



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 2, 2013 – 7:00 P.M.
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 26, 2013 regular meeting.

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

2. Approve minutes from the March 19, 2013 regular meeting.
3. Receive the Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for Ablon at Twin Creeks, Phase One, Lots 1, 2X & 3X, Block A, being 15.5677± acres of land located north of Exchange Parkway and west of Bray Central Drive. [Ablon at Twin Creeks, Phase One] (FP-3/1-13-15)

Regular Agenda

5. Alternate Screening - Consider a request to approve an alternate screening for Allen Community Baptist Church Addition, Lot 2, Block A, for True Jesus Church pursuant to ALDC §7.07.4; the property being located approximately 300 ft. north of Chaparral Road and east of Jupiter Road. [True Jesus Church]

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, March 29, 2013, 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.

Director's Report from 3/26/13 City Council Meeting

There was one item taken to the March 26, 2013 City Council meeting for consideration:

- A request to change the zoning from Agricultural-Open Space (AO), to a Planned Development for Single Family Residential (R-5) use and adopt a Concept Plan, Development Regulations, Building Elevations, Product Photos, and Lot Details for McDermott Farms (located north of McDermott Drive and east of Custer Road) was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
March 19, 2013**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
John Ogrizovich
Steven Platt, Jr.
Ben Trahan

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Shelby Griffin, Planner
Kevin Laughlin, City Attorney

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. Action taken on the Planning & Zoning Commission items by City Council at the March 12, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the March 5, 2013 regular meeting.

Motion: **Upon a motion by Commissioner Trahan, and a second by Commissioner McNutt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

Chairman Wendland announced that Agenda Item #4 for the Watters Branch at Montgomery Farm request had been withdrawn by the applicant prior to the meeting.

Agenda Item #3 Public Hearing – Combination Plat - Consider a request for a Combination Plat for Avondale Commercial Addition, Lots 1 and 2, Block A, being 2.152± acres located at the southwest corner of Alma Drive and Ridgeview Drive. (FP-2/22-13-14) [Avondale Commercial Addition]

Ms. Shelby Griffin, Planner, presented to the Commission. The property is located south of Ridgeview Drive and west of Alma Drive.

The Combination Plat is for 2.152± acres and shows 2 commercial lots. Lot 1 is 1.196± acres Lot 2 is 0.781± acres. There are two access points into the site; one being off of Ridgeview Drive and one access point being off of Alma Drive. Right-of-Way will be dedicated to the City of Allen for a right turn lane on Ridgeview Drive, represented by the hatching on the Plat.

Miss Griffin explained that the Combination Plat is the last stage in the development process.

The Combination Plat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code* and Planned Development (PD) No. 67.

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner McNutt, the Commission voted 7 IN FAVOR, and 0 OPPOSED approve the Combination Plat for Avondale Commercial Addition.

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:07 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 3/12/13 City Council Meeting

There was one item taken to the March 12, 2013 City Council meeting for consideration:

- A request to amend the Development Regulations for Planned Development No. 99 to increase the number of special events allowed and adopt a Temporary Use and Special Event Location Map for Watters Creek at Montgomery Farm (located at the southwest corner of Central Expressway and Bethany Drive) was approved.

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| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
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AGENDA DATE: April 2, 2013

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: None

BACKGROUND

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

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through February 2013
CIP Map through February 2013

