



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
AUGUST 3, 2021 - 7:00 PM  
CITY 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. Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the July 27, 2021, 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 July 20, 2021, Planning and Zoning Commission Workshop Meeting.
3. Approve Minutes from the July 20, 2021, Planning and Zoning Commission Regular Meeting.

**Regular Agenda**

4. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use for 2,353± Square Foot Portion of a Building Located on Lot 1A, Eagle Plaza Shopping Center; Generally Located Directly South of Main Street and Approximately 186± Feet East of Jupiter Road (and Commonly Known as 602 E. Main Street). (SUP-061121-0003) [Vibe Yoga]
5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C; Lots 1-3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block N; Lots 1 and 2, Block X, The Farm and Generally Located at the Southeastern Corner of the

Intersection of State Highway 121 and Alma Drive. (ZN-062521-00008) [The Farm]

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial and to Adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Elevations for Lot 1, Block 3, Millennium Business Park, Generally Located on the east side of Century Parkway, approximately 525 feet south of the intersection of Century Parkway and Butler Drive (and Commonly Know as 415 Century Parkway). (ZN-062521-0009) [Credit Union of Texas]
7. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 58 with a Base Zoning of Shopping Center and to Adopt a Zoning Exhibit, Concept Plan, and Elevations for Lots 6A and 6B, Block A, CLA Allen Addition; Generally Located at the Northeastern Corner of the Intersection of Exchange Parkway and U.S. Highway 75. (ZN-060421-0005) [Exchange Business Center]
8. Public Hearing - Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code to Amend Section 6.03.2, "Private Clubs," and Section 6.03.5, "Restaurants with food and beverage certificates - Geographic Locations," by Allowing Drive-Through Service for Off-Premise Consumption of Alcoholic Beverages, and to Amend Section 6.06.11, "Solar Panels," to Amend Provisions Relating to Installation of Solar Panel Systems to Conform to State Law. [State Law Updates]
9. 2022-2026 Capital Improvement Program Presentation

#### **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, July 30, 2021 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.

**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:**

August 3, 2021

**SUBJECT:**

Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the July 27, 2021, Regular Meeting.

**STAFF RESOURCE:**

Marc Kurbansade, AICP  
Director of Community Development

**BACKGROUND**

- There were no items taken to the July 27, 2021, City Council meeting.

**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:**

August 3, 2021

**SUBJECT:**

Approve Minutes from the July 20, 2021, Planning and Zoning Commission Workshop Meeting.

**STAFF RESOURCE:**

Rolandrea Russell  
Planner

**ATTACHMENTS:**

Minutes from the July 20, 2021 Planning and Zoning Commission Workshop Meeting

**PLANNING AND ZONING COMMISSION**  
**WORKSHOP MEETING**  
**JULY 20, 2021**

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**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Dan Metevier, 2<sup>nd</sup> Vice-Chair  
Jeff Burkhardt  
John Ogrizovich  
Michael Smiddy

**Commissioners Absent:**

Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Elias Shaikh

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Hayley Angel, AICP, Planning Manager  
Rolandrea Russell, Planner  
Jessica Johnsen, Planner  
Shelby Percy, 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 6:16 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**Items of Interest**

1. Discussion Regarding the Proposed Allen Land Development Code Amendments.

Marc Kurbansade, AICP, Director of Community Development led the Commission through a discussion of the changes and amendments to the Allen Land Development Code.

The Commission discussed the following:

- Land uses including in the amendments.
- Signage on donation bins; and
- Vesting rights and zoning applications.

**Executive Session (As Needed)**

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 6:46 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

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Ben Trahan, Chair

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Rolandrea Russell, Planner

**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:**

August 3, 2021

**SUBJECT:**

Approve Minutes from the July 20, 2021, Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:**

Rolandrea Russell  
Planner

**ATTACHMENTS:**

Minutes from the July 20, 2021 Planning and Zoning Commission Meeting

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**JULY 20, 2021**

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**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Dan Metevier, 2<sup>nd</sup> Vice-Chair  
Jeff Burkhardt  
John Ogrizovich  
Michael Smiddy

**Commissioners Absent:**

Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Elias Shaikh

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, P.E., Assistant Director of Engineering  
Hayley Angel, AICP, Planning Manager  
Rolandrea Russell, Planner  
Jessica Johnsen, Planner  
Shelby Percy, 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 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**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. Receive Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the July 6, 2021, Planning and Zoning Commission Regular Meeting.

**Motion:**       **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Burkhardt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

**The motion carried.**

**Directors Report**

1. The Director of Community Development noted that no Planning & Zoning items were taken to City Council at the July 13, 2021, Regular Meeting.

**Regular Agenda**

4. Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Community Facilities and to Adopt Development Regulations,

Concept Plan, and Sign Elevations on Lot 1R, Block A, Ridgeview Memorial Park; Generally Located at the Southwestern Corner of the Intersection of Ridgeview Drive and U.S. Highway 75. (ZN-061821-0007) [Turrentine Jackson Morrow].

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell noted that staff is in support of the agenda item.

Kris Kearney, Applicant, 1700 Redbud Boulevard, Suite 300, McKinney, TX, gave a brief description of the project.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

**Motion:**        **Upon a motion by Commissioner Burkhardt, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning from Community Facilities (CF) to a Planned Development zoning district with a base zoning of CF and to adopt a Concept Plan and Sign Elevations for Lot 1R, Block A, Ridgeview Memorial Park, as presented.**

**The motion carried.**

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 55 with a Base Zoning of Commercial/Office for Lot 3R-2, Block A, Millennium Office Park By Amending the Regulations Pertaining to Temporary Events; Generally Located at the Northeastern Corner of the Intersection of Watters Creek Boulevard and Bethany Drive. (ZN-070221-0011) [Marriott - Temporary Events]

Ms. Angel, Planning Manager, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

**Motion:**        **Upon a motion by Commissioner Smiddy, and a second by 2<sup>nd</sup> Vice-Chair Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of PD-55 with a base zoning of C/O for Lot 3R-2, Block A, Millennium Office Park, as presented.**

**The motion carried.**

6. Public Hearing - Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code relating to (1) Amending Section 4.06., "Changes and Amendments," by providing an expiration date for zoning applications and adding a paragraph relating to city council initiated zoning amendments; (2) Amending Sections 4.08.19, 4.15.1.1, 6.04.1.4, 6.06.9, 6.06.10, and 7.04.1.2 by changing the word "church" to "religious facility" wherever such word appears in said sections; (3) Amending Section 4.10., "Residential accessory use regulations," by amending regulations to remove building permit requirements for accessory structures less than 120 square feet and providing additional setback requirements for structures greater than 400 square feet or greater than 15 feet in height; (4) Amending Article IV, "Zoning Regulations," to add Section 4.11., "Commercial accessory use regulations;" (5) Amending Section 4.15.1, "General height and area provisions," by amending regulations clarifying certain setbacks; (6) Amending Section 4.15.2., "Schedule of residential height and area regulations," to correct a scrivener's error; (7) Amending Section 4.20.2, "Schedule of Principal Uses," by removing the uses "Beer & Wine Package Sales" "Beer & Wine Package Sales With Greater Than 50% Revenue From Beer & Wine" and "Dance/Martial Arts Studios" and changing "Church, Temple or Rectory" to read "Religious Facility" where it appears; (8) Amending Section 4.20.3., "Schedule of accessory uses," by removing "Gymnastics/Dance Studio" use and adding "Personal Service Business" use; (9) Amending Section 4.20.4, "Schedule of principal uses—Central business district," by changing the word "Church" to read "Religious Facility" , adding "Fitness and Health Center" as a use, adding "Personal Service Business" as a use, and changing the phrase "Restaurant/Private Club" to read "Private Club"; (10) Amending Section 4.20.5, "Schedule of accessory uses - central business district," by amending the use "Fitness and Health Center" to provide additional regulations, and by adding "Personal Service Business" as a use; (11) Amending Section 6.01.1., "Purpose of specific use permits," by to provide that a specific use permit constitutes a zoning amendment; (12) Amending Section 6.03.6., "Restaurants with food and beverage certificates—Permit process," by changing "planning and development department" to read "community development department"; (13) Repealing Section 6.03.8., "Beer and Wine Package Sales—Regulations"; (14) Repealing Section 6.03.9., "Beer and Wine Package Sales Permit Process"; (15) Amending Section 6.04.1.4, "Types of temporary use permits," by amending paragraph a. "Seasonal sales" removing regulations pertaining medical screening to a new paragraph h., and by amending paragraph d. "Temporary event" to provide clarifications regarding its application to parking lot sales; (16) Amending Section 6.06.8., "Outdoor storage and display," by amending regulations pertaining to donation boxes; (17) Amending Section 7.03.4., "Outdoor lighting," to prohibit high pressure sodium lamp types and permit additional types of parking lot lighting elements; (18) Amending Table 7.04.1 in Section 7.04.1. "Vehicle parking," by changing "Church, Temple or Rectory" to read "Religious Facility"; (19) Amending Section 7.04.2., "Off-street loading," by changing "SH 5" to read "Greenville Avenue"; (20) Amending Section 7.07. "Fences and walls," by deleting the reference to "Appendix F" in subsection 2.a, and changing "wrought iron" to read "metal" in subsection 4.f.; (21) Amending Section 7.08., "Performance standards," by adding subparagraph 4.a.v.d) to exclude certain residential devices from the requirements of Section 7.08.4.a.; (22) Amending Section 8.03.3 "Preliminary plat," by amending the text of certain required plat notes relating to open space; (23) Amending Section 8.03.4., "Final plat," by amending on the text of certain required plat notes relating to open space; (24) Amending Section 8.11., "Street lights," by amending regulations relating to the types permitted and prohibited streetlight fixtures and related design and installation regulations; (25) Amending Appendix A, "Definitions," by deleting the definitions for the phrases "Beer and Wine Package Sales," "Church, temple or rectory," "Dance/martial arts studio," "Gymnastics training center," and "Personal service," amending the definition of "Personal service business," and adding a definition for "Religious facility"; (26) Renumbering and/or reformatting Sections 6.06.2., 6.06.3, 6.06.8, 6.06.10, 6.06.11, 6.06.13, 6.06.14, 6.06.15, without changing any text except as otherwise stated in this caption.

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade stated that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

**Motion:**        **Upon a motion by Commissioner Ogrizovich, and a second by 2<sup>nd</sup> Vice-Chair Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.**

**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 \_\_\_\_\_ 2021.

\_\_\_\_\_  
Ben Trahan, Chair

\_\_\_\_\_  
Rolandrea Russell, Planner

**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** August 3, 2021

**SUBJECT:** Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use for 2,353± Square Foot Portion of a Building Located on Lot 1A, Eagle Plaza Shopping Center; Generally Located Directly South of Main Street and Approximately 186± Feet East of Jupiter Road (and Commonly Known as 602 E. Main Street). (SUP-061121-0003) [Vibe Yoga]

**STAFF RESOURCE:** Rolandrea Russell  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** Final Plat - Approved December, 1983  
Final Plat - Approved January, 1984  
Amended Plat - Approved August, 1985

**LEGAL NOTICES:** Public Hearing Sign - Installed July 23, 2021  
Property Owner Notices - Mailed July 23, 2021

**ANTICIPATED COUNCIL DATE:** August 24, 2021

**BACKGROUND**

The property is generally located south of Main Street and east of Jupiter Road. The property to the north (across Main Street) is zoned Planned Development No. 125 with a base zoning of Community Facilities. The properties to the east are zoned Planned Development No. 89 with a base zoning of Shopping Center (SC). The properties to the south and west are zoned SC.

The applicant is proposing to tenant a suite in an existing building for a yoga studio. Staff categorizes this type of use as a Fitness and Health Center use. The property is zoned SC. The Allen Land Development Code (ALDC) requires a Specific Use Permit (SUP) for a Fitness and Health Center use within the SC zoning district.

The applicant submitted a business summary in conjunction with the SUP application. The following is a summary of the proposed business operations:

- Hours of operation: Daily with class times ranging from 8:00 a.m. - 6:00 p.m.
- Average staff count: 1-2
- Average people at any given time for classes: 8-10

There are no outdoor activities being proposed.

The lease space of 2,353± square feet requires a total of 12 parking spaces. The subject property does not have adequate parking to serve the existing uses and the proposed tenant. However, when the subject property

and the adjacent lot, commonly known as 600 E. Main Street, are reviewed together, there are adequate spaces for current tenants on both lots and the proposed Fitness and Health Center use. A parking agreement has been executed which allows the applicant to utilize parking spaces on this adjacent lot.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by staff and meets the standards of the ALDC.

### **STAFF RECOMMENDATION**

Staff recommends approval.

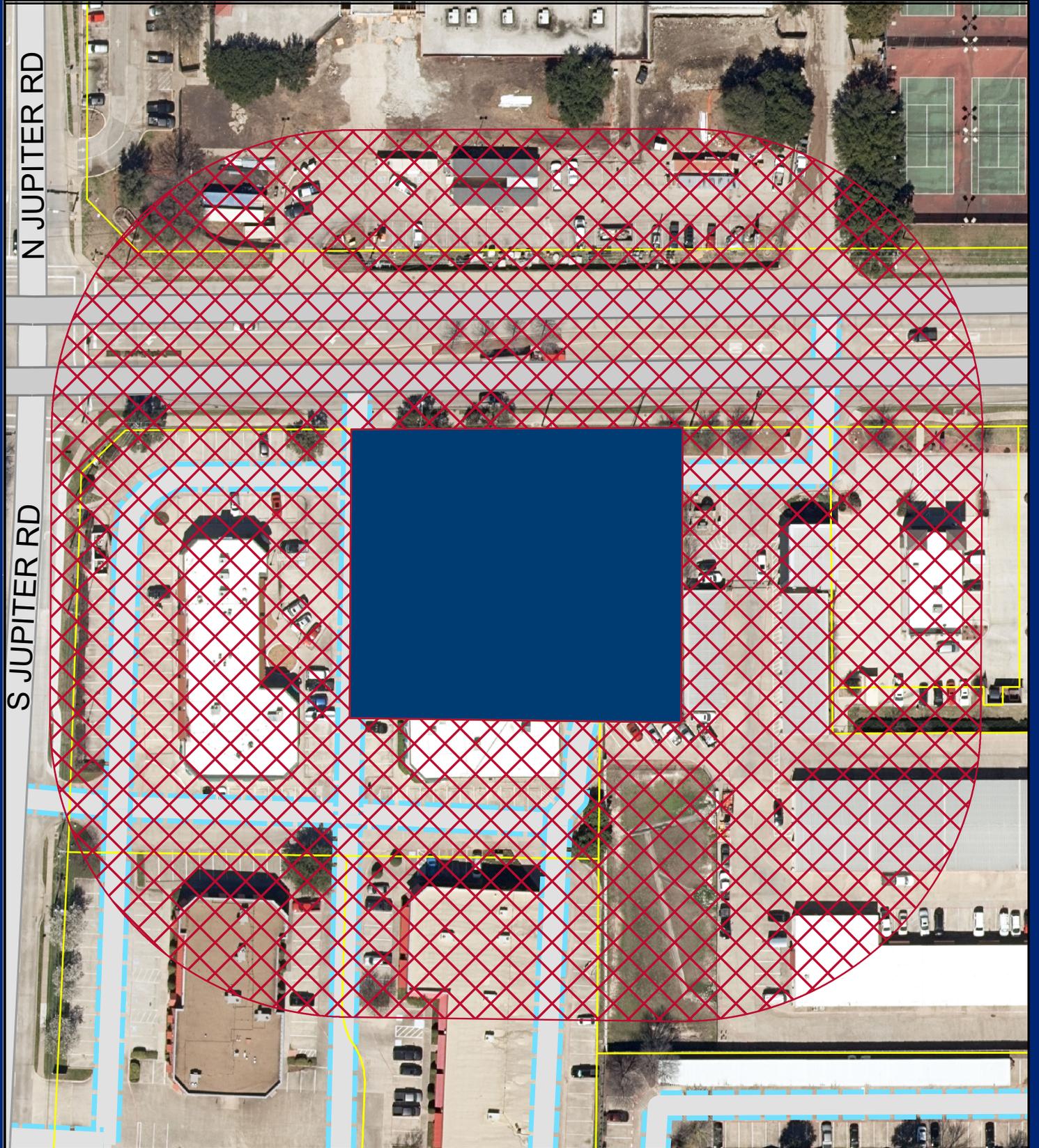
### **MOTION**

*I move to recommend approval of an ordinance granting a Specific Use Permit for a Fitness and Health Center use on Lot 1A, Eagle Plaza Shopping Center, subject to the development regulations and SUP Site Plan, as presented.*

### **ATTACHMENTS:**

Property Notification Map

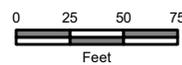
Draft Ordinance



**Location Map**  
**Vibe Yoga**  
**602 E. Main St.**  
**Suite C**

**Map Legend**

-  VibeYogaBuffer
-  VibeYoga
-  CollinCAD Parcels



Community Development - Planning

Date Saved: 6/2/2021



NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP AS PREVIOUSLY AMENDED BY GRANTING SPECIFIC USE PERMIT NO. 181 AUTHORIZING AN APPROXIMATELY 2,353± SQUARE FOOT PORTION OF A BUILDING LOCATED ON LOT 1A, BLOCK A, EAGLE PLAZA SHOPPING CENTER, PRESENTLY ZONED FOR SHOPPING CENTER (SC) TO BE USED FOR A FITNESS AND HEALTH CENTER USE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1.** The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended by granting Specific Use Permit No. 181 authorizing an approximately 2,353± square foot portion of a building located on Lot 1A, Block A, Eagle Landing Shopping Center, an addition to the City of Allen, Collin County, Texas, according to the Plat recorded in Volume F, Page 349, Plat Records, Collin County, Texas, as shown on Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is presently zoned Shopping Center (SC) to be used for a Fitness and Health Center use.

**SECTION 2.** The Property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code Zoning Regulations, as heretofore amended, with respect to property located in a Shopping Center (SC) Zoning District, and, if developed and used for a Fitness and Health Center, shall be subject to the following special conditions:

- A.** The Property shall be developed as shown on the SUP Site Plan attached hereto as Exhibit “A” and incorporated herein by reference; and
- B.** Only Vibe Yoga, or a legal entity owned or controlled by Erudio, Inc. is authorized by this Ordinance to use the Property for a Fitness and Health Center use.

**SECTION 3.** To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

**SECTION 4.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 7.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS 27<sup>TH</sup> DAY OF JULY 2021.**

**APPROVED:**

\_\_\_\_\_  
Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM

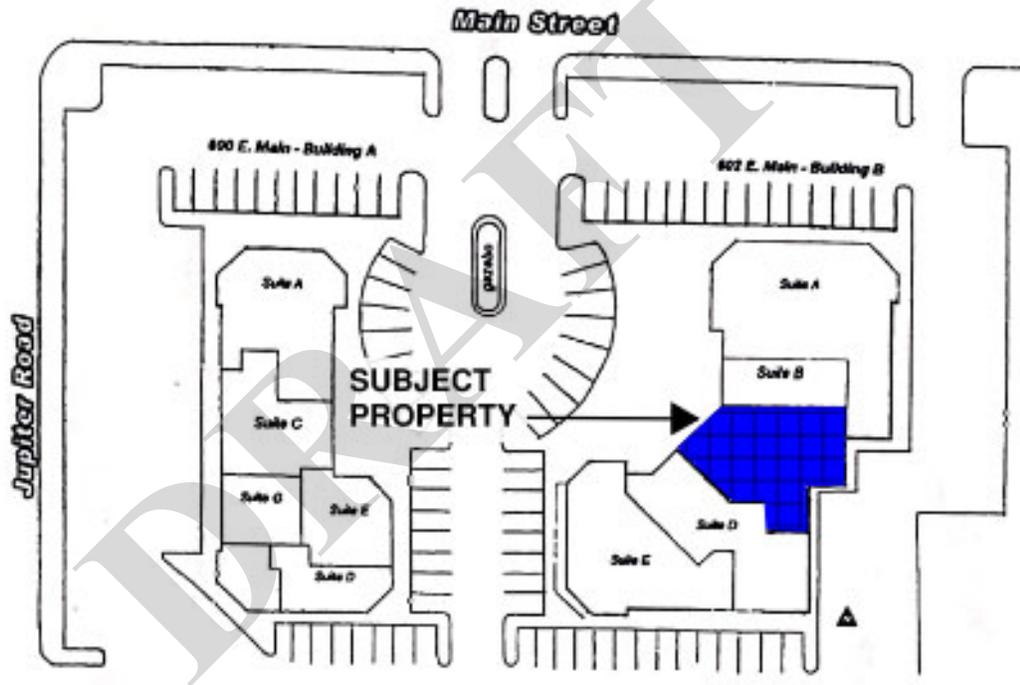
ATTEST:

\_\_\_\_\_  
Peter G. Smith, CITY ATTORNEY  
(kbl:6/21/21:123155)

\_\_\_\_\_  
Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"  
SUP SITE PLAN

SUP SITE PLAN  
VIBE YOGA



**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** August 3, 2021

**SUBJECT:** Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C; Lots 1-3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block N; Lots 1 and 2, Block X, The Farm and Generally Located at the Southeastern Corner of the Intersection of State Highway 121 and Alma Drive. (ZN-062521-00008) [The Farm]

**STAFF RESOURCE:** Marc Kurbansade, AICP  
Director of Community Development

**PREVIOUS COMMISSION/COUNCIL ACTION:** Planned Development No. 72 - Approved October, 1986  
Planned Development No. 72 - Approved October, 1998  
Planned Development No. 72 - Approved March, 2005  
Planned Development No. 134 - Approved January 2018  
Planned Development No. 134A - Approved July 14, 2020  
Final Plat - Approved February 2, 2021

**LEGAL NOTICES:** Public Hearing Signs - Installed July 23, 2021  
Public Hearing Letters - Mailed July 23, 2021

**ANTICIPATED COUNCIL DATE:** August 24, 2021

**BACKGROUND**

The subject property is comprised of 20 individual platted lots and is generally located at the southeast corner of State Highway 121 and Alma Drive. The property to the north (across State Highway 121) is in the City of McKinney. The property to the west (across Alma Drive) is zoned Planned Development PD No. 142 Mixed-Use (commonly know as The Avenue). The property to the south (across Ridgeview Drive) is zoned Planned Development No. 72 with a base zoning district of Single-Family Residential R-5. The property to the east is zoned Agriculture Open Space.

The subject property currently retains a zoning designation of Planned Development No. 134A with a base zoning district of Mixed-Use. This planned development, commonly referred to as The Farm, received

approval of a Planned Development Amendment on July 14, 2020.

This request is only to modify the Development Regulations for the purpose of the following:

- Currently, there is not a minimum building frontage requirement for lots in the Central District that have open space along a Primary Street. This is being modified to also include a Secondary Street.
- The minimum block length in the Tollway Character District is being requested to increase from 600 feet to 700 feet.
- Flexibility in the regulations is being added for the location of vehicular access points along primary or secondary streets. The proposed standard will also include the necessary regulations pertaining to sight distance and visibility from these access points.
- Flexibility in the regulations for the orientation of parking garages is being proposed. Currently, only the "short" edge of a parking garage can face a Primary Street. The proposed modifications will allow for the long edges of a parking garage to face a street, provided one side is buffered by a building and the other by an open space with a minimum width of 35 feet.
- Clarification regarding the designation of a Primary Facade is being proposed, as well as the calculation and requirements for transparency. This modification is being proposed to accommodate structures that are located with three or more sides on a Primary Street.
- Climate controlled interior corridors are required on all urban residential buildings. The proposed modification in this instance is to allow for exterior access for smaller scale residential buildings (less than 30 units in the building).
- Flexibility in the location of street trees for all Districts is being proposed.
- The current light standards are strongly prescribed. The proposed modifications allow for flexibility in location and types of fixtures, as long as adequate coverage is provided.

This request has been reviewed by the Technical Review Committee. The request is in general conformance with the future land use map in the adopted Comprehensive Plan and is compatible with the surrounding uses.

### **STAFF RECOMMENDATION**

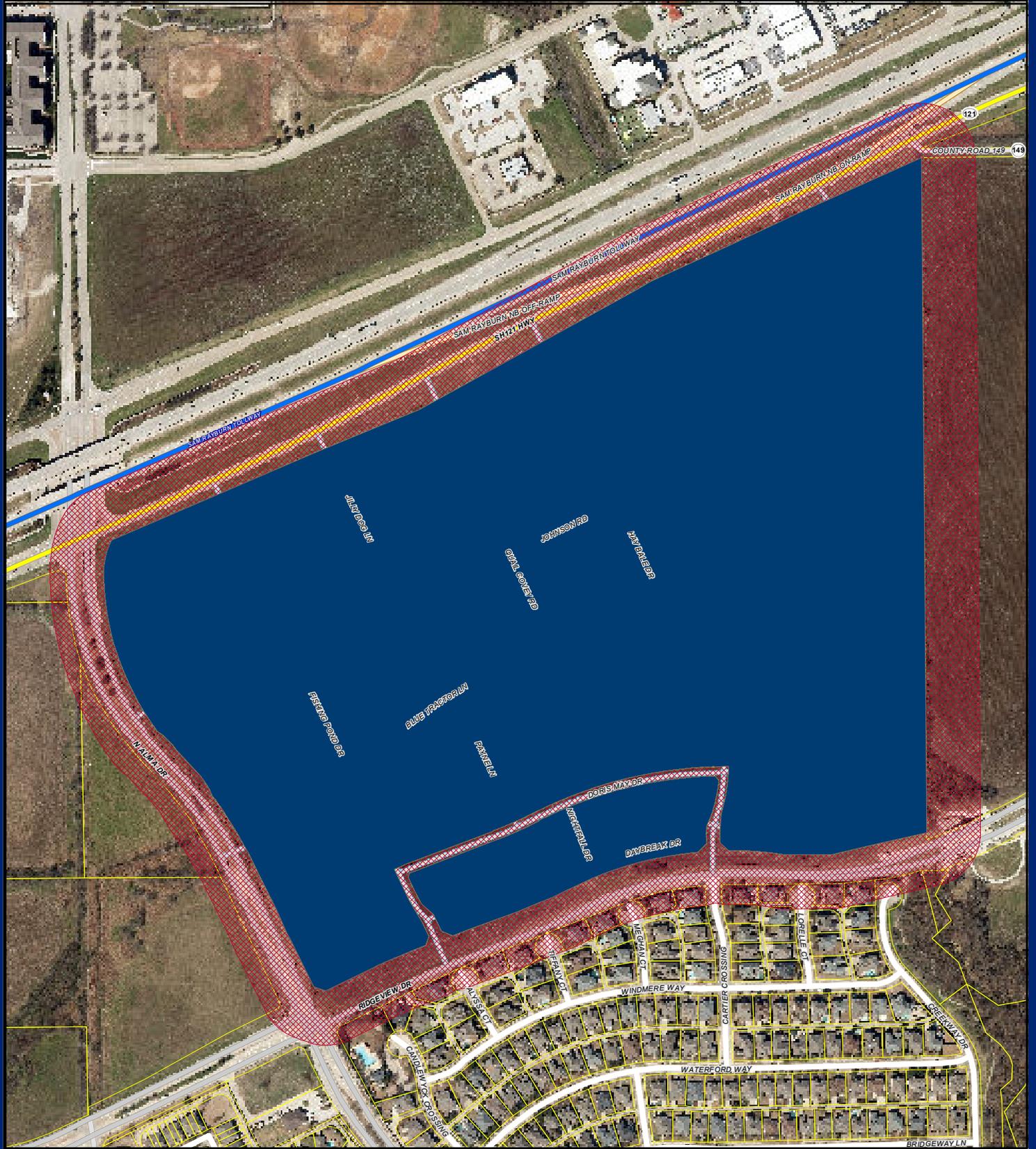
Staff recommends approval.

### **MOTION**

*I move to recommend approval of the request to amend the Development Regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C Lots 1-3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block N; Lots 1 and 2, Block X, The Farm and generally located at the southeastern corner of the intersection of State Highway 121 and Alma Drive, as presented.*

### **ATTACHMENTS:**

Property Notification Map  
Draft Ordinance

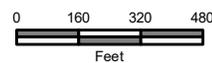


Location Map

The Farm

### Map Legend

- Subject Property
- Buffer
- CollinCAD Parcels



Community Development - Planning

Date Saved: 6/2/2021

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT “PD” NO. 134A MIXED USE MIX ADOPTED BY ORDINANCE NO. 3761-7-20; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1.** The Allen Land Development Code Zoning Regulations and Zoning Map, of the City of Allen, Texas, as previously amended, be further amended by amending the development and use regulations of Planned Development “PD” No. 134A Mixed Use “MIX” as adopted and set forth in Exhibit “A” to Ordinance No. 3761-7-20 (the “PD 134A Regulations”) as follows:

- A.** Section 3 “Property Development Standards” of the PD 134A Regulations is amended as follows:
- (1)** Subparagraph b.ii. of Subsection E “Building Frontage Requirements,” Paragraph 1 “Minimum Building Frontage” is amended to read as follows:
    - ii. Lots that have open space along a Primary or Secondary Street; and
  - (2)** Paragraph 1.a. of Subsection F “Block Length” is amended to read as follows:
    - a. 700 feet in the Tollway Character Districts;
- B.** Section 4 “Street Types and Transportation Network” of the PD 134A Regulations is amended by adding Subsection F titled “Vehicular Access Points” to read as follows:
- F. VEHICULAR ACCESS POINTS.**
- 1. No on-street parking shall be permitted within 10 feet of the end of the radius of the pavement of a driveway, service drive, loading zone, or other vehicular access point connecting to a Primary or Secondary Street.

2. Trees may be planted within 10 feet of the end of the radius of the driveway, service or loading zone pavement only if the canopy does not create a visual obstruction to vehicles entering and exiting the intersecting street at a height of less than seven feet.

