

AGENDA
CITY OFALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 15, 2013 – 7:00 P.M.
COUNCIL CONFERENCE ROOM
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 Commission items by City Council at the October 8, 2013 regular meeting.

Election of Officers

2. Elect a Chair, Vice Chair and Second Vice Chair.

<u>Consent Agenda</u> (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.)

- 3. Approve minutes from the October 1, 2013 regular meeting.
- 4. Capital Improvement Program (CIP) Status Report.

Regular Agenda

None

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, October 11, 2013, 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.



AGENDA
CITY OFALLEN
PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
TUESDAY, OCTOBER 15, 2013 – 7:15 P.M.
COUNCIL CONFERENCE ROOM
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

Call to Order and Announce a Quorum is Present

Items of Interest

1. Receive update on the Comprehensive Planning Process.

Adjournment

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Director's Report from 10/8/13 City Council Meeting

There was one item taken to the October 8, 2013 City Council meeting for consideration.

• A request to adopt an Ordinance to approve a Site Plan for Phase 1 for Ace Pet Resort, being 3.150± acres in 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 for Allen Veterinary Hospital was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: October 15, 2013

Election of Officers - Elect a Chair, Vice Chair, and Second

Vice Chair.

STAFF RESOURCE: Ogden "Bo" Bass, AICP

Director of Community Development

PREVIOUS COMMISSION/COUNCIL

ACTION: None

BACKGROUND

The Commission should elect a Chair, Vice Chair, and Second Vice Chair.

STAFF RECOMMENDATION

Elect officers



PLANNING AND ZONING COMMISSION

Regular Meeting October 1, 2013

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman Jeff Cocking, 1st Vice Chair Shirley Mangrum, 2nd Vice Chair Barbara McNutt John Ogrizovich Steven Platt, Jr. Ben Trahan

City Staff Present:

Bo Bass, AICP, Director of Community Development Shawn Poe, PE, Assistant Director of Engineering Tiffany McLeod, Senior Planner Shelby Griffin, Planner Kevin Laughlin, City Attorney

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. Action taken on the Planning & Zoning Commission items by City Council at the September 24, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the September 17, 2013 regular meeting.

Motion: Upon a motion by Commissioner Trahan, and a second by

2nd Vice Chair Mangrum, the Commission voted 7 IN FAVOR, and 0

OPPOSED to approve the consent agenda.

The motion carried.

Regular Agenda

Agenda Item #3 Consider a request for a Combination Plat for Lot 1 and 2, Block A,

Allen Independent School District Service Center. The property is

45.165± acres located northwest of Bossy Boots Drive and Watters Road. (FP-8/19/13-58) [Allen ISD Service Center]

Chairman Wendland recused himself from the dais for the consideration of this item.

Ms. Shelby Griffin, Planner, presented to the Commission. The property is located north of Bossy Boots Drive and west of Watters Road.

Ms. Griffin explained that the Combination Plat is for the Allen Independent School District Service Center and that the Site Plan has been approved and that the platting of this property is the final step in the development process.

She described the Combination Plat as being 45.165± acres and showing two (2) lots. Lot 1 is will be the site for service center. Lot 2 is planned for future development. The right of way shown along the south boundary of the site will be dedicated to the City of Allen for roadway improvements on Bray Central Drive and Bossy Boots Drive.

There are four (4) access points shown for Lot 1; three being off of Bossy Boots Drive and one off of Watters Road. Lot 1 shows a series of firelane, emergency access, and utility easements that provide access to the structures located on Lot 1. The plat also shows a variety of drainage, landscape, utility, trail access, and water easements for the development of this site.

Ms. Griffin stated that the Combination Plat has been reviewed by the Technical Review Committee (TRC) and meets the standards of Planned Development No. 54 and the <u>Allen Land Development Code</u> (ALDC).

Commissioner McNutt asked about the traffic route for the vehicles at this location. Ms. Griffin explained the through the Site Plan review process and Engineering review process, the traffic patterns to and from this site were discussed. The main point of access for service vehicles would be located off of Bossy Boots Drive.

Motion:

Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for the Allen Independent School District Service Center.

The motion carried.

Chairman Wendland took his position at the dais.

Agenda Item #4

Public Hearing – Conduct a Public Hearing and approve a Site Plan for Phase 1 of the Ace Pet Resort, being $3.150\pm$ acres in 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. (SP-4/29/13-29) [Allen Veterinary Center]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located at the northwest corner of Main Street and Roaring Springs Drive.

Ms. McLeod explained that the subject property is part of Planned Development No. 5 with a base zoning of Shopping Center (SC). The zoning for this property requires all site plans to be approved by the Planning and Zoning Commission and City Council. The proposed use for this site is a veterinary hospital and animal boarding facility. Due to the recent *ALDC* amendment, the use is allowed by right within this zoning district.

She described phase 1 of the development. The 7,178 square foot building facility is for animal boarding, vet clinic and an outdoor kennel area. Outdoor areas associated with this development are one hundred feet (100') away from the Fountain Park subdivision (located north of the site). This separation distance complies with the *ALDC* distance requirement for this particular use. An eight foot (8') masonry wall will be built in its' entirety along the northern property boundary with the development of Phase 1.

Ms. McLeod described the access points for the site. One access point is located on Main Street and the second is located on Roaring Springs Drive. The existing driveway, located on the property to the west, will be closed with the development of phase 1.

Any future phase(s) of this development will require separate Site Plan approval.

Ms. McLeod stated that the Site Plan has gone through the Technical Review Committee (TRC) and meets the standards of *ALDC*.

2nd Vice Chair Mangrum asked if there were standards in the Land Development Code pertaining to fencing or screening material on a property. Ms. McLeod explained that the only standards in the *ALDC* are for screening are between zoning districts.

Chairman Wendland opened the Public Hearing.

