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 8, 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 April 1, 2014 regular meeting.

3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Preliminary Plat – Consider a Preliminary Plat for Angel Field West, being 21.80± acres situated in the T.G. Kennedy Survey, Abstract No. 500, located south of Bethany Drive and west of Montgomery Blvd. (PP-2/10/14-9) [Angel Field West]

5. Preliminary Plat – Consider a Preliminary Plat for The Village at Twin Creeks, Phase One, Two, & Three, being 76.117± acres situated in the Catherine Parsons Survey, Abstract No. 711, located south of Exchange Parkway, east of Bray Central Drive and west of Watters Road. (PP-2/3/14-8) [The Village at Twin Creeks, Phases One, Two & Three]

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 11, 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 from 4/8/2014 City Council Meeting

- There were no items taken to the April 8, 2014 City Council Meeting.
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. Action taken on the Planning & Zoning Commission items by City Council at the March 25, 2014 regular meeting.

Consent Agenda

2. Approve minutes from the March 18, 2014 regular meeting.

Motion: Upon a motion by 2nd Vice Chair Trahan, and a second by 1st Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.
Regular Agenda

3. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat for Lots 1R-1 and 2, Allen Business Centre, being a Replat of Lot 1R of Tract D and Tract E out of Allen Business Centre, being 3.53± acres, City of Allen, Collin County, Texas; located north of Bethany Drive and west of Prestige Circle. (FP-2/17/14-10) [Nine Band Brewing]

Patrick Blaydes, Planner, presented to Commission. The property is located north of Bethany Drive and west of Prestige Circle. The properties to the north and south are zoned Planned Development No. 3 Light Industrial (LI). The property to the east, across Prestige Circle, is zoned Planned Development No. 3 Light Industrial (LI) and Light Industrial (LI). The property to the west is zoned Planned Development No. 3 for Community Facilities (CF) and Light Industrial (LI) use.

Mr. Blaydes stated the property is zoned Planned Development PD No. 3 Light Industrial (LI) with a Specific Use Permit (SUP) for a Bottling Works and Distribution use on Lot 2.

He explained that the purpose of the Replat is to subdivide the property into two (2) lots and establish various easements primarily for the development of Lot 2.

There are two (2) access points into the site; one (1) access points off of Prestige Circle and one (1) access point through a firelane/access easement on the property to the south.

This Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code and Planned Development PD No. 3.

Commissioner Ogrizovich asked if the building on the south end of the property was vacant and if the was intent to tear down the building.

Mr. Blaydes stated that it was currently in use and there was no intention to tear down the building at this time.

Chairman Cocking opened the Public Hearing.

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

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 1R-1 and 2, Allen Business Centre.

The motion carried.

4. Combination Plat – Consider a Combination Plat for AVH Kennels Addition, Lots 1 and 2, Block A, being 3.15± acres out of the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas; located at the northwest corner of Main Street and Roaring Springs Drive. (FP-3/3/14-13) [Pet Resort]

Patrick Blaydes, Planner, presented to Commission. The property is located at the northwest corner of Main Street and Roaring Springs Drive. The property to the north is zoned Single Family Residential (R-5). The property to the south, across Main Street, is zoned Community Facilities (CF) and Single Family
Residential (R-5). The properties located to the east and west are zoned Planned Development PD No. 5 Shopping Center (SC). The subject property is part of Planned Development PD No. 5 with a base zoning of Shopping Center (SC). The proposed use for this site is a veterinary hospital and animal boarding facility.

He explained that a Combination Plat may be submitted if a tract of land is subdivided into less than three lots, there is no change in street locations and the requirements for both the preliminary plat and final plat are met.

He stated that the Combination Plat shows two (2) lots. There are three (3) access points for the site. One access point is located on Main Street. Another access point is located on Roaring Springs Drive. The third access point is provided through an existing public access and firelane easement to the west of the site. The existing driveway, located on the property to the west, will also be closed with the development of this site.

This plat also shows various firelane, access, and utility easements.

The Combination Plat for AVH Kennels Addition has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code and Planned Development PD No. 5.

**Motion:** Upon a motion by Commissioner Orr, and a second by 2nd Vice Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for AVH Kennels Addition, Lots 1 and 2, Block A, being 3.15± acres out of the Peter Wetzel Survey, Abstract No. 990, City of Allen, Collin County, Texas.

The motion carried.

**Adjournment**

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

These minutes approved this ________day of _______________2014.

__________________________________   ______________________________
  Jeff Cocking, Chairman      Patrick Blaydes, Planner
A request to adopt an ordinance 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 (located North of Exchange Parkway and East of Bossy Boots Drive) was approved.
AGENDA DATE: April 15, 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 March 2014
CIP Map through March 2014
## Engineering CIP Progress Report - Through March 2014

