L	4/16/2009	\$53,399	\$53,399
WA0704	1212	CUSTER ROAD WATERLINE	3/2/2010	\$343,520	\$343,518
WA0801	1084	ALLEN DRIVE PHASE III	9/5/2008	\$161,198	\$161,198
WA0802	1156	FAIR MEADOW SANITARY SEWE	1/19/2009	\$123,876	\$123,876
WA0803	1255	LIFT STATION IMPROVEMENTS	1/25/2010	\$23,198	\$23,197
WA0804	1380	PUMP STATION IMPROVEMENTS	9/30/2010	\$72,718	\$72,717
WA0805	1482	HILLSIDE WATER TOWER	5/21/2012	\$5,600,203	\$5,600,202
WA0806	1190	STACY TANK CATHODIC PROTE	4/16/2009	\$9,813	\$9,813
WA0807	1263	HIGH MEADOWS SEWER LINE	3/2/2010	\$762,976	\$762,975
WA0808	1377	MAIN ST WATERLINE REPLAC	9/30/2010	\$534,850	\$534,850
WA0901	1256	ROWLETT WATER TOWER FENCE	1/11/2010	\$132,412	\$132,412
WA0902	1378	TIMBERCREEK SANITARY SEWE	9/30/2010	\$666,299	\$666,298
WA0903	1243	RIDGEVIEW-CUSTER TO ALMA	9/30/2009	\$221,175	\$221,175
WA0904	1205	EXCHANGE PKWY WATERLINE	6/11/2009	\$362,972	\$362,972
WA0905	1299	GREENVILLE WATERLINE REPL	6/29/2010	\$188,366	\$188,366
WA0906	1354	SHALLOWATER WATER/SEWER	8/31/2010	\$24,109	\$24,109
WA0907	1379	CHELSEA & COMMERCE W/S	9/30/2010	\$249,529	\$249,528
WA0909	1257	BRAY CENTRAL WATERLINE LO	1/25/2010	\$20,928	\$20,928
WA1001	1355	ROWLETT WT LANDSCAPING	9/13/2010	\$54,596	\$54,595
WA1002	1471	US 75 WATERLINE REPLACEME	2/13/2012	\$1,354,309	\$1,354,308
WA1003	1472	WALDEN PARK WATER/SEWER	3/13/2012	\$1,189,002	\$1,189,002
WA1005	1443	CHAPARRAL FORCE MAIN & LS	8/22/2011	\$2,806,430	\$2,806,428
WA1103	1542	WALDEN PARK W&S PHASE II	1/31/2013	\$1,198,809	\$1,198,808
WA1205	1574	STACY TANK IMPROVEMENT	5/20/2013	\$310,718	\$310,717
WA1206	1596	WEST MAIN ST W&S RECONSTR	6/26/2013	\$244,324	\$244,323
WA1207	1523	ROWLETT TOWER MIXING SYS	9/20/2012	\$146,291	\$146,290
WA1208	1555	CHELSEA BLVD PHASE 1 W&S	3/15/2013	\$400,000	\$400,000
WA1209	9999	WHIS-LYNGE & ROLLING W&S	3/30/2015	\$4,057,852	\$4,057,852
WA1301	1617	RIDGEVIEW-WATTERS TO STAC	9/16/2013	\$113,400	\$113,399
WA1302	8888	ALLEN HEIGHTS/BETHANY	4/17/2015	\$459,882	\$459,882
WA1401	9999	755 HERITAGE PKWY S S EXT	9/30/2014	\$33,250	\$33,250
WA1404	9999	MILLWOOD LN WATERLINE REL	9/30/2014	\$34,581	\$34,581
WA1405	9999	POLLO TROPICAL WL EXT	7/10/2015	\$95,000	\$81,621
WA9822	226	PUMP STA #3 & 2 TNK	9/30/2002	\$9,552	\$9,552
WA9923	224	LNDSKP 2 ELEV TANK	9/30/2002	\$6,645	\$6,645
WA9925	225	CUSTER PMP ST3 LDSC	9/30/2002	\$89,488	\$89,488
WA9931	636	ALMA,TATUM-BELAIR	9/30/2004	\$20,921	\$20,920
Total Expenditures:				\$404,414,891	

CITY COUNCIL AGENDA COMMUNICATION
--

AGENDA DATE:	November 22, 2016
SUBJECT:	Receive the Summary of Property Tax Collections as of October 2016.
STAFF RESOURCE:	Eric Cannon, Chief Financial Officer

ATTACHMENTS:

Summary of Property Tax Collections as of October 2016

**Kenneth L. Maun
Tax Assessor Collector
Collin County
2300 Bloomdale Rd
P.O. Box 8046
McKinney, Texas 75070
972- 547-5020
Metro 424-1460 Ext.5020
Fax 972-547-5040**

November 10, 2016

**Mayor Stephen Terrell
City of Allen
305 Century Parkway
Allen, Texas 75013**

Dear Mayor Terrell,

**Enclosed is the Monthly Collection Report for:
The City of Allen tax collections for the month were:
The Rollback Collections for the month were:**

**October 2016
\$654,781.67
\$0.00**

Sincerely,

Scott O. Guiff for Kenneth L. Maun

**Kenneth L. Maun
Tax Assessor Collector**

Attachment

**cc: Peter Vargas, City Manager
Joanne Stoehr, Assistant Finance Director**

KM:ds

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

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Monthly Collection Status Report
October 2016

City of Allen #06

	Collections Month of October	Cumulative Total 10/1/16 thru 10/31/16	% of Collections
Current Tax Year Collections			
Base M&O	\$494,310.38	\$494,310.38	1.13%
Base I&S	154,336.71	\$154,336.71	
Late Rendition Penalty	91.99	\$91.99	
P&I M&O	0.00	\$0.00	
P&I I&S	0.00	\$0.00	
P&I I&S Bond			
Attorney Fee	0.00	\$0.00	
Subtotal	<u>\$648,739.08</u>	<u>\$648,739.08</u>	1.13%
Delinquent TaxYears Collections			
Base M&O	\$2,151.85	\$2,151.85	
Base I&S	674.86	\$674.86	
Late Rendition Penalty	41.51	\$41.51	
P&I M&O	2,400.69	\$2,400.69	
P&I I&S	773.68	\$773.68	
P&I I&S Bond			
Attorney Fee	2,440.83	\$2,440.83	
Other>	0.00	0.00	
Subtotal	<u>\$8,483.42</u>	<u>\$8,483.42</u>	0.01%
Combined Current & Delinquent:			
Base M&O	\$496,462.23	\$496,462.23	
Base I&S	155,011.57	155,011.57	
Late Rendition Penalty	133.50	133.50	
P&I M&O	2,400.69	2,400.69	
P&I I&S	773.68	773.68	
P&I I&S Bond			
Attorney Fee	2,440.83	2,440.83	
Other>	0.00	0.00	
Total Collections	<u><u>\$657,222.50</u></u>	<u><u>\$657,222.50</u></u>	1.15%
			100.00%
Original 2016 Tax Levy		<u><u>\$57,241,851.90</u></u>	

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

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Cumulative Comparative Collection Status Report
October 2016

City of Allen #06

	Collections thru October 2016	% Collections	Collections thru October 2015	% Collections
Current Tax Year Collections				
Base M&O + I&S	\$648,647.09	1.13%	\$325,531.04	0.60%
Late Rendition Penalty	91.99		15.93	
P&I M&O + I&S	0.00		0.00	
Attorney Fee	0.00		0.00	
Subtotal	<u>\$648,739.08</u>	1.13%	<u>\$325,546.97</u>	0.60%
Delinquent Tax Years Collections				
Base M&O + I&S	\$2,826.71		\$7,465.76	
Late Rendition Penalty	41.51		80.88	
P&I M&O + I&S	3,174.37		4,512.13	
Attorney Fee	2,440.83		2,576.42	
Other>	0.00		0.00	
Subtotal	<u>\$8,483.42</u>	0.01%	<u>\$14,635.19</u>	0.03%
Combined Current & Delinquent:				
Base M&O + I&S	\$651,473.80		\$332,996.80	
P&I M&O + I&S	3,174.37		4,512.13	
Late Rendition Penalty	133.50		96.81	
Attorney Fee	2,440.83		2,576.42	
Other	0.00		0.00	
Total Collections	<u>\$657,222.50</u>	1.15%	<u>\$340,182.16</u>	0.63%
Adjusted 2015 Tax Levy			<u>\$53,919,688.10</u>	100.00%
Original 2016 Tax Levy	<u>\$57,241,851.90</u>	100.00%		

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

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Levy Outstanding Status Report
October 2016

City of Allen #06

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 9/29/16	\$57,241,851.90	\$452,274.53
Base M&O Collections	648,647.09	2,826.71
Supplement/Adjustments	657,619.96	-3,948.50
Write-off	0.00	0.00
Remaining Levy as of 10/31/16	<u>\$57,250,824.77</u>	<u>\$445,499.32</u>
Cumulative (From 10/01/16 thru 10/31/16)		
Original 2016 Tax Levy (as of 10/01/16)	\$57,241,851.90	\$452,274.53
Base M&O + I&S Collections	648,647.09	2,826.71
Supplement/Adjustments	657,619.96	-3,948.50
Write-off	0.00	0.00
Remaining Levy as of 10/31/16	<u>\$57,250,824.77</u>	<u>\$445,499.32</u>

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

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Monthly Distribution Report
October 2016

City of Allen #06

	Distribution Month of October	Distribution 10/1/16 thru 10/31/16
Weekly Remittances:		
Week Ending 10/7/16	\$149.10	\$149.10
Week Ending 10/14/16	\$2,271.07	\$2,271.07
Week Ending 10/21/16	\$163,310.33	\$163,310.33
Week Ending 10/28/16	\$467,045.10	\$467,045.10
Week Ending 10/31/16	\$21,999.40	\$21,999.40
Total Weekly Remittances	<u>\$654,775.00</u>	<u>\$654,775.00</u>
Overpayment from Prior Month	\$0.00	\$0.00
Manual Adjustment Refund	\$0.00	\$0.00
Commission Paid Delinquent Attorney	\$2,440.83	\$2,440.83
Entity Collection Fee	\$0.00	\$0.00
Judgement Interest	\$0.00	\$0.00
5% CAD Rendition Penalty	\$6.67	\$6.67
Total Disbursements	<u><u>\$657,222.50</u></u>	<u><u>\$657,222.50</u></u>
Carryover to Next Month	\$0.00	\$0.00

CITY COUNCIL AGENDA COMMUNICATION
--

AGENDA DATE: November 22, 2016

SUBJECT: Conduct a Public Hearing and Consider a Resolution Adopting the 2015-2016 Comprehensive Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program.

STAFF RESOURCE: Erin Jones, Senior Planner, Community Development

PREVIOUS COUNCIL ACTION: On June 23, 2015 Council approved a Resolution adopting the 2015-2019 Comprehensive Plan, which included the 2015-2016 Annual Action Plan.

ACTION PROPOSED: Conduct a Public Hearing and Consider a Resolution Adopting the 2015-2016 Comprehensive Annual Performance Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program.

BACKGROUND

The CAPER is a summary of the results and accomplishments of the programs funded through the CDBG Program for the 2015-2016 program year. This report is required by the U.S. Department of Housing and Urban Development (HUD) and reviews how last year's programs have implemented the goals established in the five-year Consolidated Plan and further refined in the annual Action Plan.

The public hearing is an opportunity for citizens to comment on the report. The draft CAPER was advertised in The Allen American newspaper and has been on the City's website for review and comment since November 3, 2016. As of the date of drafting this report no comments have been received. Once the CAPER is adopted by the City Council, a final version will be submitted to HUD for approval.

STAFF RECOMMENDATION

Staff recommends adoption of the Resolution authorizing submission of the 2015-2016 Comprehensive Annual Performance Evaluation Report to HUD.

MOTION

I make a motion to approve Resolution No. _____ approving the 2015-2016 Comprehensive Annual Performance Evaluation Report for the Community Development Block Grant program and authorizing submission to the U.S. Department of Housing and Urban Development.

ATTACHMENTS:

Resolution

2015-2016 CAPER- DRAFT

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, APPROVING THE 2015-2016 COMPREHENSIVE ANNUAL PERFORMANCE EVALUATION REPORT (CAPER); AUTHORIZING ITS SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Allen City Council recognizes the importance of neighborhood integrity, decent housing and a suitable living environment and has implemented programs to address these needs through participation in the Community Development Block Grant (CDBG) Program; and,

WHEREAS, the City of Allen has implemented programs in compliance with the requirements of the U.S. Department of Housing and Urban Development; and,

WHEREAS, the Allen City Council has undertaken a public participation process including consultation with public service providers, input from residents and public hearings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. In order to fulfill the requirements of the Community Development Block Grant Program of the City of Allen, the City Council of the City of Allen, Texas, hereby approves the 2015-2016 CAPER.

SECTION 2. The Mayor of the City of Allen, along with the City Manager, is hereby authorized to submit the 2015-2016 CAPER to the U.S. Department of Housing and Urban Development (HUD) for review and approval.

SECTION 3. Any prior Resolution of the City Council in conflict with the provisions contained in this Resolution are hereby repealed and revoked.

SECTION 4. Should any part of this Resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 5. This Resolution shall take effect immediately from and after its passage and it is so duly resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 22ND DAY OF NOVEMBER 2016.

APPROVED:

Stephen Terrell, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

City of Allen

2015 - 2016 CAPER

Comprehensive Annual Performance Evaluation Report

Community Development Block Grant Program



2015 - 2016 CAPER

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EXECUTIVE SUMMARY

The City of Allen receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress in carrying out the Annual Action Plan. This CAPER reports the accomplishments of the CDBG program year October 1, 2015 – September 30, 2016. The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the 2015-2016 program year. Below is a summary of the accomplishments and expenditures for each priority need from this program year.

Home Repair Program

- Consolidated Plan Goal: The City will provide financial assistance for rehabilitation and repair of owner-occupied units. It is anticipated that 50 dwellings will be rehabbed or repaired at a rate of 10 per year.
- Results: 24 families received assistance this program year.
- Expenditures: \$355,957.18 total expenditures
 - \$200,484.16 from PY 2014 funds
 - \$153,473.02 from PY 2015 funds

Public Service Funding

- Consolidated Plan Goal: Provide support to public service agencies for all classifications of very low to moderate income persons. Services may include emergency assistance with rent and utilities, counseling, food, and clothing, homeless prevention, transportation services, youth services, shelter for battered women, and hot meals for the elderly.
- Results: 109 families received assistance through public service agencies.
- Expenditures: \$43,500 to Allen Community Outreach.

• A. INTRODUCTION

The City of Allen receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall five-year Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance. This CAPER reports the accomplishments of the CDBG program year October 1, 2015 – September 30, 2016.

B. GENERAL NARRATIVE

1. Assessment of Five-Year Goals and Objectives

The CDBG programs must address objectives that have been identified in the five-year Consolidated Plan developed through a process that involved citizens' input and opportunity for public comment.

The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the 2015-2016 program year. In the 2014-2019 Five Year Consolidated Plan, the City identified three goals, repair 50 homes through the Home Rehabilitation Program at a rate of 10 per year, provide support to 205 low-moderate income families through local public service agencies at a rate of 41 per year, and provide Housing Education for 100 individuals through Housing Education Workshops at a rate of 20 per year. During the 2015-2016 program year 24 homes received repairs through the City's Home Rehabilitation program totaling \$355,957.18, with \$200,484.16 being from Plan Year 2014 funds and \$155,473.02 from Plan Year 2015 funds. In addition, 109 families received support through Public Service Agencies funded with \$43,500 in CDBG funds. The city provided education and referrals to individuals making inquiries to the city on affordable housing, homeownership, fair housing laws and lead-based paint.

2. Affirmatively Furthering Fair Housing

The City completed an Analysis of Impediments (AI) during the development of the Consolidated Plan in 2010. The analysis included a review of barriers to fair housing choice.

The Analysis of Impediments identifies several areas where potential impediments to fair housing may exist. The AI report provides a summary of those impediments which

included a lack of education and awareness about fair housing, a limited market of affordable housing units (not a direct impediment, but can lead to related challenges), a decreasing supply of vacant land, substandard housing conditions, and limited public transportation options. During the 2015-2016 program years, staff continued implementing recommendations from the AI to overcome the effects of the identified.

CDBG programs directly further fair housing by making funds available to low-moderate income persons through an owner-occupied housing rehabilitation program. This program is designed primarily to increase the housing opportunities for low income persons. However, it is also implemented to promote fair housing in the City.

During this program year, the CDBG housing programs were implemented to assist in overcoming the affordability barriers facing low-income residents. In addition, through the planning and development processes, the Planning Department continues to advocate a balance of new housing types. Results can be seen in an increase in discussions regarding new housing developments that include town homes, small lot developments and mixed-use lofts and condominiums. The City also provides fair housing information to program participants, public service agencies, and any interested individuals or groups. Additional actions include: promotion of home ownership programs through the Texas Department of Housing and Community Affairs, assistance for and enforcement of property and house maintenance and improvements, neighborhood clean-up projects and ongoing discussions on public transit and rail transit.

In support of its efforts to affirmatively further Fair Housing Choice, the Planning Department acts as a resource for fair housing complaints. This year staff has received no fair housing complaints. A special file was created to document all efforts to outreach minorities and affirmatively further Fair Housing Choice. In addition, the City continues to remain active in attending related training. Concepts learned in training and interactions with the community contribute to a successful move toward affirmatively furthering Fair Housing.