With no one coming forward, Chairman Wendland closed the Public Hearing.

Motion:

Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Site Plan for Phase 1 of the Ace Pet Resort; located at the northwest corner of Main Street and Roaring Springs Drive.

The motion carried.

Agenda Item #5

Public Hearing - Conduct a Public Hearing and consider a request to amend the development regulations for Planned Development No. 8 to allow the property to be developed and used as a restaurant with a drive through and incorporate a Concept Plan, Landscape Plan and Building Elevations. The property is Lot 2, Block 1 of Molsen Addition, City of Allen, Collin County, Texas; located south of McDermott Drive and west of Central Expressway/US Hwy 75 (and commonly known as 102 S. Central Expressway). (Z-5/28/13-40) [Pollo Tropical]

Shelby Griffin, Planner, presented to the Commission. The property is located south of McDermott Drive and west of US Hwy. 75 (102 S. Central Expressway).

Ms. Griffin explained that the applicant is removing all existing site improvements for the existing fueling station and is requesting to amend Planned Development No. 8 to redevelop the site for a restaurant with drive through use for Pollo Tropical. The amendment to the Planned Development will incorporate Development Regulations, a Concept Plan, Landscape Plan, and Building Elevations.

She described the proposed Concept Plan. The Concept Plan shows two (2) access points into the site. The existing northern driveway on Central Expressway/US Hwy 75 will be removed. The existing driveway on McDermott Drive is also being removed. The driveway, located to the west of the site, will be converted into a duel access drive (which transitions into a one way driveway) to serve the site. She also mentioned that the modified driveway configuration has been approved by the Engineering Department.

Chairman Wendland opened the Public Hearing.

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

Commissioner Ogrizovich inquired about the restaurant serving breakfast. Ms. Griffin explained the Pollo Tropical has indicated they would not be serving breakfast and would be opening at 10:30 in the morning.

Commissioner McNutt inquired about the location of signage on the site. Ms. Griffin stated that all signage is permitted through a separate permitting process and that it would need to meet the requirements of the *ALDC*.

1st Vice Chair Cocking inquired about the right of way (ROW) dedication along McDermott Drive. Ms. Griffin stated that the platted property does not currently provide the required ROW stated in the *ALDC* for McDermott Drive.

Motion:

Upon a motion by Commissioner McNutt, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to amend the development regulations for Planned Development No. 8 to allow the property to be developed and used as a restaurant with a drive through and incorporate a Concept Plan, Landscape Plan and Building Elevations for Pollo Tropical.

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:26 p.m.

These minutes approved thisday of	2013.
Robert Wendland, Chairman	Shelby Griffin, Planner

Director's Report from 9/24/13 City Council Meeting

There were two items taken to the September 24, 2013 City Council meeting for consideration.

- A request to adopt an Ordinance to change the zoning of Lots 3R and 4, Park View Addition from Shopping Center "SC" zoning to Planned Development No. 113 Multifamily (MF-18) for Senior Independent Living for The Huntington at Greenville was approved.
- A request to consider amendments to *Allen Land Development Code* Section 2.03.1 "Sign Control Board Composition, Term; Meetings" relating to the membership of the Sign Control Board, Section 2.04.1 "Buildings and Standards Commission Created; Membership" relating to the membership of the Building and Standards Commission; Section 2.04.3 "Proceedings of the Buildings and Standards Commission" relating to the proceedings of the Building and Standards Commission; and Section 4.20.2 "Schedule of principal uses," regarding removal of the use "Automotive Sales and Services Uses," and authorizing "Auto, Trailer, Truck Rental Uses" to be permitted in the "GB" General Business District and permitted only with a Specific Use Permit in the "LI" Light Industrial District and "HI" Heavy Industrial District was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

October 15, 2013

SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering

PREVIOUS COMMISSION/COUNCIL None **ACTION:**

PUBLIC NOTICE: None

BACKGROUND

AGENDA DATE:

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

STAFF RECOMMENDATION

N/A

MOTION

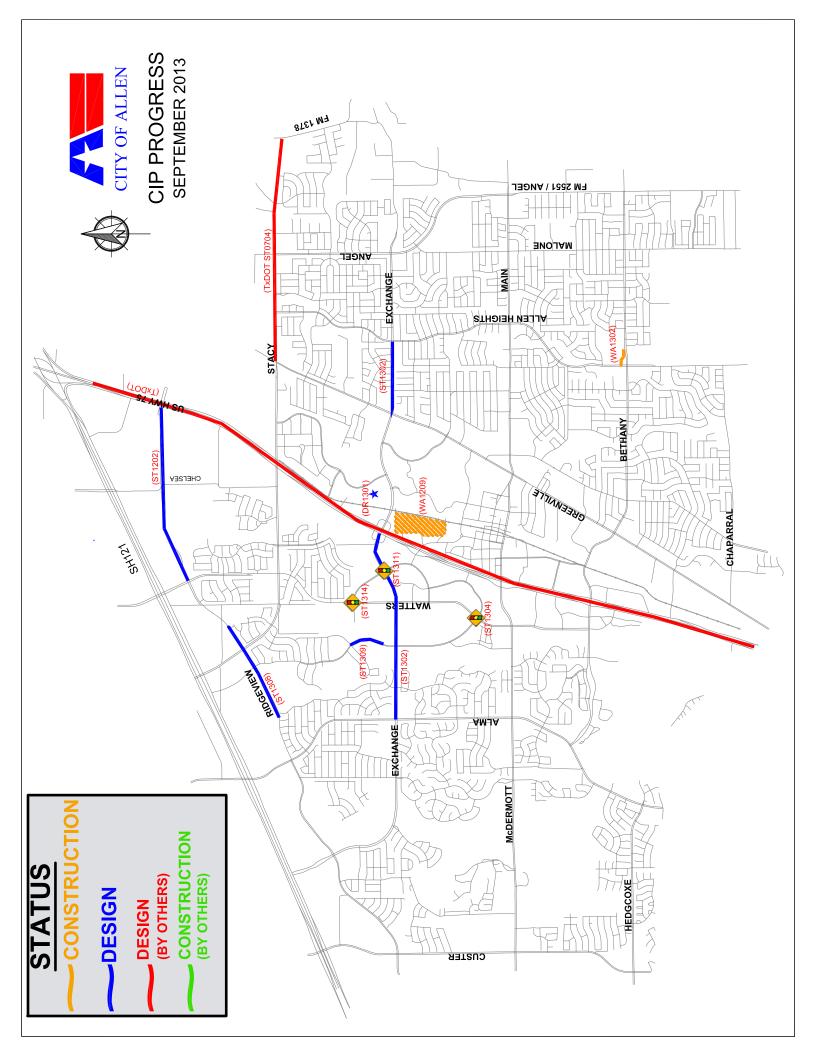
N/A

ATTACHMENTS

CIP Progress Report through September 2013 CIP Map through September 2013

ENGINEERING CIP PROGRESS REPORT - THROUGH SEPTEMBER 2013

		PROJECT		STATUS / COMMENTS
	—	2013 Street and Alley Rehabilitation Project	ST1305	Street, alley, accessibility, and sidewalk improvements. Completion anticipated Spring 2014.
	2	Bray Central Widening	ST1309	Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Anticipated design completion by November 2013 with construction beginning February 2014.
CITY	\sim	Exchange Parkway (Alma - Allen Heights)	ST1302	Addition of 2 lanes. RTR funding received May 2013. Construction anticipated October 2013 with completion October 2014.
S	4	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
DAOA	2	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Roadway connection through the Bush/Elkin and Johnson properties. Design contract for 4-lane roadway and 6-lane bridge began Spring 2013. Construction anticipated Spring 2014. 2-lane or 4-lane construction to be determined by funding available.
LHEBS	9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704	TxDOT project in design. ROW acquisition and utility relocation underway. NTMWD waterline relocation to begin Fall 2013. Anticipate TxDOT letting date of December 2014, with construction starting Spring 2015.
.0	7	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of October or December 2013, with construction starting in Spring 2014.
TIES	∞	Allen Heights - Bethany Water Line Repair	WA1302	WA1302 Waterline operational. Restoration of site ongoing and anticipated to be complete by end of October.
טדונו	6	Whis-Lynge Water/SS Replacement	WA1209	Water, sanitary sewer, and paving improvements for Whis-Lynge and Rolling Hills Estates. Construction has begun with an anticipated completion January 2015.
	10	10 Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Design is anticipated to be complete summer 2013. Construction anticipated when CDC funding is disbursed in Summer 2014.
.DS	<u></u>	Signal - Exchange / Bossy Boots	ST1311	Construction anticipated to begin November 2013 in conjunction with Exchange widening to assist with traffic phasing.
SIW	12	Signal - Watters / Bossy Boots	ST1314	Will be constructed with the AISD Service Center Project and is required to be complete prior to opening the facility.
	13	Signal - Watters / Bray Central	ST1304	Design expected to be complete by October and construction anticipated to occur in December 2013.



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	October 15, 2013
SUBJECT:	Update on the Comprehensive Planning Process
STAFF RESOURCE:	Lee Battle, AICP, LEED AP, Assistant Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	None
PUBLIC NOTICE:	None
BACKGROUND	
Receive update on the Comprehensive Plan.	
STAFF RECOMMENDATION	
N/A	
<u>MOTION</u>	
N/A	

ATTACHMENTS

Citizen Participation Summary

ALLEN 2030

Summary of comments of Citizen Engagement Efforts through Allenideas.com

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Photo by Allenideas.com user Sam K5

Future Growth Along HWY 121

Provide Trails Across 121 into Frisco/McKinney to Access Allen

<u>Provide better access (non-motor vehicle access) to things in Allen for people from McKinney or Frisco-156 points</u>

- Build better and more trails, make the trails and crossing's safe.
- Let us be healthier by providing connectivity and access to trails.
- We need more trails.
- Connect the current trails.
- Connect the cotton wood creek trails.
- Connect the neighborhoods to the commercial areas in Allen.

Corporate Headquarters and Class "A" Office space

Build corporate campuses and class an office space – 134 points

- Build high end, well planning office space. Master plan the 121 area to achieve best office campuses.
- We need more nice office space.
- We need to build class "A" office space in order to broaden Allen's tax base, creating more quality jobs and day time population.
- Can't we do this in empty office buildings?

"To help preserve the growth of our future tax base and to help increase the number of significant day time good paying jobs in the Allen area, which feeds other parts of the economy, we need to reserve some large area along the 121 corridor for Class A type office buildings with some land reserved for Corporate Headquarters type of spaces" Kenneth F

Businesses

121 is an ideal place for businesses and not homes- 124 points

- 121 is a great place for offices and businesses but we need to make sure that they are in keeping with the taste of Allen.
- Businesses would be great here, but we need to make sure that we take full advantage of this
 opportunity. 121 is the last chance we will have at creating a unique development, we need to
 adopt unique development standards.
- Keep this area for businesses and retail.
- 121 should develop with white collar jobs in mind.

[&]quot;Help us get healthier by providing more connective trails throughout the city that are walkable or bikable (is that a word?!)." – Victoria H

We already have enough industry and office, we don't need more.

"Consider this highway frontage as our last chance to adopt unique development standards for highway frontage that would really highlight Allen. It would be nice to be able to differentiate Allen from other cities along 121 (or US75 too); make people take notice that they have entered another city..." Jim W

Mixed Use – Retail/Office/Shopping/Entertainment

Allen needs to take advantage of the prime location of 121 like Frisco did. Create a development that will help kick start development along the corridor—117 points

- Make Allen a mecca for retail shopping.
- Allen has so much retail we don't need more.

