

**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, SEPTEMBER 1, 2009  
COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Director's Report**

1. Action taken on the Planning & Zoning items by City Council at the August 25, 2009 City Council 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 of the August 18, 2009 meeting.

**Regular Agenda**

3. Public Hearing – Conduct a Public Hearing and consider amendments to the Future Land Use Plan of the 2002-2022 Comprehensive Plan.

**Other Business**

4. Certificate of Achievement for Planning Excellence from the Texas Chapter of the American Planning Association.

**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 28, 2009, 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 8/25/09 City Council Meeting**

There were two items taken to the August 25, 2009 City Council meeting for consideration.

A request for SUP Specific Use Permit No. 108 for an Assisted Living Facility on 7.44± acres located north of Prestige Circle and west of Greenville Avenue, currently zoned PD Planned Development No. 3 for MF-12 Multifamily uses, was approved by the City Council.

A request for a change in zoning to amend PD Planned Development No. 55, Tract 2, for Retirement Center/Garden Office uses, to allow for a side yard setback of 12.5' along the northern property boundary on 0.582± acres located at the Woods at Watters Road was approved by the City Council.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
August 18, 2009**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking  
Douglas Dreggors  
Alan Grimes  
Shirley Mangrum  
James Rushing  
Robert Wendland

**Commissioners Absent:**

Marcelle Jones

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Planning & Development  
Chris Flanigan, P.E., Assistant Director of Engineering  
Helen-Eve Liebman, Senior Planner  
Kevin Laughlin, Attorney  
Tiffany McLeod, Planner

**Call to Order and Announce a Quorum is Present:**

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

**Director's Report**

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the 8/11/09 City Council meeting.

**Consent Agenda**

2. Approve minutes of the August 4, 2009 meeting.
3. Final Plat – Consider a Final Plat for Twin Creeks Phase 7C-1, being 7.850± acres located southwest of San Jacinto Drive on Walnut Springs Drive. FP-7/21/09-59
4. Final Plat – Consider a Final Plat for Twin Creeks Phase 7D-2, being 9.372± acres located southeast of San Jacinto Drive and Walnut Springs Drive. Z-10/14/08-97

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

**Regular Agenda**

**Agenda Item #5:** Presentation of the proposed 2010 – 2014 Capital Improvement Plan (CIP) Update.

Chris Flanigan, Assistant Director of Engineering, presented the 2010-2014 Capital Improvement Program to the Commission.

**Motion:** Upon a motion by Commissioner Rushing, and a second by Commissioner Dreggors, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to recommend approval of Item 5. The motion carried.

**Adjournment**

**Motion:** Upon a motion by Commissioner Dreggors and a second by Commissioner Mangrum the Commission voted 6 IN FAVOR and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 7:24 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
Robert Wendland, Chairman

\_\_\_\_\_  
Tiffany McLeod, Planner

## **Director's Report from 8/11/09 City Council Meeting**

There were one item taken to the August 11, 2009 City Council meeting for consideration.

A request to change the zoning of 6.962± acres from "PD" Planned Development No. 6 Shopping Center District to "CF" Community Facilities District to allow for a church was approved by the City Council.

DRAFT

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** September 1, 2009

**SUBJECT:** Conduct a Public Hearing and consider amendments to the Future Land Use Plan of the 2002-2022 Comprehensive Plan

**STAFF RESOURCE:** Lee Battle, AICP  
Assistant Director, Planning & Development

**PREVIOUS ACTION:** None

### **BACKGROUND**

The Future Land Use Plan (FLUP) is the City's guide for future development. The current FLUP was adopted in 2003 as part of the City's 2002 – 2022 Comprehensive Plan. Over time development of properties and changing trends and priorities create the need to update and refine the FLUP.