C. Section 6 “Building Design Standards” of the PD 134A Regulations is amended as follows:

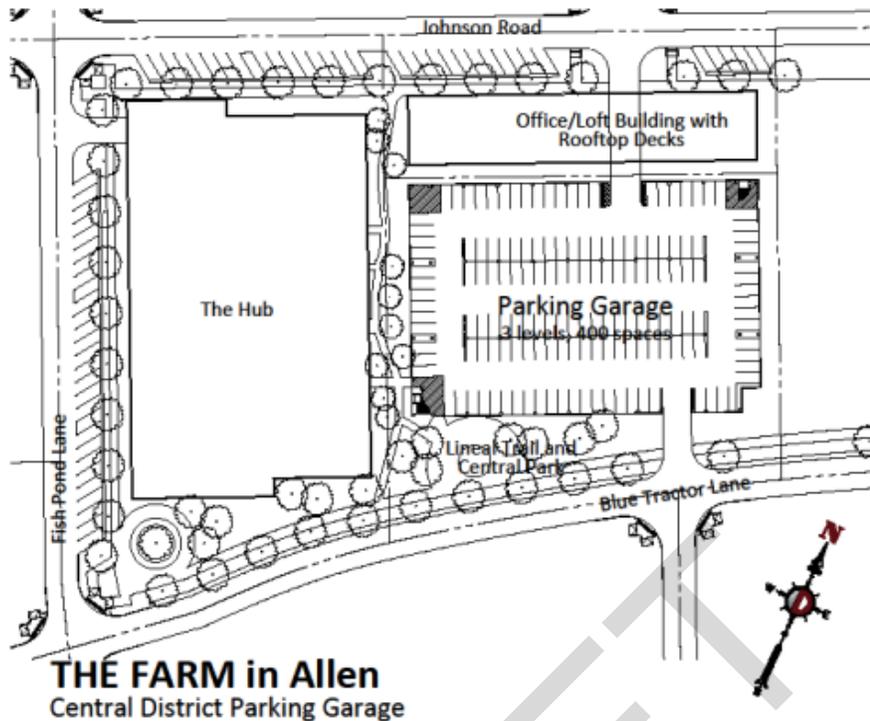
(1) Paragraph 4 of Subsection A “Building Orientation” is amended to read as follows:

4. Secondary and service entrances may be located from Secondary Streets, internal parking areas or alleys, or, if no Secondary Streets adjoins the lot, from Primary Streets, provided such entrances are screened from view from the adjacent street or alley.

(2) Paragraph 3 of Subsection B “Design of Parking Structures” is amended to read as follows:

3. Except for ramps at the entrances of parking garages or as otherwise provided herein, a long dimension of parking garages (length) shall not face any Primary Street; provided, however, the shorter dimension (width) and entrances to parking structures and ramps may be located on Primary Streets if designed to comply with requirements listed in this Section 6.B.3 and such width and entrances shall satisfy the frontage requirements. Notwithstanding the prior sentence, a parking garage located in the Central District may be developed with the long dimension of the parking garage facing a Primary Street if:
  - a. if the lot on which the parking garage has frontage on only one Primary Street, one or more habitable structures are constructed and located between the parking garage and the Primary Street; provided, however, the design of such habitable building may allow for a drive entry to provide ingress and egress to the parking garage through or between such building(s) so long as the width of such entry does not exceed the width of the sides of the parking garage perpendicular to the Primary Street; and
  - b. if the lot on which the parking garage is located has frontage on two Primary Streets, development of one long side of the parking garage is developed in compliance with Paragraph 3.a., above, and the opposite side is developed with a landscaped open space along the entire façade length of the Parking Garage (not including areas occupied by public sidewalks and driveways and walkways leading from the adjacent Primary Street to the Parking Garage), which open space area shall be not less than 35 feet deep measured from the back of the curb of the adjacent Primary Street.

For purposes of clarification, the figure below depicts an example of the required development of a parking garage located between two Primary Streets within the Central District where the long sides run approximately parallel to and face the Primary Streets



(3) Subsection F “Windows and Doors” is amended to read as follows:

**F. WINDOWS AND DOORS**

1. The “Primary Façade” for purposes of this Section 6.F. shall be the façade that faces a Primary Street or is considered to be the main entrance or the front of the building.
2. The required first floor windows along a primary storefront façade of a building on any street or along any façade facing a Primary or Secondary Street shall not be opaque, heavily tinted or mirrored glass.
3. Except as noted in Paragraph 4, below, the ground floor Primary Façade of multi-story nonresidential buildings and residential buildings in which the ground floor is a nonresidential use shall have windows (not opaque, heavily tinted or mirrored) covering no less than 60% of such Primary Façade. Each upper floor of the Primary Façade shall contain windows covering at least 30% of the façade area. All other street facing facades (not including façades facing alleys which have no minimum percentage of doors and windows) shall have doors and windows covering not less than 15% of the façade area for all floors.
4. For all single story buildings in the Central District, the height of the exterior wall for calculation purposes shall be limited to no more than 12 feet in height. Primary Façades shall have doors and windows (not opaque, heavily tinted or mirrored) covering not less than 50% of the first floor wall area. All wall areas for the remaining street facing façades (not including facades facing alleys which have no minimum percentage of windows) shall have doors and windows (not opaque, heavily tinted or mirrored) covering not less than 15% of the facade.

For purposes of this Paragraph 4, open passageways that open into the courtyard or exterior open space from the building exterior shall also count as window and door areas.

(4) Paragraph 3 “Internal Access” of Subsection H “Urban Residential Building Standards: is amended to read as follows:

3. **Internal Access.** All interior corridors shall be climate-controlled with all dwelling units being accessible through an interior climate-controlled corridor, except for the following conditions:
  - a. Individual units designed along a street with access to a sidewalk such as a “stoop” design; or
  - b. Individual units that are vertically integrated in a mixed-use building with a maximum of 30 units in the mixed-use building.

D. Section 7 “Streetscape Standards” of the PD 134A Regulations is amended as follows:

(1) Paragraph 2 of Subsection C “Street Trees” is amended to read as follows:

2. Except for street trees planted within curb extensions, no fewer than one shade tree for every 40 feet of street frontage, or portion thereof, shall be planted within the Pedestrian Amenity Zone. Flexibility on the spacing and location of street trees within the Pedestrian Amenity Zone will be permitted provided the number of trees is not less than the number of trees that would otherwise be required with the typical spacing herein.

(2) Paragraph 6 of Subsection C “Street Trees” is amended to read as follows:

6. Tree wells shall be irrigated in accordance with the City of Allen Water Conservation Code and include a subsurface drainage system. Root barrier shall be installed on street and sidewalk sides of tree wells.

(3) Subsection F “Lighting” is amended to read as follows:

**F. LIGHTING**

1. Streetlight fixtures shall be installed along both sides of all streets at a spacing of approximately 80 feet on center.
2. Light fixture mounting heights shall be no more than 20 feet above grade with the overall pole height no more than 26 feet above grade. Pole color shall be black, brown, forest green, gray, or other neutral color designed to be complementary to the overall design aesthetic of the development.
3. Light fixtures shall be fully shielded.
4. Light fixtures shall be in general conformance with the photo below, which indicates the style and appearance of the light fixtures and poles. Alternate fixtures will be permitted provided the overall appearance of the fixture and poles remains the same.



- 5. Light distribution is allowed to extend across internal lot lines on the Property.

**SECTION 2.** To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION 3.** Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

**SECTION 4.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 5.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 6.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 24<sup>TH</sup> DAY OF AUGUST 2021.**

**APPROVED:**

\_\_\_\_\_  
**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, City Attorney**  
(kbl:729/2021:123744)

\_\_\_\_\_  
**Shelley B. George, TRMC, City Secretary**

**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** August 3, 2021

**SUBJECT:** Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial and to Adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Elevations for Lot 1, Block 3, Millennium Business Park, Generally Located on the east side of Century Parkway, approximately 525 feet south of the intersection of Century Parkway and Butler Drive (and Commonly Know as 415 Century Parkway). (ZN-062521-0009) [Credit Union of Texas]

**STAFF RESOURCE:** Marc Kurbansade, AICP  
Director of Community Development

**PREVIOUS COMMISSION/COUNCIL ACTION:** Final Plat - Approved June 26, 1997.

**LEGAL NOTICES:** Public Hearing Sign - Installed July 23, 2021  
Property Owner Notices - Mailed July 23, 2021

**ANTICIPATED COUNCIL DATE:** August 24, 2021

**BACKGROUND**

The subject property is located at 415 Century Parkway, which is on the east side of Century Parkway, approximately 525 feet south of the intersection of Century Parkway and Butler Drive. The properties to the north and south retain zoning designations of Light Industrial (LI). The property to the west (across Century Parkway) retains a zoning designation of Planned Development No. 117 with a base zoning district of LI. The properties to the east (across the Dallas Area Rapid Transit (DART) right-of-way) retain zoning designations of Single-Family Residential (R-2 and R-3).

The subject property is 3.999± acres and retains a zoning designation of LI. The applicant is requesting to amend the existing zoning designation by adopting a new Planned Development District with associated development regulations, and a Zoning Exhibit, Concept Plan, Conceptual Landscape Plan, and Conceptual Building Elevations.

The attached concept plan shows the single platted lot, including the existing one-story building. The existing building has a total floor area of 65,850± square feet (38,790± square feet of office use and 27,060± square feet of warehouse use). The proposed zoning would permit the occupation of the building by an office showroom / warehouse use as well as an automotive sales component. It should be noted that the automotive sales component and associated minor maintenance would only be permitted within the enclosed building. Additionally, vehicle delivery is not permitted by a commercial vehicle hauler, and all vehicles must be stored in the interior portion of the building.

There is a total of two access points into the development--both via access easements to the adjacent properties to the north and south of the subject site. Additionally, the applicant is proposing to limit access within the property via two gates, which would be located on the north and south fire lanes. These gates will be required to meet all requirements by the Fire Department for emergency access.

The building elevations show minor enhancements to the existing 33-foot± tall building. While building materials cannot be regulated by the proposed ordinance, these materials are shown for illustrative purposes.

The Conceptual Landscape Plan shows minor enhancements to the landscaping on the property, particularly adjacent to the north facade of the existing building.

This request has been reviewed by the Technical Review Committee. The request is in general conformance with the future land use map in the adopted Comprehensive Plan and is compatible with the surrounding uses.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

*I move to recommend approval of the request to establish a Planned Development Zoning District with a base zoning of Light Industrial and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Elevations for Lot 1, Block 3, Millennium Business Park, as presented.*

### **ATTACHMENTS:**

Property Notification Map  
Draft Ordinance

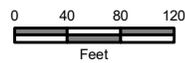


Location Map

Credit Union of Texas  
415 Century Pkwy

### Map Legend

-  Buffer
-  Subject Property
-  CollinCAD Parcels



Community Development - Planning

Date Saved: 6/2/2021



NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF LOT 1, BLOCK 3, MILLENNIUM BUSINESS PARK ADDITION, BY CHANGING THE ZONING FROM LIGHT INDUSTRIAL “LI” TO PLANNED DEVELOPMENT “PD” NO. \_\_\_ FOR LIGHT INDUSTRIAL “LI”; ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, A ZONING EXHIBIT, A CONCEPTUAL LANDSCAPE PLAN, AND CONCEPTUAL BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1.** The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending relating to the development and use of Lot 1, Block 3, Millennium Business Park Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 802, Plat Records, Collin County, Texas, and depicted in Exhibit “A,” attached hereto and incorporated herein by reference (“the Property”) by changing the zoning from Light Industrial “LI” to Planned Development “PD” No. \_\_\_ for Light Industrial “LI” subject to Section 2 of this Ordinance.

**SECTION 2.** The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”), except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the use and development regulations of Light Industrial “LI” except as otherwise provided below.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”).
- C. PERMITTED USES:** In addition to all uses otherwise permitted within the Light Industrial “LI” zoning district, the Property may be developed and used for the following additional purposes:

- (1) Used Vehicle Sales;
- (2) Minor automotive repairs shall be permitted only within a building located on the Property, and shall be limited to include the following:
  - (a) paintless dent repair;
  - (b) minor repairs (e.g., bulb replacements, windshield wiper replacement, minor brake repairs);
  - (c) windshield replacement;
  - (d) wheel repairs;
  - (e) interior repairs; and
  - (f) other similar minor repairs needed to prepare a vehicle for re-sale; and
- (3) Cleaning and/or detailing of vehicles shall be permitted only within a building located on the Property.

**D. VEHICLE DELIVERY AND STORAGE:** Reclaimed or repossessed vehicles shall be driven individually to the Property; delivery of vehicles to the Property by a commercial vehicle hauler is prohibited. Overnight or extended term vehicle storage is limited to the interior portion of the building. Only vehicles owned by the owner of the Property, or to which the owner of the Property holds a lien in accordance with applicable provisions of the Texas Transportation Code, may be stored on the Property.

**E. BUILDING ELEVATIONS:** The building constructed on the Property shall be designed and constructed in general conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“Building Elevations”).

**F. CONCEPTUAL LANDSCAPE PLAN:** The landscaping improvements constructed on the Property shall be installed in general conformance with the Conceptual Landscape Plan attached hereto as Exhibit “D” and incorporated herein by reference (“Conceptual Landscape Plan”).

**SECTION 3.** To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION 4.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 24<sup>th</sup> DAY OF AUGUST 2021.**

**APPROVED:**

\_\_\_\_\_  
**Kenneth M. Fulk, MAYOR**

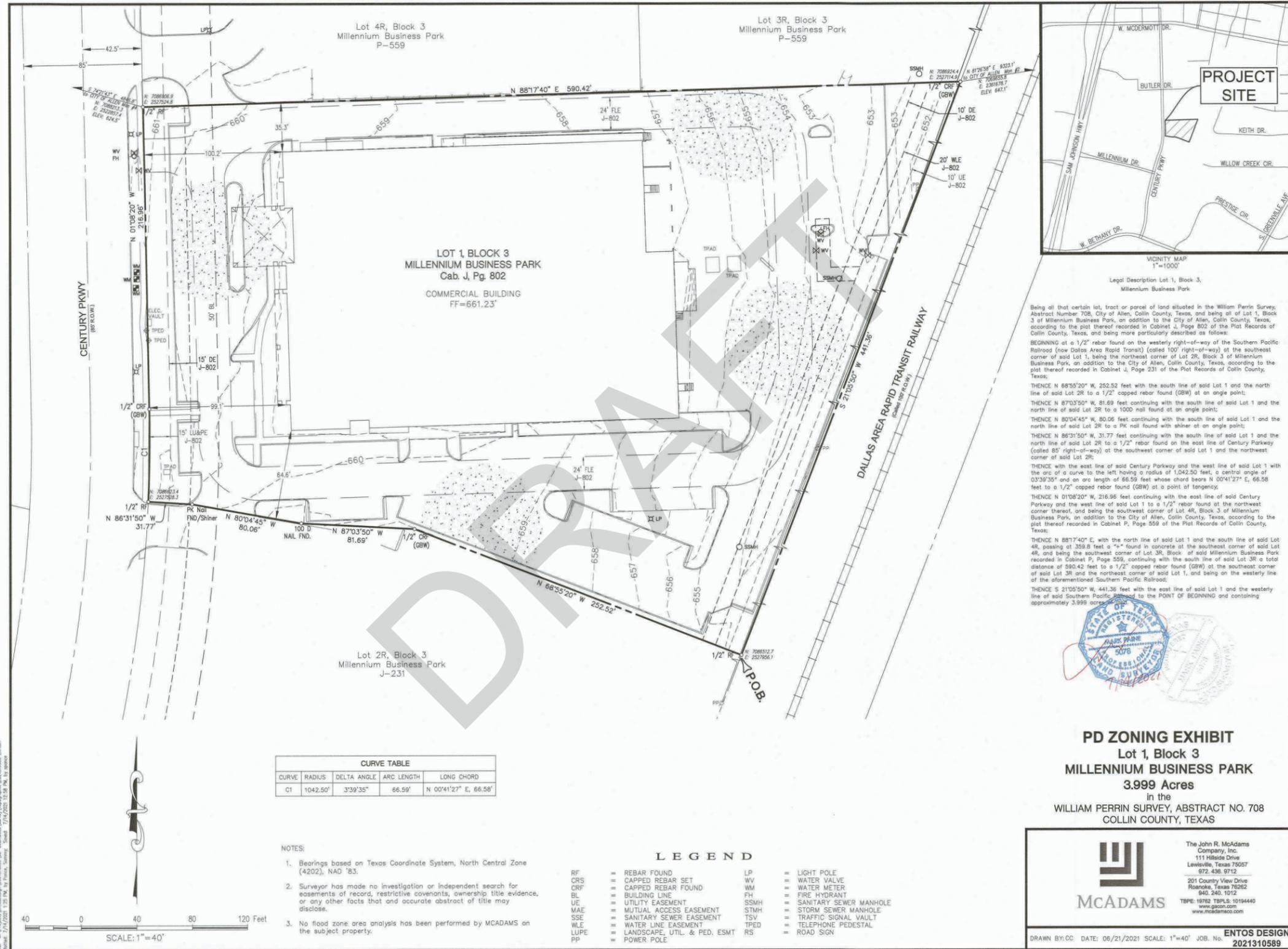
**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, City Attorney**  
(kbl:7/29/2021:123728)

\_\_\_\_\_  
**Shelley B. George, TRMC, City Secretary**

DRAFT



Being all that certain lot, tract or parcel of land situated in the William Perrin Survey, Abstract Number 708, City of Allen, Collin County, Texas, and being all of Lot 1, Block 3 of Millennium Business Park, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 802 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" rebar found on the westerly right-of-way of the Southern Pacific Railroad (now Dallas Area Rapid Transit) (called 100' right-of-way) at the southeast corner of said Lot 1, being the northeast corner of Lot 2R, Block 3 of Millennium Business Park, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 231 of the Plat Records of Collin County, Texas;

THENCE N 88°55'20" W, 252.52 feet with the south line of said Lot 1 and the north line of said Lot 2R to a 1/2" capped rebar found (GBW) at an angle point;

THENCE N 87°03'50" W, 81.69 feet continuing with the south line of said Lot 1 and the north line of said Lot 2R to a 1000' nail found at an angle point;

THENCE N 80°04'45" W, 80.06 feet continuing with the south line of said Lot 1 and the north line of said Lot 2R to a PK nail found with shiner at an angle point;

THENCE N 86°31'50" W, 31.77 feet continuing with the south line of said Lot 1 and the north line of said Lot 2R to a 1/2" rebar found on the east line of Century Parkway (called 85' right-of-way) at the southwest corner of said Lot 1 and the northwest corner of said Lot 2R;

THENCE with the east line of said Century Parkway and the west line of said Lot 1 with the arc of a curve to the left having a radius of 1,042.50 feet, a central angle of 03°39'30" and an arc length of 66.59 feet whose chord bears N 00°41'27" E, 66.58 feet to a 1/2" capped rebar found (GBW) at a point of tangency;

THENCE N 01°08'20" W, 216.96 feet continuing with the east line of said Century Parkway and the west line of said Lot 1 to a 1/2" rebar found at the northwest corner thereof, and being the southwest corner of Lot 4R, Block 3 of Millennium Business Park, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 559 of the Plat Records of Collin County, Texas;

THENCE N 88°17'40" E, with the north line of said Lot 1 and the south line of said Lot 4R, passing at 359.8 feet a "x" found in concrete at the southeast corner of said Lot 4R, and being the southwest corner of Lot 3R, Block 3 of Millennium Business Park recorded in Cabinet P, Page 559, continuing with the south line of said Lot 3R a total distance of 590.42 feet to a 1/2" capped rebar found (GBW) at the southeast corner of said Lot 3R and the northeast corner of said Lot 1, and being on the westerly line of the aforementioned Southern Pacific Railroad;

THENCE S 17°05'50" W, 441.38 feet with the east line of said Lot 1 and the westerly line of said Southern Pacific Railroad to the POINT OF BEGINNING and containing approximately 3.999 acres.



**PD ZONING EXHIBIT**  
**Lot 1, Block 3**  
**MILLENNIUM BUSINESS PARK**  
**3.999 Acres**  
in the  
**WILLIAM PERRIN SURVEY, ABSTRACT NO. 708**  
**COLLIN COUNTY, TEXAS**



The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972-436-9712  
201 Country View Drive  
Roanoke, Texas 75282  
940-242-1012  
TDRP-18782 TRPLS-10194440  
www.gacon.com  
www.mcadamsco.com

**LEGEND**

RF	= REBAR FOUND	LP	= LIGHT POLE
CRS	= CAPPED REBAR SET	WV	= WATER VALVE
CRF	= CAPPED REBAR FOUND	WM	= WATER METER
BL	= BUILDING LINE	FH	= FIRE HYDRANT
UE	= UTILITY EASEMENT	SSMH	= SANITARY SEWER MANHOLE
MAE	= MUTUAL ACCESS EASEMENT	STMH	= STORM SEWER MANHOLE
SSE	= SANITARY SEWER EASEMENT	TSV	= TRAFFIC SIGNAL VAULT
WLE	= WATER LINE EASEMENT	TPED	= TELEPHONE PEDESTAL
LUPE	= LANDSCAPE, UTIL. & PED. ESMT	RS	= ROAD SIGN
PP	= POWER POLE		

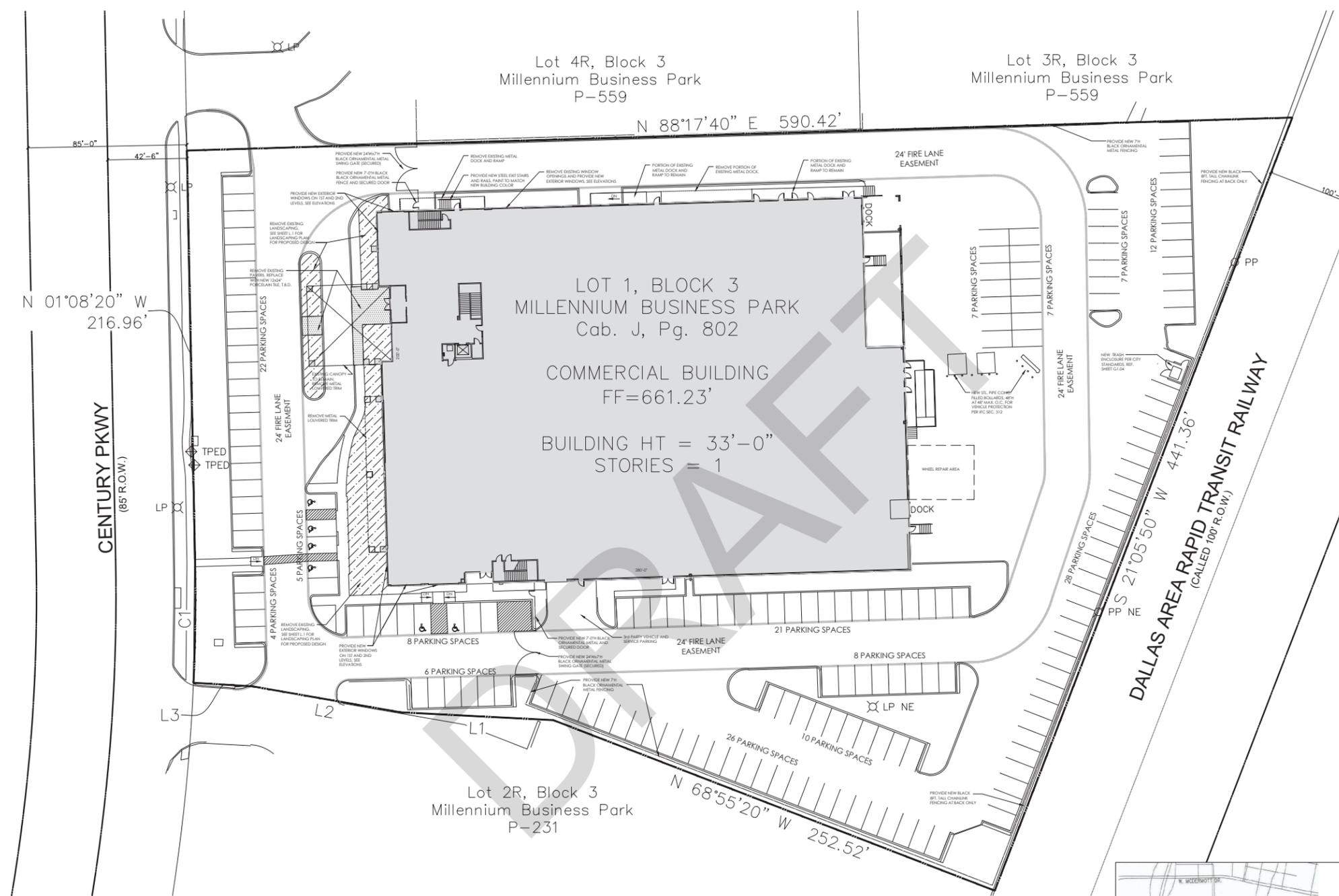
**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1042.50'	3°39'35"	66.59'	N 00°41'27" E, 66.58'

- NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
  - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
  - No flood zone area analysis has been performed by MCADAMS on the subject property.

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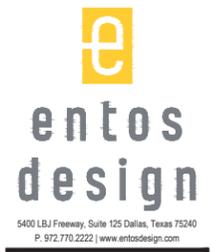
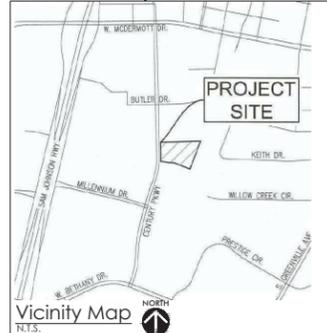
PREPARED BY: RT  
CHECKED BY: RT

SITE DATA TABLE							
ADDRESS	BUILDING FLOOR AREA (SF)	CURRENT ZONING	PROPOSED ZONING	PRIMARY STATE CODE	PROPERTY ID # / GEOGRAPHIC ID	LEGAL DESCRIPTION	SUBDIVISION
415 CENTURY PARKWAY	65,850	LIGHT INDUSTRIAL	PD FOR LIGHT INDUSTRIAL	F2 (INDUSTRIAL - REAL)	2023682 / R-3148-003-0010-1	MILLENNIUM BUSINESS PARK, BLK 3, LOT 1	S3148
PROPOSED USE: OFFICE SHOWROOM/ WAREHOUSE	INTERIOR VEHICLE SALES, AS ANCILLARY USE						
TOTAL SITE AREA	4 ACRES (174,240 SQ. FT)						

LANDSCAPING DATA TABLE	
TOTAL AREA OF SITE	4 ACRES
FLOOR AREA RATIO	0.32
REQUIRED LANDSCAPE AREA OF TOTAL SITE (MINIMUM)	17,424 SQ. FT. (10%)
ACTUAL LANDSCAPED AREA OF TOTAL SITE	22,586 SQ. FT. (13%)

PARKING SUMMARY			
USE	BUILDING FLOOR AREA (SF)	PARKING RATIO	REQUIRED PARKING
OFFICE	38,790	300	130
WAREHOUSE	27,060	2000	14
TOTAL	65,850	-	144
PARKING PROVIDED	-	-	171

01 Concept Plan SCALE: 1" = 20'



ISSUED FOR PRELIMINARY PURPOSES ONLY.  
THESE DOCUMENTS MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
These drawings are assumed to be complete and final. It shall be the tenant/client's responsibility to review and bring in writing any design discrepancies to the designer's attention. Any design changes will be at additional expense. The designer shall not be held responsible for city, state and federal code/regulation authority's interpretations.

PD AMENDMENT CONCEPT PLAN  
LOT 1, ZONE 3  
MILLENNIUM BUSINESS PARK  
3.999 ACRES  
in the  
WILLIAM FERRIN SURVEY, ABSTRACT No. 708  
CITY OF ALLEN, COSSIN COUNTY  
JULY 14, 2021

**Credit Union of Texas**  
415 Century Pkwy  
Allen, Texas 75013

Project ID: 18-1096-L005  
Sheet Title  
**Concept Plan**  
**PD/PD Amendment**  
**Zoning Exhibit**  
Sheet Number  
**G1.01**

CAUTION: IF THIS PRINT IS NOT 30" X 42" THEN IT IS A REDUCED PRINT



5400 LBJ Freeway, Suite 125 Dallas, Texas 75240  
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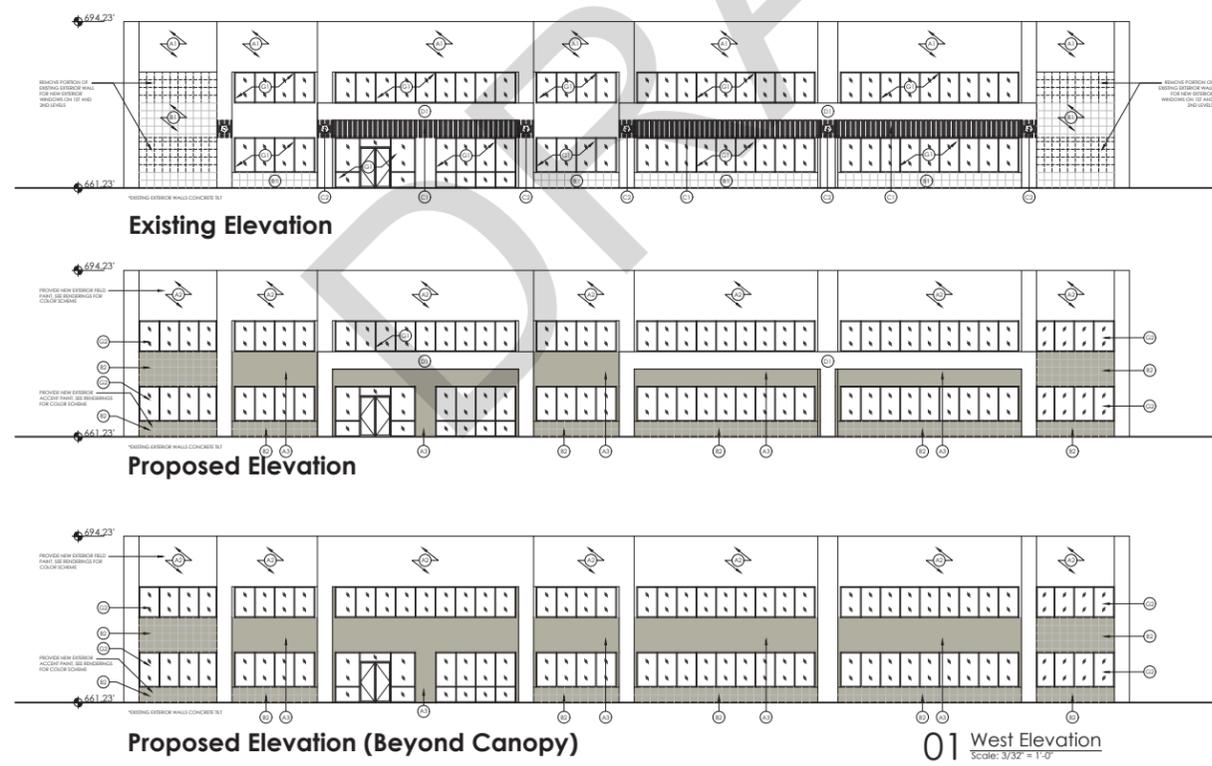
Approved: \_\_\_\_\_ Date: \_\_\_\_\_

PD AMENDMENT CONCEPT PLAN  
LOT 1, ZONE 3  
MILLENNIUM BUSINESS PARK  
3.999 ACRES  
in the  
WILLIAM FERREN SURVEY - ABSTRACT No. 708  
CITY OF ALLEN, COULIN COUNTY  
JULY 14, 2021

SUP Review Comments 1	07/14/2021
For SUP Review #1	06/05/2021
No. issued	Date

**Credit Union of Texas**  
415 Century Pkwy  
Allen, Texas 75013

Project ID: 18-1096-1005  
Sheet Title  
**Exterior Elevations**  
Sheet Number  
**G1.02**



- BUILDING ELEVATION FINISH KEY LEGEND**
- ⊙ EXISTING CONCRETE TILT WALL: WHITE PAINT.
  - ⊙ EXISTING CONCRETE TILT WALL: NEW FIELD PAINT.
  - ⊙ EXISTING CONCRETE TILT WALL: NEW ACCENT PAINT.
  - ⊙ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: GRAY ACCENT PAINT.
  - ⊙ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: NEW ACCENT PAINT.
  - ⊙ EXISTING TUBULAR METAL SUNSCREEN: WHITE.
  - ⊙ EXISTING TUBULAR METAL ACCENT MEDALLION: WHITE.
  - ⊙ EXISTING CONCRETE COLUMN AND LINTEL ASSEMBLY: PAINT TO MATCH WALL.
  - ⊙ EXISTING CHAIN-LINK SCREEN.
  - ⊙ EXISTING HOLLOW METAL DOOR: PAINT.
  - ⊙ EXISTING SECTIONAL OVERHEAD DOOR: PAINT.
  - ⊙ EXISTING ALUMINUM FRAMED FENESTRATION.
  - ⊙ NEW ALUMINUM FRAMED FENESTRATION.

