



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 17, 2020 – 7:00 PM
CONDUCTED VIA CONFERENCE**

This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference. The facility will not be open to the public.

Members of the public are entitled to participate remotely via broadcast by webinar. To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

Submit the online registration form found at: https://forms.office.com/Pages/ResponsePage.aspx?id=D-ZxTzEcXUWhNtqHVXCaeGmU7_1vIepOgbwpgNX9pypUQ0NPNVkxWIVKVlpFUFJRT0pBQkFMV1RBNy4u not later than 3 p.m. on Tuesday, November 17, 2020.

- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to planningsubmittals@cityofallen.org by 3 p.m. on November 17, 2020, to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at www.cityofallen.org/982/ACTV for those wanting to watch the meeting but not address the Commission.

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the October 27, 2020, and November 10, 2020 Regular Meetings.

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. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the October 20, 2020, Planning and Zoning Commission Regular Meeting.

Regular Agenda

4. Preliminary Plat - Consider a Request for a Preliminary Plat for The Avenue Addition, Being 79.285± Acres Located in the James W. Parsons Survey, Abstract No. 705, the Thomas Phillips Survey, Abstract No. 717, and the John Phillips Survey, Abstract No. 718; Generally Located at the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (Pre-PL-100920-0004) [The Avenue]

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, November 13, 2020, 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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 17, 2020

SUBJECT: Action Taken on the Planning and Zoning Commission Items by City Council at the October 27, 2020, and November 10, 2020 Regular Meetings.

STAFF RESOURCE: Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- There were no items taken to the October 27, 2020 City Council meeting.
- The City Council approved the request to rezone Meyers Estates at the November 10, 2020 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 17, 2020

SUBJECT: Capital Improvement Plan (CIP) Status Report.

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

ATTACHMENTS:

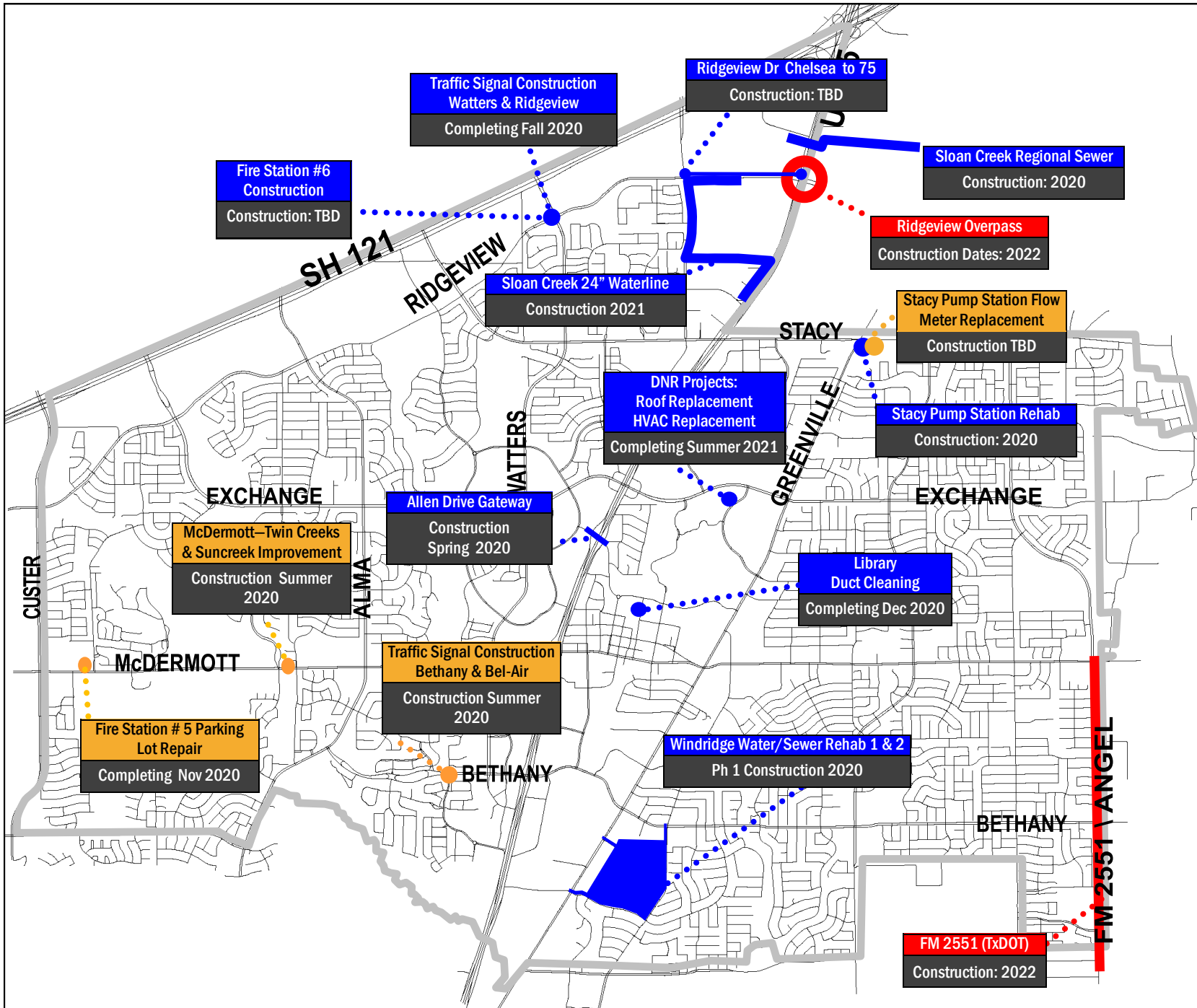
CIP Report through November 2020

ENGINEERING CIP REPORT - November 2020

		PROJECT	STATUS / COMMENTS	CONST. DATES
ROADS	CITY	1 Allen Drive Gateway Project (US 75 Interchange)	ST1903 Huitt Zollars has submitted 90% plans to TxDOT.	Construction Spring 2020
		2 Bethany & Heritage Traffic Signal Improvement	ST1907 Walk Thru Complete. Need to complete Punch List Items.	Substantial Complete
		3 Traffic Signal Detection Equipment	ST1908 Waiting on TXDOT approval to bid and award the project. Reached out to TXDOT regarding the status waiting for response. No Change.	TBD
		4 2020 Street and Alley Rehabilitation (Various Locations)	ST2002 Original contract items complete. Benton Drive removed from contract, 3 smaller locations added. Waiting for a quote and schedule for the Sun creek/McDermott mountable curb. Contract extended to November 25th.	Complete Fall 2020
		5 Mcdermott - Twin Creek & Sun creek Intersection	ST1909 Durable completed the landscape lighting issue. Awaiting resolution for the Sun creek Sign Issues.	Complete Summer 2020
		6 Traffic Signal Construction Bethany & Bel-Air and Watters & Ridgeview	ST2003 Ridgeview and Watters work is in progress Signal poles are installed, Bethany Bel Air Underground complete.	Complete Fall 2020
		7 Ridgeview Drive Chelsea to US75	ST2000 Council Approved the PS&E contract on July 28, 2020. BW2 working on 30% PS&E design.	TBD
		8 Alma/Ridgeview	ST2005 60% Plan Comments returned 10/20/2020.	TBD
	OTHERS	9 FM 2551 (Main - Parker Rd)	ST0316 Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. City has provided plan comments back to TxDOT.	2022
		10 Ridgeview / US 75 Overpass	TXDOT TxDOT has submitted 100% utility plans to franchise for relocation. TxDOT plans to have all ROW acquired by December 2020.	Construction 2022
		11 US75 Highmast Project	TXDOT TxDOT has been coordinating with Allen to determine conflicts.	Construction 2022
UTILITIES & DRAINAGE	12 Sloan Creek Regional Sewer	WA1904 Negotiations with three landowners ongoing. Final offers presented to land owners. 100% plans under review.	Complete Dec 2021	
	13 Sloan Creek 24" Water	WA1904 Engineering PS&E contract to be presented to council for approval on October 27, 2020.	Construction 2021	
	14 Stacy Pump Station Rehab	WA1906 Consultant is working on 100% plans.	Construction 2021	
	15 CBD - RR Sanitary Sewer Improvements	WA1908 Bid opening 10/29/20. To council December 8th meeting.	Early 2021	
	16 Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901 Phase 1: Installing sanitary sewer on Hawthorne. Next location is Oldbridge. Phase 2: 100% plans expected this week. Awaiting proposal for extra water line.	Construction Fall 2020	
	17 Fire Station #6	PS1901 Phase 2 of design going to council October 27th. Construction drawings expected in Spring of 2021.	TBD	
FACILITIES	18 Central Fire Remodel & Expansion	PS1701 Construction completed, warranty period has been entered, both Fire Station and Admin sides are operational.	Completed Fall 2020	
	19 City Hall Server Room HVAC	P02103 To begin work January 2021.	Jan-21	
	20 City Door Safety Upgrade	CV2001 Phase 1 begun, Phase 2 to begin in September. Completion December 2020.	Complete December 2020	
	21 City Hall Rotunda Reception Desk	CV2001 Construction began on 9/26. Completion December 9th.	Complete December 2020	
	22 Fire Station #5 Parking Lot Repair	P02007 Council Approved Award August 25, 2020. Completed October 23rd 2020.	Complete	
	23 City Hall Waterproofing	PF2004 RFQ Completed with short list assigned September 28th, Design underway.	TBD	
	24 Facility Metal Repair	P02010 Repaint of the exterior metal at several city facilities.	TBD	
	25 Facility Duct Cleaning	P02101 Duct cleaning of City Hall, MCPAR, and Library	Complete January 2021	
	26 DRN HVAC Replacement	PF2101 Replace the failing HVAC system for the pools at the Natatorium. Scheduling being worked out with Stakeholders and School to best fit with the Natatorium and AISD schedules.	Summer 2021	
	27 DRN Roof Replacement	PF2102 Remove and replace the aging roof of the Natatorium. Engineering investigation completed October 22nd. Waiting on Report, will then begin design	Summer 2021	
	28 City Facility Roof Replacement	PF2103 Replace the roofs of City Hall, MCPAR, and the PDHQ. Currently under design review.	Summer 2021	