ENGINEERING CIP PROGRESS REPORT - THROUGH FEBRUARY 2013

| | PROJECT | | STATUS / COMMENTS |
|------------|---------|---|--|
| FACILITIES | 1 | City Hall Minor Remodel and Storage Project | PS1301 HWC Systems completed it's work 2-2-13 and finalizing closing paperwork. Furniture ordered through McKinney Office Supply, from Kimball, anticipated to be on site in two deliveries between March 1 and March 12, 2013 . |
| | 2 | Library Repairs/Upgrades | Purchase through the Buy Board system with Gomez Flooring scheduled for Council approval 3-12-13. Project anticipated to be complete May 2013 . |
| | 3 | Natatorium Lighting | PS1205 FSGI under construction for lighting retrofit. Submittals approved; LED's ordered. Schedule fixed at March 18, through March 22, 2013 . |
| | 4 | PD Remodel | PS1202 Demo is 95% complete; new walls are being constructed; all mechanical ductwork is complete; new duct in the jail to complete between March 4 and March 12, 2013. Anticipated completion to be May 2013 . |
| ROADS | 5 | 2013 Street and Alley Rehabilitation Project | ST1305 Bidding anticipated Spring 2013. Construction anticipated to begin Summer 2013 . |
| | 6 | Bethany Widening (Allen Heights - FM 2551) | ST1103 Landscape completion anticipated May 2013 . |
| | 7 | Bray Central Widening | ST1309 Partnering opportunity with developer and school district to widen Bray Central and construct roundabout at Bossy Boots. Construction anticipated Summer 2013 . |
| | 8 | Exchange Parkway (Alma - Allen Heights) Ph 1 | ST1302 Addition of 2 lanes. Design anticipated Spring 2013 . Construction anticipated Summer 2013 . RTR funding anticipated May 2013 . |
| | 9 | Main Street Reconstruction (Allen Drive-US75), Bonham & Anna (Belmont - Main) | ST1009 Substantially complete. Final acceptance anticipated March 2013 . |
| | 10 | Ridgeview Drive (Watters - US75) | ST1202 ROW acquisition continues. No formal construction schedule. |
| | 11 | Ridgeview Drive (Stacy - Watters) Ph 1 | ST1301 Construction of 4-lane paving section to connect gap between Cottonwood Creek Baptist Church and Lifetime Fitness. Construction contract to go to City Council on March 12, 2013 with construction to be complete by August 2013 . |
| | 12 | Ridgeview Drive (Alma-Stacy) Ph 1 | ST1308 2 continuous lanes through the Bush/Elkin and Johnson properties. Johnson 0.828 Ac property purchased December 2012. Design contract being negotiated. |
| | 13 | Stacy Road, Ph 2 (Greenville - Angel) | ST0704 TxDOT project in design. ROW acquisition and utility relocation underway. Anticipate a letting date of December 2014, with construction starting in Spring 2015 . |
| | 14 | US 75 Widening | TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of August 2013, with construction start by end of 2013 . Public Hearing at Senior Center scheduled for March 19, 2013. |
| | 15 | Whis-Lynge Water/SS Replacement | WA1209 Water and sanitary sewer improvements. Design has begun with BW2 Engineers, Inc. Anticipated construction in Summer 2013 . |
| MISC. | 16 | Allen Old Stone Dam Gabion Repair | DR1301 Repair of existing gabion walls. Design underway. Construction anticipated when funding becomes available. Planned CDC grant application. |
| | 17 | Bike Route Markings 2013 | PARD CDC-funded effort. Project has been funded. Signage and pavement markings for approx. 6 street miles. Scope of work for pavement markings and signs is being developed and installation anticipated to be completed by March 2013 . |
| | 18 | Signal - Watters/Bray Central | ST1304 The draft of the Traffic Operations Study for the intersection was received from the consultant. Staff is reviewing the study. |
| OTHERS | | | |
| UTILITIES | | | |