**MATERIAL CALCULATIONS (WEST ELEVATION)**

KEY NOTE	MATERIAL	AREA (SF)	%
⊙	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	3,672	54%
⊙	MASONRY - TEXTURED/ PAINTED GRID PATTERN CONCRETE TILT WALL	636	9%
⊙	MASONRY - TEXTURED/ PAINTED CONCRETE COLUMN AND LINTEL ASSEMBLY	2,536	37%
	TOTALS	6,844	100%

PREPARED BY: RT CHECKED BY: RT



**G1.02**

CAUTION: IF THIS PRINT IS NOT 30" X 42" THEN IT IS A REDUCED PRINT

Existing Elevation

Proposed Elevation

Existing Elevation

Proposed Elevation

Existing Elevation

Proposed Elevation

03 North Elevation  
Scale: 3/32" = 1'-0"

02 East Elevation  
Scale: 3/32" = 1'-0"

01 South Elevation  
Scale: 3/32" = 1'-0"

MATERIAL CALCULATIONS (NORTH ELEVATION)

KEY NOTE	MATERIAL	AREA (SF)	%
Ⓞ	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	8,392	97%
Ⓟ	MASONRY - TEXTURED/ PAINTED GRID PATTERN CONCRETE TILT WALL	242	3%
TOTALS		8,634	100%

MATERIAL CALCULATIONS (EAST ELEVATION)

KEY NOTE	MATERIAL	AREA (SF)	%
Ⓞ	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	5,954	100%
TOTALS		5,954	100%

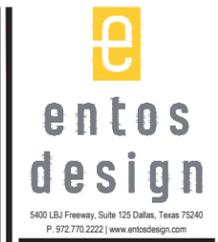
**BUILDING ELEVATION FINISH KEY LEGEND**

- Ⓞ EXISTING CONCRETE TILT WALL: WHITE PAINT.
- Ⓟ EXISTING CONCRETE TILT WALL: NEW FIELD PAINT.
- Ⓠ EXISTING CONCRETE TILT WALL: NEW ACCENT PAINT.
- Ⓡ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: GRAY ACCENT PAINT.
- Ⓢ EXISTING CONCRETE TILT WALL WITH REVEAL GRID PATTERN: NEW ACCENT PAINT.
- Ⓣ EXISTING TUBULAR METAL SUNSCREEN: WHITE.
- Ⓤ EXISTING TUBULAR METAL ACCENT MEDALLION: WHITE.
- Ⓥ EXISTING CONCRETE COLUMN AND LINTEL ASSEMBLY: PAINT TO MATCH WALL.
- Ⓦ EXISTING CHAIN-LINK SCREEN.
- Ⓧ EXISTING HOLLOW METAL DOOR: PAINT.
- Ⓨ EXISTING SECTIONAL OVERHEAD DOOR: PAINT.
- Ⓩ EXISTING ALUMINUM FRAMED FENESTRATION.
- ⓐ NEW ALUMINUM FRAMED FENESTRATION.

MATERIAL CALCULATIONS (SOUTH ELEVATION)

KEY NOTE	MATERIAL	AREA (SF)	%
Ⓞ	MASONRY - TEXTURED/ PAINTED CONCRETE TILT WALL	8,118	94%
Ⓟ	MASONRY - TEXTURED/ PAINTED GRID PATTERN CONCRETE TILT WALL	539	6%
TOTALS		8,657	100%

PREPARED BY: RT  
CHECKED BY: RT



ISSUED FOR PRELIMINARY PURPOSES ONLY.

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Approved: \_\_\_\_\_ Date: \_\_\_\_\_

PD AMENDMENT CONCEPT PLAN  
LOT 1, ZONE 3  
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**Credit Union of Texas**

415 Century Pkwy  
Allen, Texas 75013

Project ID: 18-1096-L005  
Sheet Title  
**Exterior Elevations**  
Sheet Number  
**G1.03**



**SECTION 02900 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

Refer to bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

**1.3 REFERENCE STANDARDS**

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z90.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Harris Third, 1915 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant material.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Series at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  2. All planting areas shall receive a two (2") inch layer of specified mulch.
  3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, catclaw, subscale, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open. Then watered thoroughly.
  2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8" batter board against the bed areas.

**3.2 INSTALLATION**

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

**3.3 CLEANUP AND ACCEPTANCE**

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

**JOB CONDITIONS**

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lean areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead material as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the option of the Owner shall be final.
    - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

**C. Repairs:** Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

**1.7 QUALITY ASSURANCE**

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habits, insects, injuries, and latent defects.
  5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Preparation:
  1. Balled and Burlapped (BBB) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

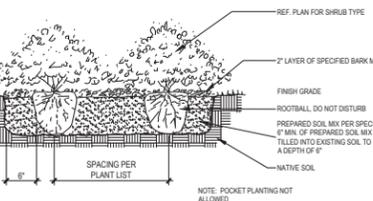
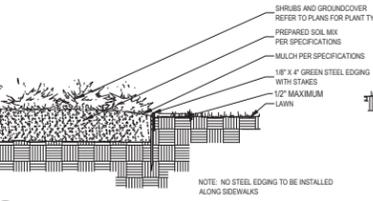
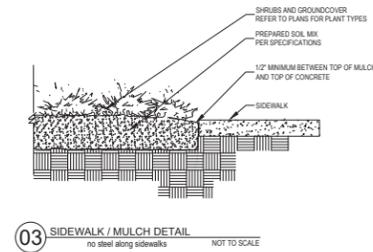
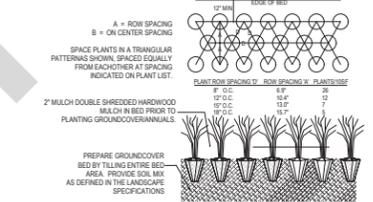
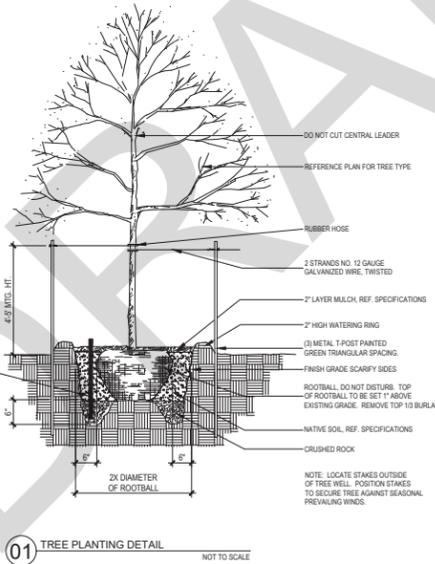
**A. Delivery:**

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or dislocation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plants, or otherwise manipulate plants by trunk or stems.

**PART 2 - PRODUCTS**

**2.1 PLANTS**

- A. General: Well-formed No. 1 grade or better nursery grown stock. Lotted plant heights are from tops of root balls to normal tops of plants. Plant spread refers to normal outer width of the plant, not to that outer leaf tip. Plants will be individually approved by the Architect and his decisions as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as bidding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, chlorotic discolorations, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthily, badly shaped, or undersized condition, or will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor, and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree whose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Maximum six (6") inches above ball.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1333 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



**CREDIT UNION OF TEXAS**  
415 CENTURY PARKWAY  
ALLEN, TEXAS

ISSUE:  
FOR APPROVAL 06.21.2021

DATE:  
06.21.2021

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:  
**L.2**

**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

<b>AGENDA DATE:</b>	August 3, 2021
<b>SUBJECT:</b>	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 58 with a Base Zoning of Shopping Center and to Adopt a Zoning Exhibit, Concept Plan, and Elevations for Lots 6A and 6B, Block A, CLA Allen Addition; Generally Located at the Northeastern Corner of the Intersection of Exchange Parkway and U.S. Highway 75. (ZN-060421-0005) [Exchange Business Center]
<b>STAFF RESOURCE:</b>	Hayley Angel, AICP Planning Manager
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Planned Development No. 58 - Approved March, 1996 Planned Development No. 58 - Approved October, 2014 Final Plat - Approved July, 2015
<b>LEGAL NOTICES:</b>	Property Hearing Sign - Installed July 23, 2021 Property Owner Notices - Mailed July 23, 2021
<b>ANTICIPATED COUNCIL DATE:</b>	August 24, 2021

**BACKGROUND**

The property is located directly east of U.S. Highway 75 and north of Exchange Parkway. The properties to the north and east are zoned Planned Development No. 58 (PD-58) with a base zoning of Shopping Center (SC). The properties to the south (across Exchange Parkway) are zoned Planned Development No. 21 with a base zoning of Garden Office. The properties to the east (across U.S. Highway 75) are zoned Planned Development No. 54 with a base zoning of Corridor Commercial.

The property is currently zoned PD-58 with a base zoning of SC. The applicant is requesting to amend the Concept Plan and development regulations to allow the development of office-showroom/warehouse and office uses.

The subject property is comprised of three proposed lots. The applicant is proposing to subdivide Lot 6B into two lots. These two lots are shown as Lot 6B-1 and 6B-2 on the Concept Plan. Lot 6A is approximately 3.636± acres with a 43,861± square foot building for an office-showroom/warehouse use. Lot 6B-1 is approximately 1.083± acres with a 10,664± building with office and storage. Lot 6B-2 is approximately 1.092± acres with a 10,607± building with office and storage.

The development regulations include a modification to the definition of office-showroom/warehouse. Currently,

the Allen Land Development Code stipulates that an office-showroom/warehouse use must have a minimum of 75% of the total floor area dedicated to storage and warehousing not accessible to the general public. The proposed regulations decrease the minimum amount of total floor area dedicated to storage and warehousing to 50%. As the Building and Parking Summary shows, this allows more floor area to be dedicated to office uses on Lot 6A.

There is a total of five access points into the development -- four through Fire Lane, Access, and Utility easements on adjacent properties and one through Exchange Parkway. The concept plan shows a proposed deceleration lane on Exchange Parkway to be constructed and completed prior to the issuance of a Certificate of Occupancy of any building on the property.

On Lot 6A, the building elevations show an approximately 40-foot-tall masonry building with concrete tilt wall as the primary building material. On Lots 6B-1 and 6B-2, the building elevations show two approximately 25-foot-tall buildings with concrete tilt wall as the primary building material. While building materials cannot be regulated by the proposed ordinance, these materials are shown for illustrative purposes.

The development regulations include the permitted uses and traffic improvements.

This request has been reviewed by the Technical Review Committee. The request is in general conformance with the future land use map in the adopted Comprehensive Plan and is compatible with the surrounding uses.

### **STAFF RECOMMENDATION**

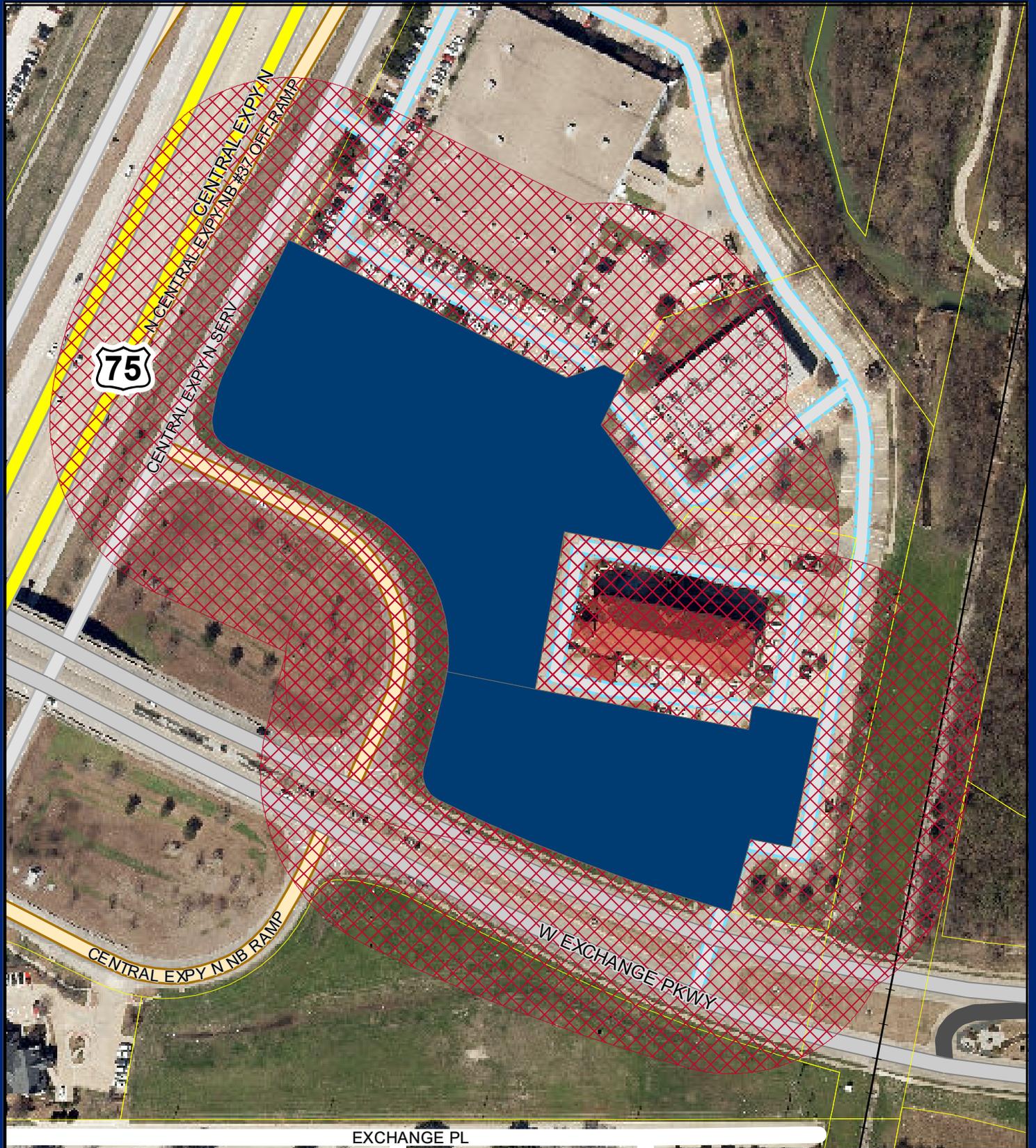
Staff recommends approval.

### **MOTION**

*I move to recommend approval of the request to amend the Development Regulations of Planned Development No. 58 with a base zoning of Shopping Center and to adopt a concept Plan and Building elevations for Lots 6A and 6B, CLA Allen Addition, as presented.*

### **ATTACHMENTS:**

Property Notification Map  
Draft Ordinance

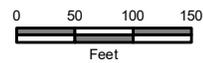


Location Map

**Exchange Business Center**  
**260 W. Exchange Pkwy.**

### Map Legend

-  Subject Property
-  Buffer
-  Railroad
-  CollinCAD Parcels



Community Development - Planning

Date Saved: 6/2/2021

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE USE AND DEVELOPMENT REGULATIONS OF TRACT 1 OF PLANNED DEVELOPMENT PD NO. 58 WITH A BASE ZONING OF SHOPPING CENTER “SC” RELATING TO THE DEVELOPMENT OF LOTS 6A AND 6B, BLOCK A, CLA ALLEN ADDITION, BY ADOPTING A ZONING EXHIBIT, CONCEPT PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1.** The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending as set forth in Section 2, below, the regulations of Planned Development “PD” No. 58 Shopping Center “SC” relating to the development and use of property described as Lots 6A and 6B, Block A, CLA Allen Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2015, Page 435, Plat Records, Collin County, Texas, and depicted in Exhibit “A,” attached hereto and incorporated herein by reference (“the Property”).

**SECTION 2.** The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the development and use regulations of Tract 1 of Planned Development “PD” No. 58 as set forth in Ordinance No. 3262-10-14 and Ordinance No. 1409-3-96, as such regulations have been amended, except to the extent modified by the Development Regulations set forth below:

- A. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets/driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. BUILDING ELEVATIONS:** The buildings shall be designed and constructed to general look like the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“Building Elevations”).

- C. PERMITTED USES:** In addition to uses for which the Property is authorized to be developed as of the effective date of this Ordinance, the Property may be used and developed for an “Office-Showroom/Warehouse” use. For the purposes of this ordinance, “Office-Showroom/Warehouse” means an establishment with not less than 50 percent of its total floor area devoted to and used for storage and warehousing, which floor area is not made accessible to the general public. The remaining floor area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.”
- D. TRAFFIC IMPROVEMENTS:** The deceleration lane on Exchange Parkway as shown on the Concept Plan shall be constructed and completed prior to issuance of a Certificate of Occupancy for any building constructed on the Property.

**SECTION 3.** To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION 4.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 24<sup>th</sup> DAY OF AUGUST 2021.**

**APPROVED:**

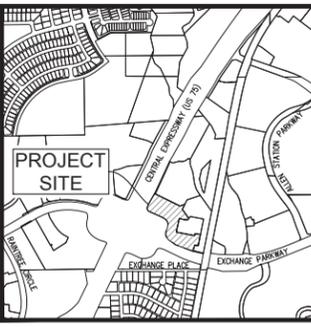
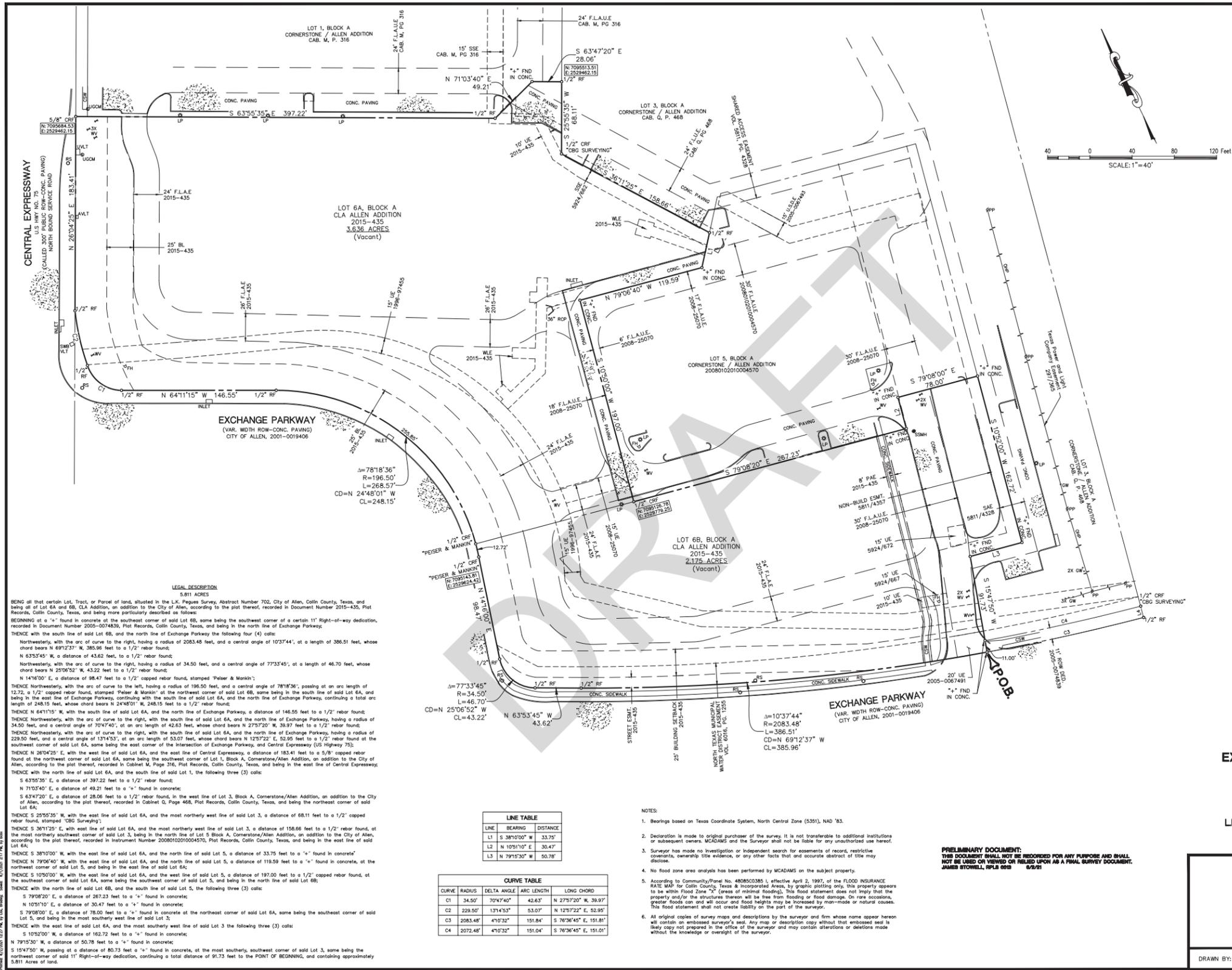
\_\_\_\_\_  
**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, City Attorney**  
(kbl:7/27/2021:123759)

\_\_\_\_\_  
**Shelley B. George, TRMC, City Secretary**



**LEGEND**

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- CRF = CAPPED REBAR FOUND
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- PP = POWER POLE
- LP = LIGHT POLE
- OW = OIL WIRE
- OWP = OVER HEAD POWER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- RSD = ROAD SIGN
- UCM = UNDERGROUND CABLE MARKER
- COW = CONCRETE SIDEWALK
- UVLT = UTILITY VAULT
- ATV = AT&T VAULT
- SWB VLT = SOUTHWESTERN BELL VAULT
- FLA.E = FIRE LINE AND ACCESS EASEMENT
- FLA.U.E = FIRE LINE AND UTILITY EASEMENT
- U.S.D.E = UTILITY AND STORM DRAIN EASEMENT
- RSP = REINFORCED CONCRETE PIPE
- SAE = SHARED ACCESS EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT

**LEGAL DESCRIPTION**

5.811 ACRES

BEGINNING at that certain Lot, Tract, or Parcel of land, situated in the L.K. Pegues Survey, Abstract Number 702, City of Allen, Collin County, Texas, and being all of Lot 6A and 6B, CLA Addition, an addition to the City of Allen, according to the plat thereof, recorded in Document Number 2015-435, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "4" found in concrete at the southeast corner of said Lot 6B, same being the southwest corner of a certain 11' Right-of-way dedication, recorded in Document Number 2005-0074839, Plat Records, Collin County, Texas, and being in the north line of Exchange Parkway;

THENCE with the south line of said Lot 6B, and the north line of Exchange Parkway the following four (4) calls:

Northwesterly, with the arc of curve to the right, having a radius of 203.45 feet, and a central angle of 103°37'44", at a length of 385.51 feet, whose chord bears N 69°12'37" W, 385.96 feet to a 1/2" rebar found;

N 63°53'45" E, a distance of 43.62 feet, to a 1/2" rebar found;

Northwesterly, with the arc of curve to the right, having a radius of 34.50 feet, and a central angle of 77°33'45", at a length of 46.70 feet, whose chord bears N 25°00'52" W, 43.22 feet to a 1/2" rebar found;

N 14°40'00" E, a distance of 98.47 feet to a 1/2" capped rebar found, stamped "Pelsier & Mankin";

THENCE Northwesterly, with the arc of curve to the left, having a radius of 196.50 feet, and a central angle of 78°18'36", passing at an arc length of 12.72, a 1/2" capped rebar found, stamped "Pelsier & Mankin" at the northwest corner of said Lot 6B, same being in the south line of said Lot 6A, and being in the east line of Exchange Parkway, continuing with the south line of said Lot 6A, and the north line of Exchange Parkway, continuing a total arc length of 248.15 feet, whose chord bears N 24°48'01" W, 248.15 feet to a 1/2" rebar found;

THENCE N 64°11'15" W, with the south line of said Lot 6A, and the north line of Exchange Parkway, a distance of 146.55 feet to a 1/2" rebar found;

THENCE Northwesterly, with the arc of curve to the right, having a radius of 42.63 feet, whose chord bears N 27°52'20" W, 39.97 feet to a 1/2" rebar found;

THENCE Northwesterly, with the arc of curve to the right, with the south line of said Lot 6A, and the north line of Exchange Parkway, having a radius of 229.50 feet, and a central angle of 124°43'33", at an arc length of 53.07 feet, whose chord bears N 12°52'22" E, 52.90 feet to a 1/2" rebar found at the southwest corner of said Lot 6A, same being the east corner of the intersection of Exchange Parkway, and Central Expressway (US Highway 75);

THENCE N 26°04'25" E, with the west line of said Lot 6A, and the east line of Central Expressway, a distance of 183.41 feet to a 5/8" capped rebar found at the northwest corner of said Lot 6A, same being the southwest corner of Lot 1, Block A, Cornerstone/Allen Addition, an addition to the City of Allen, according to the plat thereof, recorded in Cabinet M, Page 316, Plat Records, Collin County, Texas, and being in the east line of Central Expressway;

THENCE with the north line of said Lot 6A, and the south line of said Lot 1, the following three (3) calls:

S 63°50'30" E, a distance of 397.22 feet to a 1/2" rebar found;

N 71°03'40" E, a distance of 49.21 feet to a "4" found in concrete;

S 63°47'20" E, a distance of 28.06 feet to a 1/2" rebar found, in the west line of Lot 3, Block A, Cornerstone/Allen Addition, an addition to the City of Allen, according to the plat thereof, recorded in Cabinet Q, Page 468, Plat Records, Collin County, Texas, and being the northeast corner of said Lot 6A;

THENCE S 25°50'35" W, with the east line of said Lot 6A, and the most northerly west line of said Lot 3, a distance of 68.11 feet to a 1/2" capped rebar found, stamped "CBG Surveying";

THENCE S 38°10'00" W, with the east line of said Lot 6A, and the most northerly west line of said Lot 3, a distance of 158.66 feet to a 1/2" rebar found, at the most northerly southwest corner of said Lot 3, being in the north line of Lot 3, Block A, Cornerstone/Allen Addition, an addition to the City of Allen, according to the plat thereof, recorded in Instrument Number 20080102010004570, Plat Records, Collin County, Texas, and being in the east line of said Lot 6A;

THENCE S 38°10'00" W, with the east line of said Lot 6A, and the north line of said Lot 5, a distance of 33.75 feet to a "4" found in concrete;

THENCE N 79°06'40" W, with the east line of said Lot 6A, and the north line of said Lot 5, a distance of 119.59 feet to a "4" found in concrete, at the northwest corner of said Lot 5, and being in the east line of said Lot 6A;

THENCE S 10°50'00" W, with the east line of said Lot 6A, and the west line of said Lot 5, a distance of 197.00 feet to a 1/2" capped rebar found, at the southeast corner of said Lot 6A, same being the southwest corner of said Lot 5, and being in the north line of said Lot 6B;

THENCE with the north line of said Lot 6B, and the south line of said Lot 5, the following three (3) calls:

S 79°08'20" E, a distance of 267.23 feet to a "4" found in concrete;

N 10°51'10" E, a distance of 30.47 feet to a "4" found in concrete;

S 79°08'20" E, a distance of 78.00 feet to a "4" found in concrete at the northeast corner of said Lot 6A, same being the southeast corner of said Lot 5, and being in the most southerly west line of said Lot 3;

THENCE with the east line of said Lot 6A, and the most southerly west line of said Lot 3 the following three (3) calls:

S 10°51'10" E, a distance of 30.47 feet to a "4" found in concrete;

S 79°08'20" E, a distance of 162.72 feet to a "4" found in concrete;

N 79°15'30" W, a distance of 50.78 feet to a "4" found in concrete;

S 15°47'50" W, passing at a distance of 80.73 feet to a "4" found in concrete, at the most southerly southwest corner of said Lot 3, same being the northeast corner of said 11' Right-of-way dedication, continuing a total distance of 91.73 feet to the POINT OF BEGINNING, and containing approximately 5.811 Acres of land.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 38°10'00" W	33.75'
L2	N 10°51'10" E	30.47'
L3	N 79°15'30" W	50.78'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	34.50'	70°47'40"	42.63'	N 27°52'20" W, 39.97'
C2	229.50'	131°43'53"	53.07'	N 12°52'22" E, 52.90'
C3	2083.48'	47°02'32"	151.84'	S 78°36'45" E, 151.81'
C4	2072.48'	47°02'32"	151.04'	S 78°36'45" E, 151.01'

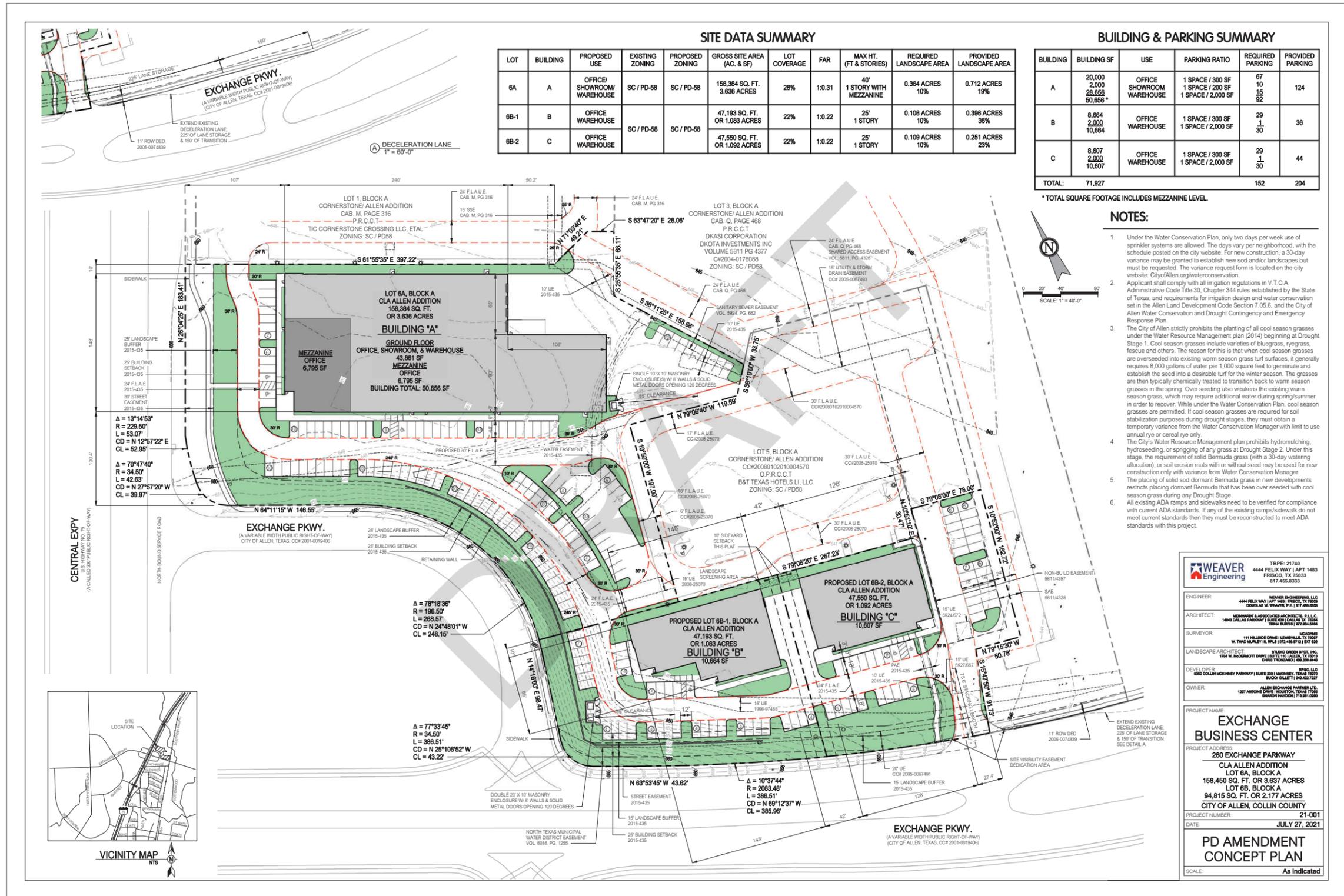
- NOTES:**
- Bearings based on Texas Coordinate System, North Central Zone (5351), NAD '83.
  - Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS and the Surveyor shall not be liable for any unauthorized use hereof.
  - Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that will affect and accurate abstract of title may disclose.
  - No flood zone area analysis has been performed by MCADAMS on the subject property.
  - According to Community/Panel No. 4808502385 L, effective April 2, 1997, of the FLOOD INSURANCE RATE MAP for Collin County, Texas and incorporated herein, by graphic plotting only, this property appears to be within Flood Zone "X" (Area of Minimal Flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - All original copies of survey maps and descriptions by the surveyor and firm whose name appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.

