



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 17, 2018 – 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 April 10, 2018, 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 April 3, 2018, regular meeting.
3. Capital Improvement Plan (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for Montgomery Ridge Phase IIB, being 54.285± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Montgomery Boulevard and west of U.S. Highway 75. (PL-012618-0026) [Montgomery Ridge Phase IIB]

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Private Club use for an approximately 6,493± square foot portion of a building located on Lot 7A-1, Block A, The Village at Allen; generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-040218-0010) [Bar Louie]

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, April 13, 2018, at 5:00 pm.

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 4/10/2018 City Council Meeting

- The request to conduct a Public Hearing and consider Specific Use Permit No. 161 for a Fitness and Health Center use, generally located south of Allen Drive and east of U.S. Highway 75, for Infinity Personal Training, was approved.

PLANNING AND ZONING COMMISSION

REGULAR MEETING

April 3, 2018

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
John Ogrizovich

Commissioners Absent:

None

City Staff Present:

Marc Kurbandsade, AICP, Director of Community Development
Lee Battle, AICP, LEED AP, Assistant Director of Community Development
Joseph Cotton, PE, Assistant Director of Engineering
Brian Bristow, Assistant Director of Parks and Recreation
Madhuri Mohan, AICP, Senior Planner
Hayley Angel, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Director's Report

1. The Director discussed the action taken on the Planning & Zoning Commission items by City Council at the March 27, 2018, 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 20, 2018, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Starcreek Village, Lot 1, Block A, being 2.819± acres located in the Francis Dosser Survey, Abstract No. 280; generally located south of State Highway 121 and west of Watters Road. (PL-022318-0031) [Starcreek Village]

4. Final Plat – Consider a request for a Final Plat for Texas Legends Subdivision, Lot 1, Block A, being 1.610± acres located in the L. K. Pegues Survey, Abstract No. 702; generally located south of Curtis Lane and west of U.S. Highway 75. (PL-022318-0032) [Texas Legends]

Motion: **Upon a motion by Commissioner Metevier, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of District C of Planned Development No. 108 Mixed Use MIX and to adopt a Concept Plan, Building Elevations, a Streetscape/Fencing/Perimeter Landscaping Plan, and Open Space Plans, for a 55.594± acre tract of land located in the Michael See Survey, Abstract No. 544; generally located at the northwest corner of Exchange Parkway and Watters Road. (Z-122017-0015) [Twin Creeks North]

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by 2nd Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of District C of Planned Development No. 108 Mixed Use MIX and to adopt a Concept Plan, Building Elevations, a Streetscape/Fencing/Perimeter Landscaping Plan, and Open Space Plans, for a 55.594± acre tract of land; generally located at the northwest corner of Exchange Parkway and Watters Road, for Twin Creeks North, with the following addition to the Development Regulations: “Alleys are not required for the residential area.”**

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development zoning district with a base zoning of Corridor Commercial CC, and to adopt Development Regulations, a Concept Plan, and Building Elevations, for a 32.016± acre tract of land in the Thomas Phillips Survey, Abstract No. 727 and the J. W. Parsons Survey, Abstract No. 705; generally located south of State Highway 121 and east of Exchange Parkway. (Z-010318-0016) [Collin College Technical Campus]

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

The following letter was received in support of the item:

- Nepolean Arumugam, 1706 Texas Hills Court, Allen, TX

The following individual spoke in support of the item with feedback concerning privacy:

- Fawaz Bham, 1606 Alamosa Drive, Allen, Texas

Chairman Trahan closed the public hearing.

The Commission discussed traffic concerns and whether the development would be LEED Certified.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development zoning district with a base zoning of Corridor Commercial CC, and to adopt Development Regulations, a Concept Plan, and Building Elevations, for a 32.016± acre tract of land; generally located south of State Highway 121 and east of Exchange Parkway, for Collin College Technical Campus.**

The motion carried.

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:36 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	April 17, 2018
SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	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 March, 2018
CIP Map through April, 2018

