



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, AUGUST 5, 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 July 22, 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 July 15, 2014, regular meeting.
3. Final Plat – Consider a request for a Final Plat for The Village at Twin Creeks, Phase One, being 41.560± acres located southeast of Exchange Parkway and Bray Central Drive. (FP-6/24/14-39) [The Village at Twin Creeks Ph.I]

**Regular Agenda**

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 12,647 square foot portion of a building located on Lot 1R-1, Allen Business Center, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Prestige Circle (and commonly known as 7 Prestige Circle, Suite 100). (SUP-7/8/14-45) [Academy of Dance Arts]
5. Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Cottonwood Crossing, on 12.663± acres; being a Replat of Cottonwood Business Park; located east of Jupiter Road and generally south of Park Place Drive. (PP-3/10/14-16) [Cottonwood Crossing]
6. Preliminary Plat – Consider a request for a Preliminary Plat for Eagles Corner Addition, Lots 1-3, Block A, being 14.48± acres, located at the northwest corner of Exchange Parkway and Greenville Avenue. (PP-2/27/14-12) [Eagles Corner Addition]
7. Preliminary Plat – Consider a request for a Preliminary Plat for Assured Self Storage, Lots 1 and 2, Block A, being 12.3787± acres located at the southeast corner of Alma Drive and Exchange Parkway. (PP-4/21/14-24) [Assured Self Storage]
8. Presentation of the Proposed 2015-2019 Capital Improvement Program.

**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 1, 2014, 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 7/22/2014 City Council Meeting**

- There were no items taken to the July 22, 2014 City Council Meeting.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
July 15, 2014**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking, Chair  
Shirley Mangrum, 1<sup>st</sup> Vice-Chair  
Ben Trahan, 2<sup>nd</sup> Vice-Chair  
John Ogrizovich  
Michael Orr  
Stephen Platt, Jr.  
Barbara McNutt

**Absent:**

**City Staff Present:**

Ogden “Bo” Bass, AICP, Director of Community Development  
Lee Battle, AICP, Assistant Planning Director  
Shawn Poe, PE, Assistant Director of Engineering  
Madhuri Kulkarni, 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. Action taken on the Planning & Zoning Commission items by City Council at the July 8, 2014 regular meeting attached.

**Consent Agenda**

2. Approve minutes from the July 1, 2014 workshop and regular meetings.

**Motion:**        **Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the July 1, 2014 regular meeting minutes.**

**The motion carried.**

The July 1, 2014 workshop minutes were pulled from the Consent Agenda. Commissioner Orr stated that the chairman’s name is incorrect under the “Call to Order and Announce a Quorum is Present.”



**Motion:** Upon a motion by Commissioner Platt, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the July 1, 2014 workshop meeting minutes, with the adjustment of changing “Chairman Wendland” to “Chairman Cocking.”

**The motion carried.**

### **Regular Agenda**

3. Public Hearing – Consider a request to amend the development regulations of Planned Development No. 74 and adopt a Concept Plan and Building Elevations relating to the property. The property is 39.9± acres out of the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located southwest of Bethany Drive and Montgomery Boulevard. (Z-11/19/13-83) [Montgomery Ridge]

Mr. Ogden “Bo” Bass, Director of Community Development, presented to the Commission. He stated this is a public hearing to consider amending Planned Development No. 74 with development regulations, building elevations, and a concept plan.

The property is generally located southwest of Highway 75 and Bethany Drive. Mr. Bass mentioned the gentle topography of the land, and stated that Allen is a great place to live because of the schools, parks, and retail, but what matters is where you live. Two basic subdivisions in Allen include 65’ lots (R-5), and 55’ lots. However, with time, through approval of the Planning and Zoning Commission and Council, the direction has changed from the typical 65’ and 55’ to including lots as small as 32’. Projects like Hamilton Hills, Village at Twin Creeks, and Cottonwood Crossing have changed the direction of Allen and are more of a representative of the current market – with greater pedestrian feel and a more organic feel and variety. The glass ceiling has been broken on small lots and cross-sections. This project provides a mixture of organic development of multiple types of lots in the same area. PD-74 is mainly zoned office and a portion zoned R-5 for single-family. Single-family is depicted in the future land use plan as well. It has always been understood that a portion of the project will be residential.

Surrounding properties include Planned Development PD No. 105 for R-5 Residential to the north. The property to the east is zoned Planned Development PD No. 105 Single Family Residential R-5 and Planned Development PD No. 74 Office O. The property to the south is zoned Planned Development PD No. 105 Agriculture Open Space AO and Planned Development PD No. 74 Office O. The property to the west is zoned Planned Development PD No. 105 Agriculture Open Space AO.

Mr. Bass stated that approximately 39-acres (Phase 1) is specifically being considered for zoning. Overall, the ownership is about 119 acres. The 39-acres as well as the future phases are shown on the plan because the entire area has been considered by the developer and staff. This area will work in terms of access and circulation and land uses, although there is still ongoing discussion on land uses. The more direct focus is on this project, Phase 1, for residential development. The timing of Montgomery Boulevard has been an important issue. Currently, Montgomery Boulevard dead-ends. The Thoroughfare Plan shows an alignment of the boulevard to flow through the applicant’s property and connect to Highway 75. As a part of this project, the Engineering Department required a traffic assessment. Mathematically, the connection is currently not required. However, the Montgomery family sees the benefit for themselves. Trademark and the City of Allen are motivated as well to shorten the time for that extension. A parallel agreement will tie the timing and the design of the boulevard. One of the deal points is that the construction has to start on the road extension in a certain number of days of a building permit issuance in Phase 1.

There is a single point of access for this development; Montgomery Boulevard. This access has been vetted through the Fire and Engineering Departments. The street patterns have been vetted as well. The lot mix is very unique to the development, and include 60' wide lots, 50' wide lots, and 40-49' lots, which all create an organic feel. The lot size adjacency creates variety and flexibility. Some muses (small intimate spaces) are also integrated in the development. These do not count as open space. The project, however, exceeds in the amount of open space required.

There are 169 lots in this phase. The other phase(s) have also been vetted for connection in the future.

Elevations have also been reviewed. Elevations will not be held to the exact graphics, but the materials and architectural styles have to match the general pallet provided. The styles create a high degree of variability.

The street concept plan shows a variety of streets. The cross sections show parking areas and non-parking areas to keep the streets pedestrian in nature and to effectively flow. Mr. Bass touched on the Boulevard cross-section and pointed out the emphasis on street trees. The cross-section shows two traffic lanes, dedicated bike lanes, 8' on-street parking lanes, a 9'6" area for street trees, and 8' sidewalks (which are larger than average). The sidewalk is shared in this development – some is in the right-of-way, and some on private land. The neighborhood cross-section was also presented. Mr. Bass pointed out the lane widths are normally 12' but are 10' in this development. He explained that there is parking only on one side and the street includes two travel lanes – to keep it small scale and still maintain maneuverability. The landscape and sidewalks are the same as the boulevard.

