



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 18, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 11, 2014 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 4, 2014 regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a Final Plat for Greenville Center Addition, Lot 10, Block A, being 1.432± acres in the Henry Wetsel Survey, Abstract No. 777, City of Allen, Collin County, Texas; located southwest of Stacy Road and State Highway 5/Greenville Avenue. (FP 11/11/13-82) [Randolph Brooks Federal Credit Union]

Regular Agenda

None.

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 Thursday, March 13, 2014, 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 for March 11, 2014 City Council Meeting

There were no items taken to the March 11, 2014 City Council Meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
March 4, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice Chair
Ben Trahan, 2nd Vice Chair
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Absent:

Barbara McNutt

City Staff Present:

Ogden “Bo” Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

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

Director’s Report

1. Director’s Report is attached for action taken on the Planning & Zoning Commission items by City Council at the February 11, 2014 and February 25, 2014 regular meetings.

Consent Agenda

2. Approve minutes from the February 4, 2014 regular meeting.

Motion: **Upon a motion by Commissioner Platt, and a second by 2nd Vice Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of PD No. 108, District H to allow an Assisted Living/Memory Care use and adopt a Concept Plan, Landscape Plan and Building Elevations. The property is 5.154± acres of land in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas; located north of Exchange Parkway and east of Bossy Boots Drive. (Z-1/27/14-6) [Twin Creeks Assisted Living]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located north of Exchange Parkway and east of Bossy Boots Drive. The property to the north is zoned Multi-family Residential (MF-18). The property to the east is zoned Planned Development PD No. 54 for Industrial Technology (IT) use. The properties to the south and west are zoned Planned Development PD No. 108 for Mixed Use (MIX).

Ms. McLeod explained that the property is currently zoned PD No. 108 - Twin Creeks Urban Center Planned Development for Mixed Use (MIX) and is located within the tract designated as District H of the PD. In 2012, a Concept Plan for this district was adopted by the City Council. This Concept Plan shows the subject property reserved for a senior living use. The applicant is proposing to develop the property into an assisted living/memory care facility and is requesting to amend the District H regulations, as well as adopt a Concept Plan, Landscape Plan and Building Elevations for the development.

She stated that the Concept Plan shows a 61,000 square foot building on approximately 5.15 acres of land. The building will contain 69 bedroom units; with 27 units reserved for memory care and 42 units reserved for assisted living. There are 69 parking spaces provided; which meets the parking standards of the Allen Land Development Code ALDC. The majority of these spaces are located along the rear of the building (on the east side of the property). One row of parking is provided along the front end of the building.

There are three (3) access points for the development. There is one access point on Stockton Drive. The remaining two access points are located on Baumgartner Way. A series of roadway improvements are included in this project. Four lanes (4) lanes of Stockton Drive, from the existing endpoint of Stockton Drive to Baumgartner Way, will be constructed. Stockton Drive will then taper to two lanes, south of Baumgartner Way, and connect to Bossy Boots Drive. In addition, a portion of Baumgartner Way and a traffic circle at the intersection of Stockton Drive and Baumgartner Way will be constructed with this project.

The Building Elevations show a one story building with architectural features that complement the urban character of District H. The primary exterior building materials are brick and stucco.

Ms. McLeod stated that the PD request has been reviewed by the Technical Review Committee and that staff recommends approval.

Chairman Cocking opened the Public Hearing.

With no one choosing to come forward, the Public Hearing was closed.

Chairman Cocking stated that there was one letter of support submitted. The following individuals submitted letters of support:

Charles L. Yelverton, 801 Baumgartner Way, Allen, TX.

Chairman Cocking asked if the adjustments presented were limited to this piece of property or were applicable to all of District H.

Ms. McLeod stated that the adjustment would be limited to this piece of property.