ENGINEERING CIP REPORT - THROUGH MARCH 2018

PROJECT			STATUS / COMMENTS		CONST. DATES	
ROADS	CITY	1	2017 Street and Alley Rehabilitation Project (Various Locations)	ST1704	Project is under construction.	Complete Spring 2018
		2	Allen Drive / US75 Interchange Improvements	ST1710	Schematic has been submitted to TxDOT for review. Artists' submissions will go out once TxDOT approves the concept.	TBD
		3	Alma Drive Improvements, PH 2 (Hedgcoxe-Rainforest)	ST1503	Project has been advertised and public information meeting is scheduled.	TBD
		4	Bethany Intersection Improvements (Watters and Watters Creek)	ST1711	Awaiting funding partnership agreement with Watters Creek Owner.	Begin Late Spring 2018
		5	CBD Asphalt Rehabilitation Project	ST1709		Substantially Complete
		6	Median Improvement Project (Select Medians)	ST1705	Project Awarded by Council on March 27th. Pre Construction Meeting held April 9th.	TBD
		7	Ridgeview Drive (Watters - Chelsea) PH 2	ST1701	Project began construction October 2, 2017. On schedule.	Complete August 2018
		8	Right Turn Lane Improvements (Various Locations)	ST1504	Bids opened April 5, 2018, and anticipated to go to Council for award April 24.	Begin Late Spring 2018
		9	Signal Improvements	ST1713	New controllers and communication radios are being installed for all 63 signals. Signal design for 2 new locations complete.	Ongoing
	OTHERS	10	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to 6-lanes. Managed by Collin County. Resolution of support passed by City on 5/24/16. Project delayed due to NTMWD/TxDOT conflicts.	2020
		11	Ridgeview / US 75 Overpass	TXDOT	TxDOT has hired HDR to design the reconstruction of the overpass. Preliminary Engineering and Environmental Process underway. TxDOT is coordinating with the FHWA.	TBD
		12	Stacy Road, Ph 2 (Greenville - FM 1378)	TXDOT ST0704	Phase 2, which includes constructing the southern half of the road, is underway.	Complete Summer 2018
	OTHER	13	Central Fire Remodel & Expansion	PR1707	PGAL working on design drawings. Goal is to bid in October and award in November 2018.	Complete Spring 2020
		14	Hillside Water & Sanitary Sewer Rehabilitation, PH 1	WA1605	Construction began November 27, 2017.	Complete January 2019
		15	Rowlett Creek Sewer Extension	NTWMD	Project is in design phase and is expected to impact Suncreek Park and the margins of the Courses at Watters Creek.	Begin May 2018