■ CONSTRUCTION
 ■ DESIGN
 ■ DESIGN (BY OTHERS)
 ■ CONSTRUCTION (BY OTHERS)
 ■ FUTURE

ENGINEERING CIP MONTHLY REPORT



**November
2020**

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

ENGINEERING DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS FLANIGAN



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

November 17, 2020

SUBJECT:

Approve Minutes from the October 20, 2020,
Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the October 20, 2020 Regular Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 20, 2020

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Dan Metevier, 2nd Vice-Chair
Jeff Burkhardt
Elias Shaikh
Michael Smiddy

Commissioner Absent:

John Ogrizovich

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Hayley Angel, AICP, Senior Planner
Jordan Caudle, Planning Technician
Joseph Cotton, Assistant Director of Engineering
Courtney Morris, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:03 p.m. via Video Conference.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the October 13, 2020, 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. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the October 6, 2020, Planning and Zoning Commission Workshop Meeting.
4. Approve Minutes from the October 6, 2020, Planning and Zoning Commission Regular Meeting.

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

The motion carried.

Regular Agenda

5. Preliminary Plat - Consider a Request for a Preliminary Plat for The Farm Subdivision, Being 135.35± Acres Located in the John Phillips Survey, Abstract No. 718, the Thomas Phillips Survey, Abstract No. 717, and the J. W. Roberts Survey, Abstract No. 762; Generally Located at the Northwestern Corner of the Intersection of Ridgeview Drive and Alma Drive. (Pre-PL-092520-0003) [The Farm]

Ms. Angel, Senior Planner, presented the item to the Commission.

Ms. Angel stated that the Preliminary Plat meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Motion: Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for The Farm, as presented.

The motion carried.

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Change the Zoning of Approximately 1.88± Acres of Land in the William Snider Survey, Abstract No. 821 from Agricultural-Open Space "AO" to Single-Family Residential "R-2", Generally Located at the Northeastern Corner of the Intersection of Malone Road and High Point Drive, and Commonly Known as 405 S. Malone Road. (ZN-091620-0015) [Myers Estate]

Ms. Angel, Senior Planner, presented the item to the Commission. She noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following individuals were in support of the item but did not wish to speak:

- Manwon Kang, 1405 Kingsley Drive, Allen, TX; and
- Asghar Afghani, 503 S. Malone Road, Allen, TX.

Chair Trahan closed the public hearing.

The Commission discussed the differences in the required setbacks of the current and proposed zoning districts.

Motion: Upon a motion by Commissioner Burkhardt, and a second by Commissioner Shaikh, the Commission voted 5 IN FAVOR, and 1 OPPOSED to recommend approval of the request to rezone approximately 1.88± acres of land, generally located at the northeastern corner of the intersection of High Point Drive and Malone Road, to Single-Family Residential R-2, as presented.

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:23 p.m.

These minutes approved this _____ day of _____ 2020.

Ben Trahan, Chair

Rolandrea Russell, Planner