Mr. Bass subsequently went through the development regulations. The property has a base zoning district of R-7. Flexible design standards will be part of the development regulations. These standards allow for staff to modify certain aspects of the development without public hearings and going before the Commission and Council and the entire PD process. It has been very effective in previous projects, such as Hamilton Hills and PD-108. In this case, a finite list of items can be considered, which includes new streets, open space/parkland, streetscape, side yard setbacks, and driveways.

Basic standards include: 10' front yard setback, 3' side yard setback (between lots), 10' side yard setback (on corner lots along public streets), and 10' rear yards. Minimum lot standards are 40' by 80's, and building height is two stories. Garages can be on either the rear or front, but not both. Building materials include masonry, cementitious-fiber clapboard, and Traditional 3 Coat Stucco. Street classifications include boulevard streets, neighborhood streets, mews street, mews alley, and alley. Finally, landscape standards include tree distances, root barriers, an approved list of trees, and so on.

Mr. Bass concluded by stating that staff recommends approval.

2<sup>nd</sup> Vice-Chair Trahan asked about the minimum set-backs, if it entails the entire development, and if the footprint of the dwelling can be expanded. Mr. Bass stated yes. Mr. Bass stated most of the development is driven by the market; some by the look. However, if the house is pushed too close to the side yard, mechanical equipment cannot be located there and will need to be placed in the back yard.

Commissioner McNutt pointed out the Boulevard Street Cross-Section slide which was shown, and asked if there is a maximum overhang that has been identified in the 10' setback zone section. Mr. Bass stated it will not overhang past the utility easement or the sidewalk.

Chairman Cocking stated that the building height measurement point has been changed, and asked what is the mid-point of the roof. Mr. Bass stated that the height measurement used to be the highest point of the

roof (not counting ornamentation). With the measurement being to the midpoint of the roof, there is more leeway regarding ornamentation and varying roof lines.

Chairman Cocking opened the Public Hearing.

Philip Williams, 1204 Old Bethany Road, Allen, Texas, spoke in favor of the plan, and stated that the plan is thoughtful and innovative. Trails can now have connections throughout the area, so the open space becomes an asset. He stated the bar has been raised and that he is impressed with the project.

Scott Polikov, 3100 McKinney, Dallas, Texas, provided a brief presentation on the project. He mentioned the importance of the project due to it being a legacy development for the Montgomery family as well as the adjacency of Montgomery Farm and Watters Creek. The neighborhood was planned in terms of whether the development will be there in 100 or so years. A great neighborhood is also an economic development strategy. This neighborhood will broaden the type of housing available in Allen. Mr. Polikov also stated he sees this as more of a continuation of Watters Creek and Corporate Center. This first phase has a walkable feel. Being next to Watters Creek, and in west Allen, he believes this is the perfect place for connectivity and variety. There are several pocket parks and public spaces in the neighborhood. He reinforced the variety of lot types, houses, and street types in the development. The housing types, public spaces, and street types are connected; with an important hierarchy. The muse spaces, streets, and lots, for example, all create a comfortable feel. More variety is the trend, and this variety is provided with this project. He emphasized that this variety is not only provided through materials, but design and public spaces. People pay for variety and choice, and that will be beneficial for a long-term tax-base. Mr. Polikov mentioned that this is a comprehensive neighborhood not only with regards to the next future phase, but also in terms of its relationship to Montgomery Farms, Connemara Conservation, Corporate Center, and Watters Creek.

Chairman Cocking opened the Public Hearing.

Commissioner Ogrizovich asked about the size of the homes. Mr. Polikov anticipated a range of home sizes within the development.

Commissioner Ogrizovich commended the development.

Commissioner Orr stated this type of development is long overdue for suburban cities and thought it was a great addition to Allen.

1<sup>st</sup> Vice-Chair Mangrum agreed that this development will be, as Mr. Bass has stated, breaking the glass.

2<sup>nd</sup> Vice-Chair Trahan also appreciated the project

Commissioner McNutt asked if there were detached garages, and if so, what the percentages are. Mr. Polikov stated there would not be many detached garages. Detached garages add character, but the consumer preference is for attached garages.

Commissioner McNutt also asked about back to back lots, and if there would or would not be fences. Mr. Bass stated it is up to the individual lot owners, but the PD addresses fences along the alleys. Gas meters and rear utilities have to be inset off the alley surface in a notch-out. Mr. Polikov stated those discussions will be deferred to the builders.

Commissioner McNutt stated that no fences create a great space, which Allen does not have yet, similar to a muse concept. She also stated this is an exciting project with an urban push.

Commissioner Platt also liked the project.

Chairman Cocking mentioned that there would be a lot of street crossing/ “J-walking” in the neighborhood streets as parking is only on one side – bordering on safety concerns. He wanted to know about the 10’ versus the 11’ lanes. Mr. Bass stated the standard lane widths is 12’, with a compromise at 11’, but that Engineering has accepted the 10’.

Commissioner McNutt stated that having parking on only one side would allow drivers to understand where people would be.

Chairman Cocking believed the lanes were a little on the tight side. Mr. Polikov stated that research shows that additional widening of streets increases speed. This street is designed to have slower speeds because it is narrower. Making the street wider will make it more dangerous because it would increase speeds. He referenced Highland Park and their narrow lanes that create slow speeds.

Chairman Cocking asked if that distance would work for life safety, CWD, school buses, and so on. Mr. Bass stated yes; all of that has been vetted by the Community Services and Fire Departments.

Chairman Cocking believed this would be an enjoyable subdivision due to its eclectic nature and variety, leaving the cookie-cutter mode of a typical suburbia.

**Motion:**           **Upon a motion by 1st Vice-Chair Mangrum and a second by Commissioner Platt the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve therequest to amend the development regulations of Planned Development No. 74 and adopt a Concept Plan and Building Elevations for a 39.9± acre property, generally located southwest of Bethany Drive and Montgomery Boulevard for Montgomery Ridge.**

**The motion carried.**

4. Receive the Proposed 2015-2019 Capital Improvement Program Report

Ms. Kulkarni handed out the Capital Improvement Program Reports to the Commission. A presentation will follow at the next Planning and Zoning Commission meeting on August 5<sup>th</sup>.

### **Adjournment**

The meeting adjourned at 8:00 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

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Jeff Cocking, Chairman

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Madhuri Kulkarni, Planner

### **Director's Report from 7/8/2014 City Council Meeting**

- A request to adopt an ordinance to amend the development regulations and adopt a Concept Plan and Building Elevations for a portion of District E, in Planned Development No. 108, for the property generally located northeast of the intersection of, and bounded by, Watters Road and Junction Drivewas approved subject to the following condition:

That no final inspection or certificate of occupancy shall be issued or conducted for any multifamily unit in Phase 2 of the Multifamily Tract until and unless the City has conducted final inspections and issued a certificate of occupancy for the building within the Retail/Restaurant/Office Tract.
- A request to adopt an ordinance amending the Allen Land Development Code Appendix A, Definitions, by amending the definition of Office use, was approved.