**PRELIMINARY DOCUMENT:**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
JAMES STOWELL, RPLS 609 6/2/21

**PD AMENDMENT  
ZONING EXHIBIT  
EXCHANGE BUSINESS CENTER  
5.811 Acres  
CLA ADDITION  
Lots 6A & 6B, Block A  
in the  
L.K. PEGUES SURVEY, ABSTRACT NO. 702  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS**

The John R. McAdams Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972-438-9712  
201 Courtney View Drive  
Roanoke, Texas 76262  
940-240-1012  
TSBP: 19162 TBP#: 10194440  
www.gacn.com  
www.mcadamsco.com

DRAWN BY: BC DATE: 6/1/2021 SCALE: 1"=40' JOB No. WEAVERENG 2021310237



**SITE DATA SUMMARY**

LOT	BUILDING	PROPOSED USE	EXISTING ZONING	PROPOSED ZONING	GROSS SITE AREA (AC. & SF)	LOT COVERAGE	FAR	MAX HT. (FT & STORIES)	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA
6A	A	OFFICE/SHOWROOM/WAREHOUSE	SC / PD-58	SC / PD-58	158,394 SQ. FT. 3.636 ACRES	28%	1:0.31	40' 1 STORY WITH MEZZANINE	0.384 ACRES 10%	0.712 ACRES 19%
6B-1	B	OFFICE WAREHOUSE	SC / PD-58	SC / PD-58	47,193 SQ. FT. OR 1.083 ACRES	22%	1:0.22	25' 1 STORY	0.108 ACRES 10%	0.398 ACRES 36%
6B-2	C	OFFICE WAREHOUSE	SC / PD-58	SC / PD-58	47,550 SQ. FT. OR 1.092 ACRES	22%	1:0.22	25' 1 STORY	0.109 ACRES 10%	0.251 ACRES 23%

**BUILDING & PARKING SUMMARY**

BUILDING	BUILDING SF	USE	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
A	20,000 2,000 28,856 50,856*	OFFICE SHOWROOM WAREHOUSE	1 SPACE / 300 SF 1 SPACE / 200 SF 1 SPACE / 2,000 SF	67 10 15 92	124
B	8,684 2,000 10,684	OFFICE WAREHOUSE	1 SPACE / 300 SF 1 SPACE / 2,000 SF	29 1 30	36
C	8,607 2,000 10,607	OFFICE WAREHOUSE	1 SPACE / 300 SF 1 SPACE / 2,000 SF	29 1 30	44
<b>TOTAL:</b>	<b>71,927</b>			<b>152</b>	<b>204</b>

\* TOTAL SQUARE FOOTAGE INCLUDES MEZZANINE LEVEL.

**NOTES:**

- Under the Water Conservation Plan, only two days per week use of sprinkler systems are allowed. The days vary per neighborhood, with the schedule posted on the city website. For new construction, a 30-day variance may be granted to establish new sod and/or landscapes but must be requested. The variance request form is located on the city website: [CityOfAllen.org/waterconservation](http://CityOfAllen.org/waterconservation).
- Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas, and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
- The City of Allen strictly prohibits the planting of all cool season grasses under the Water Resource Management plan (2014) beginning at Drought Stage 1. Cool season grasses include varieties of bluegrass, ryegrass, fescue and others. The reason for this is that when cool season grasses are overseeded into existing warm season grass turf surfaces, it generally requires 8,000 gallons of water per 1,000 square feet to germinate and establish the seed into a desirable turf for the winter season. The grasses are then typically chemically treated to transition back to warm season grasses in the spring. Over seeding also weakens the existing warm season grass, which may require additional water during spring/summer in order to recover. While under the Water Conservation Plan, cool season grasses are permitted. If cool season grasses are required for soil stabilization purposes during drought stages, they must obtain a temporary variance from the Water Conservation Manager with limit to use annual ryegrass or cereal rye only.
- The City's Water Resource Management plan prohibits hydromulching, hydroseeding, or springing of any grass at Drought Stage 2. Under this stage, the requirement of solid Bermuda grass (with a 30-day watering allocation), or soil erosion mats with or without seed may be used for new construction only with variance from Water Conservation Manager.
- The placing of solid sod dormant Bermuda grass in new developments restricts placing dormant Bermuda that has been over seeded with cool season grass during any Drought Stage.
- All existing ADA ramps and sidewalks need to be verified for compliance with current ADA standards. If any of the existing ramps/sidewalk do not meet current standards then they must be reconstructed to meet ADA standards with this project.

**WEAVER Engineering**  
4444 FELIX WAY | APT. 1483  
FRISCO, TX 75033  
972.455.8333

ENGINEER: WEAVER ENGINEERING, L.L.C.  
4444 FELIX WAY | APT. 1483 | FRISCO, TX 75033  
DOUGLAS W. WEAVER, P.E. | 972.455.8333

ARCHITECT: BERHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.  
14403 DALLAS PARKWAY | SUITE 400 | DALLAS, TX 75244  
TRINA BURROUGHS | 972.824.8464

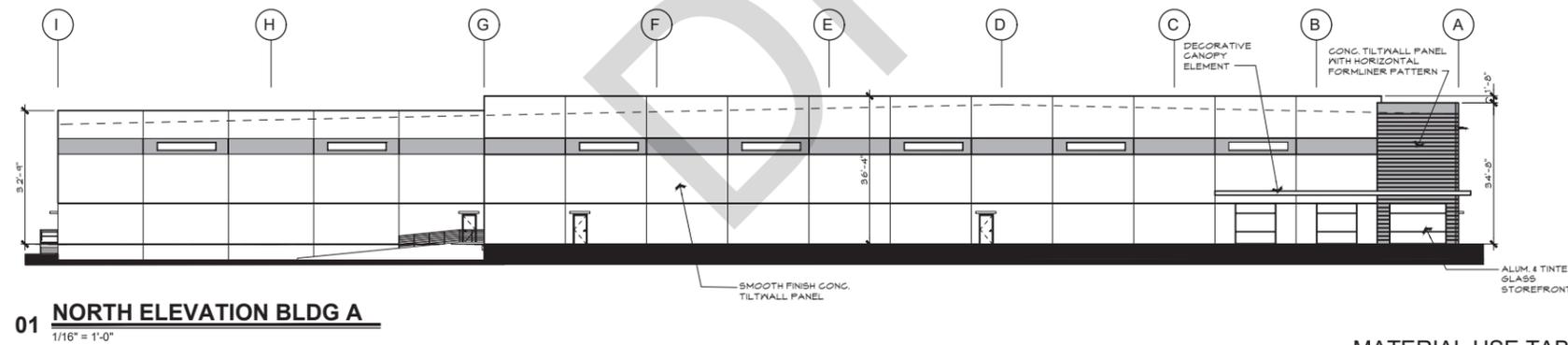
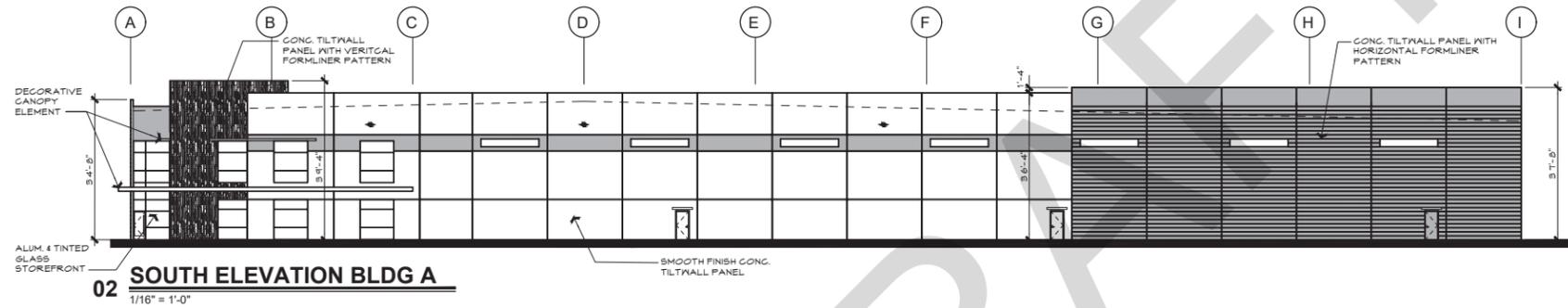
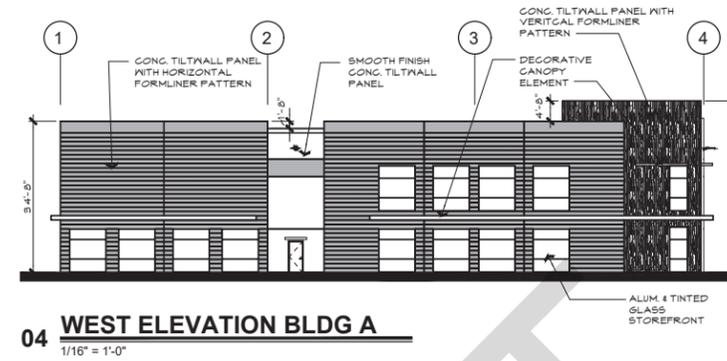
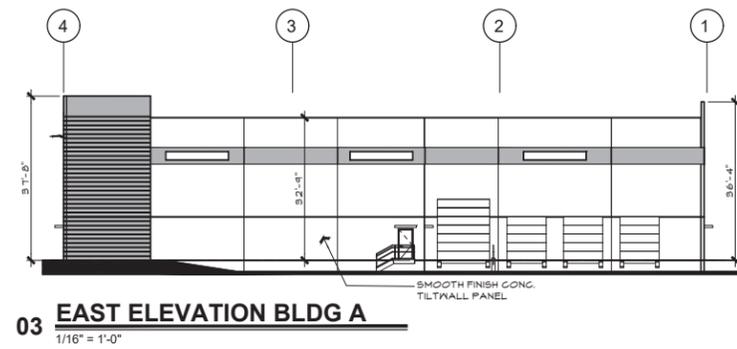
SURVEYOR: MCDONNELL & ASSOCIATES, L.L.C.  
111 HILLBROOK DRIVE | LEWISVILLE, TX 75077  
W. THOMAS MURLEY, III, P.L.S. | 972.426.9712 | EXT. 626

LANDSCAPE ARCHITECT: STEPHEN GREEN SPUR, INC.  
1704 W. MCNEIGHT DRIVE | SUITE 100 | WALKER, TX 75092  
CHRIS TRONCADO | 409.388.6446

DEVELOPER: HINGO, L.L.C.  
3000 COLLIN MCKINNEY PARKWAY | SUITE 203 | MAJANDRE, TEXAS 75057  
BOBBY HALETT | 940.462.7227

OWNER: ALLEN BUSINESS PARK/LOT 6A  
1207 ANTONIO DRIVE | HOUSTON, TEXAS 77060  
SIVACHA WITVORN | 713.891.5589

PROJECT NAME: **EXCHANGE BUSINESS CENTER**  
PROJECT ADDRESS: **260 EXCHANGE PARKWAY**  
CLA ALLEN ADDITION  
LOT 6A, BLOCK A  
158,450 SQ. FT. OR 3.537 ACRES  
LOT 6B, BLOCK A  
94,815 SQ. FT. OR 2.177 ACRES  
CITY OF ALLEN, COLLIN COUNTY  
PROJECT NUMBER: 21-001  
DATE: JULY 27, 2021  
SCALE: As Indicated



**MATERIAL USE TABLE- BLDG A**

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FAÇADE S.F.	12,127 S.F.	12,739 S.F.	4,624 S.F.	5,234 S.F.
2. FAÇADE (EXCLUSIVE OF DOOR AND WINDOWS)	11,514 S.F.	11,760 S.F.	4,375 S.F.	4,105 S.F.
3. DOORS AND WINDOWS S.F.	613 S.F.	979 S.F.	549 S.F.	1,129 S.F.
4. CONCRETE TILT WALL S.F.	11,514 S.F. and 100%	11,760 S.F. and 100%	4,375 S.F. and 100%	4,105 S.F. and 100%

**ALLEN EXCHANGE QUALGEAR**  
 ALLEN, TEXAS  
 COLLIN COUNTY

  
 MEINHARDT & ASSOCIATES  
 ARCHITECTS, P.L.L.C.  
 14643 DALLAS PARKWAY  
 SUITE 600  
 DALLAS TEXAS 75254  
 972.980.8980

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

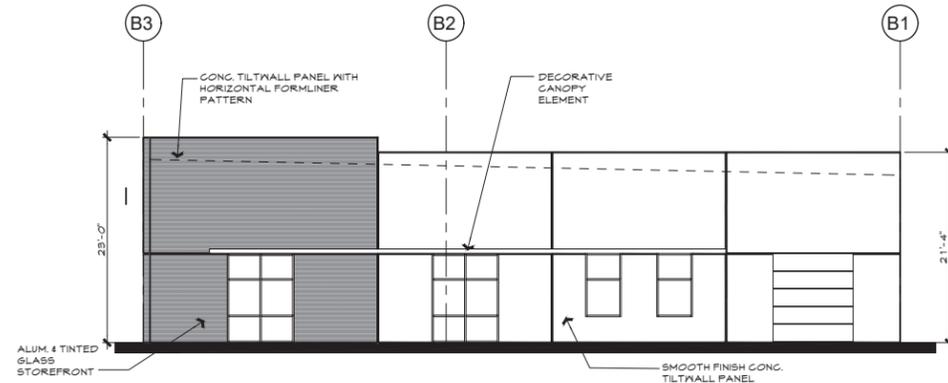
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Job # 21-234

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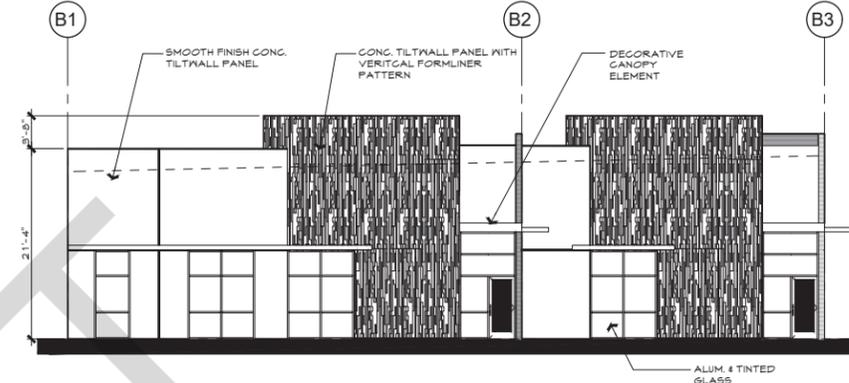
**A**

ATTACHMENT "E"

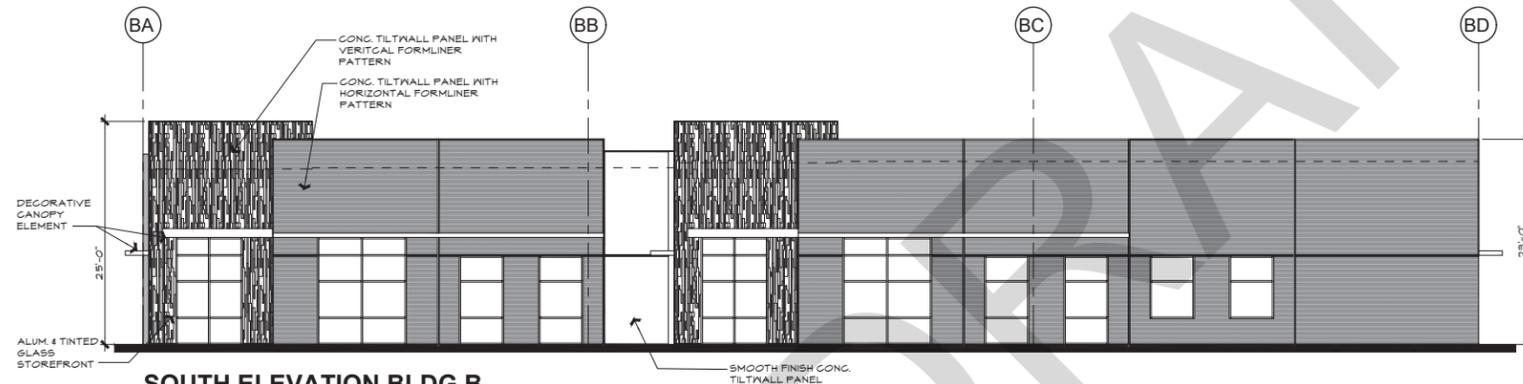
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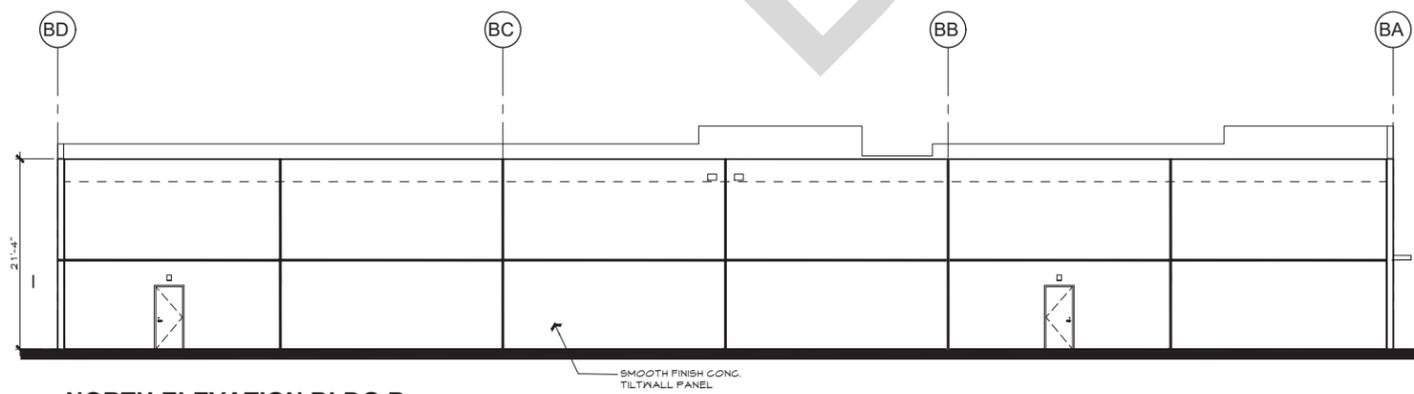
**03 EAST ELEVATION BLDG B**  
1/8" = 1'-0"



**04 WEST ELEVATION BLDG B**  
1/8" = 1'-0"



**02 SOUTH ELEVATION BLDG B**  
1/8" = 1'-0"



**01 NORTH ELEVATION BLDG B**  
1/8" = 1'-0"

**MATERIAL USE TABLE- BLDG B**

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	3,247 S.F.	3,496 S.F.	1,857 S.F.	1,982 S.F.
2. FACADE (EXCLUSIVE OF DOOR AND WINDOWS)	3,200 S.F.	2,806 S.F.	1,563 S.F.	1,565 S.F.
3. DOORS AND WINDOWS S.F.	42 S.F.	690 S.F.	294 S.F.	417 S.F.
4. CONCRETE TILT WALL S.F.	3,200 S.F. and 100%	2,806 S.F. and 100%	1,563 S.F. and 100%	1,565 S.F. and 100%

COLLIN COUNTY  
**ALLEN EXCHANGE GILLETT**  
ALLEN, TEXAS

**MEINHARDT & ASSOCIATES**  
ARCHITECTS, P.L.L.C.  
4543 DALLAS PARKWAY  
SUITE 636  
DALLAS TEXAS 75254  
972.960.8980

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

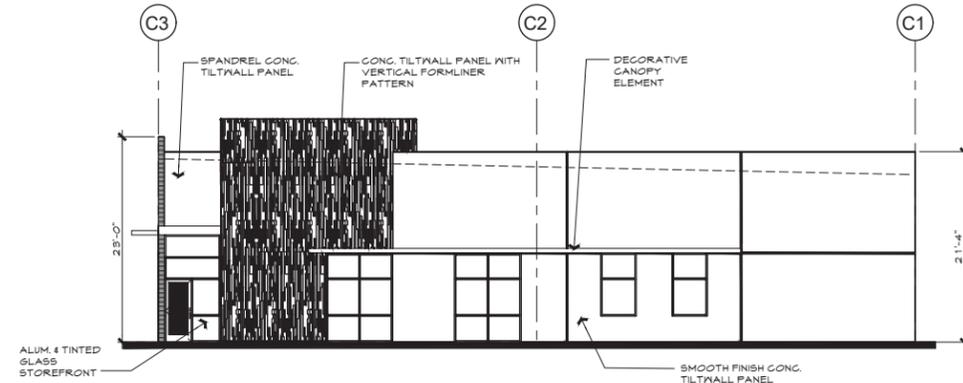
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Job # 21-233

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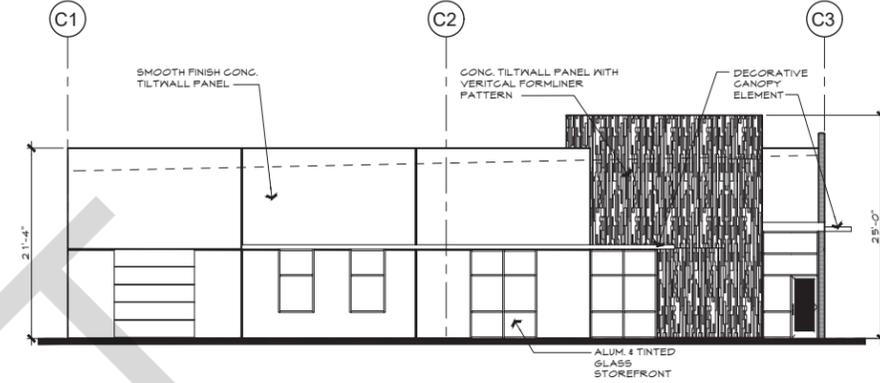
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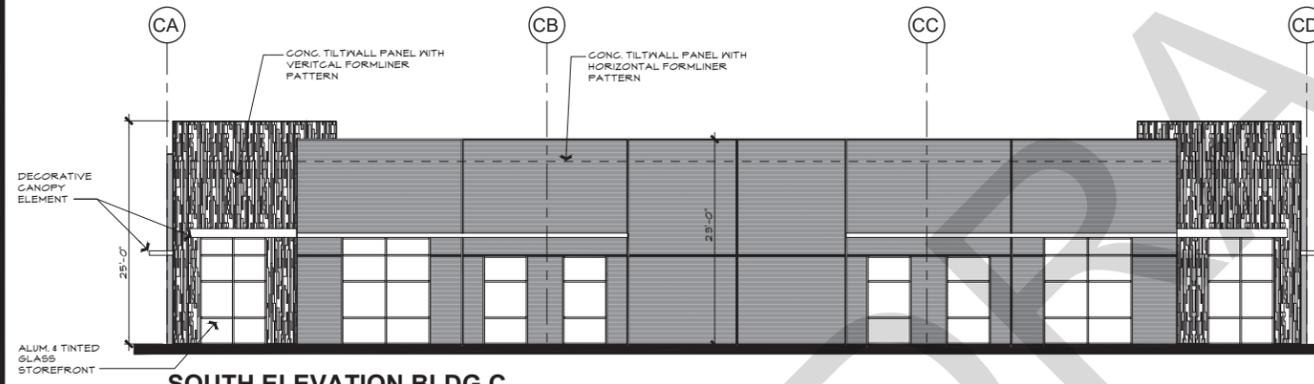
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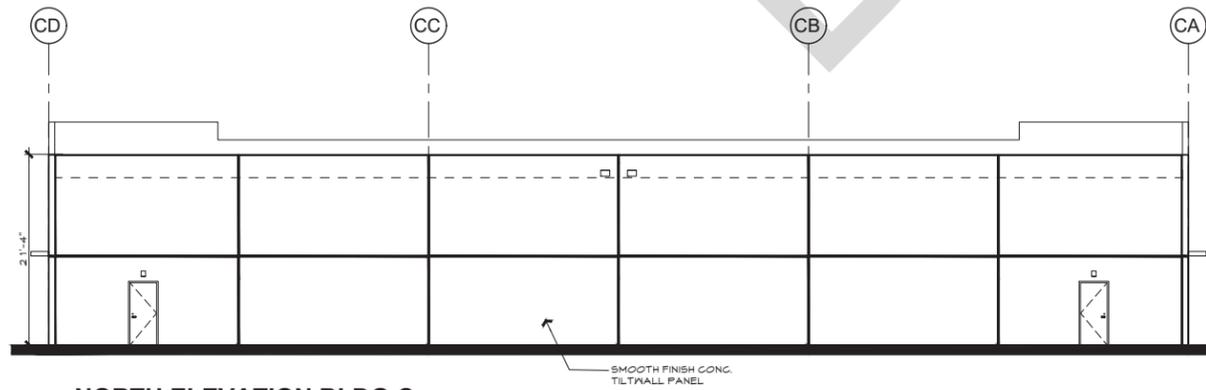
**03 EAST ELEVATION BLDG C**  
1/8" = 1'-0"



**04 WEST ELEVATION BLDG C**  
1/8" = 1'-0"



**02 SOUTH ELEVATION BLDG C**  
1/8" = 1'-0"



**01 NORTH ELEVATION BLDG C**  
1/8" = 1'-0"

**MATERIAL USE TABLE- BLDG C**

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	2,773 S.F.	2,987 S.F.	1,894 S.F.	1,894 S.F.
2. FACADE (EXCLUSIVE OF DOOR AND WINDOWS)	2,731 S.F.	2,367 S.F.	1,612 S.F.	1,432 S.F.
3. DOORS AND WINDOWS S.F.	42 S.F.	620 S.F.	282 S.F.	462 S.F.
4. CONCRETE TILT WALL S.F.	2,731 S.F. and 100%	2,367 S.F. and 100%	1,612 S.F. and 100%	1,432 S.F. and 100%

COLLIN COUNTY

**ALLEN EXCHANGE GILLETT**  
ALLEN, TEXAS



MEINHARDT & ASSOCIATES  
ARCHITECTS, P.L.L.C.  
4543 DALLAS PARKWAY  
SUITE 636  
DALLAS TEXAS 75254  
972.960.8980

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

06.04.21  
Job # 21-233

SHEET:

**C**

ATTACHMENT "E"

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**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** August 3, 2021

**SUBJECT:** Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code to Amend Section 6.03.2, "Private Clubs," and Section 6.03.5, "Restaurants with food and beverage certificates - Geographic Locations," by Allowing Drive-Through Service for Off-Premise Consumption of Alcoholic Beverages, and to Amend Section 6.06.11, "Solar Panels," to Amend Provisions Relating to Installation of Solar Panel Systems to Conform to State Law. [State Law Updates]

**STAFF RESOURCE:** Hayley Angel, AICP  
Planning Manager

**LEGAL NOTICES:** Newspaper Notice - Published July 15, 2021

**ANTICIPATED COUNCIL DATE:** August 24, 2021

**BACKGROUND**

The Allen Land Development Code (ALDC) is periodically amended to improve the effectiveness and efficiency of the Code, to address changing development trends and new technologies, and to make changes necessary for compliance with state and federal laws. The proposed changes with this set of amendments are in response to two bills from the recent legislative session.

Section 6.03.2, "Private Clubs," and Section 6.03.5, "Restaurants with food and beverage certificates - Geographic Locations," are being amended to allow for the pickup and delivery of alcoholic beverages for off-premise consumption in accordance with H.B. 1024.

Section 6.06.11, "Solar Panels," is being amended to remove regulations that restrict or prohibit the installation of a solar energy device by a residential customer in accordance with S.B. 398.