"The land at the intersection of 75/121 is pivotal in bringing attention to these two corridors as desirable places to bring new business" – John J

Keep the Trees

Whatever the city does with the land we need to integrate the trees into the development – 106 points

- Preserve the view of the homes along Ridgeview.
- Don't make Allen another eye sore on the highway, preserve the trees.

"We loved Allen because it wasn't just a long, boring stretch of cement, like Plano and Richardson." - Lori C

Hotel/ Conference Center

Create a draw to the 121 corridor for medium and large meetings- 77 points

• Only if the Conference Center is a destination hotel.

Add a Park with a mountain bike trail

Take the area that was planned for the Arts Center and turn it into an outdoor park with a mountain bike course as a destination for the region. – 77 points

- Include joggers and hikers in the mountain bike course.
- Create an "out of the city" feel park for all in Allen.
- Make an off road bike trail along with zip lines.
- Love the idea of saving the trees and adding another park to the area.
- A park would be great in this area.
- Can we afford to turn this area into a park with the high cost of the land?
- The park could be an economic driver.
- If the city can do this in a cost effective way then a park would be great.

• A park would help support the "get out and get active" message.

"I think this would be a great alternative to preserve our remaining green space. Arbor Hills and places like White Rock Lake are very popular and would support the "get out and get active" message."

– Mark K

Family Restaurants/Sit Down

Restaurants like Boston, Chili's or BJ's-65 points

• Restaurants help generate jobs and support the surrounding businesses.

High Paying Jobs from a diverse base of Fortune 1000 Companies

Allen needs a much broader employment base – 62 points

- Allen needs to mimic what is happening along 75 and PGBTP.
- We need to reinforce this with a way to educate a workforce for these companies.

No Strip Malls

Anything that doesn't include generic strip mall development- 60 points

- No more strip malls, fill the empty ones first.
- We already have so many, don't build anymore strip malls.
- No more strip malls.

Add another Rec Center near Exchange & Ridgeview

Build a rec center closer to Twin Creeks, particularly for seniors—24 points

• A rec center would be nice on the west side.

[&]quot;Adding more strip malls will just create more vacancies somewhere else. Let's full up the empty storefronts in town before we consider adding any more." Lori C

Fast Food Restaurants

More Fast Foods-19 points

- We have too many fast foods places, we don't need anymore.
- Too many fast foods places already, we don't need more.
- Diners of whatever kind bring in revenue, so any restaurant is good.
- We have too many now, don't need any more fast food places.
- We need more local businesses not fast food.

"Small business, good food and atmosphere as well as a reasonable price. Fast food is okay and existing businesses need this option for their employees to be able to fit lunch in during the hustle and bustle of a busy day. But for evenings and longer lunches the dine in options should be available as well." - Patricia C

Enhancing Transportation

Improving Right Turn from Stacy to South 75 Feeder Road

Improve the traffic flow on Stacy to 75 southbound – 93 Points

- A better turn lane along Stacy and 75 is needed.
- Improving the Stacy and 75 intersection will make living in Star Creek better.
- The traffic gets backed up to Chelsea it's so bad at Stacy and 75.

"This is very frustrating for nearby Star Creek residents who must navigate this intersection (75 and Stacy) every day" – Victoria H

Allen Transit

<u>The City needs a transit system, just not DART. We can use the money better ourselves – 77 points</u>

- We need some type of transit in Allen; we have to consider the needs of those without transit options. We need to carefully consider all options available to the city.
- We rail transit in Allen, but not through DART; use another option.
- We need transit in Allen but not through DART.
- We need an express transit service down to Dallas.
- Perhaps a regional trolley system for McKinney, Allen and Frisco.
- The city needs its own transit system.

"Electric powered or alternative fuel options on main roads around town at peak travel hours and events at the Event Center, Allen USA, etc. A trolley system perhaps that travels to/from city facilities and major shopping centers." - Mark W

No DART

The City needs regional rail service and on call bus transit but not through DART – 72 points

- Joining DART is the most economical way for regional connectivity.
- We need regional rail service, but we have to look at the options available and tax policy ideas to determine the best option.
- We need a new regional rail system for Collin County.
- No DART, build a Collin County system.
- We need to extend rail into our downtown area.
- Building DART into Allen would help Allen residents but also shops and restaurants in the area.

[&]quot;We need to extend the DART rail from Parker Rd into Allen, not only for the benefit of Allen residents, but to attract citizens from the south into our retail shops/restaurants." – Sid D

More Bike Trails

We need to have more trails; and trails that connect – 68 points

- We need to be more bikeable.
- More bike trails and more pedestrian paths.
- We need to make it easy to get around to the major retails areas by bikes alone.
- More bikes mean cleaner air, and a healthier population.

"We need to go around main areas in town in bikes such as - The Villages, Prime Outlets, Shops at 121 and Watters, Watters Creek at Montgomery Farms, etc... via trails alone. Almost all of these areas can be connected using existing trail system and can rival the Katy Trails" – Daniel S

More right turns lanes at intersections

Right hand turn lanes on Exchange, Watters, McDermott, and Alma – 65 point

• Right hand turn lanes are desperately needed

Road Improvements

Maintain the roads better, keep up with painting the cross walks around schools – 62 points

- Continue to build Ridgeview.
- Please remove all the black squares from the streets left behind by traffic analyzers.
- Prevent people from turning after the lights turn red on Greenville.
- Please clean up after the traffic analyzers with all the black squares.
- Crosswalks all over the city are in bad shape they need to be improved.

Transportation Choices

Please create ways for me to get around Allen without my automobile – 56

• Organize a car pool system in Allen down to Dallas.