STATUS

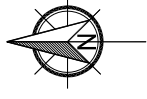
CONSTRUCTION

DESIGN

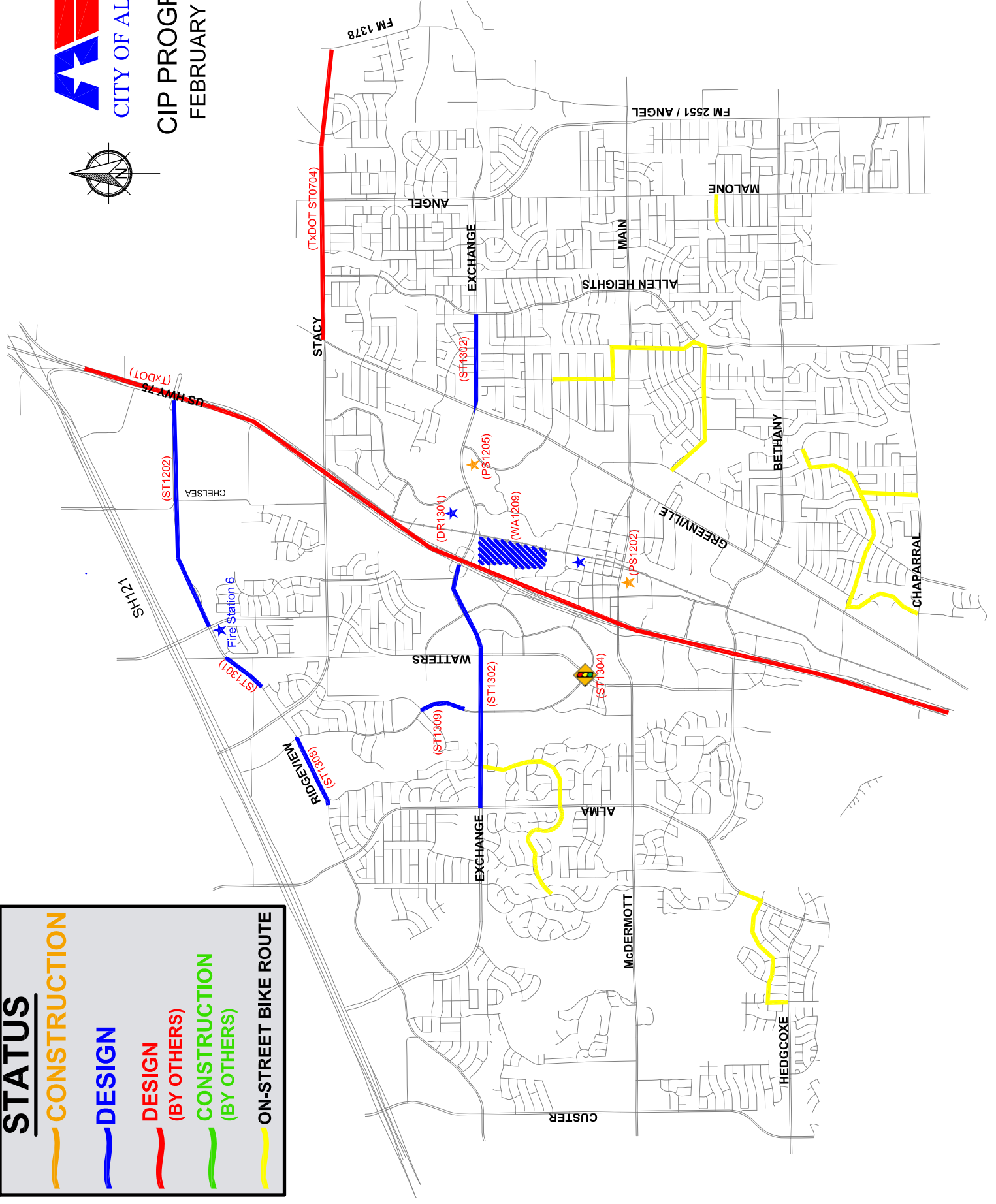
DESIGN
(BY OTHERS)

CONSTRUCTION
(BY OTHERS)

ON-STREET BIKE ROUTE



CIP PROGRESS FEBRUARY 2013



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: April 2, 2013

SUBJECT: Consider a request for a Final Plat for Ablon at Twin Creeks, Phase One, Lots 1, 2X & 3X, Block A, being 15.5677± acres of land located north of Exchange Parkway and west of Bray Central Drive. [Ablon at Twin Creeks, Phase One] (FP-3/1-13-15)

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

PD 54 – Approved May, 1993, (Tract 18 for MF).
PD 108 – Approved October, 2011 (District A)
PD 108 Amendment – Approved June, 2012
Preliminary Plat Approved – December, 2012

BACKGROUND

The property is generally located north of Exchange Parkway and west of Bray Central Drive. The property to the north is Phase 2 of the Ablon at Twin Creeks project and is zoned Planned Development No. 108 for Multifamily (MF-24). The property to the east (across Bray Central Drive) is zoned Planned Development No. 108 Mixed Use (MIX). The property to the south (across Exchange Parkway) is zoned Planned Development No. 54 Multifamily (MF). The property to the west is zoned Planned Development No. 54 for Medium Density Single Family Residential (MDSF).

