



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 20, 2016 – 7:00 P.M.
ALLEN PUBLIC LIBRARY
LIBRARY AUDITORIUM
300 NORTH ALLEN DRIVE
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 December 13, 2016, 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 December 6, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Bray Central One Addition, Lots 9 & 10, Block F, being a replat of part of Lot 1-R-1, Block F, Bray Central One Addition; generally located south of Allen Drive and west of US Highway 75. (FP-11/11/16-106) [Allen Entertainment - Pinstack]

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, December 16, 2016, at 5:00 pm.

Shelley B. George, City Secretary

Allen Public Library is wheelchair accessible. Access to the building and special parking are available at the east side of the building. 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 12/13/2016 City Council Meeting

- The request to conduct a Public Hearing and adopt an ordinance to amend the Development Regulations and adopt a Concept Plan and Building Elevations for Lot 1, Block A, Allen Station Business Park #3; generally located north of Exchange Parkway and east of Andrews Parkway for WatchGuard Video, was approved.



PLANNING AND ZONING COMMISSION

**Regular Meeting
December 6, 2016**

ATTENDANCE:

Commissioners Present:

Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
John Ogrizovich
Luke Hollingsworth

Absent:

Jeff Cocking, Chair
Michael Orr
Shirley Mangrum

City Staff Present:

Joseph Cotton, PE, Assistant Director of Engineering
Brian Bristow, Assistant Director of Parks and Recreation
Madhuri Mohan, AICP, Senior Planner
Meredith Nurge, 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.

1st Vice-Chair, Ben Trahan, Acting Chair, moved Agenda Item No. 6, Stacy Villas, to the top of the agenda.

Regular Agenda

6. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 10.839± acres located in the Jas T. Roberts Survey, Abstract No. 777 and the Henry Wetsel Survey, Abstract No. 1026; generally located south of Stacy Road and east of Greenville Avenue, from Shopping Center “SC” to a Planned Development for Townhome Residential “TH”, and adopt Development Regulations, a Concept Plan, Hardscape Plan, and Building Elevations. (Z-9/16-16-87) [Stacy Villas]

Acting Chair Trahan stated that this item would be tabled upon a request by the Developer. Acting Chair Trahan stated that the Stacy Villas’ Developer would like to have further discussion with the adjacent homeowners. Acting Chair Trahan said that all surrounding properties would be re-notified of the item being tabled to the January 3, 2017, Planning and Zoning Commission Regular Meeting.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Hollingsworth, the Commission voted 4 IN FAVOR, and 0 OPPOSED to table the request to change the zoning of 10.839± acres located in the Jas T. Roberts Survey, Abstract No. 777 and the Henry Wetsel Survey, Abstract No. 1026; generally located south of Stacy Road and east of Greenville Avenue, from Shopping Center “SC” to a Planned Development for Townhome Residential “TH”, and adopt Development Regulations, a Concept Plan, Hardscape Plan, and Building Elevations, date certain to the January 3, 2017, Planning and Zoning Commission Meeting. (Z-9/16-16-87) [Stacy Villas]

The motion carried.

Acting Chair Trahan continued the meeting in sequential order.

Director’s Report

1. Action taken on the Planning & Zoning Commission items by City Council at the November 22, 2016, regular meeting, attached.

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 November 15, 2016, regular meeting.
3. Extension Request – Consider a request for a 60-day extension to file the Final Plat for Lot 1, Block A, Allen ISD Elementary 18; being 18.4022± acres, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (FP-7/1416-54) [Allen ISD Elementary 18]
4. Final Plat – Consider a Final Plat for Montgomery Farm Estates, Phase 1, being 48.831± acres located in the T.G. Kennedy Survey, Abstract No. 500; generally located southeast of Bethany Drive and Brett Drive. (FP-10/10/16-101) [Montgomery Farm Estates, Ph. 1]

Motion: Upon a motion by Commissioner Ogrizovich, and a second by 2nd Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat of Lakeland Marketing Addition, Lot 1, Block 1; generally located at the northwest corner of Main Street and Cedar Drive. (RP-8/1/16-61) [Lakeland Marketing]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated that the item is a Replat of Lakeland Marketing. She said that the property is generally located on the northwestern corner of the

intersection of Main Street and Cedar Drive. The properties to the north, west, south (across Main Street) and east (across Cedar Drive) are zoned Central Business District CBD.