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>STATUS / COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>1 Fire Station 2 Reconstruction PS1303</td>
<td>In design. Construction anticipated to occur February 2015 through February 2016.</td>
</tr>
<tr>
<td>2 Fire Station 4 Kitchen Remodel PS1407</td>
<td>Construction anticipated to be complete April 2014.</td>
</tr>
<tr>
<td>3 MCPAR Lighting Upgrades PS1405</td>
<td>In design. Construction anticipated to begin June 2014.</td>
</tr>
<tr>
<td><strong>Roads</strong></td>
<td></td>
</tr>
<tr>
<td>4 2013 Street and Alley Rehabilitation Project ST1305</td>
<td>Street, alley, accessibility, and sidewalk improvements. Repairs on a section of Bethany expected to be complete March 2014. Project completion anticipated Spring 2014.</td>
</tr>
<tr>
<td>5 Bray Central Widening ST1309</td>
<td>Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Design is complete and Quality Excavation came in as the lowest bidder. Construction anticipated to begin April 2014.</td>
</tr>
<tr>
<td>6 Exchange Parkway (Alma - Allen Heights) ST1302</td>
<td>Addition of 2 lanes. Construction anticipated to be complete October 2014. Watters Road closure will last through June.</td>
</tr>
<tr>
<td>7 Ridgeview Drive (Watters - US75) ST1202</td>
<td>No formal construction schedule. Awaiting development trends in this area.</td>
</tr>
<tr>
<td><strong>Others</strong></td>
<td></td>
</tr>
<tr>
<td>9 Stacy Road, Ph 2 (Greenville - FM 1378) ST0704</td>
<td>TxDOT roadway project under design. ROW acquisition underway. NTMWD waterline relocation has begun. Anticipate TxDOT letting December 2014 with construction starting Spring 2015.</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td></td>
</tr>
<tr>
<td>11 755 Heritage Pkwy San Sew Extension WA1401</td>
<td>Construct 8&quot; sewer main crossing Bethany through steel encasement. Construction expected to be complete April 2014.</td>
</tr>
<tr>
<td>12 Whis-Lynge Water/SS Replacement WA1209</td>
<td>Water, sanitary sewer, and paving improvements for Whis-Lynge and Rolling Hills Estates. Paving phase has begun with an anticipated project completion January 2015.</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td></td>
</tr>
<tr>
<td>13 Allen Old Stone Dam Gabion Repair DR1301</td>
<td>Repair of existing gabion walls. Design is 95% complete. Construction anticipated when CDC funding is disbursed in Summer 2014.</td>
</tr>
<tr>
<td>14 Signal - Watters / Bossy Boots ST1314</td>
<td>Will be constructed with the AISD Service Center Project with completion required prior to facility opening. City reviewing 30% design plans.</td>
</tr>
<tr>
<td>15 Signal - Watters / Bray Central ST1304</td>
<td>Underground facilities are being installed. The project is scheduled to be complete by the end of June 2014.</td>
</tr>
</tbody>
</table>
AGENDA DATE: April 15, 2014

SUBJECT: Consider a Preliminary Plat for Angel Field West, being 21.80± acres situated in the T.G. Kennedy Survey, Abstract No. 500, located south of Bethany Drive and west of Montgomery Blvd. (PP-2/10/14-9) [Angel Field West]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD 96 Adopted – December, 2004
Zoning changed from PD 96 to PD 105 – July, 2010

BACKGROUND

The subject property is located on the southwest corner of Bethany Drive and Montgomery Boulevard. It is currently zoned Planned Development PD No. 105 for Single Family Residential (R-5) use. The property to the north (across Bethany Drive) is zoned Planned Development PD No. 76 for Single Family Residential (R-5) use and Planned Development PD No. 26 for Single Family (SF) use. The property to the east (across Montgomery Boulevard) is zoned Planned Development PD No. 76 for Local Retail (LR) and Townhome (TH) uses. The property to the west is zoned Planned Development PD No. 74 for Single Family Residential (R-5) use and Planned Development PD No. 105 for Single Family Residential (R-5) use. The property to the south is zoned Planned Development PD No. 74 for Single Family Residential (R-5) use and Planned Development PD No. 105 for Single Family Residential (R-5) use.

A PD Concept Plan for this property was approved in 2004. The subject Preliminary Plat is the next step in the development process. This plat is for 21.80± acres of land and shows two phases of development. There are a total of 62 residential lots (front and rear entry) and approximately five (5) acres of open space. The plat also shows various access, maintenance, and utility easements required for development.

There are two (2) access points for the subdivision; both located on Montgomery Boulevard. A temporary turnaround is also provided on the southwest end of the property. All four lanes of Montgomery Boulevard will be built to the southern property line.

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

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Preliminary Plat
AGENDA DATE:        April 15, 2014

SUBJECT: Consider a Preliminary Plat for The Village at Twin Creeks, Phase One, Two, & Three, being 76.117± acres situated in the Catherine Parsons Survey, Abstract No. 711, located south of Exchange Parkway, east of Bray Central Drive and west of Watters Road. (PP-2/3/14-8) [The Village at Twin Creeks, Phases One, Two & Three]

STAFF RESOURCE:    Tiffany McLeod
                   Senior Planner


BACKGROUND

The subject property is located south of Exchange Parkway in between Bray Central Drive and Watters Road. 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.

In January 2014 a Concept Plan for a portion of Planned Development PD No. 108 District D, known as The Village at Twin Creeks, was approved. The subject Preliminary Plat is the next step in the development process. The plat is for 76.117± acres of land and shows three (3) phases of development. There are a total of 344 residential lots and approximately fifteen (15) acres of open space. The plat also shows various drainage, access, maintenance, and utility easements required for development.

There are a total of eleven (11) access points into the development. There are two (2) access points on Bray Central Drive, one (1) access point on Exchange Parkway, two (2) access points (one being emergency access only) on Watters Road and six (6) access points on Raintree Circle.

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

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Phasing Plan
Preliminary Plat