3. Affordable Housing

The availability of affordable housing appears limited as relatively few low cost homes are for sale in Allen. What homes are available at lower prices are typically in poor condition or sell very quickly, pointing to a possible demand for that priced housing.

Development costs often discourage the construction of new lower priced homes. The current housing market, combined with City land use regulations and fees for residential development, contributes to a lack of interest by most developers and builders to construct affordable housing. Additionally, limited multifamily dwellings are being developed that would be considered affordably priced housing.

The City of Allen continues efforts to maintain a decent supply of affordable housing through the CDBG programs. In this program year the City spent \$355,957.18 in CDBG funds on 24 home repair projects and allocated \$43,500 to Allen Community Outreach for rent and utility assistance. In addition, the City has implemented neighborhood improvement programs to stabilize older neighborhoods. One of the goals of this program is to preserve the existing housing as a source of safe and decent affordable housing.

There are very few instances of “worse case needs” in Allen. Renters with severe cost burdens find assistance through local public service agencies, including Allen Community Outreach which receives a grant through the City of Allen. Through additional efforts by the City, there is no substandard housing in Allen. Persons with disabilities qualify to participate in the Home Repair Program to make accessibility modifications to their homes.

4. Continuum of Care

Homeless prevention remains a low priority need in Allen. The City has primarily addressed the needs of the homeless through support of sub recipients such as Allen Community Outreach, who provides rental, mortgage and utility assistance to prevent homelessness. City staff continues to be an active participant in the Metro Dallas Homeless Alliance Continuum of Care, which has implemented a Plan to End Chronic Homelessness in Dallas and Collin County. Through this process the City will participate in the Collin County Homeless Coalition’s effort to secure Emergency Shelter Grant funding through the Texas Department of Housing and Community Affairs for the 2016 program year. According to the available information and consultation with service agencies, there are more individuals and families who are homeless requiring shelter and supportive housing in order to live as independently as possible due to the recent economy. The City continues to assist public service agencies to meet underserved needs.

5. Other Actions

During the 2015-2016 CDBG program year, the City of Allen took a number of actions related to its Consolidated Plan objectives, described in the following text.

a. Lead-based paint

The City of Allen has few incidents of lead contamination related to the use of lead-based paint in its housing stock. This is mostly due to the relatively young age of the housing stock. City staff has attended environmental training and incorporated the visual assessment and monitoring techniques that are required by HUD in the home repair program and other federally funded projects. All homes built before 1978 are tested by a third party company and the City is provided with a report documenting the findings and recommended action. In addition, all pre-approved contractors associated with the housing repair program are required to have lead licensing for lead supervisors and RRP workers.

In order to reduce and abate lead-based paint hazards, the City provided information and technical assistance to individuals undertaking home improvement projects. The City also utilized CDBG funds for the assessment of lead-based paint in housing units receiving federal funds built before 1978. In this program year, 1 house was tested at a cost of \$550 for lead paint and tested negative.

b. Compliance and Monitoring

Allen Community Outreach was monitored over the past year to ensure compliance and technical assistance with the CDBG program and regulations. Monitoring includes an on-site and desk review of financial and programmatic compliance on a regular basis to ensure contract compliance. Staff visited the public service agency office in the Fall of 2016 to review information regarding Allen clients.

c. Anti-Poverty Strategies

Because of the high cost of living in this area, there are few families who are living below the poverty level. These families are transient in nature and move from relatives and friend's homes, emergency shelter sites and other short term accommodations as they search for somewhere to stay in and out of Allen. Those families who need financial help and a home are referred to appropriate housing programs and social service agencies that can provide counseling, shelter and programs to help them become self-sufficient. Staff also coordinates efforts with other organizations like the Collin County Homeless Coalition and Metro Dallas Homeless Alliance, to address these issues on a regional level.

d. Institutional Structure and Coordination

In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with public service agencies, local housing authorities and surrounding communities to address public service needs related to housing activities and the underserved. The City also participates with the Collin County Homeless Coalition and the Metro Dallas Homeless Alliance to maximize resources for the provision of services to the homeless population.

e. Obstacles to Meeting Underserved Needs

Part of the obstacles to meeting the needs of the underserved is eliminating the gaps in institutional structure discussed above. In addition the City leverages CDBG funds with City funded grants to other public service agencies in the area to address the needs of the underserved.

6. Leveraging Resources

The City of Allen is able to provide funding to public service agencies that is used as leverage for obtaining additional funding. Through this process, programs such as the rent, mortgage, and utility assistance program operated by Allen Community Outreach are able to acquire additional funds through other sources. This year the City has also funded public service agencies with \$50,000 of City funds. The City continues to seek additional funding from local, state and federal resources to maximize the effectiveness of the CDBG funds.

7. Citizen Comments

The City of Allen continues to follow the public participation plan established for all CDBG activities. A notice was published in one newspaper that covers the metroplex announcing the availability of the 2015 CAPER for public examination and citizen comment. The public review period began on November 3, 2016 and ran through November 21, 2016. The CAPER document was available on the City's website and at City Hall. The report was also sent to all Public Service agencies for comment. No public comments have been received during the public comment period. An advertised public hearing was held on November 22, 2016 and a presentation given to the City Council. The presentation was also aired on local community television. There was no public comment received during the public hearing.

8. Self-Evaluation

This was the twelfth year that the City of Allen has successfully administered CDBG funded programs. The results of this program year were very positive. Overall, the programs met the goals established in the Consolidated Plan. In addition, 67% of the awarded grant funds were spent with the remaining funds already allocated to future projects. What follows is a summary evaluation of each of the programs and its relationship to achieving the goals of the Consolidated Plan. In addition, the tables in the Appendices provide additional detailed information.

Goal	Strategy	2015 Goal	2015 Actual	5 Year Goal	% of 5 Year Goal
Safe / affordable housing	Home repair program	10	24	50	48%
Public services	Public services funding	150	109	750	14.5%
Housing Education	Housing Education	20	20	100	20%

Home Repair Program

- Consolidated Plan Goal: The City will provide financial assistance for rehabilitation and repair of owner-occupied units. It is anticipated that 50 dwellings will be rehabbed or repaired at a rate of ten per year.
- Results: 24 families received assistance this program year.
- Budget: \$239,750.00
- Expenditures: \$355,957.18 total expenditures
\$200,484.16 from PY 2014 funds
\$155,473.02 from PY 2015 funds

The Home Repair Program provides assistance to eligible homeowners to make necessary repairs to their homes and ensure minimum housing standards are maintained. The objective is to preserve and expand the supply of decent, safe, and affordable housing through the rehabilitation of existing residential property. Demand for this program continues to be higher than expected especially in light of the recovering economy. One barrier to the program is the availability and quality of contractors.

Public Service Funding

- Consolidated Plan Goal: Provide support to public service agencies for all classifications of very low to moderate income persons. It is anticipated that approximately 150 families could benefit from this funding each year. The City plans to fund public service activities out of CDBG at the maximum level allowed. Service may include emergency assistance with rent and utilities, counseling, food, and clothing, homeless prevention, transportation services, youth services and child care services.
- Results: 109 families received assistance through public service agencies this program year.
- Budget: \$43,500
- Expenditures: \$43,500

This program year the City funded one public service agency. Below is a summary of the program. One significant barrier has been the regional nature of some of the agencies that serve Allen. Many of the agencies serve the entire county, and therefore only a portion of the clients are Allen residents. This, and the unpredictability of the demand from only Allen residents, limits the funding that can be provided. In addition, the City funds additional public service agencies with City funds.

Allen Community Outreach

Allen Community Outreach (ACO) was awarded \$43,500 in funding to operate a rent and utility assistance program for eligible families. The goal of this program is to provide short term assistance to families in need, to get them through hard times and prevent them from becoming homeless. This year the program assisted 109 families and spent the entire \$43,500 grant award.

Housing Education Seminar

In the 2014-2019 Consolidated Plan the City identified housing education as a goal. In the 2015-2016 program year staff provided housing education to any individuals making inquiries to the city on affordable housing, homeownership, fair housing laws and lead-based paint on as needed basis. In addition, Allen Community Outreach performs housing education as part of their program intake process.

C. CDBG Narrative and Accomplishments

1. Assessment of Use of Funds

The activities funded from the CDBG program for 2015- 2016 corresponded directly to activities budgeted in the Annual Action Plan and the goals of the Consolidated Plan. Throughout the year, changes were made to the anticipated CDBG allocations outlined in the Annual Action Plan to meet program demands. The City of Allen spent the remaining allocation of 2014 CDBG funds (\$200,484.16) during the 2015 program year. Any 2015 funds remaining will be allocated to future City of Allen CDBG projects. The results are summarized below and a more detailed explanation is available in Section B.8 Self-Evaluation.

Program	2015 Budget	2015 Actual	% Budget
Administration	\$10,000.00	\$0	0%
Home Repair	\$239,750	\$155,473.02	64%
<i>Allen Community Outreach</i>	\$43,500	\$43,500	100%
<i>Total</i>	\$293,250.00	\$198,973.02	67%

2. Nature and Reasons for Changes in Program Objectives

During this program year, no changes were made to the Community Development Block Grant Program objectives identified in the Consolidated Plan. The City was able to accomplish more owner-occupied rehabilitation projects than originally estimated due to the carryover of 2014 funds.

3. Assessment of Performance on Consolidated Plan

This section of the PY 2015 CAPER assesses the City's efforts in carrying out the planned actions described in the plan as part of the City's certification that it will follow an adopted and HUD approved Consolidated Plan. The items below are outlined to highlight that the City of Allen has endeavored to implement all planned actions and strategies.

In accordance with the 2014-2019 Consolidated Plan, the City of Allen has:

- Followed an adopted and HUD-approved Citizen Participation Plan;
- Implemented all activities, programs and projects in accordance with all applicable local, State and Federal laws;
- Used all CDBG funds exclusively for the **three national objectives** and complied with the **overall LMI persons requirement**; and
- Followed **anti-displacement** policies and complied with the requirements of the Uniform Relocation Act and Section 104(d).
- During this program year, the City **pursued all resources** as identified in the 2015-2016 Action Plan. In addition, the City continues to fund most of the staff and administrative costs associated with implementing the program with City funds in order to further leverage CDBG funds.
- There were no requests for **certifications of consistency** for HUD programs during this program year.
- The City did not take any actions that **hindered implementation of the Consolidated Plan**.

In the 2014-2019 Consolidated Plan, the City identified the resources that could be pursued during the period covered by the plan. To date, every effort has been engaged to secure all non-housing resources available to the community.

4. Performance Measurement System

Outcome Measures

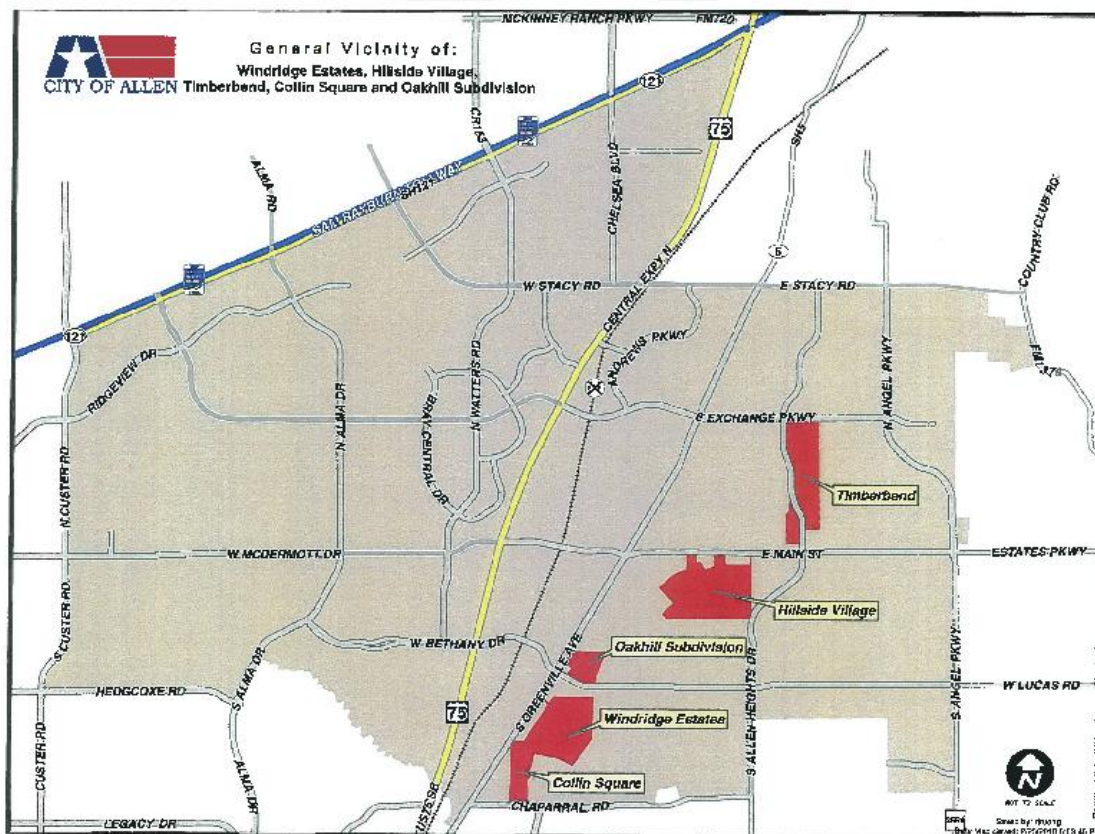
The following outcome measures for the 2015-2016 program year have been identified for each activity in accordance with the CDBG Outcome Performance Measurement System:

1. Twenty-four households have sustained affordable housing through the home repair program for the purpose of providing decent affordable housing.
2. One hundred and nine families have sustained affordable housing through rent and utility assistance for the purpose of providing decent affordable housing.

D. Geographic Distribution

The City of Allen has targeted five low-income neighborhoods for implementation of the CDBG programs. In addition, only homes in these neighborhoods are eligible for participation in the Home Repair Program. Urgent/Emergency Repairs are available to any eligible Allen resident citywide. Public service funding was used through public service agencies to help any eligible Allen residents.

MAP OF TARGET NEIGHBORHOODS



APPENDICES

1. CDBG Financial Summary (C04PR26)

APPENDIX 1

CITY COUNCIL AGENDA COMMUNICATION
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AGENDA DATE:

November 22, 2016

SUBJECT:

Conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations of District E of Planned Development No. 108 and Adopt a Concept Plan and Building Elevations Relating to the Use and Development of a 9.661+/- Acre Portion of Land Generally Located South of Allen Drive and West of US Highway 75. [Pinstack - Entertainment Center]

STAFF RESOURCE:

Ogden "Bo" Bass, Director of Community Development

PREVIOUS COUNCIL ACTION:

Final Plat Approved - June, 1985
Replat Approved - March, 1987
Replat Approved - August, 1998
Replat Approved - May, 2005
Replat Approved - August, 2010
PD 108 Approved - October, 2011
PD 108 Amended - June, 2014

BOARD COMMISSION ACTION:

On November 1, the Planning and Zoning Commission voted 7 in favor (Commissioners Cocking, Trahan, Hollingsworth, Platt Jr., Mangrum, Orr, and Ogrizovich) and 0 opposed to recommend approval of the request to amend the development regulations of District E of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to the use and development of the Property. The property is a 9.661+/- acre portion of Tract 1-R-1, Block F, Bray Central One Addition; generally located south of Allen Drive and west of US Highway 75.

ACTION PROPOSED:

Conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations of District E of Planned Development No. 108 and Adopt a Concept Plan and Building Elevations Relating to the Use and Development of a 9.661+/- Acre Portion of Land Generally Located South of Allen Drive and West of US Highway 75.

BACKGROUND

The property is generally located south of Allen Drive and west of US Highway 75. The property to the north

(across Allen Drive) is zoned Planned Development No. 54 Corridor Commercial. The properties to the west (across Raintree Circle), are zoned Planned Development No. 54 Industrial Technology. The properties to the south are zoned Planned Development No. 108 Mixed-Use. To the east (across US Highway 75), the properties are zoned Shopping Center, Single-Family Residential R-3, and Single-Family Residential R-4.

The property is currently zoned Planned Development No. 108 Mixed-Use. The applicant is requesting to amend the development regulations to allow "Indoor Commercial Amusement", "Hotel", and "Theater" uses (in addition to those already permitted in PD-108, District "E"), and adopt a concept plan and building elevations for the property.

The applicant is proposing to develop the 9.661± acre piece of property, to be subdivided into two lots - Lot 8 and Lot 9. Lot 8 (approximately 5.91± acres) is proposed to be developed for Pinstack, an "Indoor Commercial Amusement" use. The proposed building is approximately 45,900 square feet, with approximately 11,400 square feet dedicated for the bowling alley area. Lot 9 (approximately 3.75± acres) will remain vacant and will be developed in the future.

The parking provided for Lot 8 exceeds the *Allen Land Development Code (ALDC)* parking requirement.

Approximately 0.79± acres of landscaping is provided on the site, which exceeds ALDC requirements. Additionally, PD-108 allows civic space to count towards the open space requirements. For this project, civic space requirements shall be met through acquisition and maintenance of the adjacent retention area and existing and proposed recreation improvements. An agreement will be developed and approved by the City Attorney providing for such dedication and long term maintenance. This agreement will be executed and recorded prior to the completion of final platting activity or issuance of a building permit. A connection point between the site and the retention area will be provided through a pedestrian area to connect to a future trail.

With the development of Lot 8, a 10'-12' hike and bike trail will be provided along Raintree Circle, and a 5' sidewalk will be constructed along US Highway 75.