<b>PLANNING &amp; ZONING COMMISSION</b> <b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 5, 2014

**SUBJECT:** Consider a request for a Final Plat for The Village at Twin Creeks, Phase One, being 41.560± acres located southeast of Exchange Parkway and Bray Central Drive. (FP-6/24/14-39) [The Village at Twin Creeks Ph. I]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD 108 Adopted – October, 2011  
PD 108 Amended – January, 2014  
Preliminary Plat Approved – April, 2014

**BACKGROUND**

The subject property is located southeast of Exchange Parkway and Bray Central Drive. It is zoned Planned Development No. 108 for Single Family Residential (SF) use. The property to the north is zoned Planned Development No. 108 for Mixed Use (MIX). The property to the east (across Watters Road) is zoned Planned Development No. 54 for Industrial Technology (IT) use. The property to the south is zoned Planned Development No. 54 for Multi-family Residential (MF-18) use. The property to the west (across Bray Central Drive) is zoned Planned Development No. 54 for Multi-family Residential (MF) and Single Family Residential (R-7) uses.

A Concept Plan for the property was approved in January 2014 and a Preliminary Plat was approved in April 2014. The Final Plat is the last step in the development process.

The subject Final Plat is for the development of phase one; which is approximately 41.56 acres. There are ten (10) access points into the site; one access point on Exchange Parkway, three access points on Kennedy Drive, three access points on Benton Drive and three access points on Bray Central Drive. The plat also shows ROW dedication and various easements required for development.

The Final Plat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan and Preliminary Plat and meets the standards of the Allen Land Development Code.

**STAFF RECOMMENDATION**

Staff recommends approval of the request.

**MOTION**

*I make a motion to approve the Final Plat for The Village at Twin Creeks, Phase One.*

**ATTACHMENTS**

Final Plat

LOT 3, BLOCK A  
BENTON PONTE ADDITION  
DOC. NO. 2021024010003780  
M.R.C.C.T.

LOT 4, BLOCK A  
BENTON PONTE ADDITION  
DOC. NO. 2021024010003780  
M.R.C.C.T.

BRAY CENTRAL DR.  
(VARIABLE WIDTH ROW)

LOT 4, BLOCK A  
BENTON PONTE ADDITION  
DOC. NO. 2021024010003780  
M.R.C.C.T.

GRAPHIC SCALE  
1 inch = 50 feet

- PLAT NOTES:
1. BASE OF BEARING DERIVED FROM TEXAS STATE PLANE COORDINATES, NAD83 (GCS), NORTH CENTRAL ZONE.
  2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAK".
  3. "X" GITS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  4. OPEN SPACE LOTS SHALL BE FOR LANDSCAPE AND OPEN SPACE. THE HOA SHALL BE MAINTAINED BY THE HOA. FENCES AND WALLS SHALL BE MAINTAINED BY THE HOA.
  5. THE HOA SHALL BE RESPONSIBLE FOR LANDSCAPE AND OPEN SPACE. THE HOA SHALL BE MAINTAINED BY THE HOA.
  6. NO STRUCTURES, MECHANICAL EQUIPMENT (E.G. HVAC UNITS), OR OTHER ENCLOSURES SHALL BE LOCATED WITHIN ANY EASEMENT. FENCES ARE ALLOWED BY PERMIT.
  7. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN A.T.C.A. ADMINISTRATIVE CODE, TITLE 30, CHAPTER 344 RULES. IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEY. IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEY. IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEY.
  8. CONCRETE DRIVEWAYS SHALL BE CONSTRUCTED WITH STAMPED CONCRETE FINISH.
  9. ALL FENCES LOCATED ADJACENT TO AN ALLEY SHALL BE SET BACK FIVE FEET (5') FROM THE FRONT PROPERTY LINE.
  10. ALL FENCES LOCATED IN A SIDE YARD THAT IS ADJACENT TO A SIDE YARD SHALL BE SET BACK FIVE FEET (5') FROM THE FRONT PROPERTY LINE.
  11. NO FRANCHISE UTILITY APPOINTMENTS, WHICH EXTEND ABOVE ADJACENT GRADE (INCLUDING BUT NOT LIMITED TO GAS METERS, ELECTRIC METER, WATER METER, AND OTHER UTILITY EQUIPMENT), SHALL BE LOCATED WITHIN THE 20' FOOT REAR BUILDING SETBACK. THOSE LOCATED WITHIN THE 20' FOOT REAR BUILDING SETBACK SHALL BE SET BACK FIVE FEET (5') FROM THE REAR BUILDING SETBACK. THOSE LOCATED WITHIN THE 20' FOOT REAR BUILDING SETBACK SHALL BE SET BACK FIVE FEET (5') FROM THE REAR BUILDING SETBACK.
  12. MINIMUM FINISHED FLOORS ARE A MINIMUM OF 2' ABOVE FULLY APPROVED LUGG STUDY BY DOWNEY ANDERSON & ASSOCIATES, INC. DATED 6-3-14.
  13. 50'164.5' OF ROW SHALL BE DEDICATED TO CITY.
  14. LOTS REQUIRING HOME TO BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM. BYPASSING METER TO SUPPLY WATER SPRINKLER SYSTEM.
  15. LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 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## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** August 5, 2014

**SUBJECT:** Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Gymnastics and Sports Training Facility use. The property is an approximately 12,647 square foot portion of a building located on Lot 1R-1, Allen Business Center, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Prestige Circle (and commonly known as 7 Prestige Circle, Suite 100). [Academy of Dance Arts]

**STAFF RESOURCE:** Ogden “Bo” Bass, AICP  
Director of Community Development

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD No. 3 Adopted – October, 1981  
Final Plat Approved – December, 1984  
PD No. 3 Amended – February, 2008  
Replat Approved – April, 2014

**LEGAL NOTICES:** Public Hearing Sign – July 25, 2014  
Public Hearing Notices – July 25, 2014

**ANTICIPATED COUNCIL DATE:** August 26, 2014

### **BACKGROUND**

The property is located west of Prestige Circle and north of Bethany Drive. The properties to the north, west and south are zoned Planned Development PD No. 3 Light Industrial (LI). The property to the east (across Prestige Circle) is zoned Light Industrial (LI).

The applicant is proposing to tenant a 12,647 square foot suite space in an existing building for a competitive dance training facility. Staff categorizes this type of use as a Gymnastics and Sports Training Facility use.

The property is zoned Planned Development No. 3 with Light Industrial (LI) as the base zoning. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Gymnastics and Sports Training Facility use within the LI zoning district.