Attached is a redline of the proposed amendments. The proposed amendments have gone through a review process with participation from the City Attorney as well as other City staff.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to recommend approval of the proposed amendments to the Allen Land Development Code.*

**ATTACHMENTS:**

ALDC Amendments Strikeout Underline

**Sec. 6.03. - Private clubs and businesses with alcoholic beverage sales.**

...

**Sec. 6.03.2. - Private clubs—Operational regulations.**

1. A private club that holds a private club registration permit and a food and beverage certificate pursuant to Chapter 32 of the Texas Alcoholic Beverage Code may ~~only~~ provide service of alcoholic beverages from a drive-in window, curb service, or drive-through service for off-premise consumption of any kind only in accordance with Section 32.155 of the Texas Alcoholic Beverage Code.
2. Except as provided in paragraph 3, below, a private club shall only provide inside service of alcoholic beverages for on-premise consumption.
3. A private club may serve alcoholic beverages on the exterior of a restaurant provided such service occurs in an attached patio or garden area accessible by customers only from the main dining area of the restaurant.
4. The private club operator shall maintain a valid state license for the sale of alcoholic beverages.

...

**Sec. 6.03.5. - Restaurants with food and beverage certificates—Geographic locations.**

1. Restaurants may serve alcohol for on-site consumption by right if they are located on property that was within the city limits as of May 15, 2004. For restaurants located on property that was annexed after May 15, 2004, a private club specific use permit (SUP) must be obtained for the ability to serve alcohol.
2. Restaurants holding a mixed beverage permit with a food and beverage certificate pursuant to Chapter 28 of the Texas Alcoholic Beverage Code may provide service of alcoholic beverages from a drive-in window, curb service, or drive-through service for off-premise consumption only in accordance with Section 28.1001 of the Texas Alcoholic Beverage Code.
- ~~2.3.~~ Restaurants are permitted by right as indicated in section 4.20.2.
- ~~3.4.~~ Restaurant/private clubs will be allowed to continue operation as before May 15, 2004, with the same rules in effect at that time.
- ~~4.5.~~ The following distance separation criteria are effective for restaurants serving alcoholic beverages holding a food and beverage certificate:
  - a. Cannot locate closer than 300 feet to a church or hospital. The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.
  - b. Cannot locate closer than 300 feet to a school (public or private). The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
    - i. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
    - ii. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- ~~5.6.~~ The distance separation criteria set forth in section 6.03.5.4-~~5~~ shall not apply to a restaurant located on property within the prohibited areas described in section 6.03.5.4-~~5~~ if:

- a. The restaurant is classified as a "restaurant (no drive-in or through)" or "restaurant (with drive-through)" as defined in appendix A;
- b. The applicant for a permit or license from the Texas Alcoholic Beverage Commission to serve alcoholic beverages on such property obtains and delivers to the city a letter signed by an officer of the school (whether public or private), church, or hospital located within the prohibited distance consenting to the location of a restaurant serving alcoholic beverages with a food and beverage certificate on the property identified, said letter including identifying the property to which the exception is to apply and containing a representation that the officer signing the letter is fully authorized to act on behalf of the school, church, or hospital and its governing body when signing and delivering said letter of consent to the city; and
- c. The applicant who obtained the letter required by paragraph b. of this section 6.03.5.5-6 obtains a license or permit to sell alcoholic beverages on the property on or before the 180th day after the date said letter was signed.

Subject to the provisions of V.T.C.A., Alcoholic Beverage Code § 109.59, as amended, the exception granted in accordance with this section 6.03.5.5-6 shall terminate if the license or permit from the Texas Alcoholic Beverage Commission to serve alcoholic beverages in the establishment on the property to which the exception applied expires or is terminated. Nothing in this section 6.03.5.5-6 shall be construed as prohibiting the city council from exercising its discretion to grant a variance to the provisions of section 6.03.5.4-5 as authorized by V.T.C.A., Alcoholic Beverage Code § 109.33(e).

...

#### **Sec. 6.06.11. - Solar panels.**

An applicant's submittal for a building permit, and electrical permit, for locating a solar panel within the city must demonstrate compliance with the following standards.

*a. Location and design requirements:*

- ~~i. Solar panel systems shall be allowed as an accessory use in all zoning districts.~~
- ~~ii. Rooftop installations of solar panels shall be subject to the following:~~
  - ~~(a) Solar panels may be installed on the roof of any primary structure or permitted accessory structure (such as a patio cover or storage building), subject to verification of structural load requirements;~~
  - ~~(b) Solar panel systems shall not be located on a front-facing roof that directly faces a public street regardless of screening;~~
  - ~~(c) Solar panels shall be permitted on a side-facing roof that faces a public street;~~
  - ~~(d) Roof-mounted solar panel systems shall not extend past the roofline and shall be mounted parallel with the existing slope of the roof system;~~
  - ~~(e) On a flat roof, solar panels shall not exceed the height requirement for the zoning district in which the property is located and shall be screened from the public right way in the same manner required by this Code for screening rooftop mechanical equipment; and~~

~~(f) Solar panels shall be forest green, black, brown, gray, or other neutral color designed to be complementary to the structure on which the solar panels are installed.~~

~~iii. Ground-mounted installations shall be subject to the following:~~

~~(a) Solar panel systems shall be located behind the front building line and comply with all applicable building setback provisions for accessory structures; and~~

~~(b) Panels and equipment shall be separated from public view on all sides by a solid fence or wall.~~

~~b. Additional requirements.~~

a. *Permit requirements.* All solar panel systems shall comply with the current adopted International Building Code and International Fire Code, as amended.

~~b. Glare. A solar panel shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. A solar panel system, or any component thereof, that creates glare or reflection onto adjacent properties or roadways is determined to constitute a nuisance. If a solar panel system or any component thereof is deemed to constitute a nuisance or a safety hazard, the city has the authority to require the owner to remove, redesign or screen the solar panels to the extent necessary to eliminate the glare onto the adjacent property or roadway.~~

~~e.b. Maintenance.~~ The owner of the property with a solar panel system shall maintain the system so that it does not create a safety issue for surrounding property owners. Solar panels that are not in use shall be disengaged so as to prevent accidental electrical charges to property or persons.

**PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** August 3, 2021

**SUBJECT:** 2022-2026 Capital Improvement Program Presentation

**STAFF RESOURCE:** Kevin Bates, PE, CFM  
Program Manager

Brian Bristow, RLA  
Assistant Director of Parks and Recreation

**PREVIOUS COMMISSION/COUNCIL ACTION:** None.

**LEGAL NOTICES:** None.

**ANTICIPATED COUNCIL DATE:** September 14, 2021

**BACKGROUND**

The Planning and Zoning Commission acts in an advisory capacity for the City Council and makes a recommendation regarding approval of the Capital Improvement Program (CIP) each year. In preparation for this recommendation, staff distributed an electronic copy of the 2022-2026 Capital Improvement Program Report on July 20, 2021. City Council approval is scheduled for September 14, 2021. Once approved by City Council, this report will be posted online at: <http://cityofallen.org/Finance>.

Staff will provide an overview and presentation of the 2022-2026 Capital Improvement Program at this meeting.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I move to recommend approval of the 2022-2026 Capital Improvement Program.*

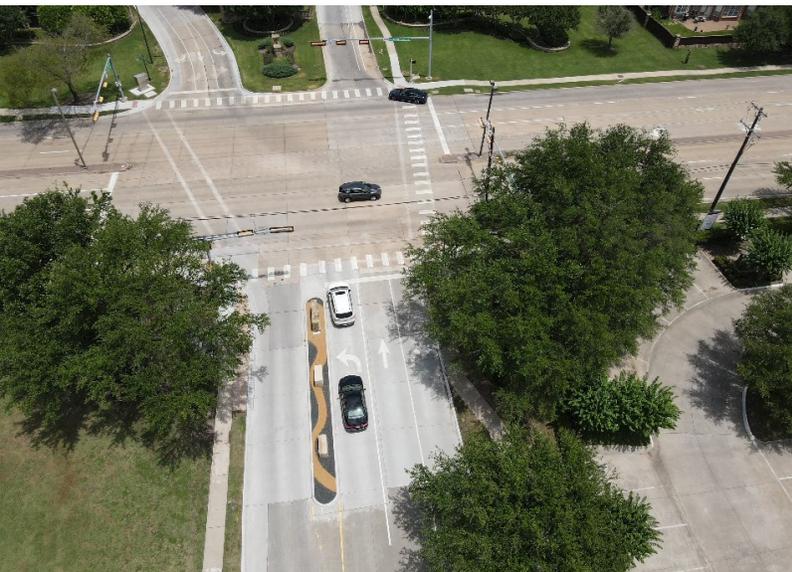
**ATTACHMENTS:**

2022-2026 Capital Improvement Program Presentation



CITY OF ALLEN, TEXAS

*Capital  
Improvement  
Program*  
2022 - 2026





# 2022-2026 CAPITAL IMPROVEMENT PROGRAM

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July 7, 2021

Honorable Mayor and Members of the Allen City Council:

The five-year Capital Improvement Program (CIP) represents the Capital Budget for 2022 prepared in accordance with Section 102.003 of the Texas Local Government Code and a financial plan for infrastructure and other improvements through 2026 as required by Sections 4.02(5) and (6) of the Allen City Charter. These improvements are intended to further the vision and objectives of the City Council and the community. Projects proposed in years after 2021 indicate suggested sources of funding and expenditure levels based on the needs of the City and consistent with prudent fiscal management. This CIP includes a commitment to maintain and improve existing assets, as well as to move forward with new facilities.

We are pleased to have completed the following during the 2021 fiscal year: 2020 Street and Alley Rehabilitation Project (Various Locations), McDermott / Twin Creeks Intersection Improvements, New Traffic Signals located at Bethany / Belair and Watters / Ridgeview, Windridge Water & Sanitary Sewer Rehabilitation Phase 1, Sanitary Sewer Replacement along Coats in CBD, Finished AMI selection process, Hedgcoxe/ Rolex Drainage Improvement, Steam Locomotive relocation and Cricket Pitch Field to name a few.

The 2022 Capital Improvement Program provides for the expenditure of funds for projects authorized in the May 7, 2016, bond election and projects identified by staff and the Council, funded with transfers from operating funds or through the use of specific purpose fees (park fees or impact fees). This is a "living document," designed to augment information available to the public and does not diminish the need for continued citizen involvement and refinement of the program.

The 2022-2026 Capital Improvement Program was prepared by the Engineering Department in conjunction with those departments whose projects are included. We appreciate the efforts of the City staff who worked to complete this document.

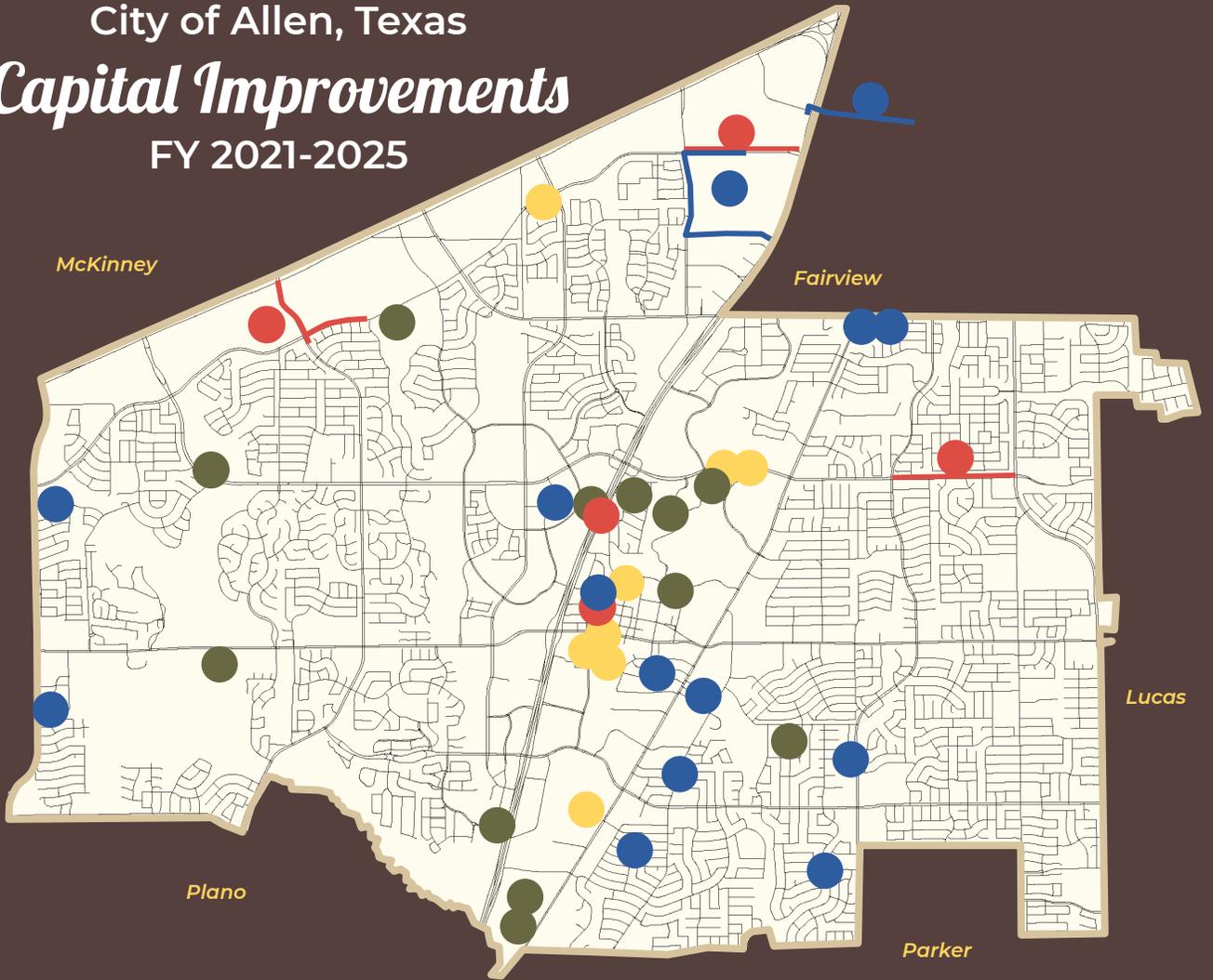
The support of the City Council in implementing the CIP has been steadfast and positive. We look forward to the continued support of the Council to make these projects a reality.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Ellwanger", with a large, stylized flourish at the end.

Eric Ellwanger  
City Manager

City of Allen, Texas  
*Capital Improvements*  
FY 2021-2025



**Public Works**

**Government**

**Parks**

**Utilities**

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# PROJECT REFERENCE

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## Government

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PR1599	DON RODENBAUGH NATATORIUM ARTWORK	G-01
	PUBLIC ART BONDS	G-02
LB1901	ALLEN PUBLIC LIBRARY EXPANSION	G-03
PS1901	FIRE STATION #6 AND EQUIPMENT	G-04
	FACILITY BACKUP GENERATOR	G-05
	FACILITY UPGRADES	G-06
	PDHQ AIR HANDLERS	G-07
PF2002	CITY HALL ACTV / COUNCIL REMODEL	G-08
PF2104	CITY HALL/ MCPAR ROOF REPLACEMENT	G-09
PO2010	CITY WIDE METAL REPAINT	G-10
PF2102	DON RODENBAUGH NATATORIUM ROOF / HVAC	G-11
	MUNICIPAL SERVICE CENTER - PHASE II	G-12

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# PROJECT REFERENCE

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## Parks

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	LAND ACQUISITION	P-01
PR1904	WATTERS BRANCH COMMUNITY PARK, PHASE 2 (SPIRIT PARK)	P-02
PR1703	ROLLING HILLS PARK EXPANSION	P-03
	ENVIRONMENTAL EDUCATION CENTER	P-04
PR0805	MOLSEN FARM	P-05
PR1907	STEPHEN G. TERRELL RECREATION CENTER	P-06
PR2011	AQUATIC IMPROVEMENTS - DRN SLIDE	P-07
PR2008	DOG PARK	P-08
	FORD PARK EAST REDESIGN	P-09
PR1708	HERITAGE VILLAGE PAVILION & IMPROVEMENTS	P-10
	PARK / PLAYGROUND SHADE PROGRAM	P-11
PR2009	ALLEN STATION PARK IMPROVEMENTS (PLAYGROUND AREA)	P-12
PR1806	ROWLETT TRAIL AT MONTGOMERY RIDGE	P-13
	ALLEN DRIVE LANDSCAPE & ART ENHANCEMENT	P-14
	EUGENE MCDERMOTT PARK TRAIL	P-15
PR1807	RIDGEVIEW DRIVE TRAIL CONNECTIONS	P-16
PR2103	ALLEN TRAIL SEGMENTS	P-17
	TRAIL CONSTRUCTION	P-18

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# PROJECT REFERENCE

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## Public Works

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ST2106	STREET PAVEMENT REPLACEMENT (VARIOUS LOCATIONS)	PW-01
	2022 MEDIAN LANDSCAPE IMPROVEMENT	PW-02
ST1709	CENTRAL BUSINESS DISTRICT (CBD) STREET RECONSTRUCTION	PW-03
ST2103	TRAFFIC SIGNALS AND SIGNAL UPGRADES (FUTURE)	PW-04
ST2004	ALMA / RIDGEVIEW DRIVE IMPROVEMENTS	PW-05
ST2000	RIDGEVIEW DRIVE (CHELSEA TO US 75)	PW-06
ST1903	ALLEN DRIVE GATEWAY (ROADWAY)	PW-07
	EXCHANGE PARKWAY (ALLEN HEIGHTS TO ANGEL PKWY)	PW-08

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# PROJECT REFERENCE

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## Utilities

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WA1204	LIFT STATION IMPROVEMENTS (ONGOING)	U-01
	MANHOLE IMPROVEMENTS (ONGOING)	U-02
WA1904	SLOAN CREEK TRUNK LINE AND LIFT STATION	U-03
	CREEK VALLEY COURT AERIAL CROSSING	U-04
WA2002	AMI / AMR	U-05
WA2001	24" WATERLINE SLOAN CREEK	U-06
WA1906	PUMP STATION #1 (STACY ROAD) RENOVATION	U-07
WA1203	PUMP STATION MINOR RENOVATION (ONGOING)	U-08
	SCADA UPGRADE	U-09
	WATER TANK AND TOWER REPAINT	U-10
	JUPITER SANITARY SEWER MAIN	U-11
	SANITARY SEWER MAIN REPLACEMENT	U-12
	TIMBERCREEK AND ALLENWOOD WATERMAIN REPLACEMENT	U-13
WA1901	WINDRIDGE WATER & SEWER REPLACEMENT (NEIGHBORHOOD WIDE)	U-14

## PURPOSE

The five-year Capital Improvement Program (CIP) is prepared in accordance with Section 102.003 of the TEXAS LOCAL GOVERNMENT CODE which requires that “the budget must contain ... the funds received from all sources during the preceding year”, “... the funds available from all sources during the ensuing year,” and that “budget must show as definitely as possible each of the projects for which expenditures are set up... and the estimated amount of money carried in the budget for each project,” as well as Section 4.02(5) and (6) of the Allen City Charter which requires that the budget document shall contain ... any capital expenditures necessary for undertaking during the next budget year and recommended provision for financing,” and a “list of capital projects which should be undertaken in the next five (5) succeeding years.”

The purpose of the CIP is to provide a readable and coherent plan for the physical development of the city's infrastructure as well as a financial planning tool.

Included in the CIP are projects also identified in the ten-year *Capital Improvement Plan* adopted pursuant to Chapter 395 of the TEXAS LOCAL GOVERNMENT CODE which governs projects for which impact fees may be assessed. CIP projects are those “brick & mortar” projects that will be included in the City's fixed asset inventory once complete. They generally do not include rolling stock, planning studies or other studies that may be necessary to evaluate project scope or other requirements. Projects expected to be substantially complete by the end of the fiscal year are not included in the CIP. Projects proposed in future years may require additional funding authorizations as well as a General Obligation Bond election.

The CIP should be reviewed and updated annually as an integral part of the budget process. It is also recommended that the CIP be reviewed by the Planning & Zoning Commission prior to Council action.

## ORGANIZATION

Total costs and revenues are summarized for all projects. Summaries are also provided for each source of funds. Project Details show budgets, prior appropriation and expenditures, estimated operation and maintenance costs, as well as all sources of funding. Projects have been grouped as follows: Government, Parks, Public Works, and Utilities.

Project Details include a description of the project, project phasing if applicable, and pertinent information concerning specific financing proposals, including projects with multiple financing sources.

Project priority has been categorized as follows: Desirable, Essential, Leveraged, Mandated, Maintenance, and Obligated.

## PRIORITY CLASSIFICATION

**Desirable:** These projects include those that are considered desirable while not essential to the health, safety and welfare of the community. Deferring all or portions of these projects to later years may be considered in the interest of prudent fiscal management.

**Essential:** These projects include those essential to meet or maintain health, safety and welfare or to provide adequate levels of service or to meet projected demand for service.

**Leveraged:** The use of a smaller investment of City funds to generate a larger return to the community through participation in collaborative financing arrangements with state, federal or other financing entities. Cooperative agreements with TxDOT and Collin County for roadway financing are considered leveraged.

**Mandated:** Includes improvements required by state and federal law. Failure to effect compliance may result in penalties or civil liability, or both.

**Maintenance:** Maintenance projects are required to protect the city's investment in existing assets. These projects may be funded through debt obligations, operating revenues, property taxes or other sources. Ordinary repair and maintenance of equipment is included in the Capital Equipment Replacement Fund, unless the cost exceeds \$50 K, the life of an improvement will be extended by ten or more years, and the facility/equipment to be replaced is considered a fixture.

**Obligated:** These projects represent an established legal commitment by the City and include existing contractual commitments and projects for which the voters have authorized general obligation bonds.

## PRIORITIES

**Miscellaneous:** Projects that are general in nature and do not fit into a specific category

**Government:** Projects of citywide importance not included in other categories.

**Parks:** Park projects including facilities, greenbelts and trails, Community Parks, and Neighborhood Parks.

**Public Works:** Projects including street improvements, drainage improvements, and traffic.

**Utilities:** Includes water and wastewater projects.

## APPROPRIATION EXPENDITURES

**Acquisition:** Generally includes legal fees, title costs, appraisal and survey fees, and purchase price.

**Architectural and Engineering:** Design and engineering fees.

**Construction:** Actual cost of construction of facility.

**Equipment:** Equipment to be included as part of a project.

**Other:** Includes contingency and miscellaneous costs.

## SOURCE OF FUNDS

**General Obligation Bonds:** debt instruments authorized by a vote of the electorate to finance improvements. The bonds are subject to covenants and the issuance of bonds is based on the full faith and credit of the city. General Obligation (G.O.) bonds are ordinarily issued for governmental projects such as streets, drainage, parks and public facilities.

**Revenue Bonds:** debt instruments, the repayment of which depends on the stream of revenues generated by municipal enterprise, such as the water and wastewater system. These bonds are subject to covenants and debt coverage requirements.

**Intergovernmental:** funds supplied through other governmental agencies such as TxDOT, Collin County, or the federal government. These funds include loans, reimbursable grants, or programs requiring matching local funds.

**Type A/B Taxes:** funding authorized by the Community Development Corporation or the Allen Economic Development Corporation pursuant to the Development Corporation Act of 1979.

**Interest Earnings:** the interest on bond proceeds may be utilized to amortize debt or to finance authorized projects approved by the City Council. Arbitrage regulations limit the amount of time which the City may invest bond proceeds in interest bearing accounts.

**General Fund Revenues:** revenues generated through ad valorem taxes, sales taxes or fees.

**Operational Revenues:** revenues generated by the enterprise operations of the City, primarily water and wastewater revenues.

**Fees:** revenues generated through impact fees or other development charges. The adoption of impact fees is subject to the requirements of Chapter 395 of the TEXAS LOCAL GOVERNMENT CODE. Park Fees, while specifically excluded from the definition of impact fees, are included as a revenue source.

**Developer Contributions:** infrastructure contributions made by development interests pursuant to adopted facilities agreements.

**Other:** revenues from other sources, including private contributions and special assessments.

**PRIORITIES**

# PROJECT PRIORITIES

## Government

### Arts

Page	Project Name	Priority	Funding
G-01	DON RODENBAUGH NATATORIUM ARTWORK	Obligated	\$118
G-02	PUBLIC ART BONDS	Obligated	\$1,730
<b>Subtotal Arts</b>			<b>\$1,848</b>

### Park Facilities

Page	Project Name	Priority	Funding
G-11	DON RODENBAUGH NATATORIUM ROOF / HVAC	Desirable	\$1,828
<b>Subtotal Park Facilities</b>			<b>\$1,828</b>

### Public Facilities

Page	Project Name	Priority	Funding
G-03	ALLEN PUBLIC LIBRARY EXPANSION	Obligated	\$14,987
G-05	FACILITY BACKUP GENERATOR	Essential	\$670
G-07	PDHQ AIR HANDLERS	Essential	\$460
G-08	CITY HALL ACTV / COUNCIL REMODEL	Desirable	\$1,307
G-09	CITY HALL/ MCPAR ROOF REPLACEMENT	Desirable	\$1,380
G-10	CITY WIDE METAL REPAINT	Desirable	\$105
<b>Subtotal Public Facilities</b>			<b>\$18,909</b>

### Public Safety

Page	Project Name	Priority	Funding
G-04	FIRE STATION #6 AND EQUIPMENT	Obligated	\$13,954
G-06	FACILITY UPGRADES	Essential	\$2,189
G-12	MUNICIPAL SERVICE CENTER - PHASE II	Desirable	\$2,000
<b>Subtotal Public Safety</b>			<b>\$18,143</b>

**Total Government \$40,728**

Amounts in Thousands

## Community Park

Page	Project Name	Priority	Funding
P-01	LAND ACQUISITION	Obligated	\$2,889
P-02	WATTERS BRANCH COMMUNITY PARK, PHASE 2 (SPIRIT PARK)	Leveraged	\$4,500
<b>Subtotal Community Park</b>			<b>\$7,389</b>

## Enhanced Greenbelt

Page	Project Name	Priority	Funding
P-14	ALLEN DRIVE LANDSCAPE & ART ENHANCEMENT	Leveraged	\$1,740
<b>Subtotal Enhanced Greenbelt</b>			<b>\$1,740</b>

## Neighborhood Park

Page	Project Name	Priority	Funding
P-03	ROLLING HILLS PARK EXPANSION	Desirable	\$1,137
<b>Subtotal Neighborhood Park</b>			<b>\$1,137</b>

## Park Facilities

Page	Project Name	Priority	Funding
P-04	ENVIRONMENTAL EDUCATION CENTER	Obligated	\$500
P-05	MOLSEN FARM	Obligated	\$2,887
P-06	STEPHEN G. TERRELL RECREATION CENTER	Obligated	\$47,039
P-07	AQUATIC IMPROVEMENTS - DRN SLIDE	Desirable	\$827
P-08	DOG PARK	Desirable	\$1,374
P-09	FORD PARK EAST REDESIGN	Desirable	\$132
P-10	HERITAGE VILLAGE PAVILION & IMPROVEMENTS	Desirable	\$2,055
P-11	PARK / PLAYGROUND SHADE PROGRAM	Desirable	\$1,650
<b>Subtotal Park Facilities</b>			<b>\$56,464</b>

## Regional Park

Page	Project Name	Priority	Funding
P-12	ALLEN STATION PARK IMPROVEMENTS (PLAYGROUND AREA)	Desirable	\$449
<b>Subtotal Regional Park</b>			<b>\$449</b>

## Trails

Page	Project Name	Priority	Funding
P-13	ROWLETT TRAIL AT MONTGOMERY RIDGE	Obligated	\$87
P-15	EUGENE MCDERMOTT PARK TRAIL	Leveraged	\$1,570
P-16	RIDGEVIEW DRIVE TRAIL CONNECTIONS	Leveraged	\$0
P-17	ALLEN TRAIL SEGMENTS	Desirable	\$15
P-18	TRAIL CONSTRUCTION	Desirable	\$4,592
<b>Subtotal Trails</b>			<b>\$6,264</b>

**Parks****Total Parks****\$73,443**

Amounts in Thousands

**Public Works****Street Maintenance**

<b>Page</b>	<b>Project Name</b>	<b>Priority</b>	<b>Funding</b>
PW-01	STREET PAVEMENT REPLACEMENT (VARIOUS LOCATIONS)	Obligated	\$2,420
<b>Subtotal Street Maintenance</b>			<b>\$2,420</b>

**Streets**

<b>Page</b>	<b>Project Name</b>	<b>Priority</b>	<b>Funding</b>
PW-02	2022 MEDIAN LANDSCAPE IMPROVEMENT	Obligated	\$900
PW-03	CENTRAL BUSINESS DISTRICT (CBD) STREET RECONSTRUCTION	Obligated	\$2,022
PW-04	TRAFFIC SIGNALS AND SIGNAL UPGRADES (FUTURE)	Obligated	\$604
PW-05	ALMA / RIDGEVIEW DRIVE IMPROVEMENTS	Leveraged	\$2,221
PW-06	RIDGEVIEW DRIVE (CHELSEA TO US 75)	Leveraged	\$5,616
PW-07	ALLEN DRIVE GATEWAY (ROADWAY)	Desirable	\$3,286
PW-08	EXCHANGE PARKWAY (ALLEN HEIGHTS TO ANGEL PKWY)	Desirable	\$250
<b>Subtotal Streets</b>			<b>\$14,899</b>

**Total Public Works****\$17,319**

Amounts in Thousands

Page	Project Name	Priority	Funding
U-01	LIFT STATION IMPROVEMENTS (ONGOING)	Essential	\$769
U-02	MANHOLE IMPROVEMENTS (ONGOING)	Essential	\$2,019
U-03	SLOAN CREEK TRUNK LINE AND LIFT STATION	Essential	\$7,595
U-04	CREEK VALLEY COURT AERIAL CROSSING	Maintenance	\$220
<b>Subtotal Wastewater</b>			<b>\$10,603</b>

## Water

Page	Project Name	Priority	Funding
U-06	24" WATERLINE SLOAN CREEK	Essential	\$5,075
U-07	PUMP STATION #1 (STACY ROAD) RENOVATION	Essential	\$4,300
U-08	PUMP STATION MINOR RENOVATION (ONGOING)	Essential	\$833
U-09	SCADA UPGRADE	Essential	\$1,256
U-05	AMI / AMR	Desirable	\$10,978
U-10	WATER TANK AND TOWER REPAINT	Maintenance	\$4,026
<b>Subtotal Water</b>			<b>\$26,468</b>