There are six (6) points of access into the development. There are two (2) points of access on Raintree Circle, two (2) points of access on US Highway 75, and two (2) internal cross-access points between Lots 8 and 9.

The building elevations show brick and concrete as the primary exterior building materials, as well as cedar siding. The building will be one story, with a maximum height of 35'. With the proposed architectural tower element, the maximum height will be 65'.

A Sign Plan is also proposed along with this PD request. The Sign Plan shows specific dimensions of the proposed wall signage for the southern and eastern elevations, and a proposed monument sign along US Highway 75. The plan also includes provisions for non-standard LED accent lighting.

The development regulations include language regarding the additional permitted uses, setbacks, sign plan, and civic space.

On November 1, 2016, the Planning and Zoning Commission recommended approval of the request.

LEGAL NOTICES

Public Hearing Sign - October 21, 2016

Public Hearing Notices - October 21, 2016

Newspaper Notice - November 3, 2016

STAFF RECOMMENDATION

Staff recommends approval of the request.

MOTION

I make a motion to adopt Ordinance No. _____ to amend the development regulations of District E of Planned Development No. 108 and adopt a Concept Plan and Building Elevations for Entertainment District E - Pinstack.

ATTACHMENTS:

Ordinance

Property Notification Map

Draft Minutes from the November 1, 2016 P&Z Meeting

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS, ADOPTING A CONCEPT PLAN, BUILDING ELEVATIONS, AND A SIGN PLAN RELATING TO THE USE AND DEVELOPMENT OF A 9.661± ACRE PORTION OF TRACT 1-R-1, BLOCK F, BRAY CENTRAL ONE ADDITION, DESCRIBED IN EXHIBIT “A” HERETO, WHICH PROPERTY IS LOCATED IN AND SUBJECT TO THE REGULATIONS OF PLANNED DEVELOPMENT “PD” NO. 108 MIXED USE “MIX”; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending the development regulations of Planned Development “PD” No. 108 Mixed Use “MIX” (“PD No. 108”) and adopting a Concept Plan, Building Elevations, and a Sign Plan relating to the development and use of a 9.661± acre portion of Tract 1-R-1, Block F, Bray Central One Addition (“the Property”) described in Exhibit “A,” attached hereto and incorporated herein by reference.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the PD-108 Ordinance except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the development regulations within District E of the Twin Creeks Urban Center Planned Development PD No. 108 ordinance and the standards of the Allen Land Development Code (“ALDC”), except as otherwise provided herein.
- B. PERMITTED USE:** “Indoor Commercial Amusement”, “Hotel”, and “Theater” shall be permitted uses on the Property in addition to the permitted uses set forth in Table 1: *Schedule of Principal Uses* in Exhibit “B” to Ordinance No. 3044-10-11, as amended (“the PD-108 Ordinance”).
- C. CONCEPT PLAN:** The Property shall be developed in substantial conformance with the Concept Plan attached hereto as Exhibit “B,” and incorporated herein by reference. Minor modifications to

streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.

- D. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in substantial conformance with the height, materials, and architectural style set forth on the Building Elevations attached hereto as Exhibit “C,” and incorporated herein by reference.
- E. SETBACKS:** The building to be constructed on the Property shall be set back from the property boundaries as shown on the attached Concept Plan.
- F. SIGN PLAN:** The location, design, and size of signs located on the Property shall substantially conform with the Sign Plan attached hereto as Exhibit “D,” and incorporated herein by reference. Non-standard LED accent lighting may be permitted.
- G. CIVIC SPACE:** The requirement for providing Civic Space in relation to the development and use of the Property set forth in Section 3.3 of the PD-108 Ordinance may be satisfied by the development and maintenance of improvements on Lot 6, Block F, Bray Central One Addition (“Lot 6” or “the Civic Space Area”) subject to an agreement (“the Civic Space Agreement”) among the owners of (i) the Property and (ii) Lot 8, Block F, Bray Central One Addition (“Lot 8”) (collectively “the Owners”) and the City, that, as a minimum:

 - 1. Requires and results in conveyance of a 100% fee simple interest in Lot 6 to the City;
 - 2. Requires the Owners, their successors and assigns to pay for certain repair and maintenance costs of the Civic Space Area as a public recreational area and certain improvements constructed or installed therein (“the Civic Space Improvements”);
 - 3. Requires the Owner of Lot 8 to complete the construction and/or installation of the Civic Space Improvements required by Ordinance No. 3336-11-15;
 - 4. Requires the Owner of the Property to design and construct certain improvements to the Civic Space Area, including paved pedestrian access to the Civic Space Area in compliance with applicable federal and state laws regarding accessibility for people with disabilities, and other accessibility-related site improvements as may be required to provide access between the Property and the Civic Space Area.
 - 5. Grants the City the right to levy assessments against the Property and Lot 8 to enforce the obligations of the Owners to pay the maintenance costs of the Civic Space Area and the Civic Space Improvements and establishes the manner in which such costs will be allocated among the Owners;
 - 6. Grants the City the right to enforce payment of the Owners’ obligations to pay the costs described in paragraphs 2, 3, and 4, above, including the ability to place liens and foreclose in a judicial or non-judicial proceeding; and,
 - 7. Requires establishment of an escrow fund with a minimum required balance to be funded by the Owners out of which the costs of repairs and maintenance of the Civic Space Area and Civic Space Improvements as set forth in the Civic Space Agreement may be paid by the City.

Approval of any plat or replat of the Property and/or any building permits for any portion of the Property shall not be granted until (i) the Civic Space Agreement has been approved as to form by the City Attorney, signed by the Owners and the City, and recorded in the Real Property Records of Collin

County, Texas, and (ii) 100% of the fee simple interest in Lot 6 (i.e. the Civic Space Area) has been conveyed to the City.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 22ND DAY OF NOVEMBER 2016.

APPROVED:

Stephen Terrell, Mayor

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:11/15/16:81383)

Shelley B. George, City Secretary

EXHIBIT "A"
DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION
9.661 ACRES

BEING a tract of land situated in the William J. Jackson Survey, Abstract No. 484, City of Allen, Collin County, Texas, being part of Lot 1-R-1, Block F, Bray Central One Addition an addition to the City of Allen, Texas according to the plat thereof recorded in Cabinet N, Slide 964, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the southeast right-of-way line of Raintree Circle (80-foot wide right-of-way), being the north corner of a 0.270 acre tract of land described in Special Warranty Deed to Nash-Allen, Inc. recorded in Instrument No. 20151013001294290, Official Public Records of Collin County, Texas, and being the beginning of a curve to the left having a central angle of 9°59'46", a radius of 1890.00 feet, a chord bearing and distance of North 49°10'43" East, 329.33 feet;

THENCE with said southeast right-of-way line of Raintree Circle, the following courses and distances to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 329.74 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 6°29'50", a radius of 500.00 feet, a chord bearing and distance of North 47°45'33" East, 56.67 feet;
In a northeasterly direction, with said curve to the right, an arc distance of 56.70 feet to a point at the beginning of a reverse curve to the left having a central angle of 11°07'48", a radius of 500.00 feet, a chord bearing and distance of North 45°26'35" East, 96.97 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 97.13 feet to a point at the beginning of a compound curve to the left having a central angle of 6°01'41", a radius of 1901.00 feet, a chord bearing and distance of North 36°51'50" East, 199.91 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 200.00 feet to south end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Allen Road (80-foot wide right-of-way) and said southeast right-of-way line of Raintree Circle;

THENCE with said right-of-way corner clip North 67°50'57" East, a distance of 20.83 feet to the north end of said right-of-way corner clip, and being the beginning of a non-tangent curve to the right having a central angle of 0°47'30", a radius of 3987.83 feet, a chord bearing and distance of South 67°47'33" East, 55.09 feet;

THENCE with said southwest right-of-way line of Allen Road, the following courses and distances to wit:

In a southeasterly direction, with said curve to the right, an arc distance of 55.09 feet to a point at the beginning of a compound curve to the right having a central angle of 9°38'44", a radius of 500.00 feet, a chord bearing and distance of South 62°34'26" East, 84.07 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 84.17 feet to a point at the beginning of a reverse curve to the left having a central angle of 7°30'02", a radius of 500.00 feet, a chord bearing and distance of South 61°30'05" East, 65.41 feet;
In a southeasterly direction, with said curve to the left, an arc distance of 65.45 feet to a point at the beginning of a reverse curve to the right having a central angle of 1°48'03", a

EXHIBIT "A"
DESCRIPTION OF PROPERTY cont.

radius of 3976.83 feet, a chord bearing and distance of South 64°21'05" East, 124.99 feet; In a southeasterly direction, with said curve to the right, an arc distance of 124.99 feet to the north end of a right-of-way corner clip at the intersection of the northwest right-of-way line of U.S. Highway 75 (a variable width right-of-way) and said southwest right-of-way line of Allen Road;

THENCE with said right-of-way corner clip, South 18°11'27" East, a distance of 35.31 feet to the south end of said right-of-way corner clip;

THENCE with said northwest right-of-way line of U.S. Highway 75, the following courses and distances to wit:

South 26°54'20" West, a distance of 64.14 feet to a point for corner;
South 0°59'28" East, a distance of 326.77 feet to a point for corner;
South 11°59'25" West, a distance of 146.61 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 1°04'56", a radius of 11602.20 feet, a chord bearing and distance of South 24°32'36" West, 219.17 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 219.17 feet to the east corner of Lot 6, Block F, Bray Central One Addition an addition to the City of Allen, Texas according to the plat thereof recorded Instrument No. 20080204010000370 of said Official Public Records;

THENCE departing said northwest right-of-way line of U.S. Highway 75 and with the north line of said Lot 6, the following courses and distances to wit:

North 65°59'53" West, a distance of 226.90 feet to a point for corner;
North 20°59'53" West, a distance of 66.29 feet to a point for corner;
North 65°59'53" West, a distance of 271.75 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 1°46'13", a radius of 2120.00 feet, a chord bearing and distance of South 53°27'41" West, 65.50;
In a southwesterly direction, with said curve to the right, an arc distance of 65.50 feet to the east corner of said 0.270 acre tract;

THENCE with the northeast line of said 0.270 acre tract, North 34°15'33" West, a distance of 230.08 feet to the **POINT OF BEGINNING** and containing 9.661 acres or 420837 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT “B”
CONCEPT PLAN

Kimley»»Horn

12750 KERRIT DRIVE, SUITE 1000, DALLAS, TEXAS
75244-0000
PHONE: 972.753.1900 FAX: 972.210.1000

ENTERTAINMENT CENTER
DISTRICT "E" RETAIL DEV.

ALLEN, COLLIN COUNTY, TEXAS

PD AMENDMENT
CONCEPT PLAN

PD

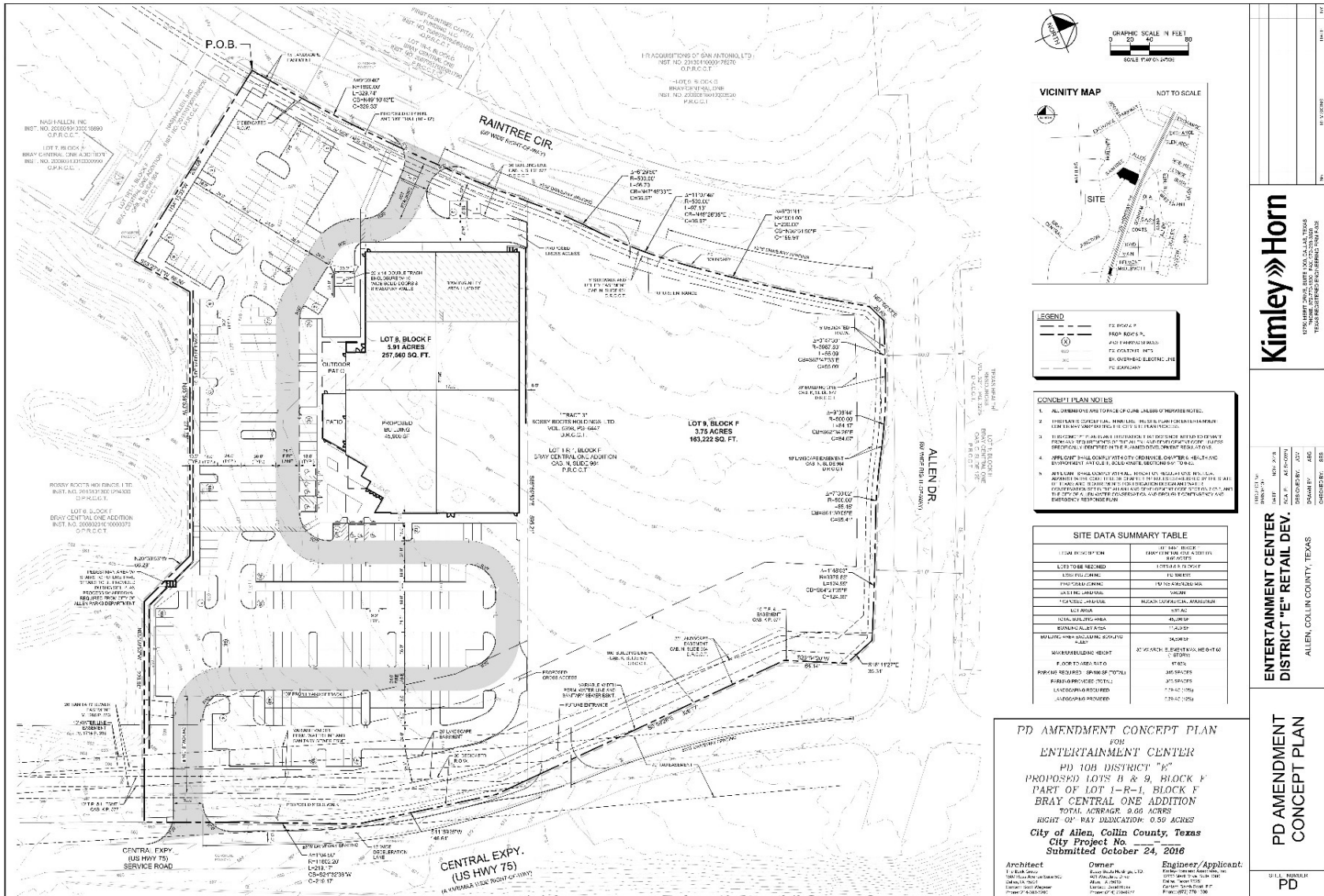


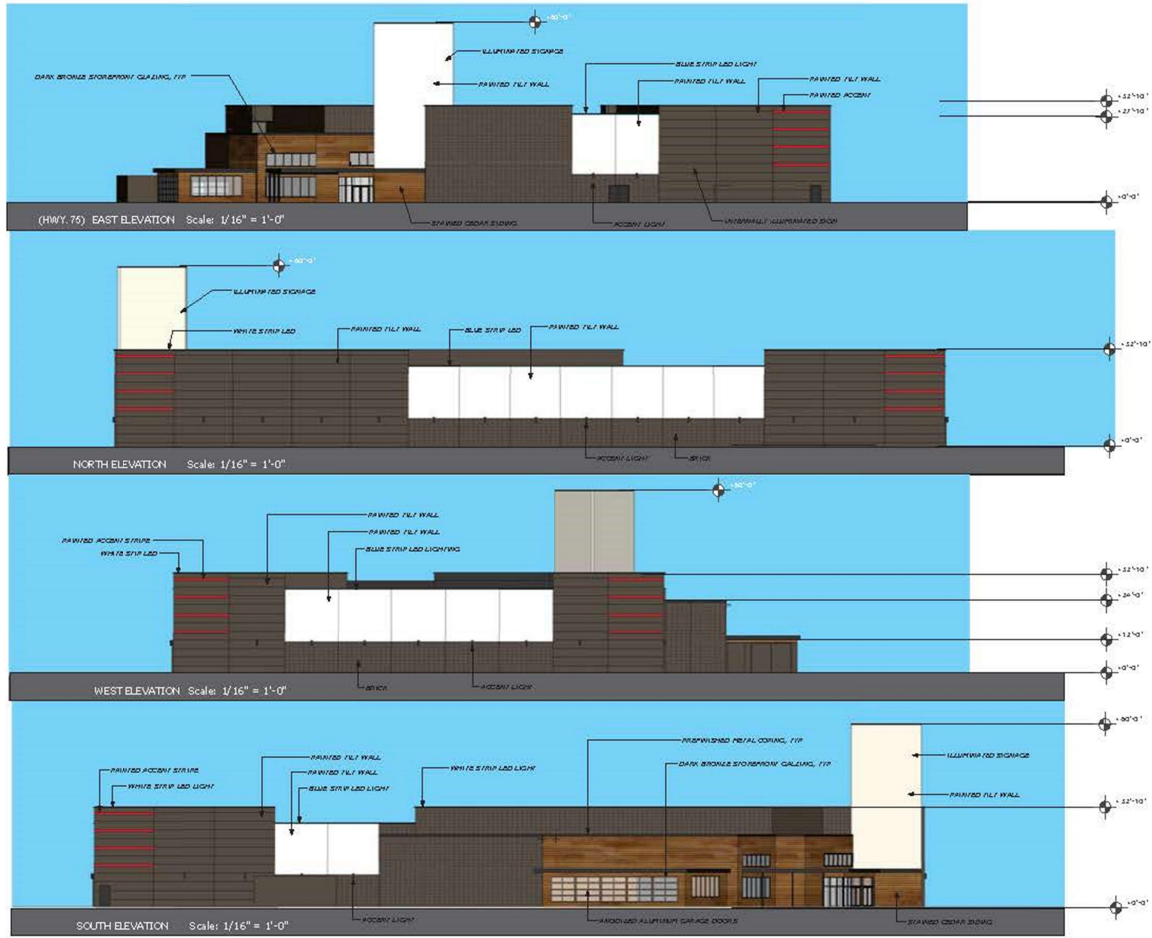
EXHIBIT "C"
BUILDING ELEVATIONS






SOUTHEAST CORNER PERSPECTIVE



NORTHWEST CORNER PERSPECTIVE



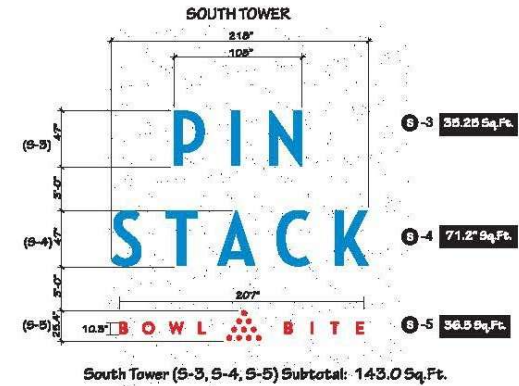
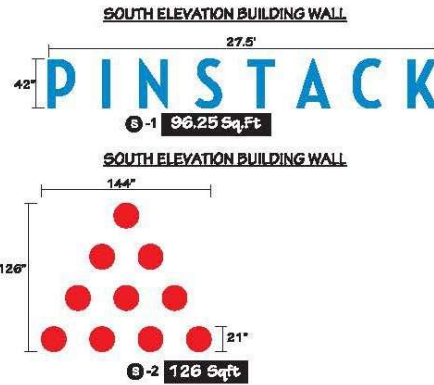
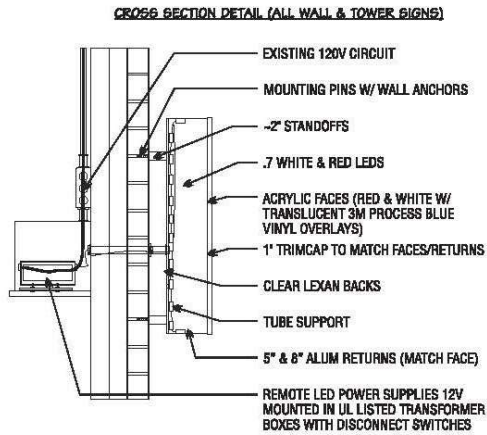
MATERIAL DISTRIBUTION		
		