Motion: **Upon a motion by Commissioner Platt, and a second by 1st Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of PD No. 108, District H to allow an Assisted Living/Memory Care use and adopt a Concept Plan, Landscape Plan and Building Elevations for Twin Creeks Assisted Living.**

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:15p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Patrick Blaydes, Planner

Director's Report from 2/11/2014 City Council Meeting

- A request to change the zoning of the property described as Cottonwood Business Park, generally located east of Jupiter Road and south of Park Place Drive, from Light Industrial "LI" zoning to a Planned Development for Single Family Residential "R-7" was approved.
- Amendments to the Allen Land Development Code, including: amending the Zoning Regulations by amending Article VII, Section 7.09.4 (6), "Prohibited Signs" and Section 7.09.7.1, "Political Signs," were approved.

Director's Report from 2/25/2014 City Council Meeting

- There were no actions taken to the 2/25/2014 City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: March 18, 2014

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 2014
CIP Map through February 2014

ENGINEERING CIP PROGRESS REPORT - THROUGH FEBRUARY 2014

		PROJECT		STATUS / COMMENTS	
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Design award scheduled to be awarded March 11. Construction anticipated to occur January through December 2015.	
	2	Fire Station 4 Kitchen Remodel	PS1407	Construction anticipated to begin April 2014.	
	3	MCPAR Lighting Upgrades	PS1405	In design. Construction anticipated to begin June 2014.	
ROADS	CITY	4	2013 Street and Alley Rehabilitation Project	ST1305	Street, alley, accessibility, and sidewalk improvements. Repairs on a section of Bethany expected to be complete March 2014. Project completion anticipated Spring 2014.
		5	Bray Central Widening	ST1309	Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Design is complete and project is out for bid. Construction anticipated to begin April 2014.
		6	Exchange Parkway (Alma - Allen Heights)	ST1302	Addition of 2 lanes. Construction anticipated to be complete October 2014. Watters Road closure will start March 10.
		7	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
		8	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Roadway connection through the Bush/Elkin and Johnson properties. Design for 4-lane roadway and 6-lane bridge underway. Construction anticipated in Summer 2014.
	OTHERS	9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704	TxDOT roadway project under design. ROW acquisition underway. NTMWD waterline relocation has begun. Anticipate TxDOT letting December 2014 with construction starting Spring 2015.
		10	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate construction starting in Spring 2014.
UTILITIES	11	755 Heritage Pkwy San Sew Extension	WA1401	Construct 8" sewer main crossing Bethany Dr. through steel encasement. Construction to begin March 2014.	
	12	Whis-Lynge Water/SS Replacement	WA1209	Water, sanitary sewer, and paving improvements for Whis-Lynge and Rolling Hills Estates. Paving phase has begun with an anticipated project completion January 2015.	
OTHER	13	Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Design is 95% complete. Construction anticipated when CDC funding is disbursed in Summer 2014.	
	14	Signal - Exchange / Bossy Boots	ST1311	Signal is operational.	
	15	Signal - Watters / Bossy Boots	ST1314	Will be constructed with the AISD Service Center Project with completion required prior to facility opening. Project being designed by Halff & Associates and plans nearing the 30% stage.	
	16	Signal - Watters / Bray Central	ST1304	Materials are being ordered. The project is scheduled to be complete by the end of June 2014.	

STATUS

- CONSTRUCTION
- DESIGN
- DESIGN
(BY OTHERS)
- CONSTRUCTION
(BY OTHERS)