## Water &amp; Wastewater

Page	Project Name	Priority	Funding
U-11	JUPITER SANITARY SEWER MAIN	Maintenance	\$400
U-12	SANITARY SEWER MAIN REPLACEMENT	Maintenance	\$5,850
U-13	TIMBERCREEK AND ALLENWOOD WATERMAIN REPLACEMENT	Maintenance	\$5,850
U-14	WINDRIDGE WATER & SEWER REPLACEMENT (NEIGHBORHOOD WIDE)	Maintenance	\$6,096
<b>Subtotal Water &amp; Wastewater</b>			<b>\$18,196</b>

<b>Total Utilities</b>	<b>\$55,267</b>
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Amounts in Thousands

# FUND SUMMARIES

# SOURCE OF FUNDS

## General Obligation Bond Revenues

Amounts in Thousands

### Government

#### Arts

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
PUBLIC ART BONDS	\$646 <input checked="" type="checkbox"/>	\$216 <input checked="" type="checkbox"/>	\$0 <input checked="" type="checkbox"/>	\$0 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Arts</b>	\$646	\$216	\$0	\$0	\$0

#### Public Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ALLEN PUBLIC LIBRARY EXPANSION	\$13,489 <input checked="" type="checkbox"/>	\$125 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Public Facilities</b>	\$13,489	\$125	\$0	\$0	\$0

#### Public Safety

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
FIRE STATION #6 AND EQUIPMENT	\$0 <input type="checkbox"/>	\$8,145 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
MUNICIPAL SERVICE CENTER - PHASE II	\$0 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$2,000 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Public Safety</b>	\$0	\$8,145	\$2,000	\$0	\$0

<b>Total Government</b>	\$14,135	\$8,486	\$2,000	\$0	\$0
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Authorized

# Parks

## Community Park

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
LAND ACQUISITION	\$1,500 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
WATERS BRANCH COMMUNITY PARK, PHASE 2 (SPIRIT PARK)	\$0 <input type="checkbox"/>	\$4,500 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Community Park</b>	\$1,500	\$4,500	\$0	\$0	\$0

## Enhanced Greenbelt

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ALLEN DRIVE LANDSCAPE & ART ENHANCEMENT	\$0 <input type="checkbox"/>	\$300 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Enhanced Greenbelt</b>	\$0	\$300	\$0	\$0	\$0

## Park Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
MOLSEN FARM	\$1,500 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Park Facilities</b>	\$1,500	\$0	\$0	\$0	\$0

<b>Total Parks</b>	\$3,000	\$4,800	\$0	\$0	\$0
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# Public Works

## Street Maintenance

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
STREET PAVEMENT REPLACEMENT (VARIOUS LOCATIONS)	\$570 <input checked="" type="checkbox"/>	\$350 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Street Maintenance</b>	\$570	\$350	\$0	\$0	\$0

## Streets

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
CENTRAL BUSINESS DISTRICT (CBD) STREET RECONSTRUCTION	\$0 <input type="checkbox"/>	\$450 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
RIDGEVIEW DRIVE (CHELSEA TO US 75)	\$3,500 <input checked="" type="checkbox"/>	\$600 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
TRAFFIC SIGNALS AND SIGNAL UPGRADES (FUTURE)	\$192 <input checked="" type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>	\$0 <input type="checkbox"/>
<b>Subtotal Streets</b>	\$3,692	\$1,050	\$0	\$0	\$0

<b>Total Public Works</b>	\$4,262	\$1,400	\$0	\$0	\$0
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<b>Total G.O. Bond Revenues</b>	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
	\$21,397	\$14,686	\$2,000	\$0	\$0

Authorized

# SOURCE OF FUNDS

## Revenue Bonds

Amounts in Thousands

### Parks

#### Park Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
STEPHEN G. TERRELL RECREATION CENTER	\$12,500	\$0	\$0	\$0	\$0
<b>Subtotal Park Facilities</b>	\$12,500	\$0	\$0	\$0	\$0
<b>Total Parks</b>	\$12,500	\$0	\$0	\$0	\$0

### Utilities

#### Wastewater

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
SLOAN CREEK TRUNK LINE AND LIFT STATION	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Wastewater</b>	\$0	\$0	\$0	\$0	\$0

#### Water

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
PUMP STATION #1 (STACY ROAD) RENOVATION	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Water</b>	\$0	\$0	\$0	\$0	\$0

#### Water & Wastewater

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
WINDRIDGE WATER & SEWER REPLACEMENT (NEIGHBORHOOD WIDE)	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Water &amp; Wastewater</b>	\$0	\$0	\$0	\$0	\$0

**Total Utilities** \$0 \$0 \$0 \$0 \$0

**Total Revenue Bonds** FY 2022: \$12,500; FY 2023: \$0; FY 2024: \$0; FY 2025: \$0; FY 2026: \$0

# SOURCE OF FUNDS

## Intergovernmental Revenues

Amounts in Thousands

### Parks

#### Park Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
STEPHEN G. TERRELL RECREATION CENTER	\$189	\$190	\$0	\$0	\$0
<b>Subtotal Park Facilities</b>	\$189	\$190	\$0	\$0	\$0

#### Trails

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
EUGENE MCDERMOTT PARK TRAIL	\$970	\$0	\$0	\$0	\$0
<b>Subtotal Trails</b>	\$970	\$0	\$0	\$0	\$0

#### Total Parks

<b>Total Parks</b>	\$1,159	\$190	\$0	\$0	\$0
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<b>Total Intergovernmental Revenues</b>	<b>\$1,159</b>	<b>\$190</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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# SOURCE OF FUNDS

## Type A/B Revenues

Amounts in Thousands

### Parks

#### Neighborhood Park

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ROLLING HILLS PARK EXPANSION	\$1,137	\$0	\$0	\$0	\$0
<b>Subtotal Neighborhood Park</b>	\$1,137	\$0	\$0	\$0	\$0

#### Park Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
DOG PARK	\$1,250	\$0	\$0	\$0	\$0
FORD PARK EAST REDESIGN	\$32	\$0	\$0	\$0	\$0
PARK / PLAYGROUND SHADE PROGRAM	\$330	\$330	\$330	\$330	\$330
<b>Subtotal Park Facilities</b>	\$1,612	\$330	\$330	\$330	\$330

#### Trails

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
EUGENE MCDERMOTT PARK TRAIL	\$600	\$0	\$0	\$0	\$0
TRAIL CONSTRUCTION	\$800	\$800	\$800	\$800	\$800
<b>Subtotal Trails</b>	\$1,400	\$800	\$800	\$800	\$800

<b>Total Parks</b>	\$4,149	\$1,130	\$1,130	\$1,130	\$1,130
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<b>Total 4a/4b Revenues</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
	<b>\$4,149</b>	<b>\$1,130</b>	<b>\$1,130</b>	<b>\$1,130</b>	<b>\$1,130</b>

# Source of Funds

## General Fund Revenues

Amounts in Thousands

### Government

#### Public Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
FACILITY BACKUP GENERATOR	\$180	\$60	\$430	\$0	\$0
PDHQ AIR HANDLERS	\$460	\$0	\$0	\$0	\$0
<b>Subtotal Public Facilities</b>	\$640	\$60	\$430	\$0	\$0

#### Public Safety

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
FACILITY UPGRADES	\$389	\$600	\$600	\$600	\$0
<b>Subtotal Public Safety</b>	\$389	\$600	\$600	\$600	\$0

<b>Subtotal Government</b>	<b>\$1,029</b>	<b>\$660</b>	<b>\$1,030</b>	<b>\$600</b>	<b>\$0</b>
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	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
<b>Total General Fund Revenues</b>	<b>\$1,029</b>	<b>\$660</b>	<b>\$1,030</b>	<b>\$600</b>	<b>\$0</b>

# SOURCE OF FUNDS

## Operational Revenues

Amounts in Thousands

### Public Works

#### Street Maintenance

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
STREET PAVEMENT REPLACEMENT (VARIOUS LOCATIONS)	\$300	\$300	\$300	\$300	\$300
<b>Subtotal Street Maintenance</b>	\$300	\$300	\$300	\$300	\$300
<b>Total Public Works</b>	\$300	\$300	\$300	\$300	\$300

### Utilities

#### Wastewater

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
CREEK VALLEY COURT AERIAL CROSSING	\$0	\$220	\$0	\$0	\$0
LIFT STATION IMPROVEMENTS (ONGOING)	\$150	\$150	\$150	\$150	\$75
MANHOLE IMPROVEMENTS (ONGOING)	\$1,299	\$250	\$30	\$30	\$30
<b>Subtotal Wastewater</b>	\$1,449	\$620	\$180	\$180	\$105

#### Water

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
AMI / AMR	\$0	\$0	\$0	\$0	\$0
PUMP STATION MINOR RENOVATION (ONGOING)	\$125	\$125	\$125	\$125	\$125
WATER TANK AND TOWER REPAINT	\$2,401	\$0	\$0	\$1,625	\$0
<b>Subtotal Water</b>	\$2,526	\$125	\$125	\$1,750	\$125

#### Water & Wastewater

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
SANITARY SEWER MAIN REPLACEMENT	\$0	\$450	\$5,400	\$0	\$0
WINDRIDGE WATER & SEWER REPLACEMENT (NEIGHBORHOOD WIDE)	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Water &amp; Wastewater</b>	\$0	\$450	\$5,400	\$0	\$0
<b>Total Utilities</b>	\$3,975	\$1,195	\$5,705	\$1,930	\$230

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
<b>Total Operational Revenues</b>	<b>\$4,275</b>	<b>\$1,495</b>	<b>\$6,005</b>	<b>\$2,230</b>	<b>\$530</b>

# SOURCE OF FUNDS

## Fees

Amounts in Thousands

### Public Works

#### Streets

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
EXCHANGE PARKWAY (ALLEN HEIGHTS TO ANGEL PKWY)	\$0	\$0	\$186	\$0	\$0
<b>Subtotal Streets</b>	\$0	\$0	\$186	\$0	\$0
<b>Total Public Works</b>	\$0	\$0	\$186	\$0	\$0

### Utilities

#### Water

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
PUMP STATION #1 (STACY ROAD) RENOVATION	\$688	\$0	\$0	\$0	\$0
SCADA UPGRADE	\$0	\$0	\$100	\$1,156	\$0
<b>Subtotal Water</b>	\$688	\$0	\$100	\$1,156	\$0

#### Water & Wastewater

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
JUPITER SANITARY SEWER MAIN	\$0	\$0	\$0	\$0	\$400
<b>Subtotal Water &amp; Wastewater</b>	\$0	\$0	\$0	\$0	\$400
<b>Total Utilities</b>	\$688	\$0	\$100	\$1,156	\$400

	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
<b>Total Fees</b>	<b>\$688</b>	<b>\$0</b>	<b>\$286</b>	<b>\$1,156</b>	<b>\$400</b>

# SOURCE OF FUNDS

## Developer Contributions

Amounts in Thousands

Public Works					
Streets					
Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ALMA / RIDGEVIEW DRIVE IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0
<b>Subtotal Streets</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Public Works</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Developer Contributions</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**EXPENDITURES**

**EXPENDITURE**

# EXPENDITURES

Amounts in Thousands

## Government

### Arts

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
PUBLIC ART BONDS	\$400	\$400	\$300	\$300	\$330
DON RODENBAUGH NATATORIUM ARTWORK	\$118	\$0	\$0	\$0	\$0
<b>Subtotal Arts</b>	\$518	\$400	\$300	\$300	\$330

### Park Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
DON RODENBAUGH NATATORIUM ROOF / HVAC	\$1,828	\$0	\$0	\$0	\$0
<b>Subtotal Park Facilities</b>	\$1,828	\$0	\$0	\$0	\$0

### Public Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ALLEN PUBLIC LIBRARY EXPANSION	\$773	\$7,600	\$6,489	\$125	\$0
FACILITY BACKUP GENERATOR	\$180	\$60	\$430	\$0	\$0
PDHQ AIR HANDLERS	\$460	\$0	\$0	\$0	\$0
CITY HALL ACTV / COUNCIL REMODEL	\$1,307	\$0	\$0	\$0	\$0
CITY HALL/ MCPAR ROOF REPLACEMENT	\$1,380	\$0	\$0	\$0	\$0
CITY WIDE METAL REPAINT	\$105	\$0	\$0	\$0	\$0
<b>Subtotal Public Facilities</b>	\$4,205	\$7,660	\$6,919	\$125	\$0

### Public Safety

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
FIRE STATION #6 AND EQUIPMENT	\$0	\$8,954	\$5,000	\$0	\$0
FACILITY UPGRADES	\$389	\$600	\$600	\$600	\$0
MUNICIPAL SERVICE CENTER - PHASE II	\$0	\$0	\$0	\$500	\$1,500
<b>Subtotal Public Safety</b>	\$389	\$9,554	\$5,600	\$1,100	\$1,500

<b>Subtotal Government</b>	\$6,940	\$17,614	\$12,819	\$1,525	\$1,830
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## Community Park

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
LAND ACQUISITION	\$1,500	\$1,389	\$0	\$0	\$0
WATERS BRANCH COMMUNITY PARK, PHASE 2 (SPIRIT PARK)	\$0	\$0	\$2,300	\$220	\$1,980
<b>Subtotal Community Park</b>	\$1,500	\$1,389	\$2,300	\$220	\$1,980

## Enhanced Greenbelt

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ALLEN DRIVE LANDSCAPE & ART ENHANCEMENT	\$0	\$940	\$800	\$0	\$0
<b>Subtotal Enhanced Greenbe</b>	\$0	\$940	\$800	\$0	\$0

## Neighborhood Park

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ROLLING HILLS PARK EXPANSION	\$1,137	\$0	\$0	\$0	\$0
<b>Subtotal Neighborhood Par</b>	\$1,137	\$0	\$0	\$0	\$0

## Park Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
HERITAGE VILLAGE PAVILION & IMPROVEMENTS	\$200	\$1,350	\$505	\$0	\$0
FORD PARK EAST REDESIGN	\$132	\$0	\$0	\$0	\$0
MOLSEN FARM	\$1,387	\$1,500	\$0	\$0	\$0
AQUATIC IMPROVEMENTS - DRN SLIDE	\$827	\$0	\$0	\$0	\$0
DOG PARK	\$1,374	\$0	\$0	\$0	\$0
STEPHEN G. TERRELL RECREATION CENTER	\$35,360	\$11,679	\$0	\$0	\$0
ENVIRONMENTAL EDUCATION CENTER	\$50	\$450	\$0	\$0	\$0
PARK / PLAYGROUND SHADE PROGRAM	\$330	\$330	\$330	\$330	\$330
<b>Subtotal Park Facilities</b>	\$39,660	\$15,309	\$835	\$330	\$330

## Regional Park

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ALLEN STATION PARK IMPROVEMENTS (PLAYGROUND AREA)	\$449	\$0	\$0	\$0	\$0
<b>Subtotal Regional Park</b>	\$449	\$0	\$0	\$0	\$0

## Trails

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
TRAIL CONSTRUCTION	\$904	\$934	\$918	\$918	\$918
RIDGEVIEW DRIVE TRAIL CONNECTIONS	\$0	\$0	\$0	\$0	\$0
ALLEN TRAIL SEGMENTS	\$15	\$0	\$0	\$0	\$0
EUGENE MCDERMOTT PARK TRAIL	\$470	\$1,100	\$0	\$0	\$0
ROWLETT TRAIL AT MONTGOMERY RIDGE	\$87	\$0	\$0	\$0	\$0
<b>Subtotal Trails</b>	\$1,476	\$2,034	\$918	\$918	\$918
<b>Subtotal Parks</b>	\$44,222	\$19,672	\$4,853	\$1,468	\$3,228

## Public Works

## Street Maintenance

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
STREET PAVEMENT REPLACEMENT (VARIOUS LOCATIONS)	\$870	\$650	\$300	\$300	\$300
<b>Subtotal Street Maintenan</b>	\$870	\$650	\$300	\$300	\$300

## Streets

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
TRAFFIC SIGNALS AND SIGNAL UPGRADES (FUTURE)	\$412	\$192	\$0	\$0	\$0
ALMA / RIDGEVIEW DRIVE IMPROVEMENTS	\$2,221	\$0	\$0	\$0	\$0
RIDGEVIEW DRIVE (CHELSEA TO US 75)	\$0	\$2,000	\$3,616	\$0	\$0
CENTRAL BUSINESS DISTRICT (CBD) STREET RECONSTRUCTION	\$0	\$722	\$850	\$450	\$0
ALLEN DRIVE GATEWAY (ROADWAY)	\$3,286	\$0	\$0	\$0	\$0
2022 MEDIAN LANDSCAPE IMPROVEMENT	\$100	\$800	\$0	\$0	\$0
EXCHANGE PARKWAY (ALLEN HEIGHTS TO ANGEL PKWY)	\$0	\$0	\$250	\$0	\$0
<b>Subtotal Streets</b>	\$6,019	\$3,714	\$4,716	\$450	\$0
<b>Subtotal Public Works</b>	\$6,889	\$4,364	\$5,016	\$750	\$300

## Wastewater

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
LIFT STATION IMPROVEMENTS (ONGOING)	\$150	\$150	\$150	\$150	\$169
SLOAN CREEK TRUNK LINE AND LIFT STATION	\$7,595	\$0	\$0	\$0	\$0
CREEK VALLEY COURT AERIAL CROSSING	\$0	\$220	\$0	\$0	\$0
MANHOLE IMPROVEMENTS (ONGOING)	\$1,679	\$250	\$30	\$30	\$30
<b>Subtotal Wastewater</b>	<b>\$9,424</b>	<b>\$620</b>	<b>\$180</b>	<b>\$180</b>	<b>\$199</b>

## Water

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
PUMP STATION MINOR RENOVATION (ONGOING)	\$125	\$125	\$125	\$125	\$333
PUMP STATION #1 (STACY ROAD) RENOVATION	\$1,000	\$3,300	\$0	\$0	\$0
AMI / AMR	\$8,000	\$2,978	\$0	\$0	\$0
SCADA UPGRADE	\$0	\$0	\$100	\$1,156	\$0
24" WATERLINE SLOAN CREEK	\$5,075	\$0	\$0	\$0	\$0
WATER TANK AND TOWER REPAINT	\$1,240	\$1,161	\$0	\$1,625	\$0
<b>Subtotal Water</b>	<b>\$15,440</b>	<b>\$7,564</b>	<b>\$225</b>	<b>\$2,906</b>	<b>\$333</b>

## Water &amp; Wastewater

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
WINDRIDGE WATER & SEWER REPLACEMENT (NEIGHBORHOOD WIDE)	\$5,745	\$351	\$0	\$0	\$0
TIMBERCREEK AND ALLENWOOD WATERMAIN REPLACEMENT	\$0	\$0	\$0	\$450	\$5,400
JUPITER SANITARY SEWER MAIN	\$0	\$0	\$0	\$0	\$400
SANITARY SEWER MAIN REPLACEMENT	\$0	\$450	\$3,900	\$1,500	\$0
<b>Subtotal Water &amp; Wastewater</b>	<b>\$5,745</b>	<b>\$801</b>	<b>\$3,900</b>	<b>\$1,950</b>	<b>\$5,800</b>

**Subtotal Utilities**

<b>Subtotal Utilities</b>	<b>\$30,609</b>	<b>\$8,985</b>	<b>\$4,305</b>	<b>\$5,036</b>	<b>\$6,332</b>
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<b>Total Expenditures</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
	<b>\$88,660</b>	<b>\$50,635</b>	<b>\$26,993</b>	<b>\$8,779</b>	<b>\$11,690</b>

# OPERATION & MAINTENANCE

# OPERATIONS AND MAINTENANCE

Amounts in Thousands

## Government

### Arts

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
PUBLIC ART BONDS	\$183	\$191	\$191	\$0	\$0
<b>Subtotal Arts</b>	\$183	\$191	\$191	\$0	\$0

### Public Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
ALLEN PUBLIC LIBRARY EXPANSION	\$20	\$1,026	\$1,073	\$0	\$0
<b>Subtotal Public Facilities</b>	\$20	\$1,026	\$1,073	\$0	\$0

### Public Safety

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
MUNICIPAL SERVICE CENTER - PHASE II	\$0	\$1,876	\$1,876	\$0	\$0
<b>Subtotal Public Safety</b>	\$0	\$1,876	\$1,876	\$0	\$0

### Total Government

\$203	\$3,093	\$3,140	\$0	\$0
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## Parks

### Community Park

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
WATTERS BRANCH COMMUNITY PARK, PHASE 2 (SPIRIT PARK)	\$351	\$362	\$371	\$0	\$0
<b>Subtotal Community Park</b>	\$351	\$362	\$371	\$0	\$0

### Park Facilities

Project Name	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
HERITAGE VILLAGE PAVILION & IMPROVEMENTS	\$5	\$5	\$5	\$0	\$0
MOLSEN FARM	\$676	\$677	\$679	\$0	\$0
<b>Subtotal Park Facilities</b>	\$681	\$682	\$684	\$0	\$0

### Total Parks

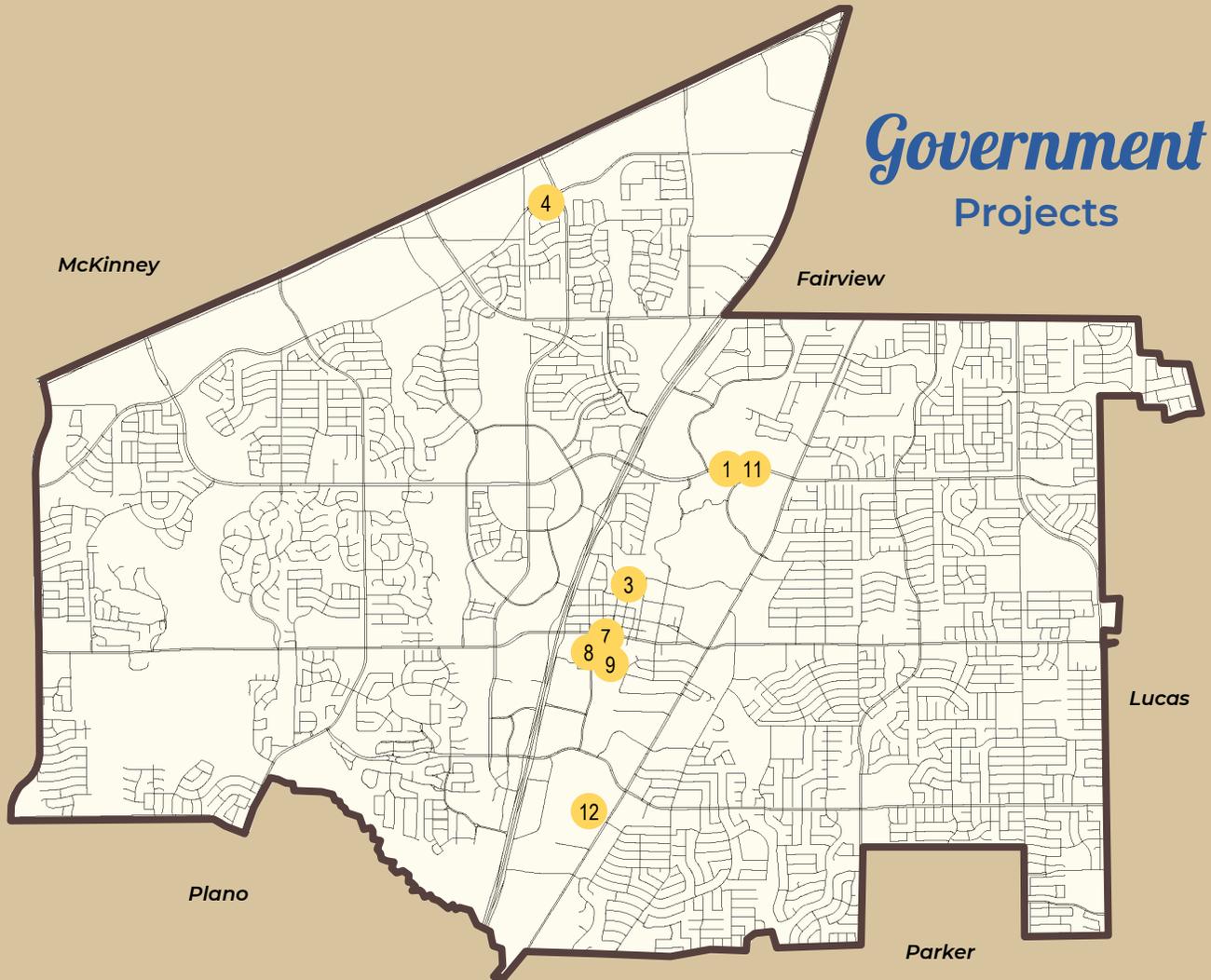
\$1,032	\$1,044	\$1,055	\$0	\$0
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### Total O & M

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
\$1,235	\$4,137	\$4,195	\$0	\$0

GOVERNMENT

# Government Projects



General Government projects include administrative facilities not included as part of the parks, public works, streets and drainage, or utility projects.

## **Obligated**

- (1) Don Rodenbaugh Natatorium Artwork
- (2) Public Art
- (3) Allen Public Library Expansion
- (4) Fire Station #6 and Equipment

## **Essential**

- (5) Facility Backup Generator
- (6) Facility Upgrades
- (7) PDHQ Air Handlers

## **Desirable**

- (8) City Hall ACTV/ Council Remodel
- (9) City Hall / MCPAR Roof Replacement
- (10) City Wide Metal Repaint
- (11) Don Rodenbaugh Natatorium Roof/HVAC
- (12) Municipal Service Center—Phase 2

**DON RODENBAUGH NATATORIUM ARTWORK**

**Project Background:**

Public Art Committee approved \$200,000 plus contingency in FY20 for the DRN Lobby Artwork.

This project exhaust in 2007 public art GO Bonds.

**Project Justification:**

Project supports the desire of the citizens to infuse the community with artwork per the public art master plan.

Priority: Obligated

Finance #: PR1599

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	30	0	0	0	0	0	30
Construction	70	118	0	0	0	0	188
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>100</b>	<b>118</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>218</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	218	0	0	0	0	0	218
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>218</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>218</b>

Authorized Bonds

**PUBLIC ART BONDS**

**Project Background:**

\$217 K remaining from 2007 GO Bond Program for Public Art - identified for art in the Don Rodenbaugh Natatorium.

\$1.73 M approved in 2016 GO Bond Program for Public Art.

Estimated draw down for future art projects (Allen Drive, SGT Recreation Center, various street roundabouts, Molsen Farm and others).

**Project Justification:**

Project support for implementation of the 2016 public art master plan.

Priority: Obligated

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
183	191	191	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0	0
Construction	0	400	400	300	300	330	1,730
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>400</b>	<b>400</b>	<b>300</b>	<b>300</b>	<b>330</b>	<b>1,730</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	868	646	216	0	0	0	1,730
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>868</b>	<b>646</b>	<b>216</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,730</b>
Authorized Bonds		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**ALLEN PUBLIC LIBRARY EXPANSION**

**Project Background:**

Expansion of the existing Library facility.

Project approved as part of the 2016 Bond Election. Bond sale subject to City Council approval in each FY.

Phase 2 Expansion includes: (FY21) \$15.32M

- 45,000 SF expansion of N and E wing of building and courtyard
- Additional 194 Parking Spaces

**Project Justification:**

Expand the existing facility to meet the growing needs of the city.

Priority: Obligated

Finance #: LB1901

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
20	1026	1073	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	300	773	0	0	0	0	1,073
Construction	0	0	7,600	6,489	125	0	14,214
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>300</b>	<b>773</b>	<b>7,600</b>	<b>6,489</b>	<b>125</b>	<b>0</b>	<b>15,287</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	1,673	13,489	125	0	0	0	15,287
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,673</b>	<b>13,489</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,287</b>

Authorized Bonds

**FIRE STATION #6 AND EQUIPMENT**

**Project Background:**

Proposed location at the Southwest corner of Ridgeview and Watters. Project includes design services, construction of new facility, one ladder truck, and associated equipment.

Anticipated project start in LATE FY21, with Construction.

\$1 M FY19 Bond used for Central Fire Station.

**Funding**

FY17 \$ 9 K GO BOND  
 FY19 \$ 800 K GO BOND  
 FY23 \$ 8.145 M GO BOND

**OTHER:**

\$17 K CENTRAL FIRE TRANSFER  
 \$2.5 M Non Bond  
 \$3.292 M in FY23 is yet undefined

**Project Justification:**

Provide the needed fire service along the developing SH121 corridor.

Project approved as part of the 2016 Bond Election. Allen City Council authorized sale of bonds in FY19 for design only.

Priority: Obligated

Finance #: PS1901

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	809	0	100	0	0	0	909
Construction	0	0	8,854	3,000	0	0	11,854
Equipment	0	0	0	2,000	0	0	2,000
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>809</b>	<b>0</b>	<b>8,954</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>14,763</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	809	0	8,145	0	0	0	8,954
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	2,517	0	3,292	0	0	0	5,809
<b>TOTAL</b>	<b>3,326</b>	<b>0</b>	<b>11,437</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,763</b>

Authorized Bonds

**FACILITY BACKUP GENERATOR**

**Project Background:**

Phase 1:  
 Fire Station #4 - Existing Generator is inoperable and is too small to keep facility operational in an emergency power outage.  
 Fire Station #3 - Existing Generators are too small to keep facility operational in an emergency power outage.

Phase 2:  
 PDHQ and City Hall - Existing Generators are too small to keep facility operational in an emergency power outage.

Generators will be engineered to support future facility needs and will be commercial bi-fuel units.

**Project Justification:**

Generators are inoperable and/or facility requires additional capacity to fulfill future emergency power outage.

Priority: Essential

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	60	60	0	0	0	120
Construction	0	30	0	140	0	0	170
Equipment	0	80	0	240	0	0	320
Other	0	10	0	50	0	0	60
<b>TOTAL</b>	<b>0</b>	<b>180</b>	<b>60</b>	<b>430</b>	<b>0</b>	<b>0</b>	<b>670</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	180	60	430	0	0	670
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>180</b>	<b>60</b>	<b>430</b>	<b>0</b>	<b>0</b>	<b>670</b>

Authorized Bonds

**FACILITY UPGRADES**

**Project Background:**

FY21 Projects included:  
 -Allen Event Center (Parking Garage Lighting)  
 -City Hall (Weatherproofing, Underground Sealing, Roof Replacement, Server Room HVAC, Cube Redesigns, Emergency Repairs from Snow Storm, Duct Cleaning)  
 -City wide (exterior metal repaint / repair, roof assessment)  
 -FS #3&#4 (Window Replacement)  
 -Library (Duct Cleaning, Water intrusion investigation/Design)  
 -McPar (Duct Cleaning, Roof Replacement)  
 -Natorium (Roof Replacement, Mechanical & Plumbing)  
 -Service Center (Sign Shop Leak Seal, Office Rearrangement, Duct Cleaning)  
 -Event Center Garage Lighting upgrades  
 -City Facility Safety Upgrade (Touchless Doors and Enhanced Security)

Future projects to be determined as need arises, such as:  
 -City Hall (Permitting Cubicle, Asst. Dir. CS Office, Workspace Renovation 2nd Floor Phase 3)  
 -PD (Jail Repaint)  
 -Service Center (Parks Cubicle)  
 Outer years assumes \$600K transferred in from the General Fund to be reviewed each year with annual budget preparations.