Black Box SW 7020 Satin Finish - Medium Texture	Moderate White SW 6140 Satin Finish - Medium Texture	Red Red SW 6568 Semi-Gloss Finish - No Texture
(HWY. 75) EAST - DARK BROWN METAL CLADDING, TYP NORTH - DARK BROWN METAL CLADDING, TYP WEST - DARK BROWN METAL CLADDING, TYP SOUTH - DARK BROWN METAL CLADDING, TYP SW - DARK BROWN METAL CLADDING, TYP SW - DARK BROWN METAL CLADDING, TYP		

RENDERED ELEVATIONS ::
September, 20 2016



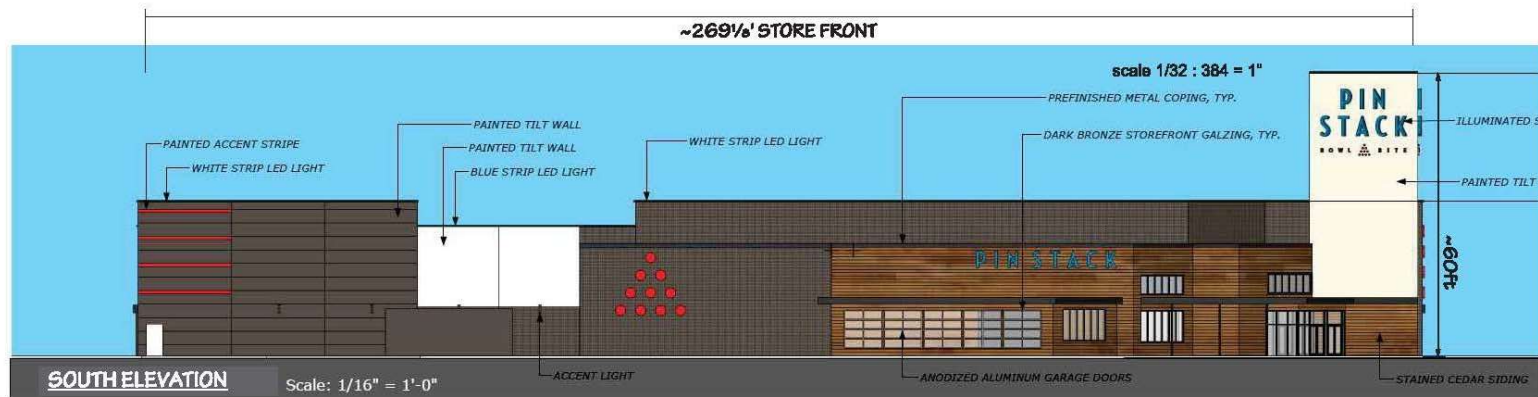
TPS - PINSTACK ALLEN SOUTH 01v2

scale 1 : 128



TOTAL COMBINED SQ.FT. OF PROPOSED SIGNS: 365.25 SQ.FT.

PROPOSED SIGN LOCATION : SOUTH ELEVATION



TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticsign.com
2312 Fabens Road, Dallas, Texas 75229

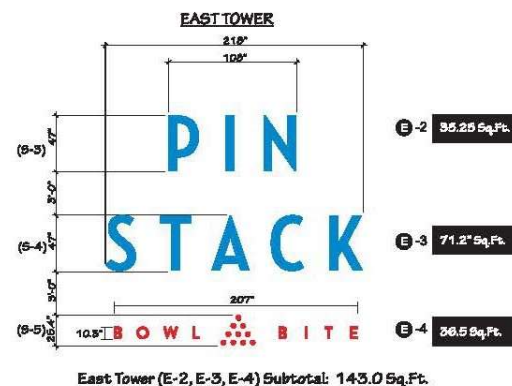
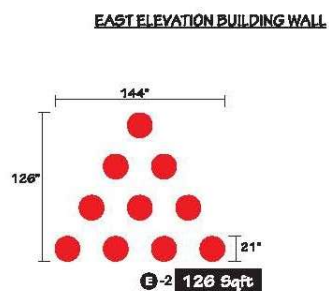
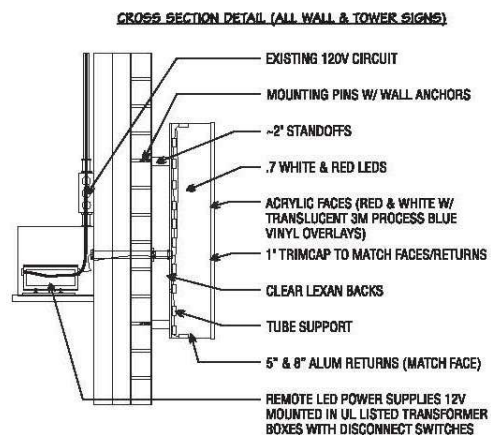
JOB TITLE PINSTACK
LOCATION ALLEN, TX

CLIENT APVL
LANDLORD APVL
SALESPERSON ALEX KIM

ARTIST KN
SCALE 1:128
DATE 9-14-2016

UNDERWRITERS LABORATORIES INC. (UL) # E206103

EXHIBIT "D"
SIGN PLAN

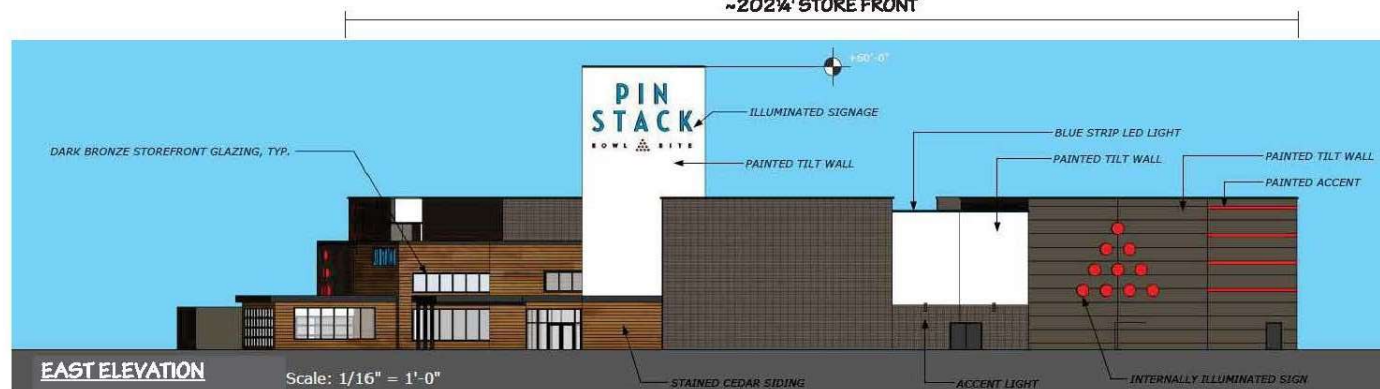


TOTAL COMBINED SQ.FT. OF PROPOSED SIGNS: 269 SQ.FT.

PROPOSED SIGN LOCATION : EAST ELEVATION

scale 1/32 : 384 = 1"

~202' STORE FRONT



TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticsign.com
2312 Fabens Road, Dallas, Texas 75229

JOB TITLE	PINSTACK
LOCATION	ALLEN, TX

CLIENT APVL	
LANDLORD APVL	
SALESPERSON	ALEX KIM

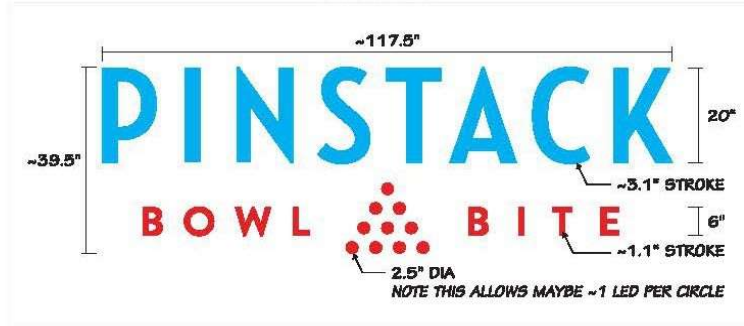
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SCALE	1:128
DATE	9-14-2016

UNDERWRITERS LABORATORIES INC. (UL) # E206103

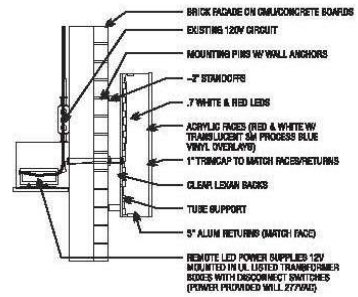
EXHIBIT "D"
SIGN PLAN cont.

PIN STACK ALLEN MON 01v3

PROPOSED SIGN FACE DETAIL
SCALE = NONE

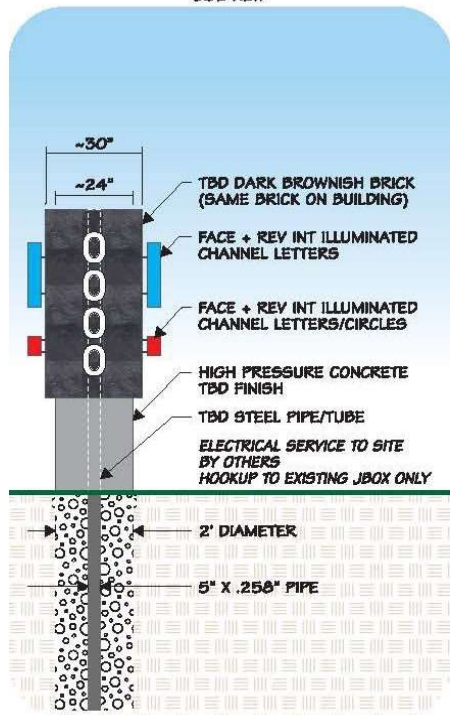


CROSS SECTION DETAIL (ALL WALL & TOWER SIGNS)

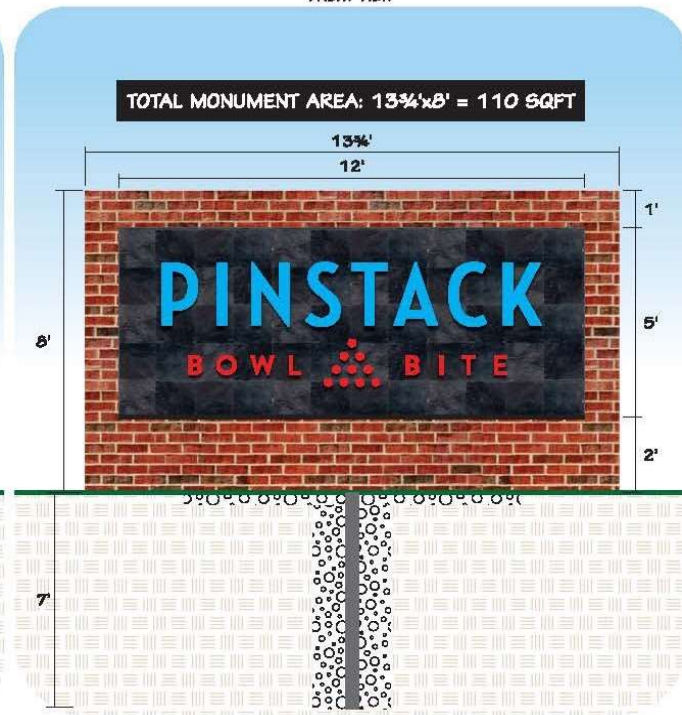


PROPOSED D/F MONUMENT SIGN(S)
SCALE = 1:48

SIDE VIEW



FRONT VIEW



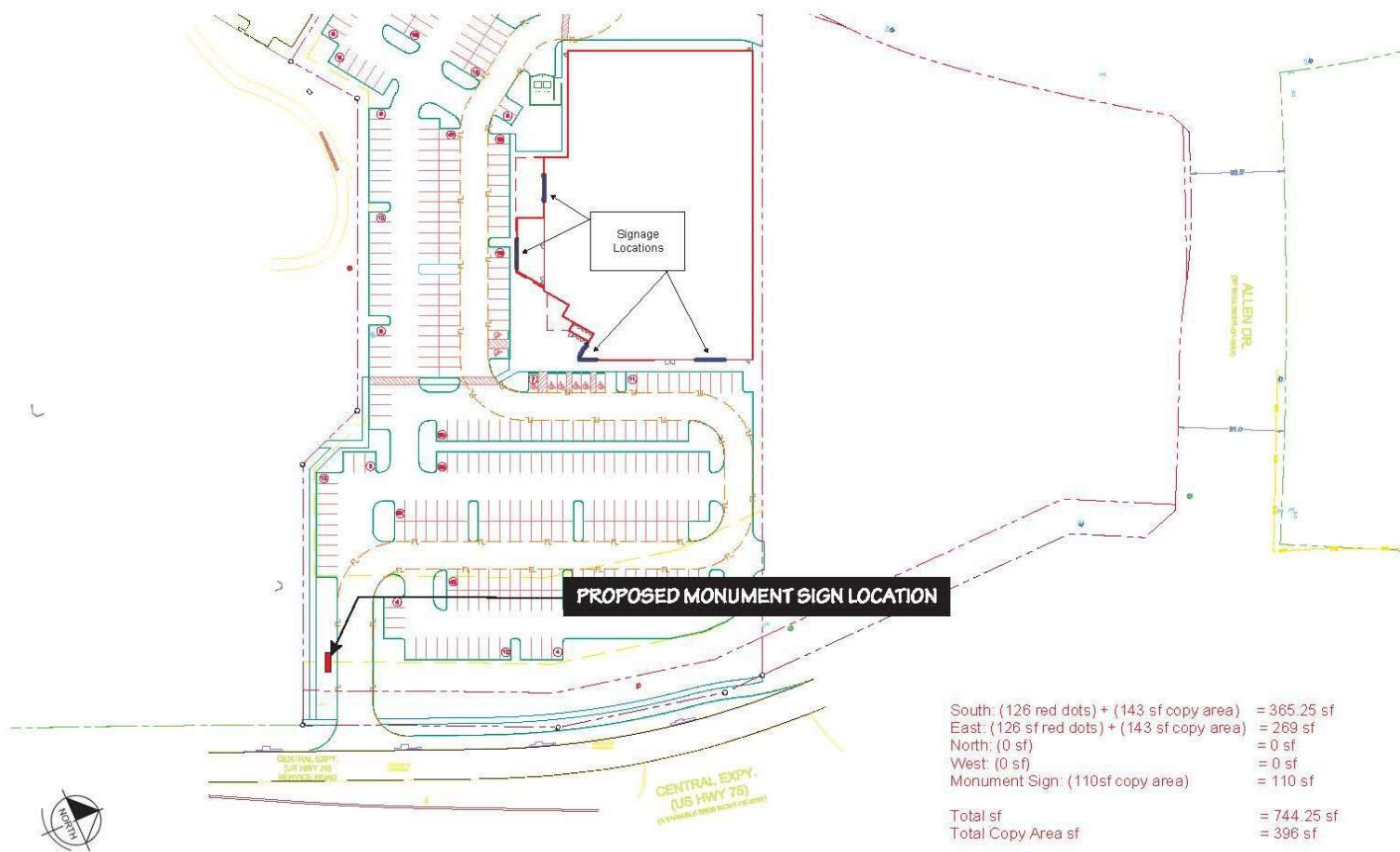
CITY LIMITATIONS: 8' H, 80 SQ FT COPY, 110 SQ FT W/MASONARY

TPS
TEXAS PRO SIGNS
TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticsign.com
2312 Fabens Road, Dallas, Texas 75229