The property is zoned Central Business District CBD. The existing Lakeland Marketing building is located at 207 E. Main Street. A Site Plan was approved for the existing building as well as a new parking lot addition on a separate lot to the north. The Design Review Committee (*responsible for approval of any new construction, addition, or alteration in the Central Business District*) approved the site in concept in August, 2015. An existing alley between the two lots was abandoned through City Council action at the February, 2016 City Council meeting. Platting these two lots and incorporating the land area within the abandoned alleyway is the last step in the site's overall development process.

Ms. Nurge explained that the original Replat was approved by the Planning and Zoning Commission on September 6, 2016. However, errors with the legal description and adjacent property description were discovered prior to filing this plat at the County. Since this Replat was not filed within 90 days of Commission approval, it expired. These errors have now been corrected with the Replat being considered at this meeting.

The Replat shows an approximately 0.39± acre lot. There are two access points into the development, both on Cedar Drive.

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

Acting Chair Trahan opened the Public Hearing.

Acting Chair Trahan closed the Public Hearing.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Ogrizovich, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Replat of Lakeland Marketing Addition, Lot 1, Block 1; generally located at the northwest corner of Main Street and Cedar Drive. (RP-8/1/16-61) [Lakeland Marketing]**

The motion carried.

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

The meeting adjourned at 7:07 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Meredith Nurge, Planner

Director's Report from 11/22/2016 City Council Meeting

- The request to conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations of District E of Planned Development No. 108 and Adopt a Concept Plan and Building Elevations Relating to the Use and Development of a 9.661+/- Acre Portion of Land Generally Located South of Allen Drive and West of US Highway 75. [Pinstack - Entertainment Center], was approved.
- The request to conduct a Public Hearing and Adopt an Ordinance Approving Specific Use Permit No. 150 for a Minor Automotive Repair Use for Lot 12, Block A, Greenville Center Addition, Generally Located South of Stacy Road and West of Greenville Avenue. [Brakes Plus - Tire Sales and Services], was approved.
- The request to continue the Public Hearing and Adopt an Ordinance Amending the Zoning from Single-Family Residential R-3 to a Planned Development for Townhome Residential District TH, and Adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; for a 6.245± Acre Tract of Land, Generally Located South of Main Street and East of Greenville Avenue. [Ashwood Creek Place - Townhome Development], was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: December 20, 2016

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 November, 2016
CIP Map through December, 2016