"I think what people really want are transportation choices other than sitting in a car in a traffic jam. Some solutions to that are transit, walking, bicycling, and some road improvements ... Please, City of Allen, create transportation choices that allow me to pick another way than a car to get from A to B." Michael F

Additional lanes on s-bound access road between McDermott/Bethany

<u>Allen needs more access lanes along southbound 75, south of McDermott and around Watters Creek – 56 points</u>

- Adding more capacity doesn't work, more lanes mean more cars not decreased congestion.
- More congestion means more ozone, so increasing the number of lanes decreases congestion and improves ozone.

Expand Stacy Road

Eastbound Stacy from Greenville is dangerous and needs to be expanded and improved – 34 points

- The sooner Stacy is expanded the better.
- Why are we making it easier to get out of Allen? Why are we making it easier for people outside of Allen to drive through the city?
- Expanding Stacy Road will help out a lot of Allen residents, we need to do this sooner rather than later.

Median Landscaping along Watters Road between Bethany and 121

<u>Invest in landscaping along Watters road, encouraging people to take the scenic route through Allen – 29 points</u>

• Increase the landscaping and create signal timing for faster lights along Watters.

Median Landscaping on Stacy Road between 75 and 121

Increase landscaping between 75 and 121 along Stacy road – 29 points

Be happier with light rail and BRT

<u>Light rail and BRT increases personal well-being Allen should pursue it – 28 points</u>

- Add a bus line that connects to the DART station on the east side of town and then one on the west that connects to a different station.
- Can we connect to DART with joining DART?
- We need to start a North Dallas Rapid transit system with Frisco and McKinney.

No U-Turns all along Stacy Road with APD enforcement

<u>U-Turns on Stacy road especially near the outlet mall are extremely dangerous. Close off the left turn lane at Chelsea on Westbound Stacy – 28 points</u>

- Access to the outlet mall and the outlet mall itself is poorly designed.
- We need the sale tax dollars the mall brings in, but we just need to change the design to improve access.

[&]quot;I wonder if we could get Frisco and McKinney to join us in creating a Northern Dallas Rapid Transit system..." Karen C

- Headed eastbound on Stacy there are business on the south side that you can't get to without Uturning, I won't do business with them
- There is poor signage around the outlet mall; they need better signage and access that you can get to 75 from the outlet mall.

On and Off ramps – Minimum Distance to merge

A significant contributor to the congestion on US75 is the close proximity of an off-ramp from the highway on-ramp, we need to study this. Also the on-ramps are also too short leading into the highway – 17 points

Markings/Signage EB McDermott @ Greenville

EB McDermott to NB Greenville has only one turn lane. Dashed lines and the two WB to SB Greenville lanes confuse the issue. More than once have had a car turn with me to create a second turn lane to go NB on Greenville. The only sign to this effect is located well in advance of the intersection – 14 points

• The signage on EB McDermott to NB Greenville is confusing

On-Street Bicycle Planning

We need an on-street Bicycle Plan to compliment the trial and paths plan. There are some markings and signage but the City needs to do more and involve the citizens in the planning process of the improvements – 14 points

- I would like to see bike lanes throughout the city so that bike riders can still ride their bike without impeding traffic.
- The City needs to designate a position of Bicycling and Pedestrian Coordinator and they should be on the streets team.
- Bike on streets are a hazard and should be restricted to neighborhood streets. Any time there is a
 speed differential as great as there is between auto and bike, it's dangerous and shouldn't be
 permitted.

"I am surprised they don't have bike lanes on the road. When I lived in Tampa they had bike lanes though out the city which is something I would like to see here. Bike riders can still ride their bikes without impeding traffic" Ilene M

Be creative in how you look at financing

Look at innovative ways to finance public transit like they are in Hong Kong – 9 points

• If we can figure out how to prevent sprawl we can do this.

[&]quot;I will not do business anywhere that is a problem to get to." Tom J

Traffic at the intersection of Bossy Boots and Exchange

Bossy Boots and Exchange is a confusing intersection that needs to have additional lights added with the coming commercial development – 3 points

- There is nothing special about Bossy Boots and Exchange it does not need another light.
- Perhaps a reconfiguration for Bossy Boots and Exchange would work better than new lights.

Improve Right U-turn from Stacy to South US 75 Feeder Road

We need to improve the southwest corner of Stacy and US 75. – 0 points

Providing for Seniors

Housing for Seniors

Many seniors move to Allen to be close to kids and grandkids. They need affordable condos or garden homes and also assisted living/independent centers – 97 points

- We need a large variety of housing that accommodates the needs of our aging community. This
 includes garden style homes, duplexes, condos but also senior living, assisted living, and memory
 care units. But no apartments.
- We need affordable garden homes at \$100,000 to \$180,000 price points.
- We need affordable condos and a shuttle service for seniors.

Transportation

Senior and the disabled need better transportation around town to medical appointments, the senior center and shopping. It should be free or cheap – 92 points

- We need to use TAPS or demand service more.
- We need transportation to the DART station it's a long walk.
- Could we run the service out of ACO.
- Run the shuttle service out of ACO.
- Run the senior shuttle service out of ACO.
- It is better for businesses if seniors can get around and spend money on their errands.
- We need an "as needed" shuttle service in the community.

"We sure could use transportation to/from the Plano Dart Station - it's a 4.2 mile walk - EACH WAY!" Bob W

Make more Parks Buildings more handicap accessible

Add electric doors to all Parks and Rec Buildings – 29 points

Balancing Growth and Development

Big Town Amenities, Small Town Feel

Greater than all the other attributes Allen has is it's sense of community and pride. I think the whole town cheering on our Allen Eagles has a lot to do with that. Whatever the City can do to facilitate a cooperative effort with our school district should continue to be done. Additionally, community events such as parades and festivals bring us all together as a community. –87 points

• I love the community things going on in Allen. Even though I can't attend them all, it makes me feel good about my city to know that they care enough to put them on. I love the festivals, parades, outdoor concerts, specials in the library, etc.