JOB TITLE PINSTACK
LOCATION ALLEN, TX
CLIENT APVL
LANDLORD APVL

SALES ALEX KIM
ARTIST KN/CH
SCALE AS NOTED
DATE 9-14-16

(UL) # E206103



CITY LIMITATIONS: 8' H, 80 SQ FT COPY, 110 SQ FT W/MASONRY



TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticalign.com
912 Fabens Road, Dallas, Texas 75229

JOB TITLE	PINSTACK
LOCATION	ALLEN, TX

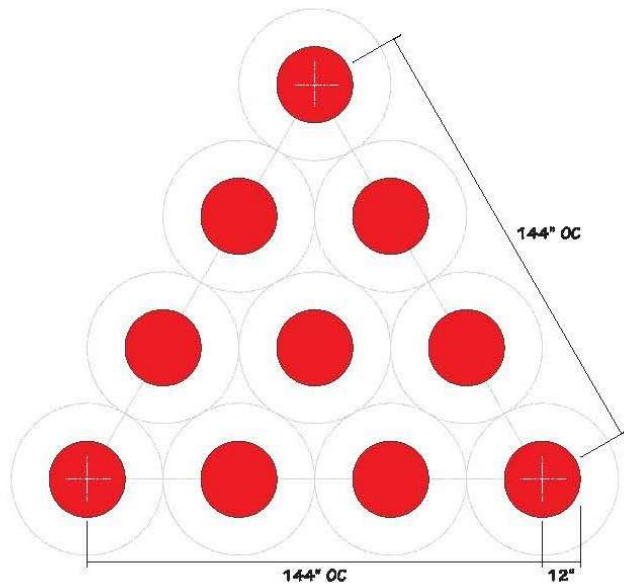
CLIENT APVL	
LANDLORD APVL	
SALESPERSON	ALEX KIM

ARTIST	DC
SCALE	N/A
DATE	10-11-2016

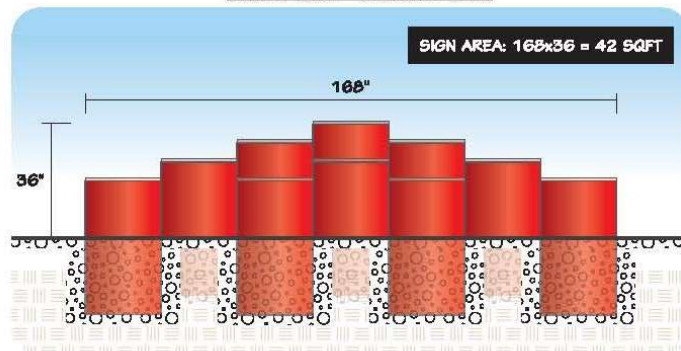
UNDERWRITERS LABORATORIES INC. (UL) # E206103

TPS - PINSTACK ALLEN BOLLARDS 01v1

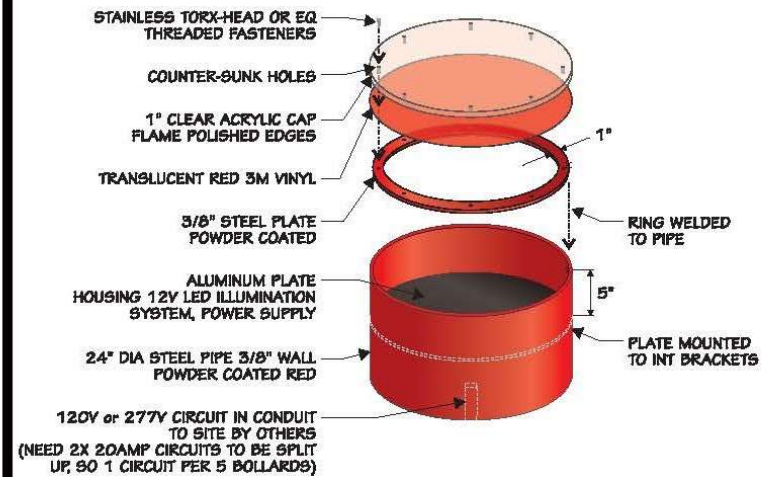
TOP VIEW • SCALE = 1:48



FRONT VIEW • SCALE = 1:48



ASSEMBLY DETAIL • SCALE = 1:18



SIDE VIEW • SCALE = 1:48

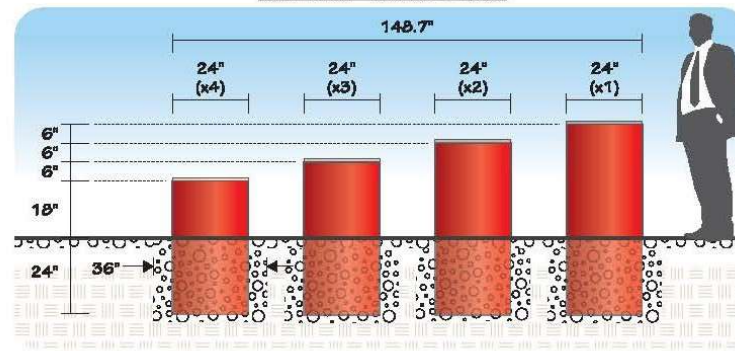


EXHIBIT "D"
SIGN PLAN cont.



TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticn.com
2312 Fabens Road, Dallas, Texas 75229

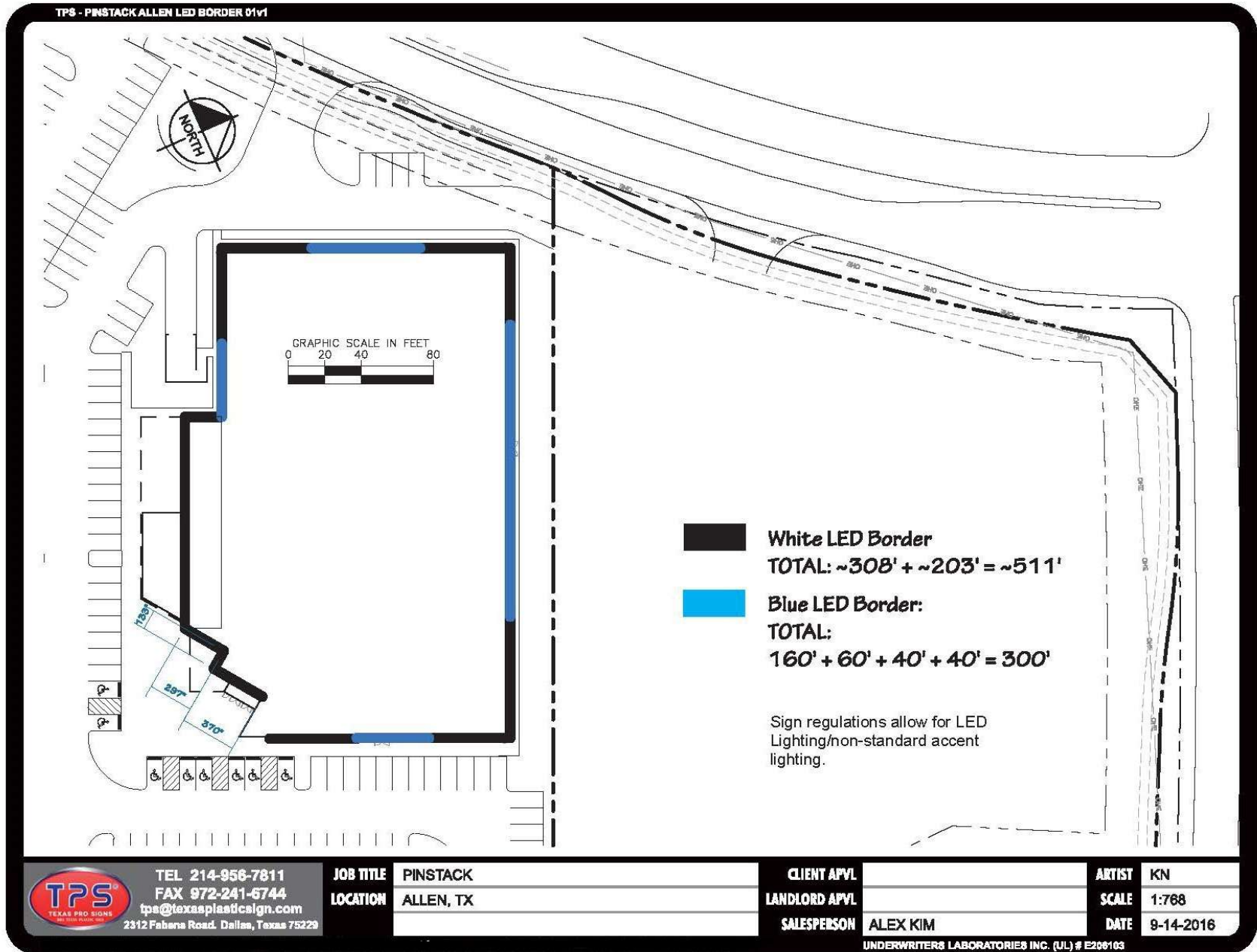
JOB TITLE PINSTACK
LOCATION ALLEN, TX

CLIENT APVL
LANDLORD APVL
SALESPERSON ALEX KIM

ARTIST KN
SCALE 1:48
DATE 9-14-2016

UNDERWRITERS LABORATORIES INC. (UL) # E200103

EXHIBIT "D"
SIGN PLAN cont.





Property Ownership Notification
Pinstack

Map Legend

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

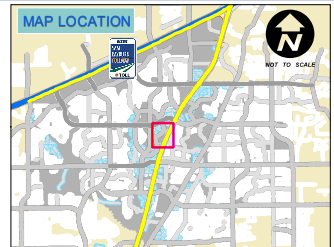


0 120 240 360
Feet

Community Development - GIS

Date Saved: 10/18/2016

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



November 1, 2016 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of District E of Planned Development PD No. 108 and adopt a Concept Plan and Building Elevations relating to the use and development of the Property. The property is a 9.661+/- acre portion of Tract 1-R-1, Block F, Bray Central One Addition; generally located south of Allen Drive and west of US Highway 75. (Z-9/23/16-90) [Entertainment District E-Pinstack]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item requested is to amend the development regulations of District E of Planned Development PD No. 108 and adopt a Concept Plan and Building Elevations for Pinstack. He said that the property is currently zoned Planned Development PD No. 108 Mixed-Use MIX. The applicant is requesting to amend the development regulations to allow an “Indoor Commercial Amusement”, “Hotel”, and “Theater” uses (in addition to those already permitted in PD-108, District “E”), and adopt a concept plan and building elevations for the property.

Mr. Bass said that the property is generally located south of Allen Drive and west of US Highway 75. The property to the north (across Allen Drive) is zoned Planned Development PD No. 54 Corridor Commercial CC. The properties to the west (across Raintree Circle), are zoned Planned Development PD No. 54 Industrial Technology IT that is largely developed for medical use. The properties to the south are zoned Planned Development PD No. 108 Mixed-Use MIX which is the existing Keller Williams facility. There are three retention ponds south of the subject property. To the east (across US Highway 75), the properties are zoned Shopping Center SC, Single-Family Residential R-3, and Single-Family Residential R-4.

The applicant is proposing to develop the 9.66± acre piece of property, to be subdivided into two lots - Lot 8 and Lot 9. Lot 8 (approximately 5.91± acres) is proposed to be developed for a Pinstack, an “Indoor Commercial Amusement” use. The proposed building is approximately 45,900 square feet, with approximately 11,400 square feet dedicated for the bowling alley area. Lot 9 (approximately 3.75± acres) will remain vacant and will be developed in the future.

The parking provided for Lot 8 exceeds the Allen Land Development Code (ALDC) parking requirement.

Approximately 0.79± acres of landscaping is provided on the site, which exceeds ALDC requirements. Additionally, PD-108 allows civic space to count towards the open space requirements. For this project, civic space requirements will be met through acquisition and maintenance of the adjacent retention area and existing and proposed recreation improvements. An agreement will be developed and approved by the City Attorney providing for such dedication and long term maintenance. This agreement will be executed and recorded prior to the completion of final platting activity. A connection point between the site and the retention area will be provided through a pedestrian area with stairs to connect to a future trail.

Mr. Bass explained that there are six points of access into the development. There are two points of access on Raintree Circle, two points of access on US Highway 75, and two internal cross-access points between Lots 8 and 9.

With the development of Lot 8, a 10’-12’ hike and bike trail will be provided along Raintree Circle, and a 5’ sidewalk will be constructed along US Highway 75.

Mr. Bass presented the building elevations and said they show brick and concrete as the primary exterior building materials, as well as cedar siding. The cedar siding will meet the *ALDC* standards. There will be additional architectural elements such as reveals in the concrete panels. The building will be one story, with a maximum height of 35'. With the proposed architectural tower element, the maximum height will be 65'.

A Sign Plan is also proposed with this PD request. The Sign Plan shows specific dimensions of the proposed wall signage for the southern and eastern elevations, and a proposed monument sign along US Highway 75. The plan also includes provisions for non-standard LED accent lighting.

Mr. Bass summarized the Proposed Development Regulations:

- Base Zoning District: PD-108, District E
- Permitted Uses: "Indoor Commercial Amusement", "Hotel", and "Theater" in addition to the permitted uses per Table 1: Schedule of Principal Uses in Exhibit "B" to Ordinance No. 3044-10-11 (of PD-108).
- Concept Plan: The Property shall be developed in general conformance with the Concept Plan.
- Building Elevations: The Property shall be developed in general conformance with the height, materials, and architectural style shown in the Building Elevations.
- Setbacks: The building shall be set back from the property boundaries as shown on the Concept Plan.
- Sign Plan: The location, design, and size of signs located on the Property shall substantially conform with the Sign Plan. Non-standard LED accent lighting may be permitted.
- Civic Space: Civic space requirements shall be met through acquisition and maintenance of the adjacent retention area and existing and proposed recreation improvements. An agreement shall be developed and approved by the City Attorney providing for such dedication and long term maintenance. This agreement shall be executed and recorded prior to the completion of final platting activity.

Commissioner Ogrizovich asked for clarification regarding Lot 8 and if Planned Development PD No. 108 covers both Lot 8 and 9.

Mr. Bass said that the PD Amendment is for both Lots 8 and Lot 9 because part of Lot 9 will be paying for the maintenance of the retention ponds. He said if another development occurs on Lot 9 then the development will be required to create a Concept Plan.

Commissioner Cocking opened the Public Hearing.

Commissioner Cocking closed the Public Hearing.

Chairman Cocking asked a question regarding the LED lighting causing light pollution on adjacent properties.

Mr. Bass said that LED lights can be adjusted if the LED lights cause complaints. Mr. Bass said that the LED lights will be vetted during the Site Plan process.

Mark Moore, 12400 Coit Rd., Dallas, Texas, Developer, stated that the lights are mounted underneath the channeling of the building and shine down the building.

Motion: **Upon a motion by Commissioner Mangrum and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to a**

request to amend the development regulations of District E of Planned Development PD No. 108 and adopt a Concept Plan and Building Elevations relating to the use and development of the Property. The property is a 9.661+/- acre portion of Tract 1-R-1, Block F, Bray Central One Addition; generally located south of Allen Drive and west of US Highway 75. (Z-9/23/16-90) [Entertainment District E-Pinstack]

The motion carried.

DRAFT

CITY COUNCIL AGENDA COMMUNICATION

AGENDA DATE:	November 22, 2016
SUBJECT:	Conduct a Public Hearing and Adopt an Ordinance Approving Specific Use Permit No. 150 for a Minor Automotive Repair Use for Lot 12, Block A, Greenville Center Addition, Generally Located South of Stacy Road and West of Greenville Avenue. [Brakes Plus - Tire Sales and Services]
STAFF RESOURCE:	Meredith Nurge, Planner
PREVIOUS COUNCIL ACTION:	General Development Plan Approved - October, 2007 Preliminary Plat Approved - February, 2008 Revised General Development Plan Approved - April, 2011 Revised Preliminary Plat Approved - December, 2011 Final Plat Approved - July, 2014
BOARD COMMISSION ACTION:	On November 1, 2016, the Planning and Zoning Commission voted 7 in favor (Commissioners Cocking, Trahan, Hollingsworth, Platt Jr., Mangrum, Orr, Ogrizovich) and 0 opposed to approve the request for a Specific Use Permit for a Minor Automotive Repair use for Lot 12, Block A, Greenville Center Addition generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue).
ACTION PROPOSED:	Conduct a Public Hearing and Adopt an Ordinance Approving Specific Use Permit No. 150 for a Minor Automotive Repair Use for Lot 12, Block A, Greenville Center Addition, Generally Located South of Stacy Road and West of Greenville Avenue.

BACKGROUND

The property is generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue). The property is zoned Shopping Center. The properties to the north, west, and east (across Greenville Avenue), are also zoned Shopping Center.

The applicant is requesting a Specific Use Permit (SUP) for a Minor Automotive Repair use. The *Allen Land Development Code (ALDC)* requires a Minor Automotive Repair use to receive an SUP to locate within a Shopping Center zoning district.