The applicant submitted a business summary in conjunction with the SUP application. The following is a summary of the proposed business operations:

- Daily classes begin at 3:30 pm.
- Performances and/or competitions are held offsite.
- The center is staffed with four teachers per night. The majority of the students are dropped off since they spend more than 2 hours in classes per day.

Staff believes the amount of parking on site is adequate for the proposed use.

There are no proposed changes to the exterior of the building.

**STAFF RECOMMENDATION**

Staff recommends approval of the request.

**RECOMMENDED MOTION**


*I make a motion to recommend approval of the Specific Use Permit request for a Gymnastics and Sports Training Facility for the property located at 7 Prestige Circle, Suite #100, for the Academy of Dance Arts.*





**ATTACHMENTS**


Property Notification Map  
SUP Site Plan  
Overall Floor Plan  
Suite Floor Plan



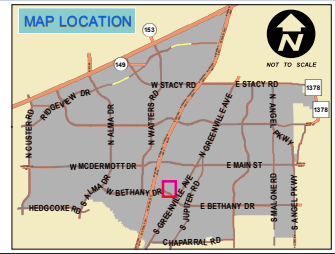


  
**CITY OF ALLEN**  
Property Ownership Notification  
  
**Academy of Dance Arts**  
**7 Prestige Cir #200**

- Map Legend**
-  200' Notification Buffer
  -  Railroad
  -  CollinCAD Parcels
  -  City Limit

  
0 75 150 225  
Feet  
Planning & Development - GIS  
Date: 7/24/2014

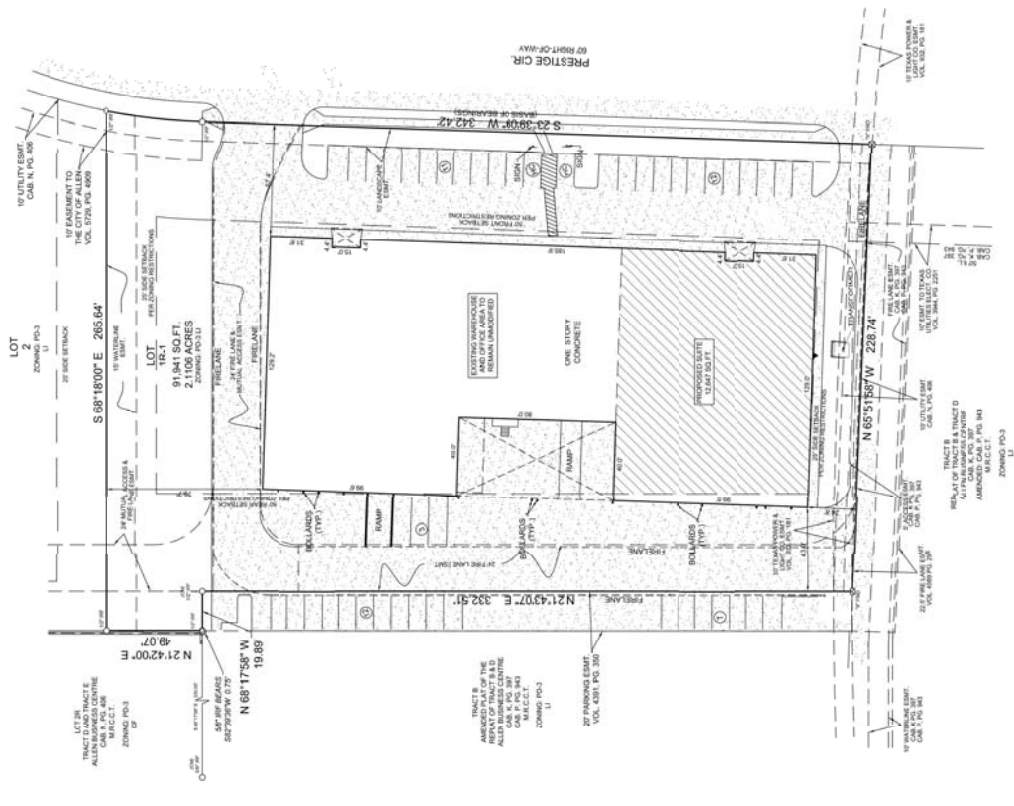
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.





## PROPERTY DESCRIPTION























Being Lot 1R-1 of Lots 1R-1 and 2 Allen Business Centre, an Addition to the City of Allen, Collin County, Texas, according to the map recorded in Volume 2014, Page 223, Map Records, Collin County, Texas.



SITE SUMMARY TABLE	
ZONING: PD 3 LIGHT INDUSTRIAL LU	
PARKING:	
REGULAR PARKING:	45
HANDICAP PARKING:	2
TOTAL SPACES:	47
BUILDING SQ. FT.: 32,691	
LOT AREA:	
SQUARE FEET: 91,941	
ACREAGE: 2.1106	
FAR RATIO:	
ACADEMY OF DANCE ARTS	
FLOOR AREA: 15,847 SQ. FT.	
FAR RATIO: .18	
FTX CONSTRUCTION	
FLOOR AREA: 20,044 SQ. FT.	
FAR RATIO: .22	
HEIGHT OF BUILDING: 21' W	

REVISIONS		
No.	Revision/Issue	Date

# LEGEND

	SAWTOOTH SEVER		LIGHT POLE
	POWER POLE		GAS COCK
	GAS PIPING		ELECTRIC METER
	ASPHALT PAVING		CHAIN LINK FENCE
	IRON ROOF FOUND		WIRE FENCE
	HIGH PILE FOUND		PINE FENCE
	FENCE POST CORNER		COVERED PAVEMENT
	1/4" POST AND BOLT		CONCRETE PAVING
	ASPHALT PAVING		ROAD SURFACE
	OVERHEAD ELECTRIC SERVICE		OVERHEAD POWER LINE
	SAWTOOTH SEVER		SAWTOOTH SEVER

## GENERAL NOTES

1. Note: This Section lists the general abstracts and length of abstract type. Terms (keywords) have not been restricted the land use records for the existence of easements, restrictive covenants or other encumbrances. Additional matters may be included in the course of a thorough examination of the record title.
2. Buildings are based on map researched in Volume 2014, Page 223, Map Research, Cedar County, Texas.



