

**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, AUGUST 18, 2009  
COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Directors Report**

1. Action taken on the Planning & Zoning items by City Council at the August 11, 2009 City Council meeting.

**Consent Agenda** *(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Approve minutes of the August 4, 2009 meeting.
3. Final Plat – Consider a Final Plat for Twin Creeks Phase 7C-1, being 7.850± acres located southwest of San Jacinto Drive on Walnut Springs Drive. FP-7/21/09-59
4. Final Plat – Consider a Final Plat for Twin Creeks Phase 7D-2, being 9.372± acres located southeast of San Jacinto Drive and Walnut Springs Drive. Z-10/14/08-97

**Regular Agenda**

5. Presentation of the proposed 2010 – 2014 Capital Improvement Plan (CIP) Update.

**Executive Session** *(As needed)*

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

**Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, August 14, 2009, at 5:00 p.m.

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Shelley B. George, City Secretary

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

### **Director's Report from 8/11/09 City Council Meeting**

There was one item taken to the August 11, 2009 City Council meeting for consideration.

A request to change the zoning of 6.962± acres from "PD" Planned Development No. 6 Shopping Center District to "CF" Community Facilities District to allow for a church was approved by the City Council.



**PLANNING AND ZONING  
COMMISSION**  

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**Regular Meeting  
August 4, 2009**

**ATTENDANCE:**

**Commissioners Present:**

Douglas Dreggors  
Marcelle Jones  
Shirley Mangrum  
James Rushing  
Robert Wendland

**Commissioners Absent:**

Jeff Cocking  
Alan Grimes

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Planning & Development  
Lee Battle, AICP, Assistant Director of Planning & Development  
Brian Bristow, Assistant Director of Parks and Recreation  
Chris Flanigan, P.E., Assistant Director of Engineering  
Helen-Eve Liebman, Senior Planner  
Kevin Laughlin, Attorney  
Tiffany McLeod, Planner

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

**Director's Report**

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the 7/28/09 City Council meeting.

**Consent Agenda**

1. Approve minutes of the June 21, 2009 meeting.
2. Final Plat – Consider a Final Plat for Greenville Center Addition, Lots 1-3, Block A for Chick-Fil-A. The property is 4.8587± acres located south of Stacy Road and west of Greenville Avenue. FP-7/15/09-54.

3. Final Plat – Consider a Final Plat for Hillside Park Addition, Lots 1 & 2, Block A being 9.827± acres located at the southwest corner of Main Street and Fountain Gate Drive. FP-7/15/09-55.

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

### **Regular Agenda**

**Agenda Item #5:** Public Hearing – Conduct a Public Hearing and consider a request for an SUP Specific Use Permit for an Assisted Living Facility on property currently zoned PD Planned Development No. 3 for MF-12 Multifamily uses. The property is 7.44± acres situated in the William Perrin Survey, Abstract No. 708; located north of Prestige Circle and west of Greenville Avenue. Z-6/15/09-44

Ogden “Bo” Bass, Director of Planning & Development, presented to the Commission. The applicant is requesting an SUP Specific Use Permit for an Assisted Living Facility. The property is currently zoned PD Planned Development No. 3 for MF-12 Multifamily uses and the Allen Land Development Code requires a Specific Use Permit for Assisted Living Facilities in this district.

A one story facility with 90 units is being proposed. Parking is provided at 1.1 spaces per unit. The Allen Land Development Code does not have a standard specification for assisted living. The existing MF 12 zoning requires 2.25 spaces per unit and the nursing home standard is .5 spaces per unit. The Planning and Zoning Commission and City Council recently approved an active adult community parking ratio of 1.5 spaces per unit. Staff is comfortable with the 1.1 spaces per unit as an acceptable standard. Parking comparisons from surrounding communities are included in this communication.

There is a 50 foot side yard setback requirement adjacent to single family residential property to the north. This requirement has been met.

The building elevations meet the City of Allen masonry requirements and staff feels the assisted living facility is a welcome transition between the uses in Prestige Circle and the residential neighborhoods.

Staff recommends approval.

Commissioner Dreggors asked about the number of beds per room. Mr. Bass stated there are 108 beds and 90 rooms. 18 rooms will have two beds. The rest of the rooms have a single bed.

**Chairman Wendland opened the Public Hearing.**

Ed Hassler, 605 S. Greenville Avenue, Allen, spoke in favor of the request. He believes this is an excellent use of the property.

Ron Sand, 214 Willow Creek Circle, Allen, spoke in favor of the request. However, he is concerned that the 8 ft. masonry wall will affect the existing shrubbery. He is also concerned with lights along the property line. In addition he questioned if the wall will conflict with any existing easements.

Gary Campbell, 305 Willow Creek Circle, Allen, spoke in favor of the request. He thinks it is a good use for the property.

David Hicks, 401 Woodlake Drive, Allen, spoke neither in favor nor in opposition to the request. As a representative of the Twin Creeks development he encouraged the Commission to reconsider decentralizing senior housing facilities within the City.

**With no one else wishing to speak, Chairman Wendland closed the Public Hearing.**

Mr. Bass encouraged the applicant to work with the homeowners to address the concerns with the existing landscaping and masonry wall. The easement will be investigated at the platting stage to make sure there is not conflict with the masonry wall that must be built. He also stated that the applicant has submitted a photometric plan which shows no light extending past the property line.