The SUP Site Plan shows the proposed 4,843± square foot building for minor automotive repair use. There are

eight (8) proposed service bay doors, which will face the northern end of the property (away from Greenville Avenue). Any cars left overnight shall either be placed inside the service bays or screened from public view behind an 8' screening wall (shown on the southern end of the property) prior to closing. Additionally, there shall be no outdoor storage or display of merchandise or products.

There are three (3) access points into the site; two (2) access points on the east side of the property through an existing Public Access, Fire Lane, and Utility Easement and one (1) access point on the west side of the property through an existing Public Access, Fire Lane, and Utility Easement.

Parking and open space exceed *ALDC* standards. A 5' sidewalk will be constructed along Greenville Avenue; right-of-way will also be dedicated on Greenville Avenue.

The proposed building is (1) story with a maximum building height of 28'. The building is constructed of stone, stucco, concrete, and glass.

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

On November 1, 2016, the Planning and Zoning Commission recommended approval of the request.

LEGAL NOTICES

-
Public Hearing Sign - October 20, 2016
Public Hearing Notices - October 21, 2016
Newspaper Notice - November 3, 2016

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to Adopt Ordinance No. _____ for Specific Use Permit No. 150 for a Minor Automotive Repair use for Brakes Plus.

ATTACHMENTS:

Ordinance
Property Notification Map
Draft Minutes from the November 1, 2016 P&Z Meeting

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING SPECIFIC USE PERMIT NO. 150 FOR A MINOR AUTOMOTIVE REPAIR USE FOR LOT 12, BLOCK A, GREENVILLE CENTER ADDITION (ALSO KNOWN AS 1711 N. GREENVILLE AVENUE) PRESENTLY ZONED SHOPPING CENTER “SC”; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended by granting Specific Use Permit No. 150 for Minor Automotive Repair use for Lot 12, Block A, Greenville Center Addition, City of Allen, Collin County, Texas (also known as 1711 N. Greenville Avenue) (the “Property”), which is presently zoned Shopping Center “SC”.

SECTION 2. The Property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code Zoning Regulations, as heretofore amended, applicable to a Shopping Center “SC” District, and if developed and used as a Minor Automotive Repairs, the following special conditions:

- A. The Specific Use Permit granted hereby is expressly limited to the area of the Property shown in the Site Plan attached hereto as Exhibit “A,” and incorporated herein by reference.
- B. The use and development of the Property as a Minor Automotive Repairs use shall be only in accordance with the Site Plan attached as Exhibit “A,” the Landscape Plan attached as Exhibit “B,” and the Building Elevations set forth in Exhibit “C,” attached hereto and incorporated herein by reference.
- C. Only BP Venture Four, LLC, dba Brakes Plus, Inc., is authorized by this Ordinance to use the Property for a Minor Automotive Repairs use.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or

of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS 22ND DAY OF NOVEMBER, 2016.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:11/8/16:81255)

Shelley B. George, TRMC, CITY SECRETARY

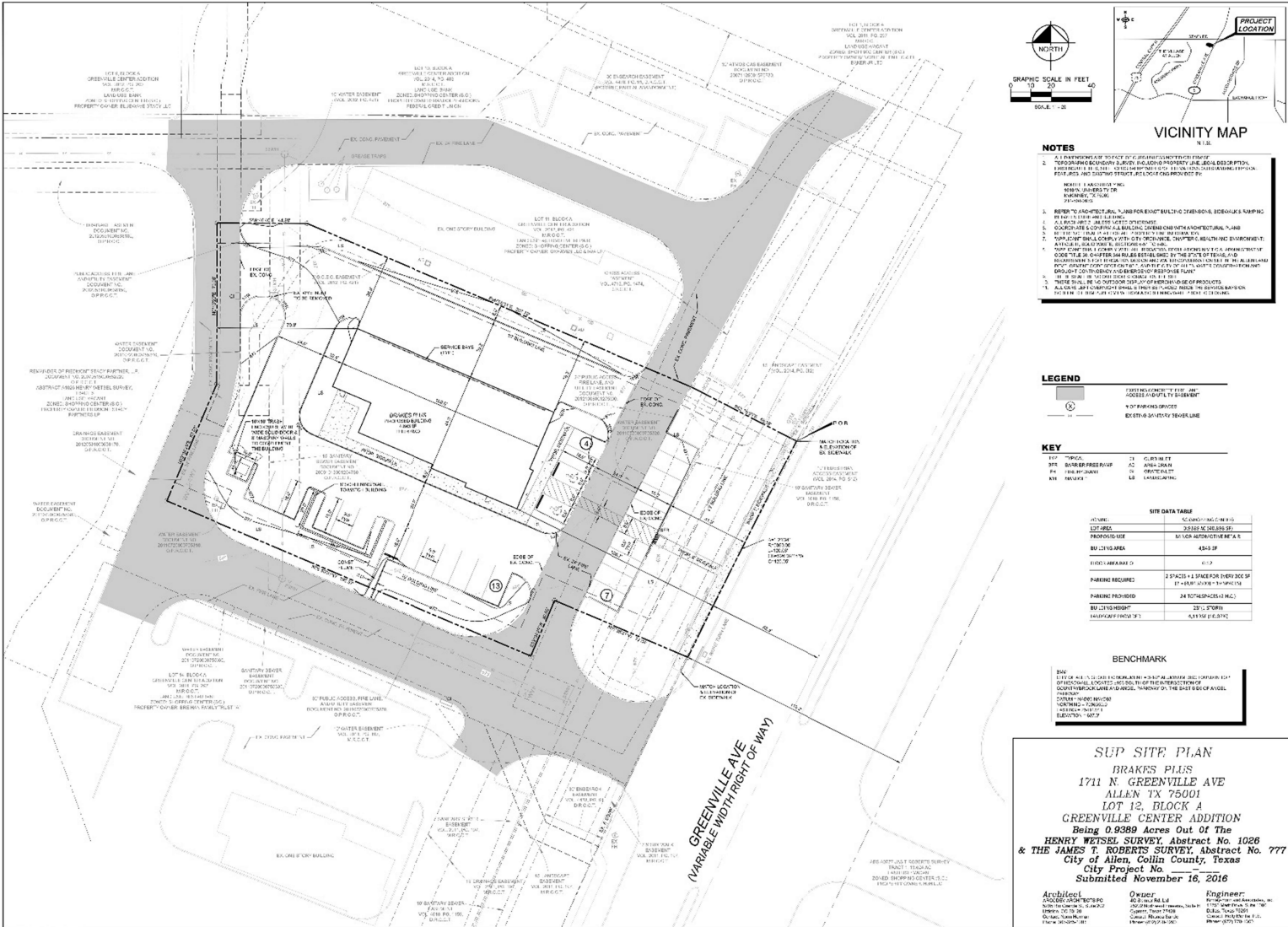
EXHIBIT "A"
SUP SITE PLAN

Kimley»Horn

BRAKES PLUS
1711 N. GREENVILLE AVE, ALLEN TX 75002
LOT 12, BLOCK A
GREENVILLE CENTER ADDITION
CITY OF ALLEN, TEXAS

SUP SITE PLAN

DRILL NUMBER
C-03



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE CITY OF ALLEN, TEXAS. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE CITY OF ALLEN, TEXAS, IS PROHIBITED. THE CITY OF ALLEN, TEXAS, ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS. THE CITY OF ALLEN, TEXAS, DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS. THE CITY OF ALLEN, TEXAS, DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE PLANS.

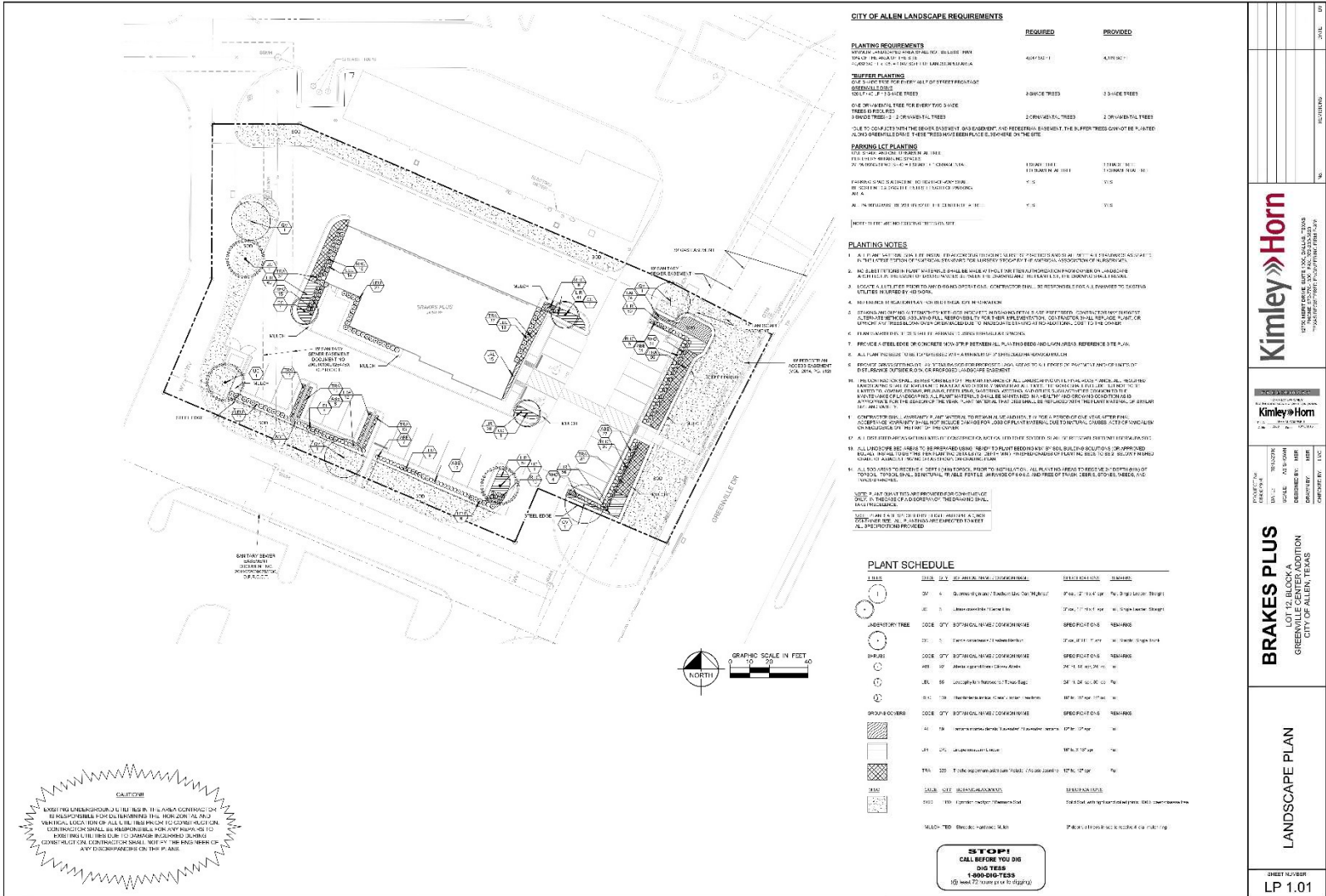


EXHIBIT "B"
SUP LANDSCAPE PLAN

Kimley»Horn

Kimley»Horn

BRAKES PLUS
CITY OF ALLEN, TEXAS
GREEN VALLEY CENTER ADDITION
CITY OF ALLEN, TEXAS

LANDSCAPE PLAN





SHEET NUMBER
LP 1.01

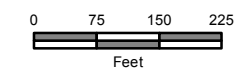




Property Ownership Notification
Brakes Plus

Map Legend

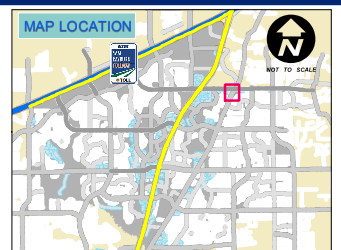
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



Community Development - GIS

Date Saved: 10/18/2016

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



November 1, 2016 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Minor Automotive Repair use for Lot 12, Block A, Greenville Center Addition; generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue). (SUP-9/9/16-85) [Brakes Plus]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated that the item is a Specific Use Permit for a Minor Automotive Repair use. She said that the property is generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue). The property is zoned Shopping Center SC. The properties to the north, west, and east (across Greenville Avenue), are zoned Shopping Center SC.

The applicant is requesting a Specific Use Permit (SUP) for a Minor Automotive Repair use. The Allen Land Development Code (ALDC) requires a Minor Automotive Repair use to receive a Specific Use Permit (SUP) to locate within a Shopping Center SC zoning district.

Ms. Nurge presented the SUP Site Plan and said that it shows the proposed 4,843± square foot building for minor automotive repair use. There are eight proposed service bay doors, which will face the northern end of the property (away from Greenville Avenue). Any cars left overnight shall either be placed inside the service bays or screened from public view from an 8' screening wall (shown on the southern end of the property) prior to closing. Additionally, there shall be no outdoor storage or display of merchandise or products.

There are three access points into the site; two access points on the east through an existing Public Access, Fire Lane, and Utility Easement and one access point on the west through an existing Public Access, Fire Lane, and Utility Easement.

Ms. Nurge stated that parking and open space exceed ALDC standards. A 5' sidewalk will be constructed along Greenville Avenue; right-of-way will also be dedicated on Greenville Avenue.

The proposed building is one story with a maximum building height of 28'. The building is constructed of stone, stucco, concrete, and glass.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Ms. Sarah Beth White, 12750 Merit Dr. Suite #1000, Dallas, Texas, Applicant, described the hours of operation of Brakes Plus, and said that there will not be any storage outside of the building.

Chairman Cocking closed the public hearing.

Commissioner Ogrizovich asked what additional services Brakes Plus provides other than brakes.

Mr. Bob Easy, 2845 Exon Way, Castle Rock, Colorado, Developer, stated that Brakes Plus conducts alignments, brake repair, and battery repair.

Mr. Bass, Director of Community Development, stated that the Certificate of Occupancy will be limited to minor automotive use.

Chairman Cocking said that he was initially hesitant to see a minor automotive repair facility at this location, but is glad that the vehicles will be screened.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve a request for a Specific Use Permit for a Minor Automotive Repair use for Lot 12, Block A, Greenville Center Addition; generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue). (SUP-9/9/16-85) [Brakes Plus]**

The motion carried.

CITY COUNCIL AGENDA COMMUNICATION
--

AGENDA DATE:

November 22, 2016

SUBJECT:

CONTINUED ITEM - Conduct a Public Hearing and Adopt an Ordinance Amending the Zoning from Single-Family Residential R-3 to a Planned Development for Townhome Residential District TH, and Adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; for a 6.245± Acre Tract of Land, Generally Located South of Main Street and East of Greenville Avenue. [Ashwood Creek Place - Townhome Development]

STAFF RESOURCE:

Ogden "Bo" Bass, Director of Community Development

PREVIOUS COUNCIL ACTION:

Continued on October 25, 2016 to November 22, 2016.

BOARD COMMISSION ACTION:

On October 4, the Planning and Zoning Commission voted 6 in favor (Commissioners Trahan, Hollingsworth, Platt Jr., Mangrum, Orr, and Ogrizovich) and 1 opposed (Commissioner Cocking) to recommend approval of the request to change the zoning to a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; for a 6.245+/- acre tract of land in the Henry Wetsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue.

ACTION PROPOSED:

Conduct a Public Hearing and Adopt an Ordinance Amending the Zoning from Single-Family Residential R-3 to a Planned Development for Townhome Residential District TH, and Adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; for a 6.245± Acre Tract of Land, Generally Located South of Main Street and East of Greenville Avenue.

BACKGROUND

The property is generally located south of Main Street and east of Greenville Avenue. The property to the north is zoned Community Facilities CF and Planned Development PD No. 113 Townhome Residential TH. The property to the east is zoned Community Facilities CF and Townhome Residential TH. To the south, the

property is zoned Townhome Residential TH. To the west (across Greenville Avenue, the property is zoned Single-Family Residential R-3.

The property is currently zoned Single-Family Residential R-3. The applicant is requesting to change the zoning by creating a Planned Development for a townhome development, and adopting Development Regulations, a Concept Plan, Open Space Plan, and Building Elevations for the property.

The proposed residential development is approximately 6.245± acres. The Concept Plan shows a total of eighteen (18) residential lots. All lots have a minimum lot size of 24'X90' (2,160 square feet) and will be front-entry with a minimum dwelling unit area of 2,000 square feet. The gross lot density equates to 2.88 units/acre.

The Concept Plan also shows six (6) open space lots. Open Space provided meets ALDC standards. The Open Space plan shows proposed amenities such as benches, a water feature, and a park.

There are two (2) access points into the development. The primary access point is on Greenville Avenue. A secondary, emergency access point is also shown on Greenville Avenue.

Screening for the property will consist of an eight foot (8') masonry screening wall on the west (along Greenville Avenue) adjacent to the townhome development. Screening will continue along Greenville Avenue to the north of the townhome development (adjacent to the floodplain) through an eight foot (8') wrought-iron fence where permitted by the Engineering Department. A six foot (6') wrought-iron fence is proposed on the northern boundary of the townhome development (adjacent to the floodplain).

Primary building materials, shown on the three types of building elevations are brick and stone. Garage doors and driveways will be enhanced and treated.

The development regulations include design standards to establish the Planned Development, including minimum dwelling unit size, driveways, screening, floodplain reclamation, and a regulation to remove the structure in the floodplain.