Stay the Course

More than most suburbs Allen is a community with a sense of place. Stay the course, and turn downtown into a destination with wine bars, and brew pubs. -76 points

- The downtown area has so many possibilities for development. The Arts Alliance is down there along with Heritage Guild, it's a great start to a lively historical and balanced downtown.
- If McKinney can create a nice downtown without DART we can too.
- DART could really be a kick starter for downtown, plus we owe it to our lower income residents who commute to their work and for our environment.
- I agree that downtown needs to be a walking area.
- We need to wait for the right development to come along, Watters Creek is great but we can have downtown too.

"I would hate to make having DART be a roadblock to doing something now to revitalize our downtown." Kelly B

"I love this idea. I think we really need to get DART here, NOW. We owe it to our low income residents, our residents who commute for their work, and our environment." Lori H

Enact a Smoking Ban

Allen is the last city on the 75 corridor that allows smoking in restaurants. Enacting a 100 percent smoking ban in restaurants would be a good start, but we need to account for outdoor exposure to second hand smoke as well. – 54 points

Most restaurants already do have a smoking ban, so does Watters Creek, how would we
enforce this ban.

- We need to have an outdoor smoking ban, in Plano it was initiated by the medical community.
- We need to let the businesses decide whether or not to allow smoking.

Little things add up

Some of the things that people notice about Allen when they visit us are things that I have come to take for granted: nicely landscaped medians, the markers at intersections with Allen history inscriptions, the fact that roads are expanded before they become congested, and community events, to name a few. We need to keep these types of things going. – 51 points

- Joe Farmer needs to be expanded.
- The City is so clean, it's great, and the Parks dept does a great job of keeping it clean. Now we just need to keep litter out of medians and sidewalks.
- We need to keep the city clean, accumulating trash and natural debris, code violations ignored or allowed, city projects not properly completed or cleaned-up...these types of things affect how both residents and visitors feel about our great city.
- Let's keep the roadways clean but just not expand them.
- Allen seems to do a good job at developing infrastructure before other development comes along.

"The one thing I do notice is that our parks and recreation department is serious about keeping the parks litter free and maintaining the grass and landscaping in perfect shape... I live across from Celebration Park and I see someone in one of those 4 wheelers riding around collecting trash all the time. All grass areas are maintained immaculately!!" George V

Welcome to Allen – Identity Marker Public Art

Since public art is becoming more and more prevalent around the city, there should be a concerted effort to enhance our presence. We could replace Main/McDermott Sign, place a marker along 75, or paint the water tower. -47 points

- I'm not wild about the sound barrier. Where I lived before, we found that the sound barrier helped the homes right by the freeway, but then bounced the sound to other homes that were not by the freeway.
- The sound barrier will not be an issue because there are no homes directly west of 75.
- Artwork is fine, but not like the art on Exchange.
- We need a welcome to Allen identity marker, we need to do what we can to make Allen unique and a city identifier is needed.
- I think Allen needs to have landscaping, markers, and more on 121 and 75 to welcome our shoppers to Allen.
- Do we want to replace the Allen Eagle on the Water Towers?
- Maybe we don't need to replace the eagle but perhaps redoing it to a slogan includes the eagle and says something like Home of The Allen Eagles.

"We need to do what we can to make Allen unique and a city identifier is needed." Jim W

"We owe our shoppers for taking a long trip to Allen so we must treat them with something in return; so they will feel more welcome to come back." Daniel S

Allen should be a hotbed for Tech Startups

Allen could and should be a hotbed for technology startups. Allen has so much to offer and this is a tremendous opportunity – 46 points

• If we can create a pipe line of recent tech grads then we'll become a tech startup hotbed.

Don't Forget About Allen's History

We have some unique history in Allen and addressing it can really help in many ways. Saving and building off of this history is critical for Allen's identity. – 39 points

- We need complete the Historical village in the correct way and commit to finishing it. Historical preservation shouldn't have to take a back seat to development.
- That a good idea for getting people here, but first we need to draw here and extend their stays.

Maintain some public open spaces

A big park on the west side the size of Celebration Park or even larger with wooded areas would be great.—27 points

• If the City has already planned a park for the west side it needs to make sure it happens.

"It will be a sad day for me when there are no wheat fields to drive by daily" – Thomas B

Code enforcement needs to do a better job in older neighborhoods

As our City gets older, we need to enforce city code for grass, weeds and the general appearance of homes and yards. We need to make sure the rules are enforced to maintain the neighborhoods. – 25 points

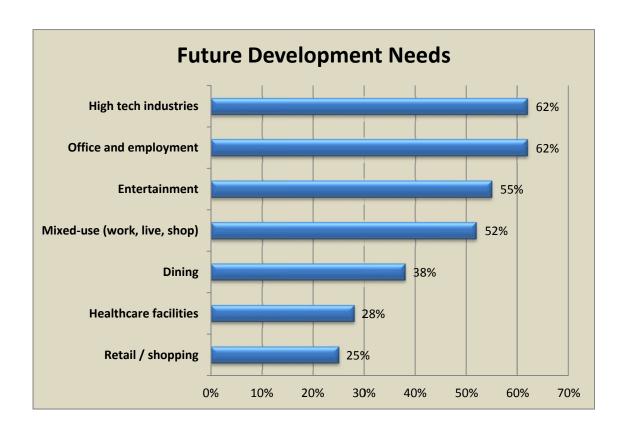
• We need code enforcement in all the city not just the older parts.

Make Allen the new Dallas

Create an art magnet and other magnet schools within AISD, providing an outlet for talent in $\overline{Allen-17 \text{ points}}$

• Allen already has a wonderful magnet program we need facilities to compliment the programs.