ENGINEERING CIP REPORT - THROUGH NOVEMBER 2016

| | | PROJECT | | STATUS / COMMENTS | | CONST. DATES |
|-----------|------|---------|---|-------------------|--|---------------------------|
| ROADS | CITY | 1 | 2015 Intersection Improvements | ST1504 | City has begun the process to acquire three of the four properties through eminent domain. | TBD |
| | | 2 | 2015/2016 Street and Alley Repair | ST1502 | Project in closeout. | COMPLETE |
| | | 3 | Alma Drive Improvements (Hedgcoxe-SH121) | ST1503 | Paving improvements at the intersection of Exchange are complete. The Landscaping of Phase 1 has begun and estimated to be complete by the end of the year. | Landscaping Jan. 2017 |
| | | 4 | Ridgeview Drive (Watters - Chelsea) | ST1701 | Project is in design phase. Accelerated 2-lane plans will be complete by the end of December and overall plans by May 2017 | in Phases |
| | | 5 | 2017 Median Improvement Project | ST1705 | Project is going to council on 12/13/16 for approval. | TBD |
| | | 6 | Chelsea Blvd Intersection Improvements | ST1703 | Corwin Engineering has started survey and design on the project. The project is to improve the intersection of Chelsea Blvd and Allen Commerce Drive. | TBD |
| OTHERS | | 7 | FM 2551 (Main St - Parker Rd) | ST0316 | Design of widening to six lanes being managed by Collin County. Resolution of support passed by City May 24, 2016. | 2020 |
| | | 8 | Ridgeview / US 75 Overpass | TXDOT | TxDOT has hired HDR to design the reconstruction of the overpass. Project is slated for "Category 12" TxDOT funding, to be considered by the Regional Transportation Council this month. | TBD |
| | | 9 | Stacy Road, Ph 2 (Greenville - FM 1378) | ST0704 NTMWD | TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road. Contractor will begin paving Phase 1 in the coming weeks. | Complete Jan. 2018 |
| | | 10 | Watters / Bray Central Street Lights | JBGL | The contractor has completed the installation of the street lights on Watters Road. Testing began on 12/2/16 and the lights should be operational by December 9. | Complete Dec. 2016 |
| UTILITIES | | 11 | US 75 Widening | TXDOT | Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements. New Exchange Parkway Exit is open. | Complete March 2017 |
| | | 12 | Fountain Park Water/SS Rehab, Ph 2 | WA1403 | SYB is currently 90% complete with the proposed water main. SYB has begun replacing the asphalt pavement, curb, and gutter on Peblebrook Drive between Sycamore and Roaring Springs. Final Peblebrook plans to be complete by 12/9/16. | Complete July 2017 |
| | | 13 | Hillside Water & Sanitary Sewer Rehab. | WA1605 | Halff Associates has started design of the Hillside project. | Design Complete May 2017 |
| | | 14 | Stacy Ground Storage Tank & Rowlett Tower Repaint | WA1604 | Project out for Bid | TBD |
| OTHER | | 15 | Olson & Beverly Elementary Sidewalk Improvements | ST1501 | TxDOT LPAFA signed and returned by the City. 95% Plans submitted to TxDOT for review. | Complete before Fall 2017 |
| | | 16 | Library Parking Lot Expansion | LB1701 | The city will submit preliminary plans to TRC on 12/9/16 | TBD |

ENGINEERING CIP MONTHLY REPORT

DECEMBER 2016

| |
|--------------------------|
| CONSTRUCTION |
| DESIGN |
| CONSTRUCTION (By Others) |
| DESIGN (By Others) |
| FUTURE |

ENGINEERING DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS FLANIGAN



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: December 20, 2016

SUBJECT: Conduct a Public Hearing and consider a request for the replat of Bray Central One Addition, Lots 9 & 10, Block F, being a replat of part of Lot 1-R-1, Block F, Bray Central One Addition; generally located south of Allen Drive and west of US Highway 75. (FP-11/11/16-106) [Allen Entertainment - Pinstack]

STAFF RESOURCE: Meredith Nurge
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – June, 1985
Replat Approved – March, 1987
Replat Approved – August, 1998
Replat Approved – May, 2005
Replat Approved – August, 2010
PD 108 Approved – October, 2011
PD 108 Amended – June, 2014
PD 108 Amended – November, 2016

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located south of Allen Drive and west of US Highway 75. The property to the north (across Allen Drive) is zoned Planned Development PD No. 54 Corridor Commercial CC. The properties to the west (across Raintree Circle), are zoned Planned Development PD No. 54 Industrial Technology IT. The properties to the south are zoned Planned Development PD No. 108 Mixed-Use MIX. To the east (across US Highway 75), the properties are zoned Shopping Center SC, Single-Family Residential R-3, and Single-Family Residential R-4.

The property is currently zoned Planned Development PD No. 108 Mixed-Use MIX. A PD Amendment for an Entertainment Center (Pinstack) was approved in November, 2016. A Site Plan for the development is currently being reviewed. Platting is the last step in the development process.

The Replat shows 9.661± acres, subdivided into (2) two lots. There are six (6) points of access into the development. There are two (2) points of access on Raintree Circle, two (2) points of access on US Highway 75, and two (2) internal cross-access points between Lots 9 and 10. The plat also shows various easements and right-of-way dedication required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the PD Amendment 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 Replat of Bray Central One Addition, Lots 9 & 10, Block F; generally located south of Allen Drive and west of US Highway 75, for Allen Entertainment – Pinstack.

ATTACHMENTS

Replat