**TEXAS HERITAGE**  
SURVEYING, LLC

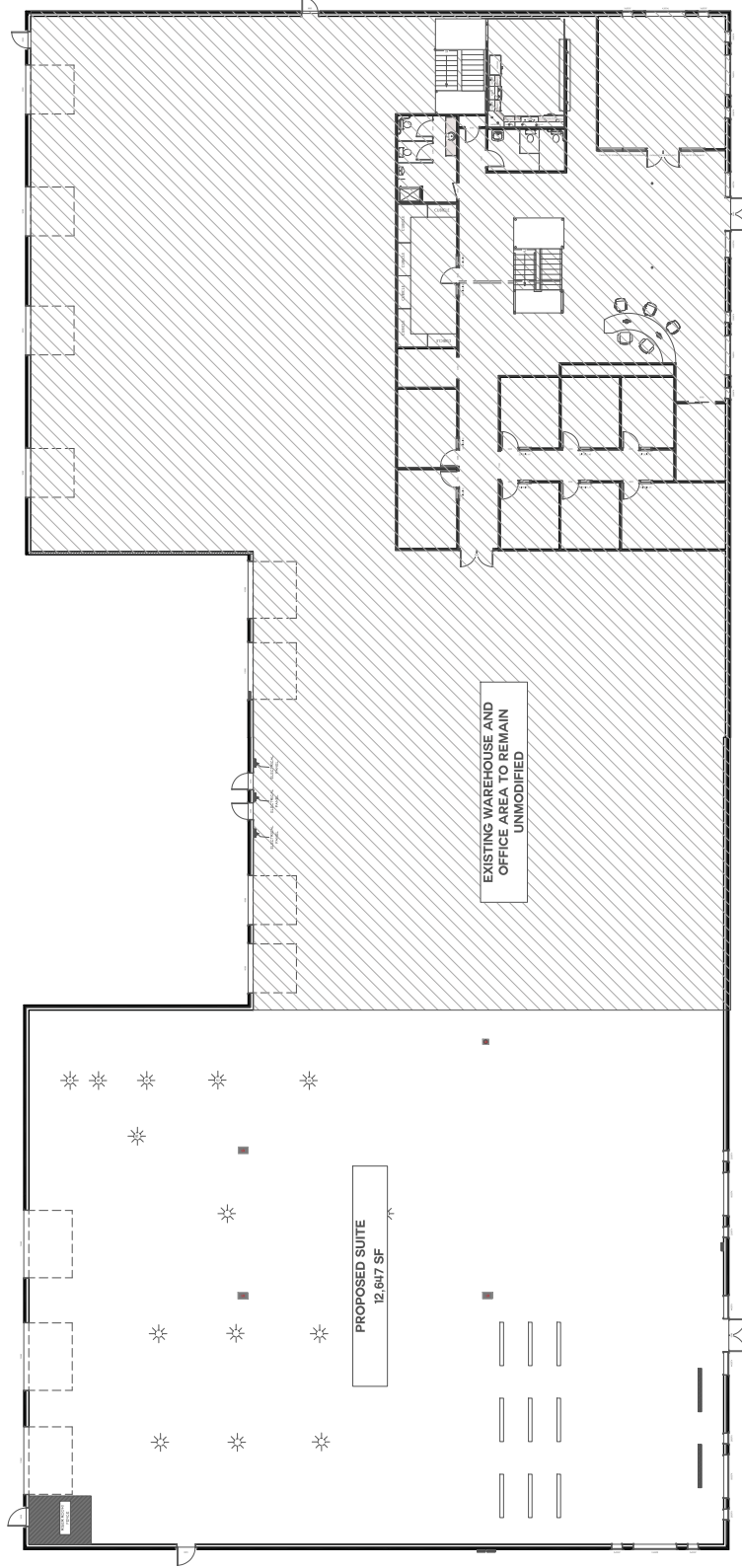
10010 Marlin Drive, Suite 114, Dallas, TX, 75243  
Office 214-340-9700 Fax 214-340-9710  
[texasheritage.com](http://texasheritage.com)  
E-MAIL [info@texasheritage.com](mailto:info@texasheritage.com)

<b>SUP SITE PLAN</b> ACADEMY OF DANCE ARTS 7 PRESTIGE CIRCLE, SUITE 100 ALLEN, COLLIN COUNTY, TEXAS LOUISIANA BUSINESS CENTRE # 2			State of Texas Department of Transportation     Last September 2nd 1979
	Date No.	1402692 - 1	
	District ID		
	MC		
	Date	07/28/14	
	Section		

1  
A300

# OVERALL FLOORPLAN

SCALE: 3/32" = 1'-0"



ACADEMY OF  
DANCE ARTS

ISSUE DATE: JULY 31, 2014  
PERMIT SET

REVISIONS

Designer: Tyler Reed  
Drawn By: Tyler Reed  
Approved By:

PROJECT NO.  
J # 4598-2014

SHEET TITLE

OVERALL  
FLOORPLAN

SHEET NO.

A300

GENERAL CONTRACTOR

PERMIT SET  
FLOOR PLAN, SECTION, ELEVATION  
FLOOR PLAN, SECTION, ELEVATION

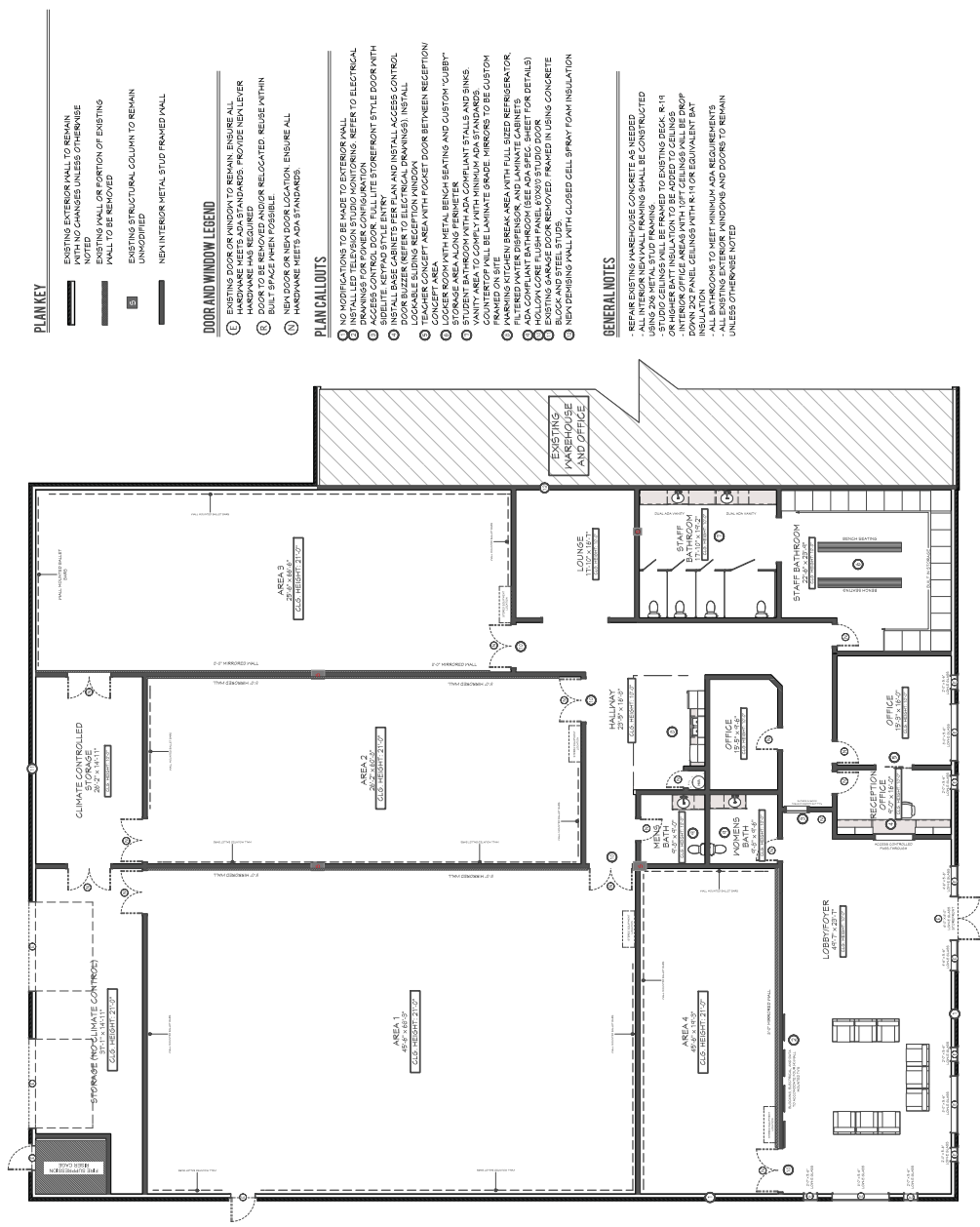
These drawings are assumed to be  
correct and complete. The contractor  
is responsible for verifying all  
dimensions and conditions on site  
prior to construction. The contractor  
shall not be held responsible for  
any errors or omissions in these  
drawings or for any consequences  
resulting from their use.