Richard Nordyke, 6029 Daven Oaks, Dallas, applicant representative, stated the developer will install dark poles and houselight shields to diffuse any light. In addition, he stated there will be enough room to place a masonry wall on the property and not impact the existing bushes.

John Measels, applicant representative, stated the 10 ft. easement is a utility easement.

Commissioner Dreggors asked what will be on the south side of the property.

Mr. Bass answered the 8 ft. masonry wall will be placed along the entire property line.

**Motion: Upon a motion by Commissioner Rushing, and a second by Commissioner Jones, the Commission voted 5 IN FAVOR, and 0 OPPOSED, to approve Item 5. The motion carried.**

**Agenda Item #6:** Public Hearing – Conduct a Public Hearing and consider a request to amend .582± acres of Tract 2, PD Planned Development No. 55 for Retirement Center/Garden Office uses to allow for a side yard setback of 12.5' in lieu of 25'. The property is .582± acres, being Lot 2, Block A, Woods at Watters Road Addition, located north of Bethany Drive, west of Watters Road. Z-6/19/09-46.

Helen-Eve Liebman, Senior Planner, presented to the Commission. The applicant is requesting an amendment to PD 55 to allow for a side yard setback of 12.5' in lieu of 25'. The side yard setback requirement along the north property boundary for Tract 2 of PD Planned Development No. 55 is 25 feet, and the applicant is requesting a reduction along the north property boundary of Lot 2, Block A to provide for all parking and drive access to be located on the lot. The side yard setback in the O Office District is ten feet.

There are no other modifications to the Planned Development PD with this amendment. Staff feels the reduction of the side yard is an appropriate request and allows for a more efficient use of the overall site due to trees and topography.

Staff recommends approval.

**Chairman Wendland opened the Public Hearing.**

Randy Boys, 1003 Westwood Court, Allen, spoke neither in favor nor in opposition to the request. He is concerned about the existing trees in the area. He does not want the development to infringe on the trees.

**With no one else wishing to speak, Chairman Wendland closed the Public Hearing.**

The following people submitted a written statement in support of the request:

Bruce Heller, Allen, Texas

Maryam Moakhi-Barnes, Allen, Texas

Ms. Liebman stated there are no trees along the northern boundary. This request is for the northern boundary only.

Commissioner Rushing questioned how the lots to the west will be affected by this change.

Ms. Liebman stated the other lots have complied with the tree mitigation requirements specified in the ALDC.

**Motion: Upon a motion by Commissioner Mangrum, and a second by Commissioner Jones, the Commission voted 5 IN FAVOR, and 0 OPPOSED, to approve Item 6. The motion carried.**

**Other Business**

The 2009 American Planning Association conference will be held in Galveston from October 7-10, 2009. Commissioners interested in attending should contact Ogden "Bo" Bass, Director of Planning & Development.

**Adjournment**

**Motion:**      **Upon a motion by Commissioner Dreggors and seconded by Chairman Wendland the Commission voted 5 IN FAVOR and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 7:42 p.m.**

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
Robert Wendland, Chairman

\_\_\_\_\_  
Helen-Eve Liebman, Senior Planner

DRAFT



## **Director's Report from 7/28/09 City Council Meeting**

There were no items taken to the July 28, 2009 City Council meeting for consideration.

DRAFT

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 18, 2009

**SUBJECT:** Consider a Final Plat for Twin Creeks Phase 7C-1, being 7.850± acres located southwest of San Jacinto Drive on Walnut Springs Drive.

**STAFF RESOURCE:** Tiffany McLeod  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** General Development Plan approved September, 2003, Preliminary Plat approved October, 2003.

**BACKGROUND**

The property is located in and surrounded by PD Planned Development No. 54 for SF Single Family.

The plat meets all the standards of the Allen Land Development Code and is consistent with the General Development Plan and Preliminary Plat.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENT**

Final Plat



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 18, 2009

**SUBJECT:** Consider a Final Plat for Twin Creeks Phase 7D-2 being 9.372± acres located southeast of San Jacinto Drive and Walnut Springs Drive.

**STAFF RESOURCE:** Tiffany McLeod  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** General Development Plan approved September, 2003, Preliminary Plat approved October, 2003.

**BACKGROUND**

The property is located southeast of San Jacinto Drive and Walnut Springs Drive. The property is located in and surrounded by PD Planned Development No. 54 for SF Single Family.

The plat meets all the standards of the Allen Land Development Code and is consistent with the General Development Plan and Preliminary Plat.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENT**

Final Plat



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 18, 2009

**SUBJECT:** Capital Improvement Program (CIP) Update

**STAFF RESOURCE:** Chris Flanigan, P.E.  
Assistant Director of Engineering

**PREVIOUS ACTION:** The City Council Acknowledged Receipt of the Proposed 2009–2010 City Budget and the Proposed 2010–2014 Capital Improvement Program as Submitted by the City Manager in Accordance with Article IV, Section 4.02 of the City Charter on August 12, 2008.

**BACKGROUND**

The Planning and Zoning Commission acts in an advisory capacity for the City Council and makes a recommendation regarding approval of the CIP each year. In preparation for this recommendation, the CIP is presented annually to the Commission by the Engineering Department.

**STAFF RECOMMENDATION**

Recommend approval of the CIP to the City Council.

**ATTACHMENTS**

2009-2014 Capital Improvement Program Report (distributed at the July 21, 2009 P&Z meeting)