The Final Plat is approximately 15.5677± acres and shows three lots. Lot 1 will be used for Phase 1 of the Ablon at Twin Creeks multifamily project. Lots 2X and 3X are within the floodplain and will be owned and maintained by the City of Allen. There are two access points into the site. One access point is located on Bray Central Drive and the second access point is located on Exchange Parkway

A hike and bike trail will extend along Exchange Parkway and along a portion of the southwestern corner of the property. A portion of the property along Bray Central Drive will be dedicated for Right of Way (ROW). This plat also shows various utility, maintenance, drainage, and access easements.

The Final Plat has been reviewed by the Technical Review Committee and is consistent with Planned Development No. 108, the approved Preliminary Plat, and the Allen Land Development Code.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to approve the Final Plat for Ablon at Twin Creeks, Phase One, Lots 1, 2X, 3X, Block A.

ATTACHMENTS

Final Plat

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|--|
| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
|--|

AGENDA DATE: April 2, 2013

SUBJECT: Consider a request to approve an alternate screening for Allen Community Baptist Church Addition, Lot 2, Block A for True Jesus Church pursuant to ALDC §7.07.4; the property being located approximately 300 ft. north of Chaparral Road and east of Jupiter Road. [True Jesus Church]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS BOARD/COUNCIL ACTION: None

BACKGROUND

The property is located north of Chaparral Road and east of Jupiter Road. The property to the north and east is zoned Planned Development PD No. 13 Multifamily (MF). The property to the south is zoned Local Retail (LR). The property to the west (across Jupiter Road) is zoned Single Family Residential (R-5).

Article VII, Section 7.07.4 of the *Allen Land Development Code (ALDC)* requires an eight foot (8') masonry wall along the property line or district boundary between any nonresidential use and multifamily use. The True Jesus Church has recently submitted a Site Plan application to develop Lot 2 of the Allen Community Baptist Church Addition. This property abuts an existing multi-family development on its northern and northeastern property boundaries. Therefore, the church is required to construct an eight foot (8') masonry wall along these two boundaries in conjunction with the development of the site.

Per Section 7.07.4.e (ix), the applicant may submit a request for alternative screening to be approved by the Planning and Zoning Commission. The applicant's request consists of an eight foot (8') cedar wood fence with brick columns placed every 75 feet O.C. The front side of the proposed fence will face the church; as shown on the attached fence detail. The metal posts, on the rear side of the fence, will be sheathed with cedar wood.

STAFF RECOMMENDATION

Staff recommends denial of the request. The *ALDC* was amended in 2009 to require the screening of any nonresidential use with an eight foot (8') masonry wall. An eight foot (8') masonry wall provides a more effective screening over the long term.

ATTACHMENTS

Alternative Screening Request Letter
Fence Design Detail
Fencing Plan

March 27, 2013

To: City of Allen
Planning and Zoning Commission
Allen City Hall
305 Century Parkway
Allen, Texas 75013

Re: Alternate Material Request
for:
True Jesus Church Project
1601 South Jupiter Road
Allen, Texas 75002

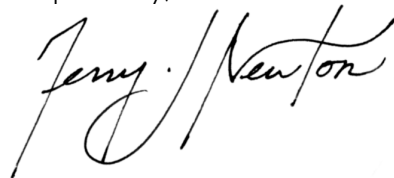
Dear Ms. Tiffany McLeod,

On behalf of my client this office is requesting to provide an alternate separation wall along the North and East property line in lieu of the stipulated masonry screen wall per Article VII: Section 7.07.4 ix of the Allen Land Development Code (ALDC). The reason for this request is economically driven as the church is a "Not for Profit" entity with limited funds available, and the cost of a masonry screen wall is placing a severe strain on the project's limited budget.