On October 4, 2016, the Planning and Zoning Commission recommended approval of the request.

Since the Planning and Zoning Commission meeting, the applicant sent out another flyer to adjacent residents and offered three meetings at the Allen Public Library on October 8, October 15, and October 23.

LEGAL NOTICES

Public Hearing Sign - September 21, 2016

Public Hearing Notices - September 23, 2016

Newspaper Notice - October 6, 2016

STAFF RECOMMENDATION

Staff recommends approval of the request.

MOTION

I make a motion to adopt Ordinance No. _____ to amend the zoning from Single-Family Residential R-3 to a Planned Development for Townhome Residential District, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; for a 6.245± acre tract of land, generally located south of Main Street and east of Greenville Avenue. [Ashwood Creek Place

- Townhome Development]

ATTACHMENTS:

Ordinance

Property Notification Map

Draft Minutes from the October 4, 2016 P&Z Meeting

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, RELATING TO THE USE AND DEVELOPMENT OF A 6.245± ACRE TRACT OF LAND IN THE HENRY WETSEL SURVEY, ABSTRACT NO. 977, PRESENTLY ZONED AS “R-3” SINGLE-FAMILY RESIDENTIAL BY CHANGING THE ZONING TO CREATE “PD” PLANNED DEVELOPMENT NO. 123 WITH A BASE ZONING OF “TH” TOWNHOME RESIDENTIAL DISTRICT AND ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, OPEN SPACE PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended relating to the use and development regulations of a 6.245± acre tract of land in the Henry Wetsel Survey (“the Property”) described in “Exhibit A,” attached hereto and incorporated herein by reference, which is presently zoned as “R-3” Single-Family Residential by changing the zoning to create “PD” Planned Development No. 123 with a base zoning of “TH” Townhome Residential District to be used and developed in accordance with the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the “TH” Townhome Residential District standards of the ALDC, except as otherwise provided in this Ordinance.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B,” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of platting.
- C. BUILDING ELEVATIONS:** Buildings constructed on the Property shall be designed and developed in general conformance with the Building Elevations attached hereto as Exhibit “C,” and incorporated herein by reference.

- D. OPEN SPACE:** The development of the Property shall include development of open space as shown on the Open Space Plan attached hereto as Exhibit “D,” and incorporated herein by reference.
- E. MINIMUM DWELLING UNIT SIZE:** 2,000 square feet.
- F. DRIVEWAYS:** The driveways shall be textured and treated with a decorative concrete aggregate.
- G. SCREENING:** Screening on the Property shall be developed in general conformance with the Concept Plan (Exhibit “A”). No building permit shall be issued until the fence permit has been issued and screening wall construction begun. No final building inspections shall be conducted for any building constructed on the property until the Director of Community Development or designee has determined that construction and installation of all required screening has been completed.
- H. FLOODPLAIN RECLAMATION:** No application for final plat of the Property shall be considered for approval by the Planning and Zoning Commission until the owner or developer establishes to the reasonable satisfaction of City’s Director of Engineering that the floodplain reconfiguration shown on the Concept Plan complies with City policy prohibiting any floodplain changes adversely impacting the floodplain by creating a rise or increase in velocity and/or a decrease in valley storage within the floodplain area and/or a rise in the 100-year fully urbanized water surface elevation. An amendment to the Concept Plan shall be required if compliance with the foregoing floodplain policy cannot be achieved without revising the general layout of lots as set forth on the Concept Plan.
- I. REMOVAL OF STRUCTURE IN FLOODPLAIN:** Any existing structures in the floodplain (Lot 5, Block B) must be removed from the floodplain by owner prior to the issuance of any development or grading permit.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 25TH DAY OF OCTOBER 2016.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(KBL:10-14-16:80529)

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Being a 6.245 acre tract of land situated in the Henry Wetzel Survey, Abstack No. 977, being a portion of the tract of land conveyed to Clark W. Fishel and Iva W. Fishel recorded in Volume 3402, Page 358, D.R.C.C.T. Same being a portion of the tract of land conveyed to Clark W. Fishel and Iva W. Fishel recorded in Volume 3402, Page 353, D.R.C.C.T. and being more particularly described as follows:

COMMENCING at a steel rod with cap stamped "Roome" found for the most westerly northwest corner of said Fishel tract recorded in Volume 3402, Page 358 and being in the easterly right-of-way line of State Highway 5;

THENCE along said east right of way line of State Highway 5 and the Northwest property line of said Fishel Tract, North 30 degrees 44 minutes 17 seconds East, a distance of 234.24 feet to a point;

THENCE North 33 degrees 21 minutes 00 seconds East, a distance of 193.84 feet to a Texas State Highway Monument;

THENCE North 43 degrees 19 minutes 56 seconds East, a distance of 51.27 feet to a Texas State Highway Monument;

THENCE North 30 degrees 44 minutes 17 seconds East, a distance of 75.00 feet to an iron rod;

THENCE South 59 degrees 15 minutes 43 seconds East, a distance of 35.00 feet to a point for corner;

THENCE North 30 degrees 44 minutes 17 seconds East, a distance of 81.41 feet to a point for corner;

THENCE South 50 degrees 25 minutes 54 seconds East, a distance of 39.29 feet to a point;

THENCE South 19 degrees 30 minutes 19 seconds East, a distance of 399.58 feet to a point;

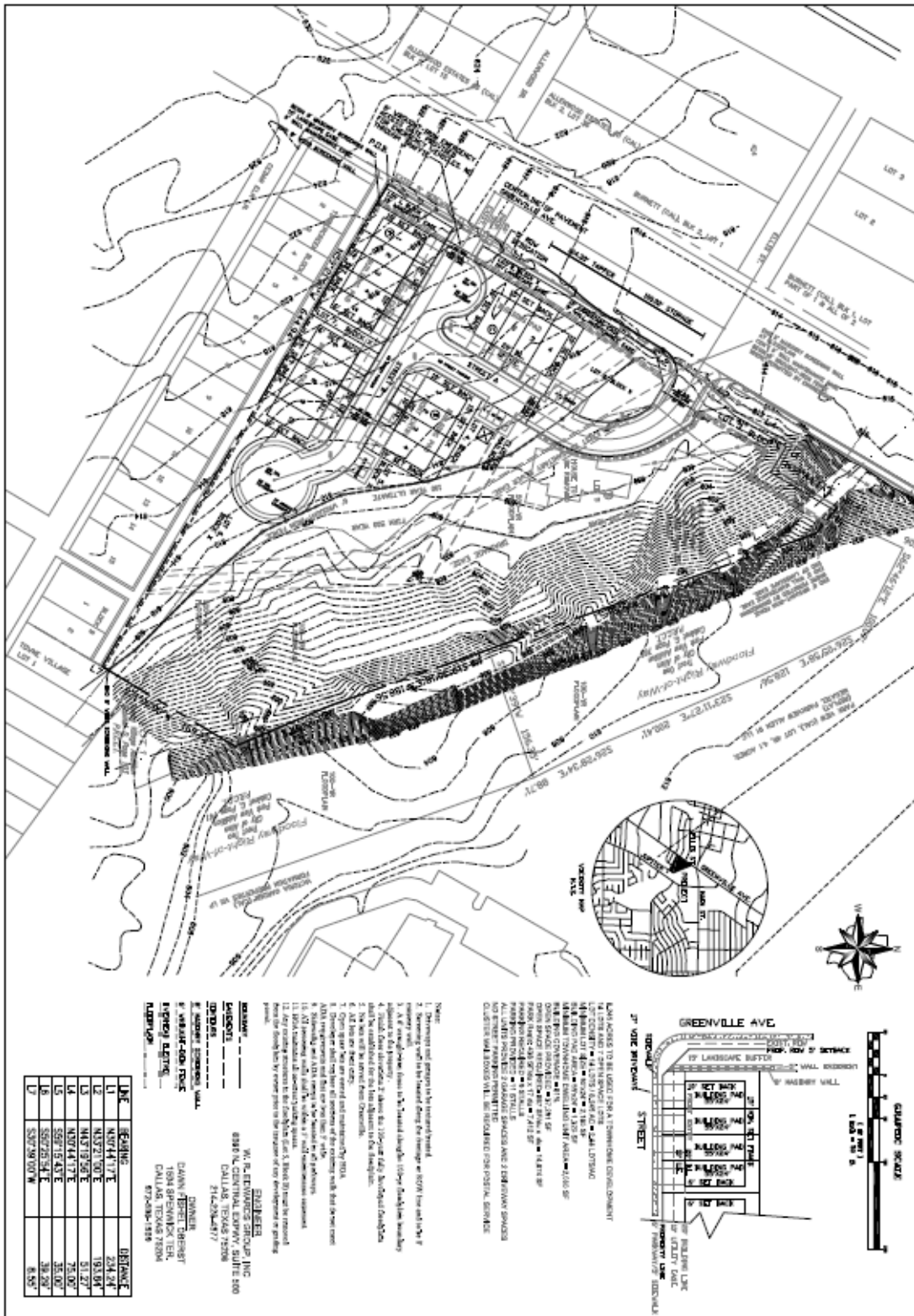
THENCE South 19 degrees 30 minutes 18 seconds East, a distance of 188.56 feet to a point;

THENCE South 23 degrees 05 minutes 57 seconds East, a distance of 123.52 feet to a point for corner;

THENCE South 31 degrees 00 minutes 00 seconds West, a distance of 169.73 feet to an iron rod;

THENCE South 30 degrees 39 minutes 00 seconds West, a distance of 8.55 feet to a set "X" for corner;

THENCE North 59 degrees 21 minutes 00 seconds West, a distance of 644.94 feet to the POINT OF BEGINNING and containing a computed area of 6.245 acres of land, more or less.



PROJECT NO. 1502801 SHEET NO. 1.0	PD CONCEPT PLAN
	ASHWOOD CREEK PLACE
	ALLEN, TEXAS

REVISIONS			DATE
1			
2			
3			
4			
DESIGNED:		DRAWN:	CHECKED:
WSP		WSP	WSP
			11.10.2018


 W. R. EDWARDS GROUP, INC.
wredwardsgroup.com
Civil Engineering Design. Since 2004
6050 N. Central Express, Suite 500 • Dallas, Texas 75206 • (214) 326-1877



EXHIBIT "C"

BUILDING ELEVATIONS

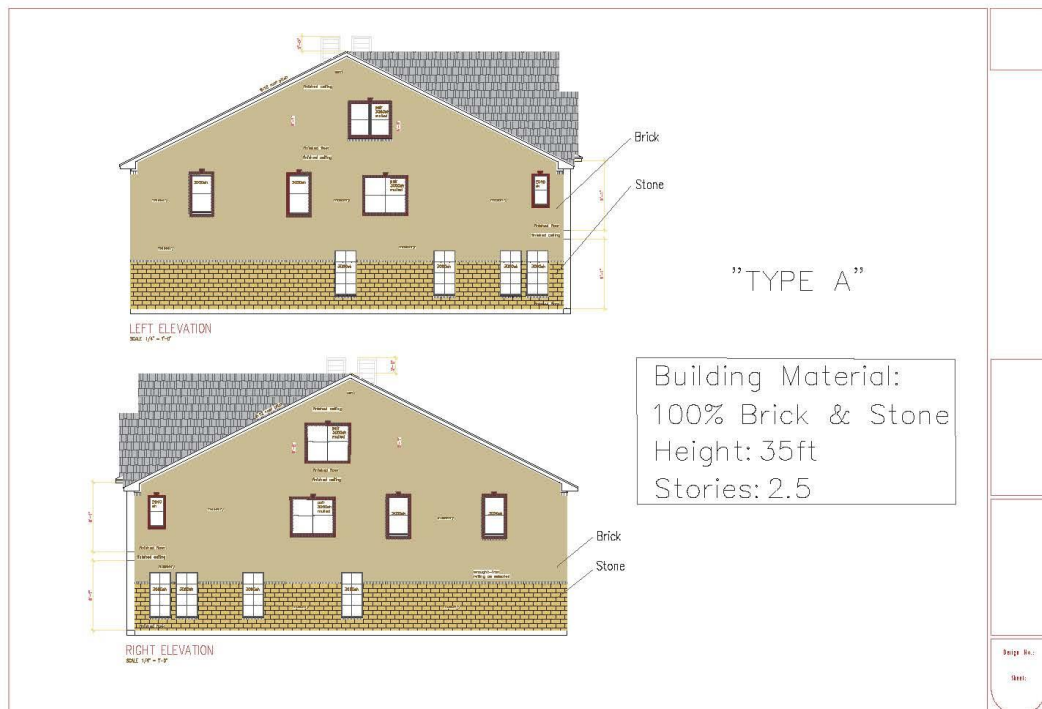


EXHIBIT "C"
BUILDING ELEVATIONS cont.

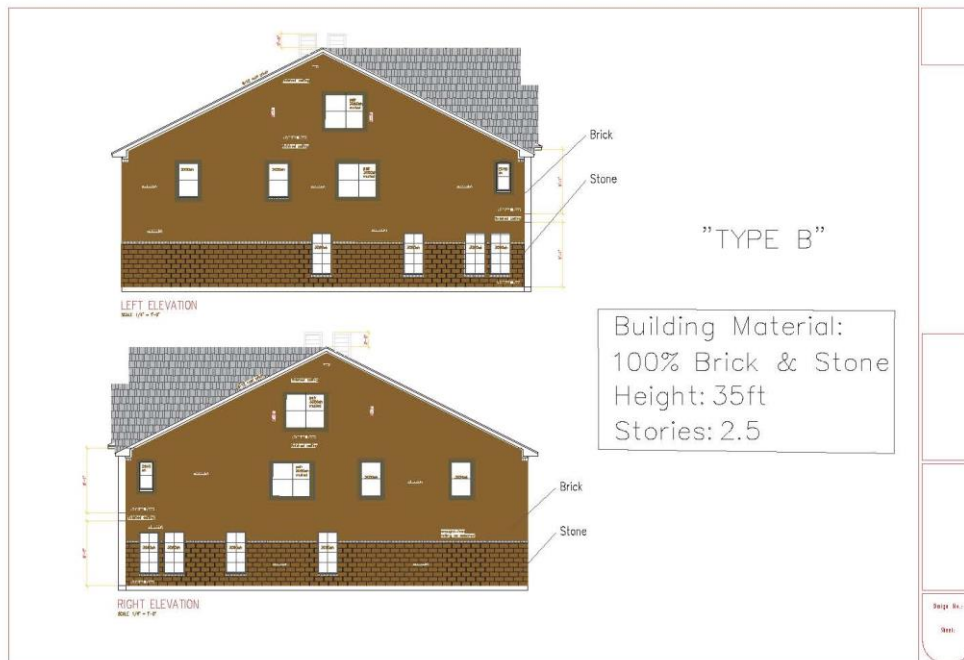


EXHIBIT "C"
BUILDING ELEVATIONS cont.