What types of non-residential land uses would you like to see on the remaining vacant land in Allen?



- We need some parks on the west side of town.
- A Recreation center similar to Joe Farmer on the West Side of 75.
- I agree that not ALL of our remaining vacant land needs to be developed. Green is Good! Also, I am concerned with the "mixed-use" option in this survey. The "mixed-use" concept does not appear to be working out for our area.
- We need another recreational center that includes a much larger gym, or multiple gymnasiums.
- How about we build the first ever career incubator?
- I would really like to see a community garden that would serve several purposes.
- Rec Center on the West side of town.
- I would like to see the City bring in some more entertainment and restaurants into the downtown area that many people drive by and don't even notice.
- A balance of development and nature...Maybe it isn't left like Connemara, but maybe it doesn't look like the LBJ corridor either.

- There may be specific zoning restrictions that should be revisited in light of the city's growth so that we don't end up with a concrete jungle.
- Don't develop vacant land. Revitalize downtown or older neighbors before using up all the land. It doesn't ALL have to be used.
- I'd like a park like Arbor Hills Preserve in Plano. I also agree with others in revitalizing some of the older businesses and neighborhoods, although some is up to the owners of the business areas.
- We need some restaurants around here, a water park, more retail and restaurants. I also agree with the other comments below to revitalize the shopping center. It's starting to look like a ghetto over there!
- Let's revitalize.
- I would like to see "older" areas of Allen revitalized BEFORE we work on new areas.
- I'd like to see bike/path connections between the East & West sides.
- I would like to see a Community Garden to add to good health for our citizens.
- A HUGE outdoor pool/lazy river/water park would be awesome for the city.
- We need a nicer outdoor pool, a large pool with slides and Splash Park. Build it on west side!
- Allen needs to develop a large multi-purpose indoor athletic facility for youth and adult sports.
- With so much empty space in Allen's industrial area, why couldn't one of those huge existing buildings be repurposed for an indoor sports place
- Large Park on the west side (not lighted athletic fields). Private school for K-12. More big name corporate offices.
- I believe that the proper development of the downtown area is a critical issue facing Allen right now.
- Downtown could be a good spot for studios, galleries, shops, etc. that can't afford to rent in Watters Creek.
- It would be nice to have some natural trails with steeper grades.
- Please bring an off-road bike trail to Allen!
- Parks, possibly on the Arts of Collin County land, commercial development.
- Community Parks on the West side of Allen.
- I think as a community that we should try to distinguish ourselves with a family friendly atmosphere that also provides entertainment for single people.
- Hiking and bicycling.
- The community would benefit from a Science Place learning center, also expansion of bike trails/sidewalks would also benefit resident mobility and encourage active lifestyle. I would love to see some preservation of the city's green spaces, especially near the former Arts of Collin County location.
- A science place that's educational, fun and hands on will be in great demand!
- We need a heart hospital or add heart surgery to Presby Hospital. We need more heart Doctors in Allen.
- We have many wonderful arts organizations in Allen it would be great if we had an arts facility dedicated to them.
- An art facility in Allen.

- Additional hike & bike trails would be wonderful. We need to keep Allen an active community, and encourage physical fitness at all ages.
- Preserve some land in the natural state.
- More biking trails and nature preserves.
- I would love to see off-road hiking/biking trails in Allen that would keep those natural areas but would make them useful.
- Limit Celebration Park to Allen residents.
- I like the fact that Celebration Park is free.
- We need another water/pool facility.
- We need indoor sport facilities.
- I think the space along Hwy. 121 and Hwy. 75 is the best places for retail, dining and high tech industries.
- We need to make more of an effort to keep our greenways.
- I agree that there should be a healthy balance to allow for the wildlife.

"A balance of development and nature...Maybe it isn't left like Connemara, but maybe it doesn't look like the LBJ corridor either" Michael F

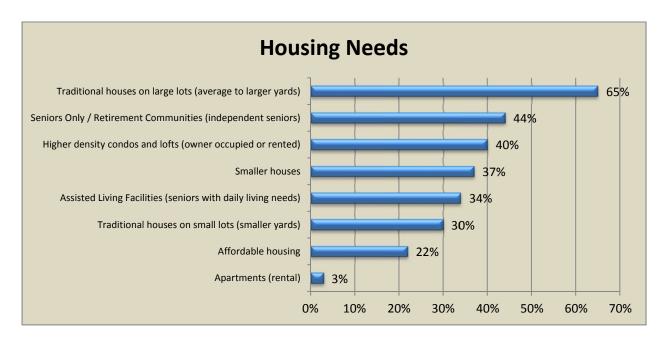
"I also agree with the other comments below to revitalize the shopping center. It's starting to look like a ghetto over there!" Amey B

"I believe that the proper development of the downtown area is a critical issue facing Allen right now. Downtown areas are a key component as they typically are the "identity" of our community. There is definitely a lot of "character" in downtown areas and a lot of other adjacent cities are really taking advantage of it." Jim W

"We need to keep Allen an active community, and encourage physical fitness at all ages." Meg B

"I really enjoy being able to look around and see farmland or natural areas. I feel a bit claustrophobic when I start seeing every piece of land getting developed. And every linear foot of concrete that's added takes away some of that country feel." Kenny J

What types of new housing does the community need?



- I'm in the camp of no more apartments or high-density housing.
- I think duplex housing would be a plus! It should include a mix of garden homes & townhouses that can be bought versus rented.
- I would add more high quality patio homes or townhomes.
- I would especially not want more apartments or high density condos.
- I would like to ask for no more apartments, please.
- I would like to ask for no more apartments.
- Mixed-use residential with a variety of housing but more owners and less renters.
- No more residential.
- No more apartments, please.
- Affordable large lot houses.
- We Want Bigger Lots!
- There are no options for non-traditional style housing. New modern home, studios and upscale row homes are a good alternative.
- Both larger lot houses, and smaller affordable ones.
- Affordable diverse housing options.
- A smaller and more affordable house in a good, non-HOA neighborhood is ideal for a single person tired of apartments.
- New neighborhoods with smaller first time buyer middle class size houses.
- Middle-class housing is desperately needed in Allen!
- Water conservation has become a year-round necessity. Xeriscaping is a responsible approach if allowed.