Approval: \_\_\_\_\_ Date: \_\_\_\_\_

7 PRESTIGE CIRCLE, SUITE 100  
ALLEN, TX 75002

FTK  
CONSTRUCTION SERVICES  
Phone: 972-469-5061 Email: ftk@ftkconstruction.com  
www.ftkconstruction.com

ACADEMY OF DANCE ARTS



**PROPOSED SITE FLOORPLAN**  
SCALE: 1/8" = 1'-0"

**SCALE: 1/8" = 1'-0"**



<b>PLANNING &amp; ZONING COMMISSION</b> <b>AGENDA COMMUNICATION</b>
---

**AGENDA DATE:** August 5, 2014

**SUBJECT:** Conduct a Public Hearing and consider a request for a Residential Replat for Cottonwood Crossing, on 12.663± acres; being a Replat of Cottonwood Business Park; located east of Jupiter Road and generally south of Park Place Drive. (PP-3/10/14-16) [Cottonwood Crossing]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** Final Plat Approved – December, 1984  
General Development Plan Approved – July, 2007  
PD No. 116 Adopted – January, 2014

**LEGAL NOTICES:** Newspaper Notice – July 17, 2014  
Public Hearing Notices – July 18, 2014

**BACKGROUND**

The property is located east of Jupiter Road and south of Park Place Drive. The property to the north is zoned General Business (GB). The properties to the east are zoned Planned Development (PD) No. 34 for Multi-family Residential (MF-12) use and Community Facilities (CF). The properties to the south are zoned Single-family Residential (R-2) and Planned Development No. 49 for Single-family Residential (R-7) use. The properties to the west (across Jupiter Road) are zoned Community Facilities (CF).

A Concept Plan for the Cottonwood Crossing subdivision was approved in January of this year. Since the 12.663± acre parcel was final platted in 1984, replatting the property is the last step in the development process. The subject Replat subdivides the existing lot into forty-eight (48) single family residential lots and five (5) open space lots. There are three (3) access points for the subdivision; all on Jupiter Road. The plat also shows various easements required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan and meets the standards of the Allen Land Development Code.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to approve the Residential Replat for Cottonwood Crossing; being a Replat of Cottonwood Business Park and located east of Jupiter Road and generally south of Park Place Drive.*

**ATTACHMENTS**

Property Notification Map  
Replat

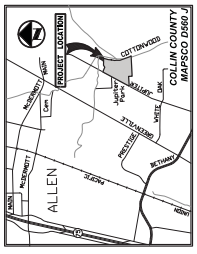
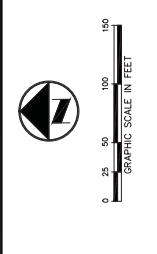






LEGEND

- BL BUILDING LINE
- W/ 1/2" (1/4" MIN) POINT FOR CORNER
- PPF (1/2" (1/4" MIN) FROM ROAD) (BY THIS PLAT)
- RF (1/2" (1/4" MIN) FROM ROAD) (BY THIS PLAT)
- (C.A.) CONTROLLING MONUMENT
- PROPERTY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- 10' FRONT YARD SETBACK
- ENDEAVOR IN FRONT YARD SETBACK



VICINITY MAP (NOT TO SCALE)

NOTES:

1. This plat is for this survey is based on a bearing of North 30 degrees, 14 minutes, 56 seconds East for an east right-of-way line of Jupiter Drive. The bearings and coordinates shown are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.
2. The distances shown herein for adjoining and adjacent properties have been verified or monumented distances.
3. The purpose of this plat is to create Lots 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 2L, 2M, 2N, 2O, 2P, 2Q, 2R, 2S, 2T, 2U, 2V, 2W, 2X, 2Y, 2Z, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3O, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 3Z, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z, 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H, 6I, 6J, 6K, 6L, 6M, 6N, 6O, 6P, 6Q, 6R, 6S, 6T, 6U, 6V, 6W, 6X, 6Y, 6Z, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J, 7K, 7L, 7M, 7N, 7O, 7P, 7Q, 7R, 7S, 7T, 7U, 7V, 7W, 7X, 7Y, 7Z, 8A, 8B, 8C, 8D, 8E, 8F, 8G, 8H, 8I, 8J, 8K, 8L, 8M, 8N, 8O, 8P, 8Q, 8R, 8S, 8T, 8U, 8V, 8W, 8X, 8Y, 8Z, 9A, 9B, 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, 9R, 9S, 9T, 9U, 9V, 9W, 9X, 9Y, 9Z, 10A, 10B, 10C, 10D, 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<b>PLANNING &amp; ZONING COMMISSION</b> <b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 5, 2014

**SUBJECT:** Consider a request for a Preliminary Plat for Eagles Corner Addition, Lots 1-3, Block A, being 14.48± acres, located at the northwest corner of Exchange Parkway and Greenville Avenue. (PP-2/27/14-12) [Eagles Corner Addition]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD No. 58 Adopted – March, 1996  
PD No. 58, Tract 5 Amended – November, 2008  
PD No. 58 Amended – December, 2013

**BACKGROUND**

The property is located at the northwest corner of Greenville Avenue and Exchange Parkway. The properties to the north and east are zoned Shopping Center (SC) and Single Family Residential (R-7). The property to the south (across Exchange Parkway) is zoned Community Facility (CF) zoning. The property to the west is zoned Planned Development PD No. 58 Multi-family Residential (MF).