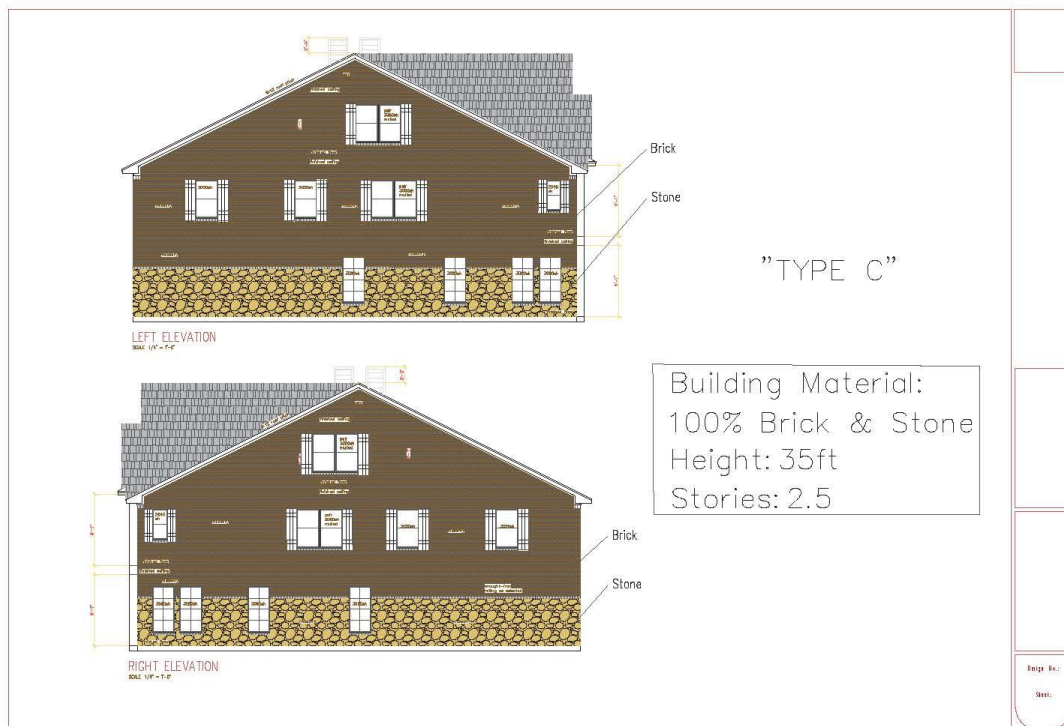
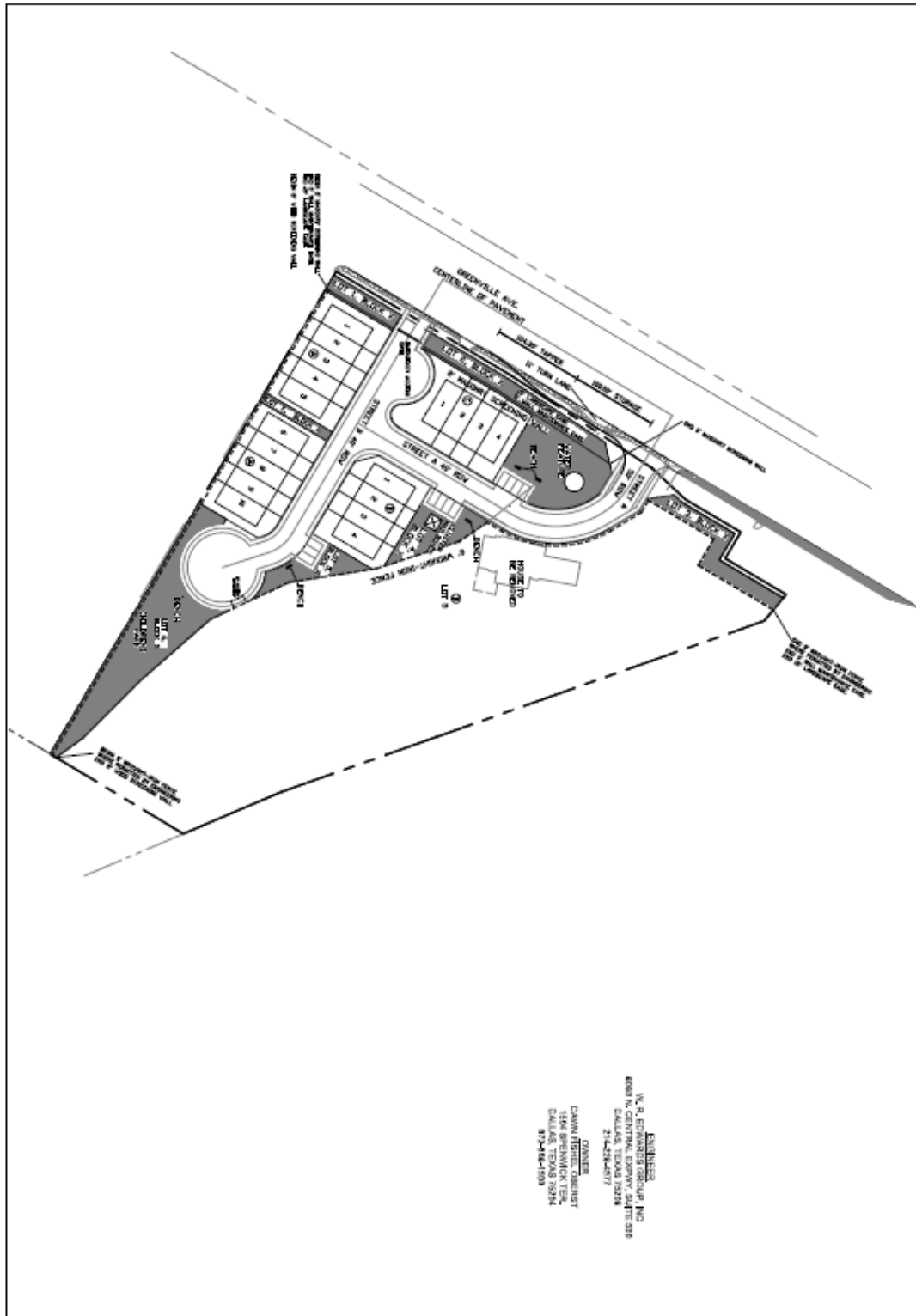


EXHIBIT "D"

OPEN SPACE PLAN







ENGINEER
W. R. EDWARDS GROUP, INC.
6000 N. CENTRAL EXPRESS, SUITE 200
DALLAS, TEXAS 75208
214-343-1000
OWNER
DAVID HENRIK OBERST
DAVID HENRIK OBERST, INC.
DALLAS, TEXAS 75208
972-486-1100

PROJECT NO. 15022801 SHEET NO. 1.0	OPEN SPACE PLAN	REVISIONS		DATE	 W. R. EDWARDS GROUP, INC. wredwardsgroup.com Civil Engineering Design. Since 2004 6000 N. Central Express, Suite 200 • Dallas, Texas 75208 • (214) 326-1077	
	ASHWOOD CREEK PLACE	1	A			
	ALLEN, TEXAS	2	A			
		DESIGNED: WRE	DRAWN: WRE	CHECKED: WRE	DATE: 11-16-2018	



Property Ownership Notification
Ashwood Creek

Map Legend

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

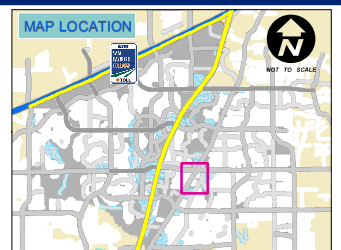


0 150 300 450
Feet

Community Development - GIS

Date Saved: 9/21/2016

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



October 4, 2016 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; being a 6.245+/- acre tract of land in the Henry Wetsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue. (Z-2/29/26-22) [Ashwood Creek Place]

Ms. Kulkarni stated that the property is generally located south of Main Street and east of Greenville Avenue. The property to the north is zoned Community Facilities CF and Planned Development PD No. 113 Townhome Residential TH. The property to the east is zoned Community Facilities CF and Townhome Residential TH. To the south, the property is zoned Townhome Residential TH. To the west (across Greenville Avenue), the property is zoned Single-Family Residential R-3.

Ms. Kulkarni said the property is currently zoned Single-Family Residential R-3. The applicant is requesting to change the zoning by creating a Planned Development for a townhome development, and adopting Development Regulations, a Concept Plan, Open Space Plan, and Building Elevations for the property.

Ms. Kulkarni stated that staff recognizes that this property is bounded to the north by a floodplain and is also a triangular shaped property. It is also considered infill. She stated that this is a difficult piece to develop due to these constraints.

The proposed residential development is approximately 6.2± acres. The Concept Plan shows a total of nineteen residential lots. All lots have a minimum lot size of 24'X90' (2,160 square feet) and will be front-entry with a minimum dwelling unit area of 2,000 square feet, exceeding the minimum area per the ALDC. The gross lot density equates to 3.04 units/acre.

Ms. Kulkarni said that the Concept Plan also shows four open space lots. Open Space provided meets ALDC standards. The Open Space plan shows proposed amenities such as benches, a water feature, and a park for the residents.

There are three access points into the development. The primary access point is on Greenville Avenue. A secondary, emergency access point is also shown on Greenville Avenue. A third access point is provided through the existing alley on the south to satisfy Community Services to ensure waste services can be adequately provided.

Screening for the property will consist of an eight-foot masonry screening wall on the west (along Greenville Avenue) adjacent to the townhome development. Screening will continue along Greenville Avenue to the north of the townhome development (adjacent to the floodplain) through an eight foot wrought-iron fence where permitted by the Engineering Department. The eight foot wrought-iron fence is also proposed on the northern boundary of the townhome development (adjacent to the floodplain).

Primary building materials, shown on the three types of building elevations, are brick and stone. Garage doors and driveways will be enhanced and treated.

Ms. Kulkarni summarized the development regulations:

- Base Zoning District: Townhome Residential District TH.
- Concept Plan: The Property shall be developed in general conformance with the Concept Plan.

-Building Elevations: The Property shall be developed in general conformance with the Building Elevations.

-Open Space: The development of the Property shall include development of open space as shown on the Open Space Plan.

-Minimum Dwelling Unit Size: 2,000 square feet.

-Driveways: The driveways shall be textured and treated with a decorative concrete aggregate.

-Screening: Screening on the Property shall be developed in general conformance with the Concept Plan. No building permit to be issued until the fence permit has been issued and screening wall construction begun. No final building inspections to be conducted the construction and installation of all required screening has been completed.

-Floodplain Reclamation: No application for Final Plat of the Property shall be considered for approval by P&Z until the owner or developer establishes through reasonable satisfaction of the Director of Engineering that the floodplain reconfiguration shown on the Concept Plan complies with City policy prohibiting adverse impact to the floodplain

-Removal of Structure in Floodplain: Any existing structures in the floodplain (Lot 8, Block B) must be removed from the floodplain by owner prior to the issuance of any development or grading permit.

The request has been reviewed by the Technical Review Committee.

Ms. Kulkarni stated that there were a few letters of opposition. She stated that one of the concerns is regarding lack of privacy in the alley. She said that connections to the alley are typically avoided; however, this condition is proposed because of Community Services. Another concern was regarding the value of the neighborhood and Section 8 Housing. Ms. Kulkarni stated that this is not Section 8 Housing, but the applicant could address that concern and provide more information. Ms. Kulkarni stated that another concern is regarding overcrowding and traffic. She stated that this development will add nineteen more lots; however, traffic and access points were vetted by the Engineering Department.

Commissioner Ogrizovich asked if the two homes and the barn would be removed.

Ms. Kulkarni said yes, the two structures would be removed with the development. Another structure will also be removed because it is in the floodplain.

Chairman Cocking opened the public hearing.

Mai Moughayar, 410 Allenwood Dr., Allen, Texas, spoke in opposition to the request. She had concerns regarding losing the peaceful atmosphere of the barn and farm that she can see from her property.

Chairman Cocking read a response from Erin Cook, 203 S. Greenville Ave., Allen, Texas, who was listed as opposed. The response said that the area is beautiful and relaxing. She urged the Commission to vote for aesthetics and less traffic.

Ronald Croffe, 5146 Pond Springs Cr., Allen, Texas, spoke in opposition to the request. He had concerns regarding the row of bushes around the alley and asked if this would be removed.

Kenneth O'Brien, 536 Cedar Elm Ln., Allen, Texas, spoke in opposition to the request. He had concerns about traffic flow on Greenville Ave. and parking on Cedar Elm. He had concerns about water runoff being controlled and about creek erosion. He also voiced concerns regarding the wildlife in the area being uprooted. He had privacy concerns with the two story townhomes potentially being able to overlook the alley. He also stated concerns regarding school zoning and stated that he would like to see a park built in this area.

Sherilyn Kunkel, 9 Cedar Elm Cr., Allen, Texas, spoke in opposition to the request. She had concerns regarding traffic in the area. She also voiced a concern on school zoning, asking where the children would go to school. She voiced concern regarding the houses along the creek. She also had concerns regarding the traffic in the area.

Sudhir Toorpu, 201 & 203 S. Greenville Ave., Allen, Texas, Applicant, spoke in favor of the request. He said that much of the development will remain untouched and stated that he spent 8-9 months researching the property due to the floodplain. He said that the townhomes will have front entry garages which will allow visitors and family members to park on the driveway. He said that there are an additional twelve parking spaces on the property. He also said that this will not be Section 8 Housing, but will be high-end townhomes.

William Edwards, 6060 N. Central Expy., Allen, Texas, Engineer, spoke in favor of the request. He said he is available for any questions.

Mr. Gifford James, 535 Cedar Elm Ln, Allen, Texas, voiced concerns on traffic in the area and wanted to know if there was anything the public can do to stop the development. He also voiced concerns regarding safety.

Chairman Cocking closed the public hearing.

The following residents submitted citizen responses:

- Dorothy A. O'Brien, 536 Cedar Elm Ln., Allen, Texas – Opposed
- Linda Robinson, 414 Ellis Ln., Allen, Texas – Opposed
- Warren Andrews, 513 S. Cedar Elm Ln., Allen, Texas – Opposed
- Gifford James, 535 Cedar Elm Ln, Allen, Texas – Opposed

Chairman Cocking asked for further explanation on parking for this development.

Ms. Kulkarni said that the requirement is for two spaces to be provided in the garage and two spaces to be provided on the driveway. Additionally, one visitor space is required per every two townhomes. The visitor parking requirement is ten spaces. The applicant is providing twelve, more than the required amount.

Chairman Cocking asked about drainage concerns.

Chris Flanigan, Director of Engineering, said that the applicant submitted a flood study that identified the regulatory floodplain as well as the creek under fully developed conditions, which is a more conservative standard than that employed by the Federal government. Mr. Flanigan explained that the City is requiring a wider berth than what would be required on floodplain maps. Mr. Flanigan said that the best defense against erosion on any riverine system would be preservation of vegetation. By setting the development back from the creek bank, the trees and grasses can hold back the bank to prevent erosion.

Chairman Cocking asked if Mr. Flanigan was confident that this development would not exacerbate any downstream flooding concerns.

Mr. Flanigan said that the development submitted has demonstrated, through floodplain analysis and a flood study, that the development would be setback a sufficient distance from the creek.

Chairman Cocking asked about concerns regarding traffic.

Mr. Flanigan said that Engineering staff has evaluated the access constraints. The proposed Street A as it connects to Greenville Avenue connects at a point that meets separation distances regarding driveway spacing. Mr. Flanigan stated that a continuous left turn lane provides adequate access. Traffic may back up during peak times heading north, but this situation exists throughout the community.

Chairman Cocking asked about concerns with cut-through traffic both from the proposed new development and traffic from Cedar Elm.

Mr. Flanigan said that the drivers in the older neighborhood would probably not cut-through the newer neighborhood to access Greenville Avenue.

Chairman Cocking asked about Allen ISD input during the TRC process.

Ms. Kulkarni said that there is a representative from Allen ISD at the TRC meetings, and the representative did not voice any concerns.

2nd Vice-Chair Platt said that there were privacy concerns regarding the bush hedge row. He asked if this will remain or not.

Mr. Garry Nale, Builder, said that keeping the hedge row would be determined once they get on the site. He said that they would leave as many trees as possible, but that if trees are too close to the buildings, then they would be removed.

Chairman Cocking asked about the price point for the townhomes.

Mr. Nale said that the townhomes will be in the \$200,000 range.

Chairman Cocking said that there was one question about turning this area into a park. He explained that the City does not own the land; it is owned by an individual.

Chairman Cocking said that there were questions about crime and police protection. He asked who is the best person to contact.

Mr. Bo Bass, Director of Community Development, said that for any policing issues, individuals should contact Chief Harvey.

Chairman Cocking asked if the developer has had a meeting with the homeowners in the adjacent area.

Mr. Toorpu said that he sent out flyers before the public hearing, but did not have a meeting with the residents. Mr. Toorpu said that he provided his e-mail and phone number on the flyers, but had not been contacted by the residents.

Chairman Cocking asked if Mr. Toorpu had an informational meeting for neighborhood members to discuss the property in advance.

Mr. Toorpu said that the notification was sent through the flyers and that he did not set up a meeting. He was open to receiving any e-mails or phone calls for setting up a meeting. Mr. Toorpu said that he did not think it was necessary to set up a meeting.

Chairman Cocking said to develop in Allen, it is always necessary to try to reach out.

Mr. Toorpu provided the flyer to the Commissioners that was sent out. Mr. Toorpu said that flyers were sent on September 20th, 2016, and that he did not receive any calls or e-mails of concerns.

Chairman Cocking said that he recommended spending time with surrounding residents because of the opposition to this development.

Commissioner Mangrum asked if the flyer was mailed or put on the doors.

Mr. Toorpu said that it was put on the doors.

Chairman Cocking asked about proposed Street C being connected to an alley on an adjacent property. He said that the City typically does not connect properties by putting a road into an alley. Chairman Cocking asked about alternatives.

Mr. Flanigan stated that this property is unique. Fire Department apparatus requires a cul-de-sac or a hammer head. The Fire Department decided to go with a hammer head operation to provide service to Lots 1-3; allowing the fire apparatus to back up and exit the access points off of Greenville Avenue. The other reason is to allow Solid Waste to service this area.

Chairman Cocking asked if there was a way to have controlled access for waste services.

Mr. Flanigan said that the City's waste hauler does not have a way to do this; it does not have a clicker or a Knox box like the Fire Department to unlock the gate.

Chairman Cocking asked if there were other ways for waste disposal such as having shared dumpsters.

Mr. Flanigan said this is not a multi-family development. This is a single-family development for which dumpsters are typically not used.

Chairman Cocking said that not having the street connect to the alley would isolate the subdivision from the other one, but by having the street, it removes the isolation.

Mr. Flanigan said the only option would be to convert Lots 1-3 into a cul-de-sac. By doing so, the property would lose the three lots.

Commissioner Orr asked about the purpose of the cul-de-sac at the front of the property.

Ms. Kulkarni said that the cul-de-sac is provided for waste services to turn around and it is required for the right-hand pick up.

Commissioner Ogrizovich said that a lot of the concerns appear to be pre-existing issues. This development may exacerbate these issues, but they are already existing.

Commissioner Orr said that his concern is that the developer did not have a meeting with the residents to allow the residents to voice their opinions.

Commissioner Mangrum stated that she agreed with Commissioner Ogrizovich and Commissioner Orr and that she can support the project.

1st Vice-Chair Trahan said that Commissioner Ogrizovich stated some good points; that a lot of the concerns precede this development.

Commissioner Hollingsworth stated that all of his questions and concerns have been addressed.

2st Vice-Chair Platt said that he sees more of a possibility of people on Cedar Elm cutting through the proposed development instead of going through the alley, and that he cannot see a solution to the waste collection.

Chairman Cocking said that he does not like the proposed Street C and that Lots 1-3 should be a cul-de-sac to allow for the two properties to be isolated.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 1 OPPOSED (Chairman Cocking) to approve a request to change the zoning to a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; being a 6.245+/- acre tract of land in the Henry Wedsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue. (Z-2/29/26-22) [Ashwood Creek Place]**

The motion carried.