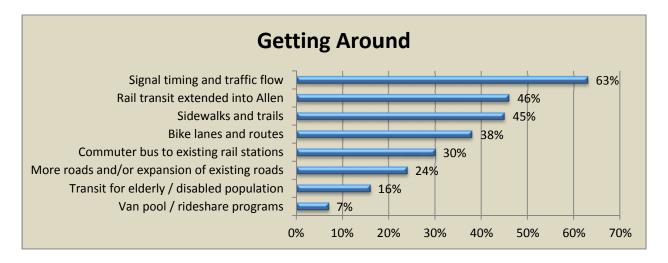
- Xeriscaping is a great answer, especially with the availability of parks in Allen so close to so many homes.
- Water conservation is another reason to keep the population of Allen down. There is a need for non-HOA neighborhoods for people who do not like HOA's.

"It is difficult to ask young families to live, work and play in Allen. For the most part, they may only be able to work and play here. A real "mix" of housing types, costs, etc. would help keep the younger generation in Allen. That way, younger people who are just starting their careers CAN live, work and play in the same city." – Jim W

"As a single person, I am not interested in living in (nor can I afford) a traditional 3 bedroom, 2 bath house, but I can't find anything else in this area." Karen C

"It's really a shame since we love Allen so much, but we simply cannot afford any of the new houses in Allen being that they are made to accommodate only the \$100k+ median household incomes." Alvin A

How would you improve transportation in and around Allen?



- There should be safer ways for us to walk and bike around town, especially across 75.
- The city should go ahead and connect the trails! I am totally against ANY DART expansion into Allen. I highly doubt many people from Allen would use it.
- The US75 "moat" to pedestrians and bicyclists shouldn't be repeated as 121 expands and develops!
- The light off of Malone and Angle Parkway is bad.
- The city needs to act now to connect to the multi-purpose or "bike" path that just opened, in Plano to the Bluebonnet trail.
- There are folks that work at TI and Raytheon and other employers that live and Allen and could really use a completed trail to commute to work by foot or by bicycle (or whatever!).
- We need to continue expanding our roads and highways based on the future land use maps and future road use plans currently in place.
- DART is not a financially wise option.
- I am against mass transit in Allen. I am not in favor of DART bus or DART rail. I think it will cost too much and be severely underutilized by Allen residents.
- I want transportation alternatives other than my car. I would like to hear ideas on alternatives that work for Allen.
- We should better understand people's transit patterns in order to better understand what transportation solutions we need. We need to study this.
- I think that more traffic is inevitable. The service roads could use expanding and clearer signs, like the intersection of NE75 & Bethany. There also needs to be alternate routes for when the service roads are with heavy traffic.
- I am in favor of transportation options other than a car in Allen.
- Adding capacity does not solve the problem, it only encourages things like moving to Fairview or Lucas or Parker or even Princeton.
- Timed Lights.

- Only build bike trails if enough of the population wants them.
- More bike trails.
- We should get DART here yesterday. We owe it to our low-income residents, our residents who commute to work, and our environment.
- We owe it to our environment and to the people who would rather do more with their money then burn it up in the gas tank.
- I would love DART but it doesn't seem reasonable when I could use Plano site or the planned McKinney site.
- We need to complete all major thoroughfares not yet completed or where not fully connected such as Ridgeview Drive.
- Completing thoroughfares should include other transportation options; more than just a motor vehicle.
- I would only be in favor of DART rail if we were not the "end of the line" and if DART had express service to downtown Dallas.
- What we do need is an intra-city bus system and possibly a commuter bus system or organized carpool system to the Parker Road station.
- Light rail, but not through DART, build a station like the one in downtown Plano
- We need the 6 cities bike trail to extend north to Watters Creek.
- Watters Branch Trail to connect to the Six Cities stub under US75.
- I love the idea of more bike lanes and paths, like Dallas' Katy Trail or White Rock Lake, especially around nature!
- Extend DART to Legacy or maybe Chaparral, but no further.
- No DART but signal timing is needed.
- Let's not bring the headaches and associated crime and blight to Allen that would almost certainly occur if we became the last stop on the Red line.
- No DART is doesn't make economic sense.
- Better light timing.
- A commuter bus to the Parker station sounds more appealing.
- Best way to improve transportation is to build roads with 3 lanes from the very beginning.
- Extend DART.
- Extend DART, we have enough roads. More roads means more traffic.
- Please bring DART rail to Allen. I would take it downtown if it was here.
- Please connect East and West Allen with a bike path at Allen Drive so that kids on the West side can get to the high school by bike.
- Connected bike trails would be awesome! This is a plus for all families wanting to be active!
- Address the parking around ACO.
- We need DART Rail!
- Extending the DART Rail System to Allen enables resident's access to public transportation throughout the Dallas-Ft. Worth metroplex.
- I really like the lights that have the countdown to when they will turn yellow and then red. I think if these were at each intersection, it might help reduce traffic accidents.
- Public transportation would be nice. Perhaps throughout Collin county.

"..there are a lot of hanging bicycles in a lot of garages around Allen gathering dust. ... remove the barrier to getting those bikes down and rolling." Michael F

"Please bring DART rail to Allen. I would take it downtown if it was here, but as it is, by the time I've driven to Plano I might as well keep going....." Paul S

"I live 2 miles east of 75. It sometimes takes me 6 minutes to make that drive because the lights are not timed at all." - Elyse Ben H

Survey Questions