 **CONSTRUCTION**
 **DESIGN**
 **DESIGN (BY OTHERS)**
 **CONSTRUCTION (BY OTHERS)**
 **FUTURE**

ENGINEERING CIP MONTHLY REPORT

APRIL
2018

CONSTRUCTION

DESIGN

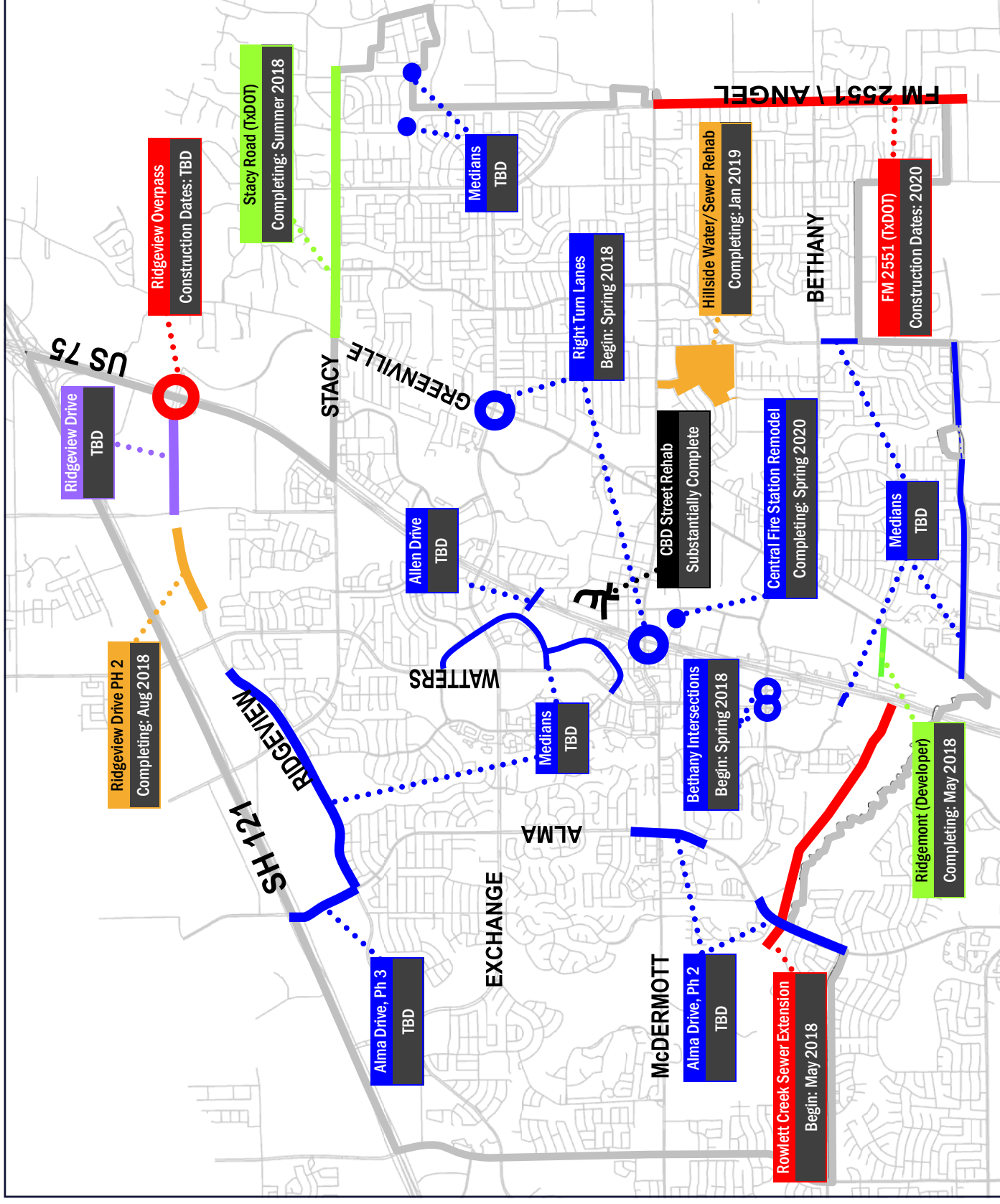
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	April 17, 2018
SUBJECT:	Consider a request for a Final Plat for Montgomery Ridge Phase IIB, being 54.285± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Montgomery Boulevard and west of U.S. Highway 75. (PL-012618-0026) [Montgomery Ridge Phase IIB]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development PD No. 74 – Approved October, 1998 Planned Development PD No. 121 – Approved August, 2015 Preliminary Plat – Approved March, 2016
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located south of Montgomery Boulevard and west of U.S. Highway 75. The property to the north (across Granada Drive) is zoned Planned Development PD No. 121 Mixed Use MIX. The property to the east is zoned Planned Development PD No. 66 Corridor Commercial CC. The properties further to the east (across U.S. Highway 75) are zoned Office O, Garden Office GO, and Community Facilities CF. The properties to the south are zoned Flood Plain – Community Facilities FP-CF and Agricultural Open Space AO. The properties to the west are zoned Planned Development PD No. 121 Mixed Use MIX, Planned Development PD No. 74 Single-Family Residential R-7, and Agricultural Open Space AO.

The property is zoned Planned Development PD No. 121 Mixed Use MIX and Flood Plain – Office FP-O. A Planned Development was approved by City Council in August 2015 and a Preliminary Plat was approved in March 2016. The Final Plat is the last step in the development process.

The Preliminary Plat showed all of Phase II of the Montgomery Ridge development (approximately 91± acres). The subject Final Plat shows 54.285± acres of land subdivided into 88 residential lots, 14 HOA lots, 1 Open Space lot, and 1 Mixed Use/Transition lot. There are three points of access into this portion of the development; two on Marian Drive and one on Miller Road. The plat also shows various easements and right-of-way dedication required for development of the property.

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

STAFF RECOMMENDATION

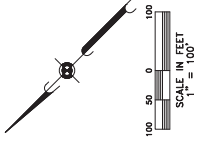
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Montgomery Ridge Phase IIB; generally located south of Montgomery Boulevard and west of U.S. Highway 75.

ATTACHMENTS

Final Plat



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	April 17, 2018
SUBJECT:	Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Private Club use for an approximately 6,493± square foot portion of a building located on Lot 7A-1, Block A, The Village at Allen; generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-040218-0010) [Bar Louie]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development PD No. 73 – Adopted September, 1998 Planned Development PD No. 73 – Amended November, 2006 General Development Plan – Approved January, 2007 Preliminary Plat – Approved February, 2007 General Development Plan – Approved September, 2007 Revised Preliminary Plat – Approved September, 2007 Planned Development PD No. 73 – Amended October, 2007 Final Plat – Approved February, 2008 Replat – Approved October, 2008
PUBLIC NOTICE:	Public Hearing Sign – Installed April 6, 2018 Public Hearing Letters – Mailed April 6, 2018
ANTICIPATED COUNCIL DATE:	May 8, 2018

BACKGROUND

The property is generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000). The properties to the north, east, south, and west are zoned Planned Development PD No. 73 Shopping Center SC.