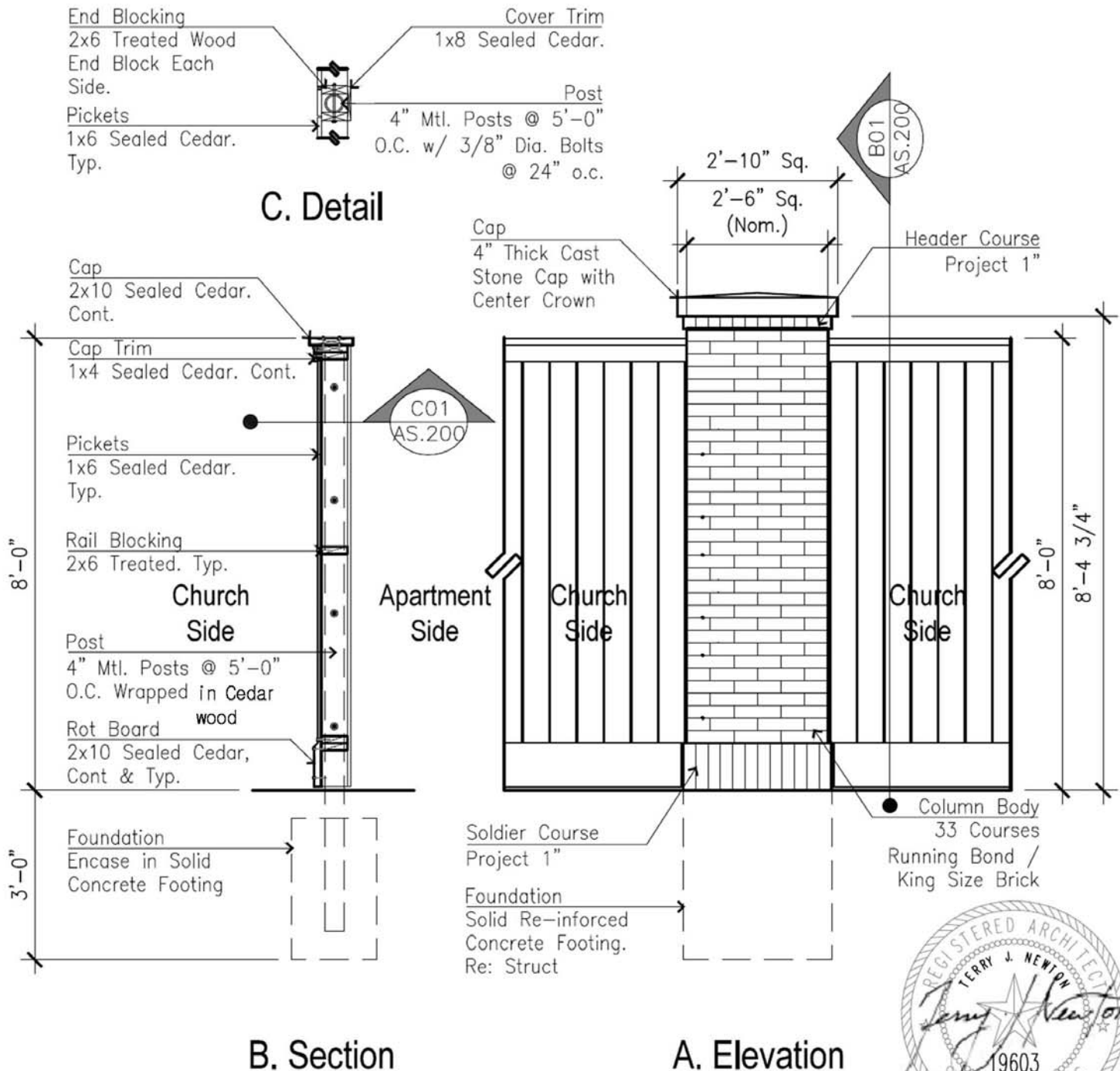
As such we are proposing an alternate screen wall. Please refer to the attached Architectural Sketches A.100 & A.200. The fence is 8'-0" high, and has continuous pickets to provide complete privacy. The fence has sealed cedar lumber and boards with a top cap, trim, and bottom "rot" board that provides a clean and commercial appearance. The fence will face towards the church and Jupiter Road. Every 75 linear feet we will provide a masonry column with a cast stone cap. We believe this is the appropriate design for the "Not for Profit" church, and hereby request approval of the proposed design.

Once again I thank you for your time and efforts on this project. Please don't hesitate to contact our office at any time if you have questions or concerns over this issue.