The largest area of undeveloped property in Allen is along the State Highway 121 corridor. The development of this property will define Allen's future. In 2006, staff conducted a study of the vacant land in this area, held discussions with the Planning Commission and City Council, and presented recommended changes to the FLUP. Although the study was presented to the Planning Commission and City Council for discussion, it was never formally adopted. The purpose of this agenda item is to formally adopt those changes and amend the Future Land Use Plan.

Although the FLUP is not a code or regulation, the Allen Land Development Code requires that zoning requests and development plans be in compliance with the Comprehensive Plan. These modifications to the FLUP will provide better guidance to property owners and developers and provide staff with an important tool for ensuring that future development in this area reflects the City's vision.

### **STAFF RECOMMENDATION**

Recommend approval.

### **ATTACHMENTS**

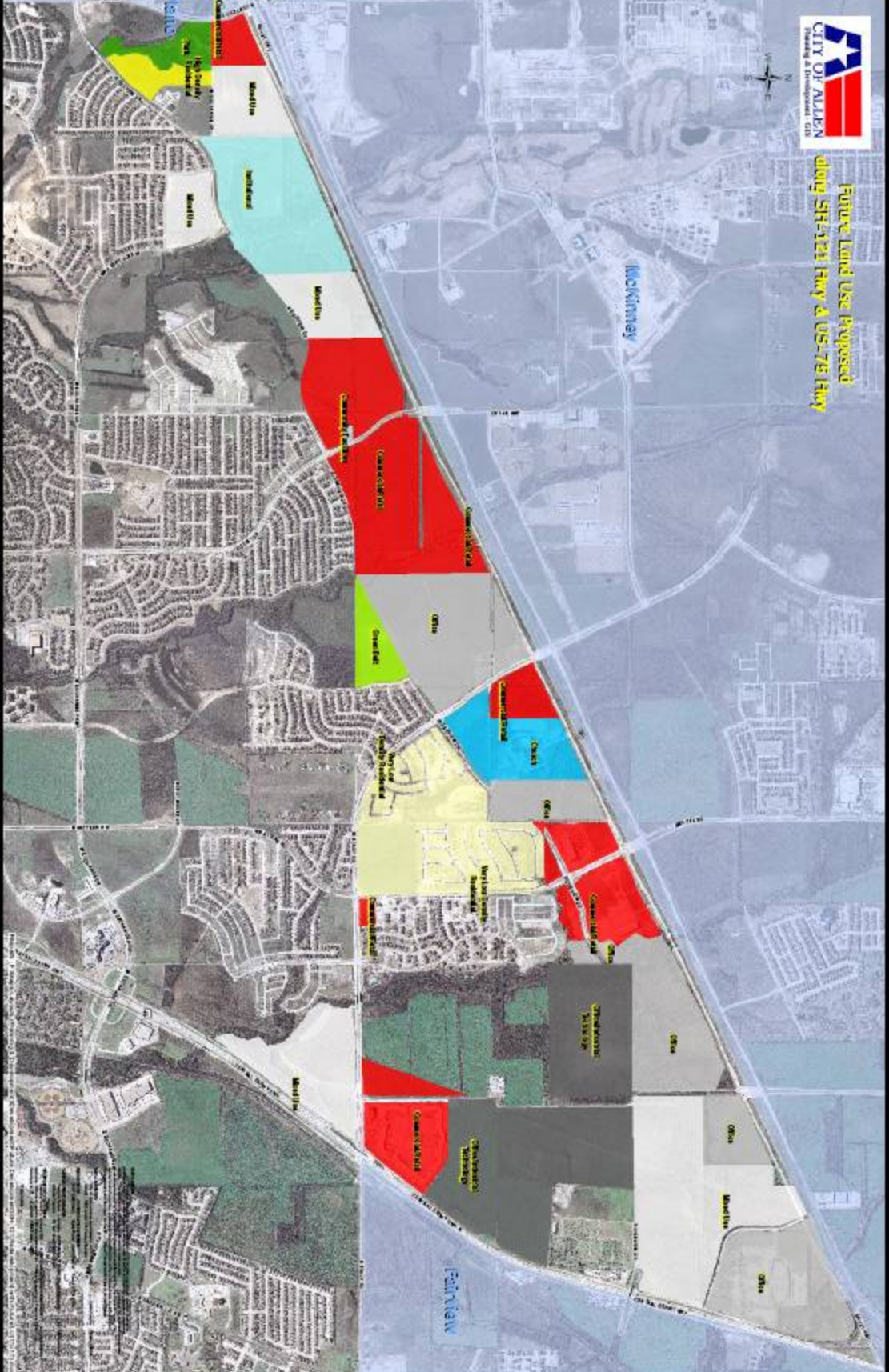
Existing Future Land Use Plan  
Proposed Future Land Use Plan  
Map Highlighting Corridor Uses  
Executive Summary from 2006 Land Use Plan Study