**Project Justification:**

Required maintenance and upgrades to existing facilities

Priority: Essential

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	72	35	0	0	0	0	107
Construction	838	204	600	600	600	0	2,842
Equipment	40	120	0	0	0	0	160
Other	0	30	0	0	0	0	30
<b>TOTAL</b>	<b>950</b>	<b>389</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>0</b>	<b>3,139</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	950	389	600	600	600	0	3,139
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>950</b>	<b>389</b>	<b>600</b>	<b>600</b>	<b>600</b>	<b>0</b>	<b>3,139</b>

Authorized Bonds

**PDHQ AIR HANDLERS**

**Project Background:**

Project will engage a design professional to asses the condition of the exist 9 air handlers at PDHQ and provide a recommendation of replacement or repair.

Design of new system if needed will provide specifications for units that will provide increased efficiency and allow for improved humidity/climate control.

**Project Justification:**

The existing air handler system is 20 years old and requires an assessment to determine repair or replacement to ensure normal operation.

Priority: Essential

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	20	0	0	0	0	20
Construction	0	135	0	0	0	0	135
Equipment	0	300	0	0	0	0	300
Other	0	5	0	0	0	0	5
<b>TOTAL</b>	<b>0</b>	<b>460</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>460</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	460	0	0	0	0	460
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>460</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>460</b>

Authorized Bonds

**CITY HALL ACTV / COUNCIL REMODEL**

**Project Background:**

Modernize ACTV studio and update producer offices as well as increase the size of the guest waiting room that can be doubled as a council locker room. Project will add a new emergency egress.

Funding  
 Other \$577 K Tax Notes  
 Other \$800 K Public Education Grant (PEG) Funds

**Project Justification:**

Current studio is insufficient for city projects and the current waiting room is not adequately sized. Project will also add an emergency egress point for council members.

Priority: Desirable

Finance #: PF2002

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	70	0	0	0	0	0	70
Construction	0	1,307	0	0	0	0	1,307
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>70</b>	<b>1,307</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,377</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	617	760	0	0	0	0	1,377
<b>TOTAL</b>	<b>617</b>	<b>760</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,377</b>
Authorized Bonds		<input type="checkbox"/>					

**CITY HALL/ MCPAR ROOF REPLACEMENT**

**Project Background:**

The existing roofs are starting to leak.  
 Phase 1 FY19 City Hall Rotunda (completed)  
 Phase 2 FY22 Remaining roof replacement for City Hall and McPAR  
 Funding  
 Other \$ 1.4M Tax Notes

**Project Justification:**

Roofs are over 20 years old and reached their design life.

Priority: Desirable

Finance #: PF2104

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	20	0	0	0	0	0	20
Construction	0	1,380	0	0	0	0	1,380
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>20</b>	<b>1,380</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,400</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	1,400	0	0	0	0	0	1,400
<b>TOTAL</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,400</b>

Authorized Bonds

**CITY WIDE METAL REPAINT**

**Project Background:**  
 Project will repaint exposed metal surfaces located at City Hall, McPAR, PDHQ, Fire Station #5.  
  
 Funding  
 Other \$130 K Tax Notes

**Project Justification:**  
 Paint on metal surfaces is used as a protective coating to prevent rust and potential structural issues.

Priority: Desirable

Finance #: PO2010

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0	0
Construction	25	105	0	0	0	0	130
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>25</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	130	0	0	0	0	0	130
<b>TOTAL</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130</b>

Authorized Bonds

**DON RODENBAUGH NATATORIUM ROOF / HVAC**

**Project Background:**

Project will replace the roofing on the majority of the DRN and replace the structural and envelope imperfections that are causing environmental leakage and stressing the pools HVAC system.

Phase 1 FY21 Replacement over main building minis roof with HVAC system.

Phase 2 FY22 HVAC and roof the A/C system sits on.

Funding  
 General Fund \$ 900 k 605 FUND  
 Other \$ 1.6 M Tax Notes

**Project Justification:**

The existing roof has structural and envelope imperfections that need to be addressed. The existing HVAC system is overworked partly due to the roof issues causing the system to have issues maintaining proper humidity and temperature.

Priority: Desirable

Finance #: PF2102

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	22	0	0	0	0	0	22
Construction	650	1,828	0	0	0	0	2,478
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>672</b>	<b>1,828</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	900	0	0	0	0	0	900
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	1,600	0	0	0	0	0	1,600
<b>TOTAL</b>	<b>2,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500</b>

Authorized Bonds

MUNICIPAL SERVICE CENTER - PHASE II

**Project Background:**

Development of Fleet Maintenance/Finish out of Building  
 GO Bonds authorized from 2007 Bond Election.  
 Currently outsourcing most of fleet maintenance. This project will only occur if the economics of internal fleet maintenance prove viable.

**Project Justification:**

Improvement to address the growing needs of Fleet Maintenance, if necessary.  
 Project voted on and approved by citizens in the FY07 Bond Election

Priority: Desirable

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	1876	1876	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	150	0	150
Construction	0	0	0	0	0	750	750
Equipment	0	0	0	0	350	750	1,100
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>1,500</b>	<b>2,000</b>

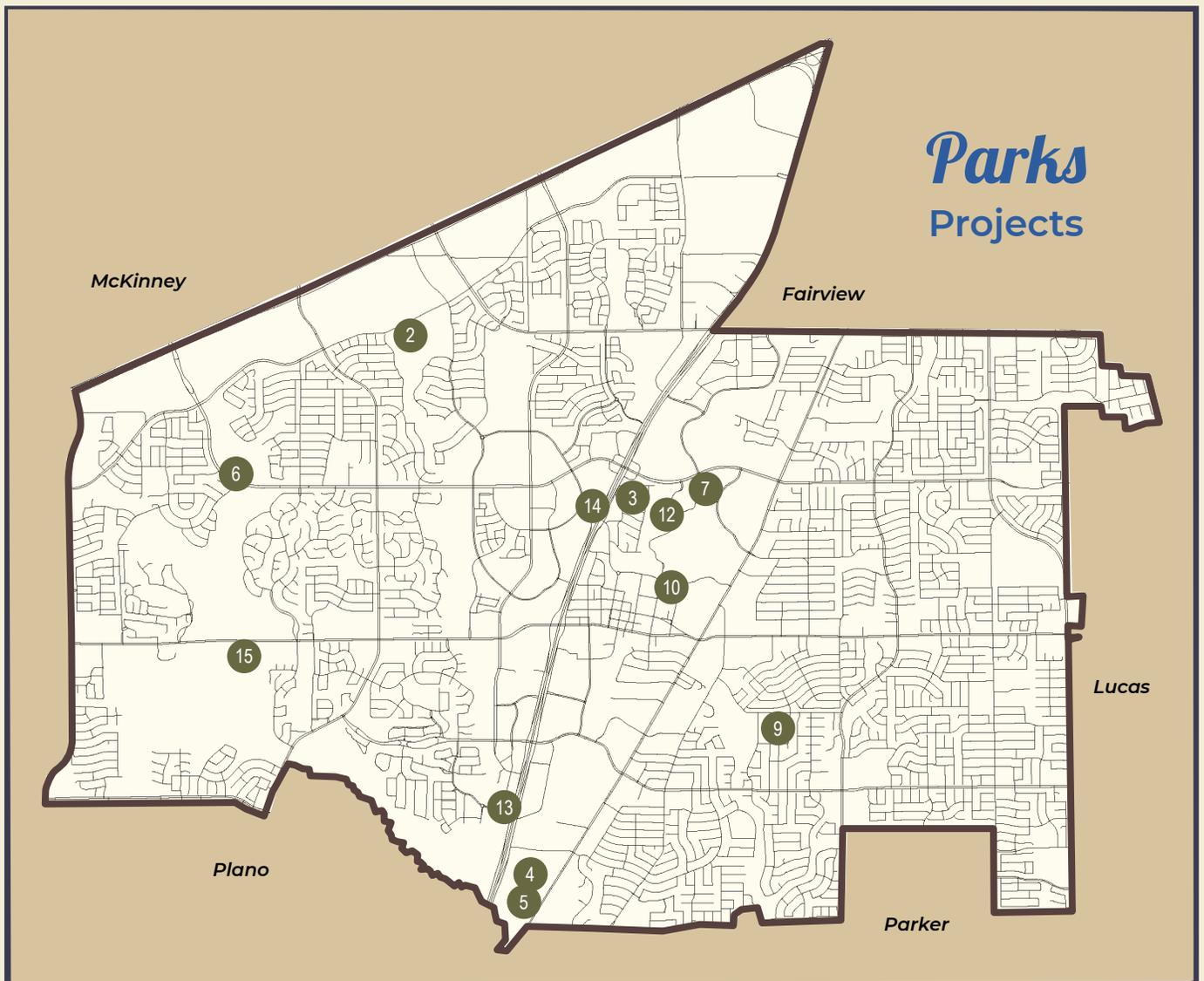
**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	2,000	0	0	2,000
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>0</b>	<b>2,000</b>

Authorized Bonds

PARKS

# Parks Projects



Park projects include Community Parks, Neighborhood Parks, Greenbelt development, and the acquisition and development of Community and Neighborhood parks.

## **Community Parks**

### **Obligated**

- (1) Land Acquisition

### **Leveraged**

- (2) Watters Branch Community Park, Ph 2 (Spirit Park)

## **Neighborhood Park Development**

### **Desirable**

- (3) Rolling Hills Park Expansion

## **Park Facilities**

### **Obligated**

- (4) Environmental Education Center
- (5) Molsen Farm
- (6) Stephen G. Terrell Recreation Center

### **Desirable**

- (7) Aquatic Improvements—DRN slide

- (8) Dog Park

- (9) Ford Park East Redesign

- (10) Heritage Village Pavilion & Improvements

- (11) Park Playground Shade Program

## **Regional Parks**

### **Desirable**

- (12) Allen Station Park Improvements

## **Trails and Greenbelts**

### **Leveraged**

- (13) Rowlett Trail at Montgomery Ridge

- (14) Allen Drive Landscape & Art Enhancement

- (15) Eugene McDermott Park Trail

- (16) Ridgeview Drive Trail Connections

### **Desirable**

- (17) Allen Trail Segments

- (18) Trail Construction

**LAND ACQUISITION**

**Project Background:**

Community park land acquisition

Land acquisition for future community parks, pocket parks, and open space with approval by City Council.

\$3M GO Bond funding approved as part of the 2016 Bond election with \$91K from FY06 Bond election used to purchase TxDOT Old Custer Road property at Russel Creek in FY21. \$111,324 was borrowed from Environmental Discovery Center Bonds (FY06 bond election) for TxDOT land acquisition and is to be refunded upon sale of FY21 land acquisition bonds.

\$1.5M to be issued in FY21 and \$1.5M to be issued in FY22.

**Project Justification:**

As population grows, land acquisition required to provide park and open space to maintain or increase level of service. Level of service is measured in acres of land per 1,000 population.

Priority: Obligated

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	202	1,500	1,389	0	0	0	3,091
Arch/Eng	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>202</b>	<b>1,500</b>	<b>1,389</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,091</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	1,591	1,500	0	0	0	0	3,091
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,591</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,091</b>

Authorized Bonds

**WATTERS BRANCH COMMUNITY PARK, PHASE 2 (SPIRIT PARK)**

**Project Background:**

FY17 \$2.3M from PR1601 to be repaid for the SGT Rec Center in FY23.  
 Purchased 24.25 acres additional land for park (Bush-Elkins property)  
 \$500 K Cricket Pitch Field with parking lot to be completed in FY21, includes \$375K in non-bonds.  
 \$500 K FY20 Bond  
 \$4.5 M FY23 Bond

**Project Justification:**

Improvements to 55 acre park to meet community needs located on Watters Branch. Includes maintenance outpost, additional restrooms, parking, sport fields, park signage, and batting cages.

Priority: Leveraged

Finance #: PR1904

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
351	362	371	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	28	0	0	0	220	0	248
Construction	847	0	0	2,300	0	1,980	5,127
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>875</b>	<b>0</b>	<b>0</b>	<b>2,300</b>	<b>220</b>	<b>1,980</b>	<b>5,375</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	500	0	4,500	0	0	0	5,000
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	144	0	0	0	0	0	144
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	231	0	0	0	0	0	231
<b>TOTAL</b>	<b>875</b>	<b>0</b>	<b>4,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,375</b>

Authorized Bonds

**ROLLING HILLS PARK EXPANSION**

**Project Background:**

Additional 3 acres purchased in 2017.  
 CDC approved \$75K for design in FY19.  
 CDC approved \$400K for construction in FY20  
 CDC request of \$1,137,417 for FY22

**Project Justification:**

Development of larger, improved park to meet community needs.

Neighborhood(s) currently served by 1/3 acre park at LOS 1.5:1000 (City wide LOS is 7.9:1000 acres provided per 1000 POP.)

Priority: Desirable

Finance #: PR1703

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	515	0	0	0	0	0	515
Arch/Eng	142	0	0	0	0	0	142
Construction	363	1,137	0	0	0	0	1,500
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,020</b>	<b>1,137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,157</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	525	0	0	0	0	0	525
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	475	1,137	0	0	0	0	1,612
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	20	0	0	0	0	0	20
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,020</b>	<b>1,137</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,157</b>

Authorized Bonds

**ENVIRONMENTAL EDUCATION CENTER**

**Project Background:**

\$500 K in GO Bonds issued as part of the 2007 Bond election for the Environmental Discovery Center. \$111,324 was borrowed from the Environmental Discovery Center bonds for TxDOT land acquisition and is to be refunded upon sale of land acquisition bonds.

**Project Justification:**

Environmental educational opportunities for the public, approved as part of the 2007 Bond election.

Priority: Obligated

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	50	0	0	0	0	50
Construction	0	0	450	0	0	0	450
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>50</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	500	0	0	0	0	0	500
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500</b>
Authorized Bonds		<input type="checkbox"/>					

**MOLSEN FARM**

**Project Background:**

CDC approved \$150 K in 2008, of which \$87 K remains.

FY16 Bond Election for the Molsen Farm Project  
 \$1.5 M FY19 Bond Sale  
 \$1.5 M FY21 Bond Sale

O&M includes full scale tree farm operation.

RFQ complete for professional services award contract for design for PH 1.

Design proposal for revised master plan and design docs for trail head \$222K.

**Project Justification:**

Infrastructure development (utilities, entry road, parking), trailhead construction, pedestrian access, and rehab of the site structures to make property publicly accessible.

Priority: Obligated

Finance #: PR0805

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
676	677	679	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	200	22	0	0	0	0	222
Construction	0	1,365	1,500	0	0	0	2,865
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>200</b>	<b>1,387</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,087</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	1,500	1,500	0	0	0	0	3,000
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	96	0	0	0	0	0	96
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,596</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,096</b>
Authorized Bonds		<input type="checkbox"/>					

**STEPHEN G. TERRELL RECREATION CENTER**

**Project Background:**

Recreation center to serve Allen residents. Current Revenues Include:

GO Bond  
 \$16 M from 2016 Bond Election \$1.063 M from 2007 Bond Election  
 (Note: \$2.3M from 2007 bond election loaned to Spirit Park for construction, and is to be repaid to PR1907 when Spirit Park Ph II bonds are issued. \$2.3M not reflected below)

Revenue Bonds  
 \$12.5 M Anticipated to be sold in FY21 and FY22 totaling \$25 M

Intergovernmental  
 \$410,200 Non Bond Funds to be reimbursed by Collin County

Type A/B Taxes  
 \$66 K CDC Trail Funds \$10 M anticipated in FY21

Other Revenues are partnership funds in the amount of \$3 M from the Allen Sports Association FY22

**Project Justification:**

Voters approved \$3.4M GO Bonds as part of the 2007 bond election and \$16M GO bonds as part of the 2016 bond election.

City Council approved issuance of \$14.5M GO Bonds on June 9, 2020.

Priority: Obligated

Finance #: PR1907

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0
Arch/Eng	3,500	1,900	1,300	0	0	6,700
Construction	5,000	33,460	6,919	0	0	45,379
Equipment	0	0	3,460	0	0	3,460
Other	0	0	0	0	0	0
<b>TOTAL</b>	<b>8,500</b>	<b>35,360</b>	<b>11,679</b>	<b>0</b>	<b>0</b>	<b>55,539</b>

**SOURCE OF FUNDS**

<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	17,063	0	0	0	0	17,063
Revenue Bonds	12,500	12,500	0	0	0	25,000
Intergovernmental	31	189	190	0	0	410
Type A/B Taxes	10,066	0	0	0	0	10,066
Gen. Fund Rev.	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0
Fees	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0
Other	3,000	0	0	0	0	3,000
<b>TOTAL</b>	<b>42,660</b>	<b>12,689</b>	<b>190</b>	<b>0</b>	<b>0</b>	<b>55,539</b>
<i>Authorized Bonds</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

**AQUATIC IMPROVEMENTS - DRN SLIDE**

**Project Background:**

CDC approved \$852,274 for FY20 and to be completed early FY21

**Project Justification:**

Original slide is 16 years old and now requiring annual maintenance. TPS inspectors indicate slide will not pass inspection in coming year.

Priority: Desirable

Finance #: PR2011

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	25	0	0	0	0	0	25
Construction	0	0	0	0	0	0	0
Equipment	0	827	0	0	0	0	827
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>25</b>	<b>827</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>852</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	852	0	0	0	0	0	852
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>852</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>852</b>
Authorized Bonds		<input type="checkbox"/>					

**DOG PARK**

**Project Background:**

Master Plan completed FY21  
 Award contract for design FY21 (Spring)  
 Funding  
 Type A/B Taxes \$250 K FY20 CDC Approved  
 Type A/B Taxes \$1.25 M FY22 CDC Requested

**Project Justification:**

Citizen requests for a dog park have increased.

Priority: Desirable

Finance #: PR2008

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	126	0	0	0	0	0	126
Construction	0	1,374	0	0	0	0	1,374
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>126</b>	<b>1,374</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	250	1,250	0	0	0	0	1,500
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>250</b>	<b>1,250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,500</b>

Authorized Bonds

**FORD PARK EAST REDESIGN**

**Project Background:**

\$100,000 approved by CDC in FY19. Requested an additional \$32,000 from CDC for master planning in FY22.

Development will require CDC Funding and/or Park Dedication Fees.

RFQ complete for professional services award contract for design.

**Project Justification:**

Design overhaul to update aging facilities and meet changing needs of the community.

Priority: Desirable

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	132	0	0	0	0	132
Construction	0	0	0	0	0	0	0
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>132</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>132</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	100	32	0	0	0	0	132
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>100</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>132</b>

Authorized Bonds

**HERITAGE VILLAGE PAVILION & IMPROVEMENTS**

**Project Background:**

\$150K approved by CDC Board in FY19  
 Additional \$2,055,059 approved in FY21  
 Project schedule pending outcome of Heritage Village ad hoc committee final meeting (April- May 2020).

**Project Justification:**

Restoration of the barn, tool shed, tenant house, farm house and construction of new pavilion at the Heritage Village.

Priority: Desirable

Finance #: PR1708

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
5	5	5	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0	0
Construction	150	50	0	0	0	0	200
Equipment	0	150	1,350	505	0	0	2,005
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>150</b>	<b>200</b>	<b>1,350</b>	<b>505</b>	<b>0</b>	<b>0</b>	<b>2,205</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	2,205	0	0	0	0	0	2,205
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>2,205</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,205</b>

Authorized Bonds

**PARK / PLAYGROUND SHADE PROGRAM**

**Project Background:**

CDC request of \$330 K for FY22  
 Future requests for CDC funding are represented in years 2023 through 2026

**Project Justification:**

Residents continue to request shade over playgrounds and other park amenities.

Priority: Desirable

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0
Construction	330	330	330	330	330	1,650
Equipment	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>TOTAL</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>1,650</b>

**SOURCE OF FUNDS**

<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0
Type A/B Taxes	330	330	330	330	330	1,650
Gen. Fund Rev.	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0
Fees	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>TOTAL</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>1,650</b>

Authorized Bonds

**ALLEN STATION PARK IMPROVEMENTS (PLAYGROUND AREA)**

**Project Background:**

RFQ complete for professional services

Design contract underway for \$80,635.

**Funding**

Type A/B Taxes \$880K FY19 CDC approved

**Project Justification:**

Aging playground (oldest) and associated amenities are in need of replacement, and the advent of increased game and tournament play (made possible by artificial turf) equate to the need for expanded play opportunities for family specials.

Priority: Desirable

Finance #: PR2009

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	81	0	0	0	0	0	81
Construction	350	449	0	0	0	0	799
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>431</b>	<b>449</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>880</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	880	0	0	0	0	0	880
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>880</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>880</b>
Authorized Bonds		<input type="checkbox"/>					

**ROWLETT TRAIL AT MONTGOMERY RIDGE**

**Project Background:**

Segments previously designed and constructed are not reflected in revenues or expenses.

Will require future CDC trail construction funding for construction.

**Project Justification:**

Completion of Rowlett Trail from Sun creek Park to Plano connection at Rowlett Creek.

Priority: Obligated

Finance #: PR1806

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	87	87	0	0	0	0	174
Construction	0	0	0	0	0	0	0
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>87</b>	<b>87</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>174</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	10	0	0	0	0	0	10
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	164	0	0	0	0	0	164
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>174</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>174</b>

Authorized Bonds

**ALLEN DRIVE LANDSCAPE & ART ENHANCEMENT**

**Project Background:**

Landscape cost \$1.140 M                      Artwork cost \$800 K

Phase 1:  
Artwork and initial landscape and hardscape at intersection of US75

Phase 2:    Phase 3:  
Landscaping along                              Landscaping along main lanes  
frontage road

Funding  
Bonds:    \$ 300 K Public Art (Anticipated)  
Other:    \$ 540 K CBD and Public Art Committee GCAA Match  
    \$ 1.1 M Unallocated Median Improvement

\* Art Bond funds on hold per direction of the Public Art Committee.  
Roadway project is Allen Drive Gateway (Roadway) listed in Public Works.

**Project Justification:**

Project will take the Allen Drive / US 75 Schematic Interchange Improvements project and complete the design and construction providing landscaping and artwork for a Gateway into our community at Allen Drive and US 75.

\*Re-evaluate artwork opportunity after roadway completion

Priority:   Leveraged  

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0
Arch/Eng	200	0	0	0	0	200
Construction	0	0	940	800	0	1,740
Equipment	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>TOTAL</b>	<b>200</b>	<b>0</b>	<b>940</b>	<b>800</b>	<b>0</b>	<b>1,940</b>

**SOURCE OF FUNDS**

<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	300	0	0	300
Revenue Bonds	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0
Fees	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0
Other	0	0	1,640	0	0	1,640
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>1,940</b>	<b>0</b>	<b>0</b>	<b>1,940</b>

Authorized Bonds

**EUGENE MCDERMOTT PARK TRAIL**

**Project Background:**

Collin County awarded \$140 K toward design of the trail and trail head on the Eugene McDermott Park Property.

Additional CDC trail construction funds to be transferred in for construction, reflected in FY22 Type A/B Taxes.

Pursuing \$700 K construction funding from Collin County for FY22, to be announced October 2021. Also applied for \$200 K Recreational Trail grant for construction, to be announced June 2021.

**Project Justification:**

Extension of the primary Rowlett Trail corridor on the Eugene McDermott Park property with major trail head at McDermott Drive.

Priority: Leveraged

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	70	70	0	0	0	0	140
Construction	0	400	1,100	0	0	0	1,500
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>70</b>	<b>470</b>	<b>1,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,640</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	70	970	0	0	0	0	1,040
Type A/B Taxes	0	600	0	0	0	0	600
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>70</b>	<b>1,570</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,640</b>
Authorized Bonds		<input type="checkbox"/>					

**RIDGEVIEW DRIVE TRAIL CONNECTIONS**

**Project Background:**

Revenues from CDC allocated for Trail Construction.  
Construction anticipated to be complete August 2021.

**Project Justification:**

Create a much needed trail segments on Ridgeview Drive to establish the continuous trail connection.

Priority: Leveraged

Finance #: PR1807

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0
Arch/Eng	67	0	0	0	0	67
Construction	1,703	0	0	0	0	1,703
Equipment	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,770</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,770</b>

**SOURCE OF FUNDS**

<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0
Type A/B Taxes	1,770	0	0	0	0	1,770
Gen. Fund Rev.	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0
Fees	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,770</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,770</b>

Authorized Bonds

**ALLEN TRAIL SEGMENTS**

**Project Background:**

\$60 K transferred from Trail Construction for design of various trail improvements.

Future construction will require future transfer of additional trail construction funding.

**Project Justification:**

Remediation of several issues associated with, 1) Watters Trail, 2) Rowlett Trail, and 3) Mustang Trail.

Priority: Desirable

Finance #: PR2103

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	45	15	0	0	0	0	60
Construction	0	0	0	0	0	0	0
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>45</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	60	0	0	0	0	0	60
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60</b>
Authorized Bonds		<input type="checkbox"/>					

**TRAIL CONSTRUCTION**

**Project Background:**

CDC allocation remaining from FY20 and FY21

Revenues in PR2001 and PR2105. Projects above contain funds allocated for design and construction of Trails and moved as needed.

TYPE A/B Taxes in FY22 through FY26 pending CDC approval.

Approximately \$600K to be transferred to the Eugene McDermott Park Trail project in FY22, and is reflected in reduced revenues.

**Project Justification:**

Continued development of the city trail network to better serve the growing population of trail users.

Improvements in accordance with the Allen Trail Master Plan.

Priority: Desirable

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

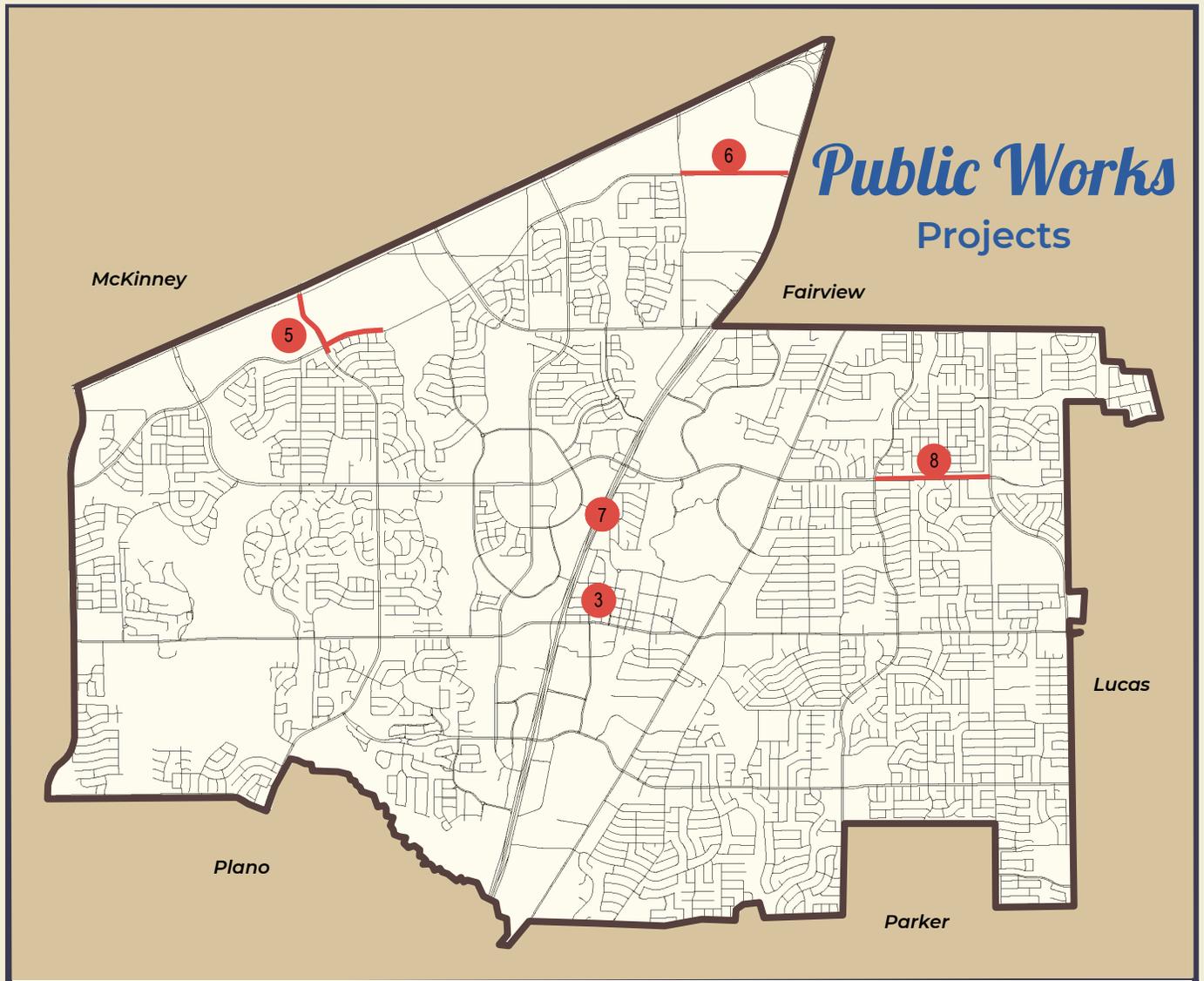
	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	50	80	50	50	50	280
Construction	0	854	854	868	868	868	4,312
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>904</b>	<b>934</b>	<b>918</b>	<b>918</b>	<b>918</b>	<b>4,592</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	592	800	800	800	800	800	4,592
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>592</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>4,592</b>
Authorized Bonds		<input type="checkbox"/>					

**PUBLIC WORKS**

**PW**



Public Works projects include street , drainage, and traffic safety improvements.

**Street Maintenance**

**Obligated**

- (1) Street Pavement Replacement (Various Locations)

**Streets**

**Obligated**

- (2) 2022 Median Landscape Improvement
- (3) Central Business District (CBD) Street Reconstruction
- (4) Traffic Signal and Signal Upgrades

**Leveraged**

- (5) Alma / Ridgeview Drive Improvements
- (6) Ridgeview Drive (Chelsea to US75)

**Desirable**

- (7) Allen Drive Gateway (Roadway)
- (8) Exchange Parkway (Allen Heights to Angel)

**STREET PAVEMENT REPLACEMENT (VARIOUS LOCATIONS)**

**Project Background:**

Annual Concrete pavement replacement program.

Funding  
Engineering staff designs project in house to save on engineering fees.