Respectfully,



Terrence J. Newton, Architect
AIA, LEED BD+C
Project Architect



Fence Design (Elevation & Section)

01

03.27.2013

3/8" = 1'-0"
Re: AS.100

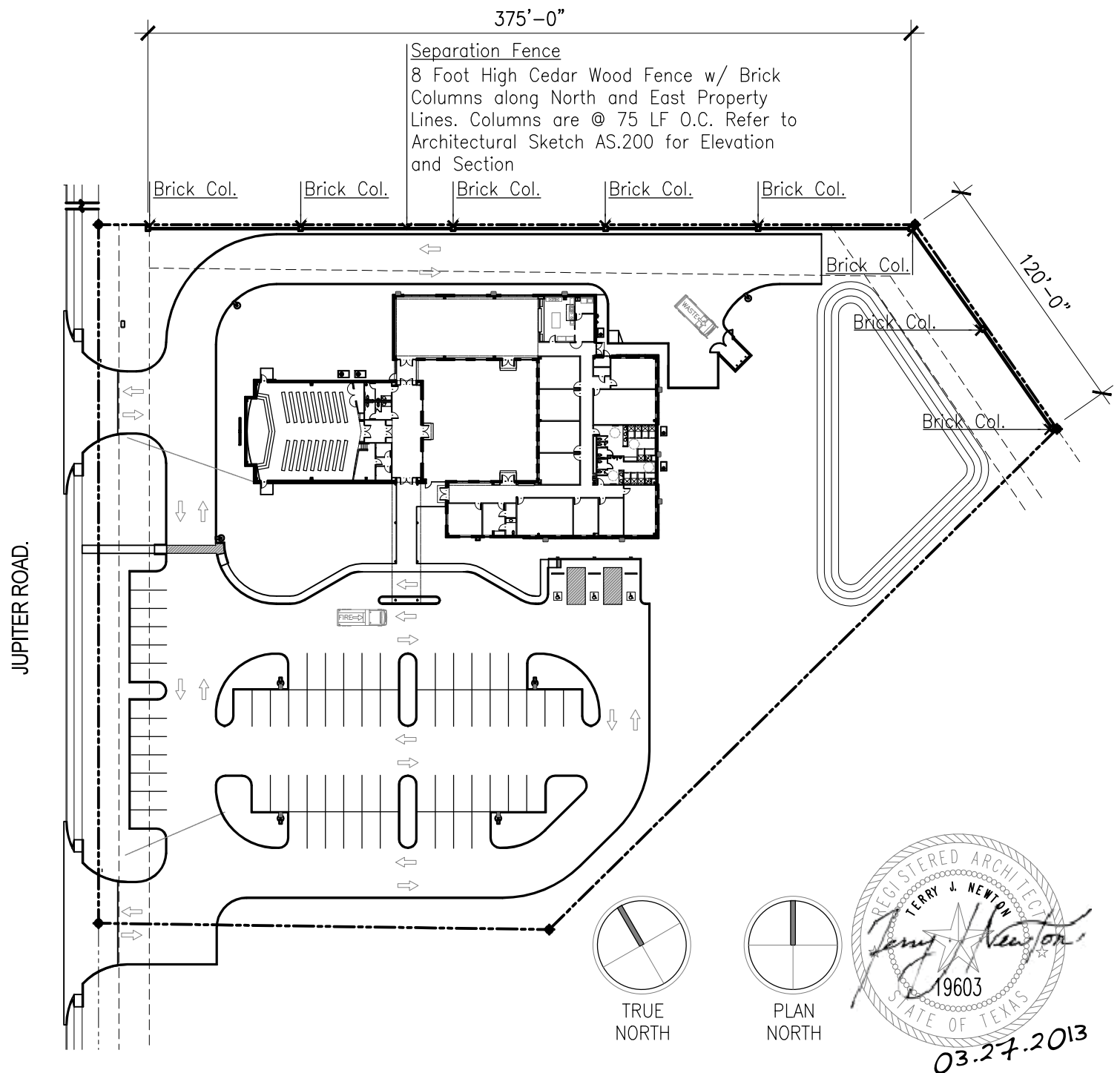
architecture studio
architecture | planning | consulting

Drawing Title. Fence Plan
Project. True Jesus Church
Cadre Project No. 12016
Date. 03.27.2013
Reference. 01/A.000

Sheet No. AS.200

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1527 W. Alabama st
Houston, TX 77006
www.archstudio88.com
Fax: 713.490.3136



Fence Plan

01

1:70
Re: 01/A.000

Drawing Title. Fence Plan
Project. True Jesus Church
Cadre Project No. 12016
Date. 03.27.2013
Reference. 01/A.000

Sheet No. AS.100

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