The applicant (Bar Louie) currently tenants a 6,493± square foot suite in an existing building and operates as a restaurant, which allows for an alcohol to food sale ratio of 50/50. The applicant is proposing to exceed this ratio, which staff categorizes as a Private Club use.

The property is zoned Planned Development PD No. 73 Shopping Center SC. The Planned Development requires a Specific Use Permit (SUP) for a Private Club use within the zoning district.

The applicant is not proposing to change the current hours of operation.

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

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

STAFF RECOMMENDATION

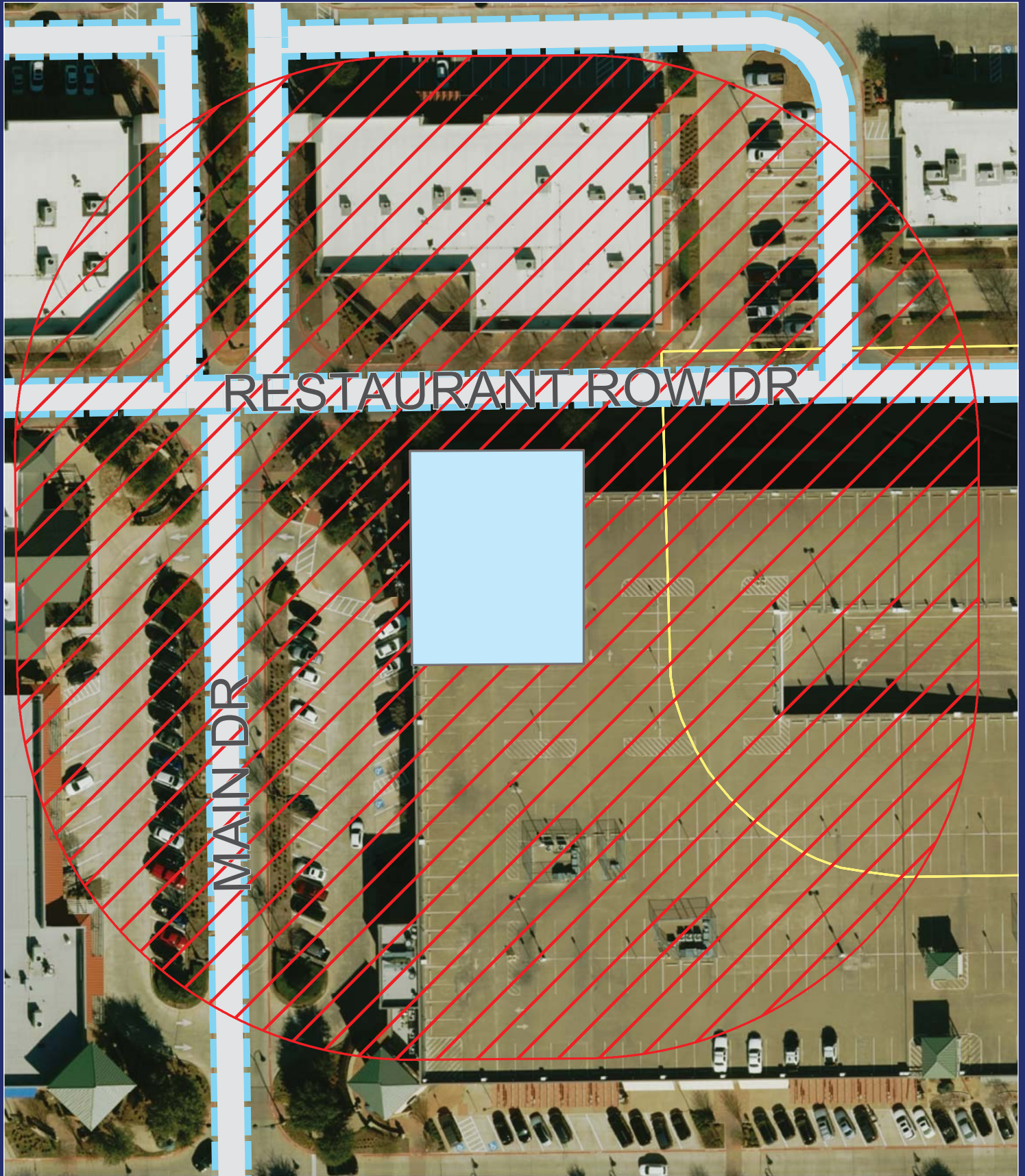
Staff recommends approval.