A Concept Plan for a grocery anchor, bank and fueling station was approved in December 2013. Preliminary platting is the next step in the development process. The subject Preliminary Plat shows the property subdivided into three (3) lots. There are three proposed access points. There is one access point located on Greenville Avenue. There are two access points located on Exchange Parkway. The plat also shows various easements and ROW dedication required for development of the site.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan and meets the requirements of the Allen Land Development Code.

**STAFF RECOMMENDATION**

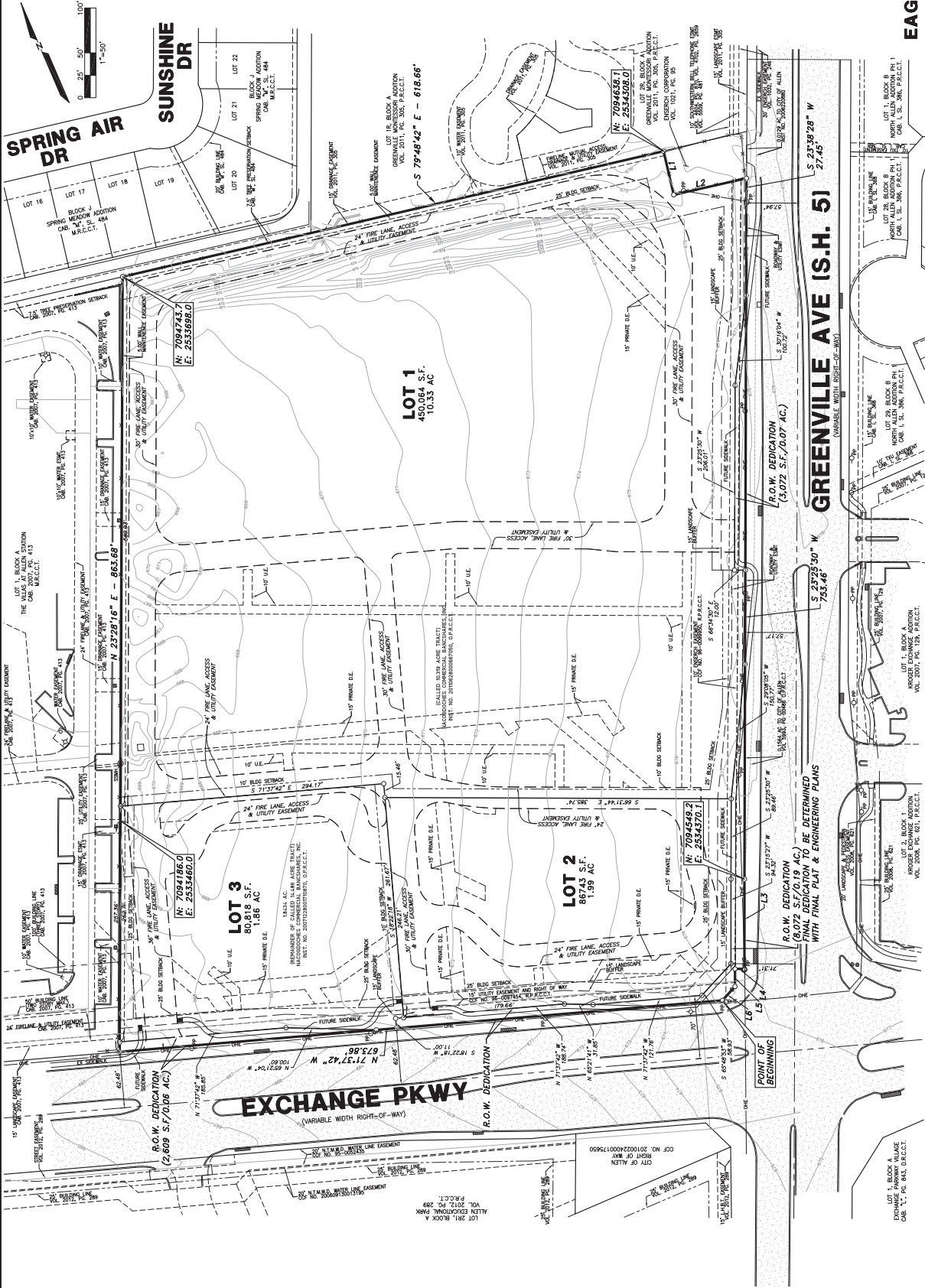
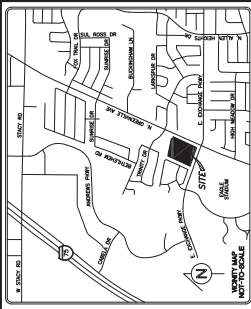
Staff recommends approval.

**MOTION**

*I make a motion to approve the Preliminary Plat for Eagles Corner Addition, Lots 1-3, Block A.*

**ATTACHMENTS**

Preliminary Plat



LINE NO.	BEARING	DISTANCE
L1	S 10°09'00\"W	49.87
L2	S 79°29'12\"E	85.19
L3	S 22°15'27\"W	100.00
L4	N 88°44'48\"W	10.40
L5	S 22°15'27\"W	19.88
L6	S 65°25'54\"W	20.84

PRELIMINARY PLAT  
EAGLES CORNER ADDITION  
LOTS 1 - 3, BLOCK A

BEING 14.4800 ACRES OUT OF THE  
HENRY WETSEL SURVEY, ABSTRACT NO. 1026  
CITY OF THE ALLEN, COLLIN COUNTY, TEXAS

SURVEYOR/APPLICANT  
CITY OF ALLEN  
14000 GORDON DRIVE, SUITE 200  
DALLAS, TEXAS 75224  
CONTACT: LAWRENCE A. CATES, R.E.A.S.