**Future Land Use Proposed  
 along SR-121 Hwy & US-75 Hwy**



## **2006 Land Use Plan Study Highway 121 Corridor and Northwestern Area**

### **Executive Summary**

#### **Introduction**

This study includes an evaluation and refinement of the Land Use Plan for the northwestern area of the City of Allen. More specifically the area is approximately 4938 acres located south of Highway 121, generally north of Exchange Parkway, generally west of U.S. 75 and east of Custer Road.

#### **Background**

The current Land Use Plan was approved as part of the *2002–2022 Comprehensive Plan* adopted in 2003. As with most fast growing cities, new growth quickly alters land use patterns and creates a need to evaluate and update land use plans. Today most of the remaining tracts of land designated for residential development have entered the development process. Therefore the focus of this study is on non-residential development. As the amount of land available for development, especially commercial and office development, decreases, it is increasingly important that the City evaluate suitable land uses for remaining parcels. The appropriate balance and mix of uses is important to achieving the desired vision for the community as expressed by its citizens and the *Comprehensive Plan*.

Because most of the remaining undeveloped non-residential property is located in this quadrant of the City, the City Council articulated the need to take a closer look at the remaining land and planned uses for this area. By further refining the Land Use Plan and determining more specific preferred uses for this area, the City will be better prepared to work with developers and land owners to encourage the desired mix of land uses.

#### **Changes occurring since 2003**

Since the Future Land Use Plan was adopted in early 2003, the following developments and changes have occurred in this area:

- Arts of Collin County project, 134 acres along Highway 121
- Star Creek commercial and residential developments approved
- Rezoning and platting of low density residential – Saddleridge & Shaddock Estates
- Hospital expansion and development of additional medical businesses
- Locating of school sites
- Acquisition and consolidation of parcels near U.S. 75 and Highway 121 intersection
- Planning and acquisition of park lands

#### **Conclusion**

This study provides a Land Use Concept Map with more specific descriptions for the development of properties in northwest area of the City. In addition this report includes a recommended revision of the Future Land Use Plan. This revision incorporates changes that have occurred and are occurring since adoption of the Plan in 2003. In addition, it includes modifications represented on the detailed Land Use Concept Map and based on the overall goals for achieving balanced development.

**PLANNING & ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** September 1, 2009

**SUBJECT:** Presentation of Award from the Texas Chapter of the American Planning Association

**STAFF RESOURCE:** Lee Battle, AICP  
Assistant Director, Planning & Development

**PREVIOUS ACTION:** None

**BACKGROUND**

The Texas Chapter of the American Planning Association has awarded the City of Allen the “Certificate of Achievement for Planning Excellence” for 2009. Allen is one of only nineteen cities in Texas receiving this designation. This award is given annually to Texas communities meeting specific performance criteria in the area of planning and development including training and qualifications of the planning staff and Planning Commission, breadth and currency of master plan components, and completion of other planning related projects. This is the seventh year that the City of Allen has received this award.

**ATTACHMENT**

Planning Excellence Award