MOTION

I make a motion to recommend approval of a Specific Use Permit SUP request for a Private Club use for Bar Louie; generally located south of Stacy Road and east of U.S. Highway 75 (and commonly known as 190 E. Stacy Road, B1000, Suite 1000).

ATTACHMENTS





Property Notification Map
Overall Site Plan



Property Ownership Notification

Bar Louie
190 E Stacy Rd

Map Legend

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

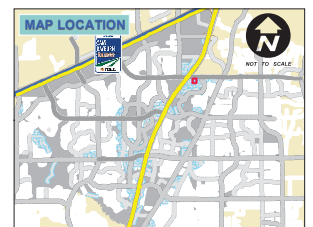


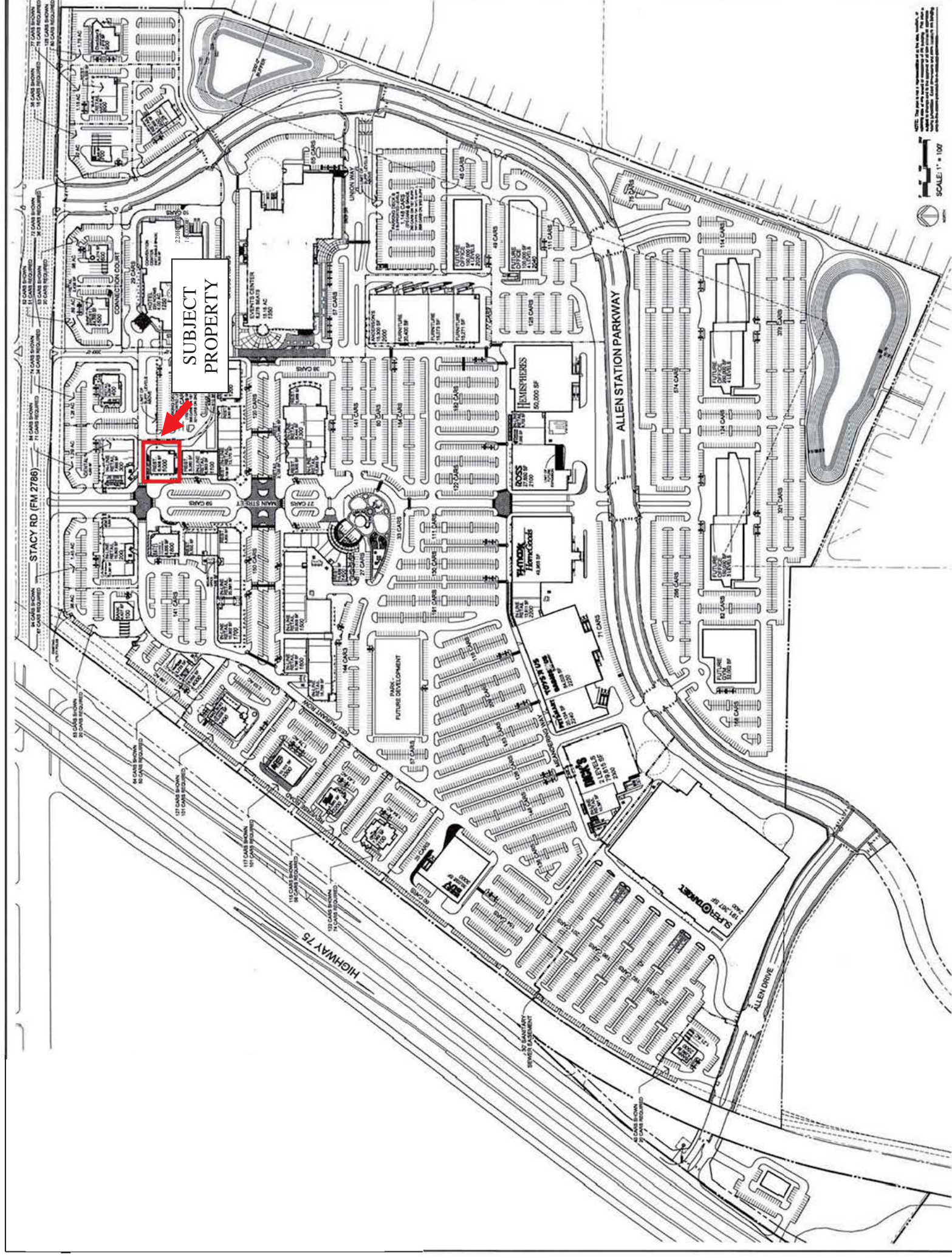
0 20 40 60
Feet

Coummunity Developmentt - GIS

Date Saved: 4/2/2018

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





SUBJECT
PROPERTY