STATUS

- CONSTRUCTION
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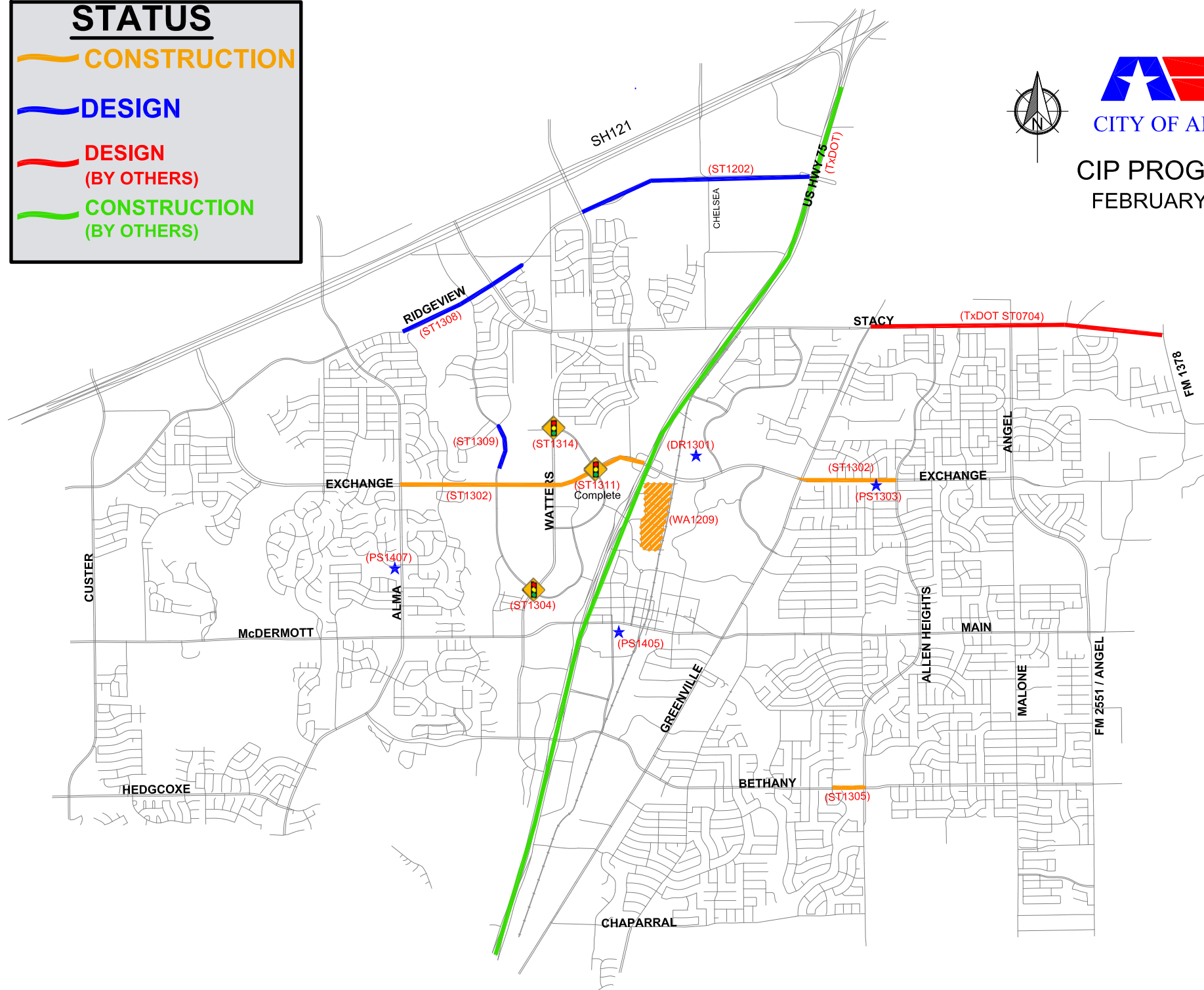
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CIP PROGRESS

FEBRUARY 2014



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: March 18, 2014

SUBJECT: Consider a Final Plat for Greenville Center Addition, Lot 10, Block A, being 1.432± acres in the Henry Wetsel Survey, Abstract No. 777, City of Allen, Collin County, Texas; located southwest of Stacy Road and State Highway 5/Greenville Avenue. (FP 11/11/13-82) [Randolph Brooks Federal Credit Union]

STAFF RESOURCE: Patrick Blaydes
Planner

PREVIOUS COMMISSION/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

BACKGROUND

The property is located southwest of Stacy Road and State Highway 5/ Greenville Avenue and is zoned Shopping Center SC. The property to the north (across Stacy Road) is the Town of Fairview. The properties to the east, west and south are zoned Shopping Center SC.

The Final Plat is for a 1.432± acre property. There are two access points provided; both through public access easements on the western and southern end of the site. A third access point will be provided along Stacy Road once the property to the east develops.

This plat also shows various access and utility easements required for the development of a bank on this site.

The Final Plat for Greenville Center Addition, Lot 10, Block A has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Approval

ATTACHMENT

Final Plat



Sheet 1 of 2