OWNER  
MACDONALD'S COMMERCIAL REAL ESTATE, INC.  
215 EAST MAIN STREET  
MCKINNEY, TEXAS 75069  
CONTACT: RAYMOND RUST



[illegible]

BEGINNING AT AN "X" FOUND FOR THE SOUTHWEST END OF A CORNER CLIP FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF EXCHANGE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 5 (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AN 0.00118 ACRE TRACT OF LAND CONVEYED AS TRACT 3R1 TO CITY OF ALLEN BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 5993 AT PAGE 486 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS:

THENCE NORTH 71° 37' 42" WEST ALONG THE NORTHEAST LINE OF EXCHANGE PARKWAY FOR A DISTANCE OF 673.86 FEET TO A ¾" IRON ROD FOUND FOR CORNER POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF THE VILLAS AT ALLEN STATION, AN ADDITION TO THE CITY OF ALLEN, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET 2007, SLIDE 413 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

THENCE NORTH 23° 28' 16" EAST ALONG THE SAID NORTHWEST LINE OF THE NACOGDOCHES 10.319 ACRE TRACT AND THE SAID SOUTHEAST LINE OF LOT 1 FOR A DISTANCE OF 863.68 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF BLOCK J, SPRING MEADOW ADDITION, AN ADDITION TO THE CITY OF FARMER, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET M, SLIDE 484 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

SECTION SOUTH 79° 48' 42" EAST ALONG THE NORTHEAST LINE OF S&D NAGOGDOCHES 10.319 ACRES TRACT, THE S&D SOUTHWEST LINE OF BLOCK J, SPRING MEADOW ADDITION AND THE SOUTHWEST LINE OF LOTS 1R AND 2R, BLOCK A OF GREENVILLE ADDITION, THE SOUTHWEST CORNER OF LOT 1R, BLOCK 1 OF THE COOKS ADDITION, ACCORDING TO THE PLAT THEREOF, IN VOLUME 2008, PAGE 21 OF THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, FOR A DISTANCE OF 618.66 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF S&D LOT 2R, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO THE NORTHWEST CORNER OF THAT TRACT OF LAND, DESCRIBED IN WARRANTY DEEDS RECORDED IN THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, IN VOLUME 1021, PAGE 95 OF THE PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

THENCE SOUTH 79° 29' 13" EAST AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID SENSERCH TRACT, FOR A DISTANCE OF 83.19 FEET TO A 1/2" IRON ROD CORNER FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 5, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.1564 ACRE TRACT OF SAID SENSERCH TRACT, BEING THE SAME TRACT AS HEREIN REFERRED TO BY THE DEED AS RECORDED IN VOLUME 993 AT PAGE 466 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 23° 38' 28" WEST AND FOLLOWING ALONG THE WESTERLY  
RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 5 AND THE WESTERLY LINE OF SAID  
0.1564 ACRE TRACT OF LAND CONVEYED AS TRACT 3R TO THE CITY OF ALLEN, FOR A  
DISTANCE OF 27.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 23° 25' 30" WEST AND CONTINUING ALONG THE WESTERLY  
THENCE-OF-WAY LINE OF SAID STATE HIGHWAY NO. 5 AND THE WESTERLY LINE OF SAID  
0.1564 ACRE TRACT OF LAND CONVEYED AS TRACT 3R TO THE CITY OF ALLEN FOR A  
DISTANCE OF 753.46 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 23° 15' 27" WEST AND CONTINUING ALONG THE WESTERLY  
RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 5 FOR A DISTANCE OF 100.00 FEET TO A  
GRASS MONUMENT IN CONCRETE FOUND FOR CORNER.

THENCE NORTH 66° 44' 45" WEST AND CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 5 FOR A DISTANCE OF 10.48 FEET TO A BRASS MONUMENT IN CONCRETE FOUND FOR CORNER;

THENCE SOUTH 23° 15' 27" WEST AND CONTINUING ALONG THE WESTERLY  
RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 5 FOR A DISTANCE OF 19.68 FEET  
TO A 1/2" IRON ROD FOUND FOR THE NORTH CORNER OF THE AFOREMENTIONED  
TO 0.0018 ACRE TRACT OF LAND CONVEYED AS TRACT 3R1 TO THE CITY OF ALLEN BY  
SPECIAL WARRANTY DEED RECORDED IN VOLUME 5993 AT PAGE 486 OF THE DEED  
RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 65° 33' 54" WEST AND CONTINUING ALONG THE WESTERLY LINE OF SAID  
STATE HIGHWAY NO. 5 AND THE WESTERLY LINE OF SAID 0.0018 ACRE TRACT OF LAND  
TO THE CITY OF ALLEN FOR A DISTANCE OF 20.84 FEET TO  
THE POINT OF BEGINNING AND CONTAINING 14.4800 ACRES OF LAND, MORE OR LESS;

[illegible]

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

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

## Owner

Notary

THAT I, Lawrence A. Cates, R.P.L.S., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

## Notary \_\_\_\_\_

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of the EAGLES CORNER Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

City Secretary, City of Allen

BEING 14.4800 ACRES OUT OF THE  
HENRY WETSEL SURVEY, ABSTRACT NO. 1026  
CITY OF THE ALLEN, COLLIN COUNTY, TEXAS

**OWNER**  
NACOGDOCHES COMMERCIAL BANKSHARES, INC.  
215 EAST MAIN STREET  
NACOGDOCHES, TEXAS 75961  
(936) 715-4180  
CONTACT: RAYMOND RUST

CONTACT: LAWRENCE A. GATES, R.P.L.S.,  
(912) 385-2272

<b>PLANNING &amp; ZONING COMMISSION</b> <b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 5, 2014

**SUBJECT:** Consider a request for a Preliminary Plat for Assured Self Storage, Lots 1 and 2, Block A, being 12.3787± acres located at the southeast corner of Alma Drive and Exchange Parkway. (PP-4/21/14-24) [Assured Self Storage]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD 54 Adopted – May, 1993  
PD 54 (Tract 15) Amended – May, 2013

**BACKGROUND**

The property is located at the southeast corner of Exchange Parkway and Alma Drive. The properties to the south, east and west are zoned Planned Development No. 54 Single Family Residential (SF). The property to the north (across Exchange Parkway) is zoned Planned Development No. 54 Shopping Center (SC) and Single Family Residential (SF).

A Concept Plan for the Assured Self Storage facility was approved in May 2013. Preliminary platting is the next phase in the development process. The subject Preliminary Plat shows the property subdivided into two (2) lots. There are three proposed access points. There is one access point located on Alma Drive. There are two access points located on Exchange Parkway. The plat also shows various easements and ROW dedication required for development of the site.

A Site Plan for the Assured Self Storage facility (on Lot 1), has been submitted and is currently under review.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan and meets the requirements of the *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Staff recommends approval of the request.

**RECOMMENDED MOTION**

*I make a motion to approve the Preliminary Plat for Assured Self Storage, Lots 1 and 2, Block A.*

**ATTACHMENTS**

Preliminary Plat





<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** August 5, 2014

**SUBJECT:** Presentation of the Proposed 2015-2019 Capital Improvement Program.

**STAFF RESOURCE:** Tim Porter, P.E.  
Project Manager, Engineering

Brian Bristow, RLA  
Assistant Director of Parks and Recreation

**PREVIOUS COMMISSION/COUNCIL ACTION:** None

**BACKGROUND**

The Planning and Zoning Commission acts in an advisory capacity for the City Council and makes a recommendation regarding approval of the Capital Improvement Program each year. In preparation for this recommendation, staff will give a CIP overview and update presentation to the Commission.

**STAFF RECOMMENDATION**

Recommend approval of the 2015-2019 Capital Improvement Program to the City Council.

**MOTION**

*I make a motion to recommend approval of the 2015-2019 Capital Improvement Program to the City Council.*