FY21 GO Bond \$570K  
FY21 Solid Waste Enterprise Fund \$300K

Fees  
Roadway Impact Quad 1

FY22 and beyond assumes use of Solid Waste funds (\$300K in Oper. Rev.), which is subject to annual budget appropriations.

Total \$4.18M Bond Funds authorized as a part of the 2016 Bond Election.

GO Bond source does not exist past FY23

**Project Justification:**

Replace existing collector streets, arterial streets, alleys and accessible ramps that have been deteriorated beyond normal maintenance.

Priority: Obligated

Finance #: ST2106

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0	0
Construction	967	870	650	300	300	300	3,387
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>967</b>	<b>870</b>	<b>650</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>3,387</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	570	570	350	0	0	0	1,490
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	352	300	300	300	300	300	1,852
Fees	45	0	0	0	0	0	45
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>967</b>	<b>870</b>	<b>650</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>3,387</b>
Authorized Bonds		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

2022 MEDIAN LANDSCAPE IMPROVEMENT

**Project Background:**

Installation of enhanced streetscape and irrigation on various arterial corridors.

Project Location:

Alma - Rollins to Hedgcoxe  
Exchange - Watters to US75

Funding  
Bond \$ 900 K

**Project Justification:**

This project will provided enhanced landscaping and irrigation on the fully built out sections of road in Allen

Priority: Obligated

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	100	0	0	0	0	100
Construction	0	0	800	0	0	0	800
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>100</b>	<b>800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>900</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	900	0	0	0	0	0	900
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>900</b>

Authorized Bonds

**CENTRAL BUSINESS DISTRICT (CBD) STREET RECONSTRUCTION**

**Project Background:**

Possible Reconstruction of Anna, Main to Coats; Boyd, US75 to Allen Drive; Bonham, Main to Coats; with associated water, sewer & drainage infrastructure:

Phase 1 & 2: Completed in FY18

Phase 3: Completed FY21 Austin (Boyd - Belmont), Boyd (Allen-US75), Anna (Main - Coats), Ash (Boyd - St Mary), Young and Bonham (Main - Coats) Drives

Phase 4: Not Yet Identified

Development Opportunities may exist in the near future

FY07 \$113 K GO BOND

FY17 \$300 K GO BOND

FY18 \$500 K GO BOND

FY21 \$850 K GO BOND

Total of \$2.613 M authorized in the 2007 and 2016 Bond Election for CBD.

**Project Justification:**

Replace existing asphalt streets that have deteriorated beyond repair and improve drainage.

Priority: Obligated

Finance #: ST1709

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	40	0	0	0	50	0	90
Construction	151	0	722	850	400	0	2,123
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>191</b>	<b>0</b>	<b>722</b>	<b>850</b>	<b>450</b>	<b>0</b>	<b>2,213</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	1,763	0	450	0	0	0	2,213
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,763</b>	<b>0</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,213</b>

Authorized Bonds

**TRAFFIC SIGNALS AND SIGNAL UPGRADES (FUTURE)**

**Project Background:**

Project includes:  
 Replacing existing Video Detection hardware for Traffic Signals.  
 Purchase PTZ camera's for monitoring traffic patterns.  
 Signal cabinet upgrades.

Update traffic signals to latest technology and provide more reliable operation.

New Traffic Signal installation.  
 Corridor Signal Timing updates.  
 Flashing Yellow Arrow changes.  
 Intersection Improvements

**Funding**

Bond \$ 357 K FY20      Bond \$ 412 K FY21  
 Other \$ 39 K Unallocated Street

\$3.39M approved as part of the 2016 Bond election.

New Traffic Signals  
 Greenville and Ridgmont      Bethany at RaceTrac

Staff will also use in-house forces to complete some improvements

**Project Justification:**

Improve traffic circulation by replacing and/or updating existing signals to modern equipment.

Priority: Obligated

Finance #: ST2103

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0	0
Construction	357	372	180	0	0	0	909
Equipment	39	40	12	0	0	0	91
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>396</b>	<b>412</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	769	192	0	0	0	0	961
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	39	0	0	0	0	0	39
<b>TOTAL</b>	<b>808</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000</b>

Authorized Bonds

## ALMA / RIDGEVIEW DRIVE IMPROVEMENTS

### Project Background:

Alma Drive 5th and 6 the lanes between Ridgeview Dr to SH121 (FY20)  
 Driven and Ridgeview Drive between Watters Creek and Alma Road.

Funding	
Bond	\$1,649 FY17 Bonds
Intergovernmental	\$ 778 K (Collin County Award for Alma Drive)
Fees is	\$1.11 M Roadway Impact Zone 2
Dev Contribution	\$194 K
Other is	\$ 144 K Unallocated Median Improvement \$ 50 K Unallocated Street

Original Collin County project award was \$2.75M in matching funds (remaining available funds is \$1.0 M).

### Project Justification:

Improve capacity along the corridor with construction of two additional lanes for both roadway sections.

Improvements in accordance with the Master Thoroughfare Plan and Interlocal Agreement with Collin County.

Priority: Leveraged

Finance #: ST2004

### OPERATIONS & MAINTENANCE

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

### APPROPRIATIONS

	Current Expenditures	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	TOTAL
Acquisition	0	0	0	0	0	0	0
Arch/Eng	200	0	0	0	0	0	200
Construction	1,504	2,221	0	0	0	0	3,725
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,704</b>	<b>2,221</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,925</b>

### SOURCE OF FUNDS

	Current Revenues	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	TOTAL
GO Bonds	1,649	0	0	0	0	0	1,649
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	778	0	0	0	0	0	778
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	1,110	0	0	0	0	0	1,110
Dev. Contributions	194	0	0	0	0	0	194
Other	194	0	0	0	0	0	194
<b>TOTAL</b>	<b>3,925</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,925</b>

Authorized Bonds

**RIDGEVIEW DRIVE (CHELSEA TO US 75)**

**Project Background:**

Construction of a 4-lane road with the ability to widen the roadway to 6 lanes at a later date. Includes new traffic signal at Chelsea and Ridgeview, and associated drainage and utility appurtenances. Project will also include Street lights and a Traffic Signal Design at Chelsea and Ridgeview.

Project approved as part of the 2016 Bond Election.

Estimated completion date FY24.

TxDOT construction to Start Interchange Improvements 4th Quarter of FY22

**Funding**

Bond \$ 1.65 M FY21 \$ 3.5 M FY22 \$ 600 K FY23  
 Intergovernmental \$ 145 K Collin County  
 Fee \$ 550 K Median Improvement  
 Other \$ 378 K Unallocated Street

**Project Justification:**

Improve traffic circulation in area of Monarch City constructing a major thoroughfare.

Improvements in accordance with the Master Thoroughfare Plan.

Priority: Leveraged

Finance #: ST2000

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	262	0	0	0	0	0	262
Construction	0	0	2,000	3,616	0	0	5,616
Equipment	0	0	0	0	0	0	0
Other	145	0	0	0	0	0	145
<b>TOTAL</b>	<b>407</b>	<b>0</b>	<b>2,000</b>	<b>3,616</b>	<b>0</b>	<b>0</b>	<b>6,023</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	1,400	3,500	600	0	0	0	5,500
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	145	0	0	0	0	0	145
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	378	0	0	0	0	0	378
<b>TOTAL</b>	<b>1,923</b>	<b>3,500</b>	<b>600</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,023</b>

Authorized Bonds

**ALLEN DRIVE GATEWAY (ROADWAY)**

**Project Background:**

To include a roundabout interchange improvement for US 75 frontage roads at Allen Drive within TxDOT ROW.

Total Project cost \$4.67M

**Funding**

- Bond \$1.07 M FY19
- Bond \$1.25 M FY20
- Bond \$400 K FY21 - CBD
- Bond \$226 K Transfer ST1710 (Schematic Design)

Intergovernmental: 2 GCAA awards total \$540K (Decorative Rail)

- Other \$790 K Unallocated Street
- Other \$394 K Transfer ST0316

Landscape and Art component of this project is Allen Drive Landscape & Art Enhancement listed in Parks.

**Project Justification:**

Project will take the Allen Drive / US 75 Schematic Interchange Improvements project and complete the design and construction providing a Gateway into our community at Allen Drive and US 75.

Priority: Desirable

Finance #: ST1903

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0
Arch/Eng	384	0	0	0	0	384
Construction	1,000	3,286	0	0	0	4,286
Equipment	0	0	0	0	0	0
Other	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,384</b>	<b>3,286</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,670</b>

**SOURCE OF FUNDS**

<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	2,946	0	0	0	0	2,946
Revenue Bonds	0	0	0	0	0	0
Intergovernmental	540	0	0	0	0	540
Type A/B Taxes	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0
Fees	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0
Other	1,184	0	0	0	0	1,184
<b>TOTAL</b>	<b>4,670</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,670</b>

Authorized Bonds

**EXCHANGE PARKWAY (ALLEN HEIGHTS TO ANGEL PKWY)**

**Project Background:**

Funding  
 Fees \$186 K Roadway Impact 2  
 Other \$ 64 K Unallocated Street  
 Funding category is resources to be determined.

**Project Justification:**

Improve capacity along the corridor with construction of two additional lanes.  
  
 Improvements in accordance with the master Thoroughfare Plan.

Priority: Desirable

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

**APPROPRIATIONS**

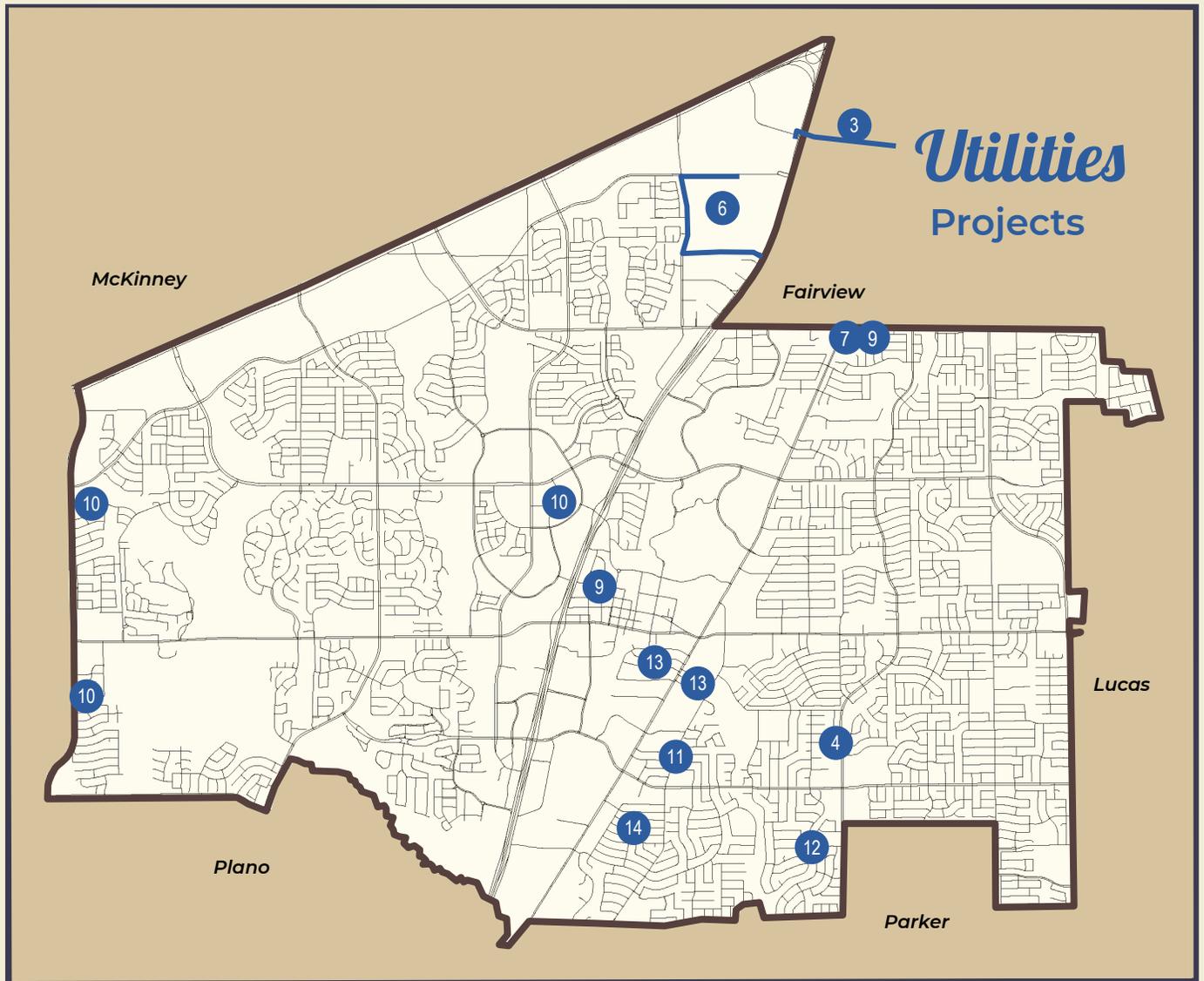
	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	250	0	0	250
Construction	0	0	0	0	0	0	0
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>250</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	186	0	0	186
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	64	0	0	64
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>250</b>
Authorized Bonds		<input type="checkbox"/>					

**UTILITIES**

**UTILITIES**



# Utilities Projects

Utilities include public water and wastewater system improvements required to meet state permit requirements, increases in demand in certain parts of the community, and system maintenance. Line extensions are required to meet demand and to complete looping.

## **Wastewater**

### **Essential**

- (1) Lift Station Improvements (Ongoing)
- (2) Manhole Improvements (Ongoing)
- (3) Sloan Creek Trunk Line and Lift Station

### **Maintenance**

- (4) Creek Valley Court Aerial Crossing

## **Water**

### **Desirable**

- (5) AMI / AMR

### **Essential**

- (6) 24" Waterline Sloan Creek
- (7) Pump Station #1 (Stacy Road) Renovation

- (8) Pump Station Minor Renovation (Ongoing)
- (9) SCADA Upgrade

### **Maintenance**

- (10) Water Tank and Tower Repaint

## **Water & Wastewater**

### **Maintenance**

- (11) Jupiter Sanitary Sewer Main
- (12) Sanitary Sewer Main Replacement
- (13) Timbercreek and Allenwood Watermain Replacement
- (14) Windridge Water & Sewer Replacement (Neighborhood Wide)

**LIFT STATION IMPROVEMENTS (ONGOING)**

**Project Background:**  
 New or replacement equipment for existing City lift station sites to meet the needs of the community.

**Project Justification:**  
 Routine capital expenditure to maintain the existing lift station operation at any of our five (5) locations annually.

Priority: Essential

Finance #: WA1204

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Equipment	500	150	150	150	150	169	1,269
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>500</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>169</b>	<b>1,269</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	594	150	150	150	150	75	1,269
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>594</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>75</b>	<b>1,269</b>
Authorized Bonds		<input type="checkbox"/>					

**MANHOLE IMPROVEMENTS (ONGOING)**

**Project Background:**

Project will replace 38 manholes in FY21 that have deteriorated due to a higher than anticipated corrosive gas. The project will replace the existing manholes with a new inert material manhole to prevent continued maintenance.

Project will replace 6 drop manholes in FY23 that connect to NTMWD system.

Continued maintenance or replacement of manholes of the Allen system

Fees  
Operational Revenue \$ 1,299 M  
Other \$ 530 K W/S Pro Rata Fee

**Project Justification:**

Replace manholes that have or are about to exceeded their design life based Hydrogen Sulfide gas erosion.

Priority: Essential

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	150	0	20	0	0	0	170
Construction	0	1,679	230	30	30	30	1,999
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>150</b>	<b>1,679</b>	<b>250</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>2,169</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	1,299	250	30	30	30	1,639
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	530	0	0	0	0	0	530
<b>TOTAL</b>	<b>530</b>	<b>1,299</b>	<b>250</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>2,169</b>
Authorized Bonds		<input type="checkbox"/>					

**SLOAN CREEK TRUNK LINE AND LIFT STATION**

**Project Background:**

Development in the area will require improvements to the existing sanitary sewer lift station.

Trunk Line	Regional Lift Station
\$215 K Design	\$905 K Design
\$1.579 M Construct	\$7.595 M Construction
\$ 367 K Land Easement	

Project Total \$10.661 M

Funding

Revenue Bonds	\$11.0 M (max - exact amount TBD)
Fees	Reimbursement AMI/AMR \$2.161 M Sewer Impact

Project is a coordinated effort between Allen, Fairview and NTMWD on a regional solution that will NTMWD managing and maintaining the lift station located in Fairview.

Fairview will repay \$2.6M in 2025 per agreement.

**Project Justification:**

Provide the required sewer mains to service the Sloan Creek sewer shed (Monarch City).

Priority: Essential

Finance #: WA1904

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	367	0	0	0	0	0	367
Arch/Eng	1,120	0	0	0	0	0	1,120
Construction	1,579	7,595	0	0	0	0	9,174
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>3,066</b>	<b>7,595</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,661</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	8,500	0	0	0	0	0	8,500
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	2,161	0	0	0	0	0	2,161
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>10,661</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,661</b>

Authorized Bonds

**CREEK VALLEY COURT AERIAL CROSSING**

**Project Background:**

Aerial crossing is reaching its design life and will start to require routine maintenance. This current funding is to slip line and wrap the existing aerial.

City crews are investigating the need to upsize the pipe based on existing flows. This upsizing will change the funding source and cost of the project. This change will be determined at the end of FY21

**Funding**

Operational Revenues are capital fund transfer out as a component of the total transfer in the approved budget.

**Project Justification:**

Replace sewer lines that are near or have exceeded their design life or when built used substandard materials / pipe sizes by current standards.

Priority: Maintenance

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	20	0	0	0	20
Construction	0	0	200	0	0	0	200
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>220</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>220</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	220	0	0	0	220
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>220</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>220</b>

Authorized Bonds

AMI / AMR

**Project Background:**

Project will replace all the existing water meters throughout the city as well as install the backbone in which the system will operate.

**Funding**

Other \$ 8.0 M Unallocated Water and Sewer funds that would have been used for Sloan Creek Lift Station per reimbursement resolution.

Operational Revenues \$ 3.8 M Water and Sewer Funds

Reimbursement Resolution Feb 2021

**Project Justification:**

Staff has determined the need to improve the efficiency and accuracy of the Cities meter reading/collecting service.

Priority: Desirable

Finance #: WA2002

**OPERATIONS & MAINTENANCE**

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	822	0	0	0	0	0	822
Construction	0	0	0	0	0	0	0
Equipment	0	8,000	2,978	0	0	0	10,978
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>822</b>	<b>8,000</b>	<b>2,978</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,800</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	3,800	0	0	0	0	0	3,800
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	8,000	0	0	0	0	0	8,000
<b>TOTAL</b>	<b>11,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,800</b>
Authorized Bonds		<input type="checkbox"/>					

**24" WATERLINE SLOAN CREEK**

**Project Background:**  
 Project will install a 24" waterline along Allen Commerce to Chelsea Blvd to the Proposed Ridgeview Drive / US75 Interchange. Project Will include Median Lighting on Chelsea, due to resident concerns.

Funding  
 Fees \$ 5.0 M Water Impact  
 \$ 400 K Median Improvement

**Project Justification:**  
 Required to service the Monarch City development area.

Priority: Essential

Finance #: WA2001

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	325	75	0	0	0	0	400
Construction	0	5,000	0	0	0	0	5,000
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>325</b>	<b>5,075</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,400</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	5,400	0	0	0	0	0	5,400
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>5,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,400</b>

Authorized Bonds

**PUMP STATION #1 (STACY ROAD) RENOVATION**

**Project Background:**

Renovate the Stacy Pump Station with modern efficient pumps.  
 Stacy No. 1 FY19 \$421 K for design  
 Construction anticipated in FY22, due to equipment lead time  
 Funding  
 Revenue Bonds \$ 4.033 M FY20  
 Fees \$ 688 K Water Impact Fees

**Project Justification:**

Stacy Pump station number 1 has reached its life expectancy and requires replacement.

Priority: Essential

Finance #: WA1906

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	421	50	0	0	0	0	471
Construction	0	950	3,300	0	0	0	4,250
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>421</b>	<b>1,000</b>	<b>3,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,721</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	4,033	0	0	0	0	0	4,033
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	688	0	0	0	0	688
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>4,033</b>	<b>688</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,721</b>

Authorized Bonds

**PUMP STATION MINOR RENOVATION (ONGOING)**

**Project Background:**

New or replacement equipment for 2 pump stations

**Project Justification:**

Routine capital expenditure to maintain the existing pump station operation at either of our two (2) locations annually.

Priority: Essential

Finance #: WA1203

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Equipment	416	125	125	125	125	333	1,249
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>416</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>333</b>	<b>1,249</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	624	125	125	125	125	125	1,249
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>624</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>1,249</b>
Authorized Bonds		<input type="checkbox"/>					

**SCADA UPGRADE**

**Project Background:**

The existing water distribution operating system will need to be replaced.

**Funding**

Fees \$1.256 M Water and Sewer Impact Fees

**Project Justification:**

Planned replacement of Supervisory Control and Data Acquisition (SCADA) as a result of continued implementation of latest technology to replace obsolete equipment.

Priority: Essential

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	100	0	0	100
Construction	0	0	0	0	1,156	0	1,156
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>1,156</b>	<b>0</b>	<b>1,256</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	100	1,156	0	1,256
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>1,156</b>	<b>0</b>	<b>1,256</b>

Authorized Bonds

**WATER TANK AND TOWER REPAINT**

**Project Background:**

Exterior Repaint		
Custer Ground Tank	No. 1	FY22
Custer Ground Tank	No. 2	FY22
Custer Elevated Tower		FY23
Rowlett Elevated Tower		FY23
Interior and Exterior Repaint		
Prestige Elevated Tower		FY25

Operational Revenues are capital fund transfer out, as a component of the total transfer in the approved budget.

**Project Justification:**

Repaint the interior and/or exterior surfaces of the water tanks and towers.

Priority: Maintenance

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	150	0	0	80	0	230
Construction	0	1,090	1,161	0	1,545	0	3,796
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>1,240</b>	<b>1,161</b>	<b>0</b>	<b>1,625</b>	<b>0</b>	<b>4,026</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	2,401	0	0	1,625	0	4,026
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>2,401</b>	<b>0</b>	<b>0</b>	<b>1,625</b>	<b>0</b>	<b>4,026</b>

Authorized Bonds

**JUPITER SANITARY SEWER MAIN**

**Project Background:**

Replacement of deteriorated sanitary sewer pipes constructed in the 1980's.

The line is scheduled for replacement to eliminate continued maintenance of the line. The existing 8" and 10" clay tile pipe will be upsized to a 12" PVC sewer line.

**Funding**

Operational Revenues are capital fund transfer out as a component of the total transfer in the approved budget.

**Project Justification:**

Replace sanitary sewer lines that are near or have exceeded their design life or when the subdivision was built used substandard materials / pipe sizes by current standards.

Priority: Maintenance

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	0	400	400
Construction	0	0	0	0	0	0	0
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>400</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	400	400
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400</b>	<b>400</b>

Authorized Bonds

**SANITARY SEWER MAIN REPLACEMENT**

**Project Background:**

Project will replace the existing 24" sanitary sewer main on Heritage Parkway and the 18" sanitary sewer main on Allen Heights.

**Funding**

Operational Revenues are a capital fund transfer out as a component of the total transfer in the approved budget.

**Project Justification:**

Replace sanitary sewer mains that are near or have exceeded their design life or when the subdivision was built used substandard materials / pipe sizes by current standards.

Priority: Maintenance

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	450	0	0	0	450
Construction	0	0	0	3,900	1,500	0	5,400
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>3,900</b>	<b>1,500</b>	<b>0</b>	<b>5,850</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	450	5,400	0	0	5,850
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>5,400</b>	<b>0</b>	<b>0</b>	<b>5,850</b>

Authorized Bonds

**TIMBERCREEK AND ALLENWOOD WATERMAIN REPLACEMENT**

**Project Background:**

Replace of deteriorated water pipes constructed in the 1970's.

**Funding**

Operational Revenues are a capital fund transfer out as a component of the total transfer in the approved budget.

**Project Justification:**

Replace water mains that are near or have exceeded their design life or when the subdivision was built used substandard materials / pipe sizes by current standards.

Priority: Maintenance

Finance #: \_\_\_\_\_

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	0	0	0	0	450	0	450
Construction	0	0	0	0	0	5,400	5,400
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>5,400</b>	<b>5,850</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	0	0	0	0	0	0	0
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	0	0	0	0	0	0	0
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Authorized Bonds

**WINDRIDGE WATER & SEWER REPLACEMENT (NEIGHBORHOOD WIDE)**

**Project Background:**

Replacement of deteriorated water and sanitary sewer pipe constructed in the 1970's.

FY19-FY22 Windridge Engineering Services \$717K  
 FY20 Windridge Construction Ph 1 \$4.823 M  
 FY22 Pavement Microsurface Ph 1 \$175 K  
 FY22 Windridge Construction Ph 2 \$5.5 M  
 FY23 Pavement Microsurface Ph 2 \$175 K

Unforeseen Project Costs \$176 K

Project funded by revenue bonds approved by council.

Revenue Bonds

FY18 \$ 1.174 M Savings From Hillside Phase 2  
 FY19 \$ 600 K  
 FY20 \$ 5.6 M  
 FY21 \$ 3.0 M

Operational Revenue \$ 396K

**Project Justification:**

Replace water and sewer lines that are near or have exceeded their design life or when the subdivision was built used substandard materials / pipe sizes by current standards.

Priority: Maintenance

Finance #: WA1901

**OPERATIONS & MAINTENANCE**

FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
0	0	0	0	0

**APPROPRIATIONS**

	<u>Current Expenditures</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
Acquisition	0	0	0	0	0	0	0
Arch/Eng	647	70	0	0	0	0	717
Construction	4,823	5,675	351	0	0	0	10,849
Equipment	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>5,470</b>	<b>5,745</b>	<b>351</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,566</b>

**SOURCE OF FUNDS**

	<u>Current Revenues</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>TOTAL</u>
GO Bonds	0	0	0	0	0	0	0
Revenue Bonds	11,170	0	0	0	0	0	11,170
Intergovernmental	0	0	0	0	0	0	0
Type A/B Taxes	0	0	0	0	0	0	0
Gen. Fund Rev.	0	0	0	0	0	0	0
Operational . Rev.	396	0	0	0	0	0	396
Fees	0	0	0	0	0	0	0
Dev. Contributions	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>11,566</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,566</b>

Authorized Bonds

GLOSSARY

**AEDC.** Allen Economic Development Corporation

**ACCOUNTABILITY.** Actions which provide for the responsibility of government to answer to the citizenry for the need and use of public funds.

**ACCOUNTING SYSTEM.** The methods and records established to identify, assemble, analyze, classify, record and report a government's transactions and to maintain accountability for the related assets and liabilities.

**AD VALOREM TAX.** A tax computed from the assessed valuation of land and improvements.

**ANNUAL BUDGET.** A plan of financial operation embodying an estimate of proposed means of financing it. The "operating budget" is the financial plan adopted for a single fiscal year. The "proposed budget" designates the financial plan initially developed by departments and presented by the City Manager to the Council for approval. The "adopted budget" is the plan as modified and finally approved by that body. The approved budget is authorized by ordinance and thus specifies the legal spending limits for the fiscal year.

**APPROPRIATED BUDGET.** The expenditure authority created by appropriation ordinances and the related estimated revenues. The appropriated budget would include all reserves, transfers, allocations, supplemental appropriations and other legally authorized legislative and executive changes.

**APPROPRIATION.** An authorization made by the legislative body of a government that permits officials to incur obligations against and to make expenditures of governmental resources. Specific appropriations are usually made at the fund level and are granted for a one-year period.

**ARBITRAGE.** The ability to obtain tax-exempt bond proceeds and invest the funds in higher yielding taxable securities resulting in a profit. Arbitrage restriction requirements describe the circumstances in which investment in materially higher yielding securities is allowed without compromising the tax-exempt status of the bond issue. The rebate requirements identify what must be done with profits earned from those securities under the arbitrage restriction requirements.

**ASSESSED VALUATION.** A value that is established for real or personal property for use as a basis for levying property taxes. (Note: property values are established by the Central Appraisal District.)

**ASSESSMENT.** The process of making the official valuation of property for taxation, or the valuation placed upon property as a result of this process.

**ASSETS.** Resources owned or held by the City which have monetary value.

**BONDS AUTHORIZED AND UNISSUED.** Bonds that have been authorized legally but not issued and that can be issued and sold without further authorization.

**BUDGET.** A plan of financial operation embodying an estimate of proposed means of financing it. The "operating budget" is the financial plan adopted for a single fiscal year. The "proposed budget" designates the financial plan initially developed by departments and presented by the City Manager to the Council for approval. The "adopted budget" is the plan as modified and finally approved by that body. The approved budget is authorized by ordinance and thus specifies the legal spending limits for the fiscal year.

**BUDGETARY ACCOUNTS.** Accounts used to enter the formally adopted annual operating budget into the general ledger.

**BUDGETARY CONTROL.** The control or management of a government or enterprise in accordance with an approved budget to maintain expenditures within the limitations of available appropriations and available revenues.

**BUDGET DOCUMENT.** The compilation of the spending plans for the various funds, along with supporting schedules, tables and charts which, in total, comprises the annual revenue and expenditure plan.

**CDC.** Community Development Corporation

**CAPITAL EXPENDITURES.** Expenditures resulting in the acquisition of or addition to the government's general fixed assets. Capital expenditures include those used to construct or purchase a facility or an asset that is expected to provide services over a 20-year span and have a cost greater than \$50,000.

**CAPITAL PROGRAM.** A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from the long-term work program or other capital needs. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the resources estimated to be available to finance the projected expenditures.

**DEBT.** An obligation resulting from the borrowing of money or from the purchase of goods and services. Government debt includes bonds, time warrants and notes.

**DEBT LIMIT.** The maximum amount of outstanding gross or net debt legally permitted by law.

**DEBT SERVICE FUND.** A fund used to account for the monies set aside for the payment of interest and principal to holders of the City's general obligation and revenue bonds, the sale of which finances long-term capital improvements, such as facilities, streets and drainage, parks and waster/wastewater systems. Sometimes referred to as a SINKING FUND.

**DEBT SERVICE FUND REQUIREMENTS.** The resources that must be provided for a debt service fund so that all principal and interest payments can be made in full and on schedule.

**DEBT SERVICE REQUIREMENTS.** The amount of money required to pay interest on outstanding debt, serial maturities of principal for serial bonds and required contributions to accumulate moneys for future retirement of term bonds.

**ENCUMBRANCES.** Obligations in the form of purchase order, contracts or salary commitments which are chargeable to an appropriation and for which a part of the appropriation is reserved. When paid, the encumbrance is liquidated.

**EXPENDITURES.** Decreases in net financial resources. Expenditures include current operating expenses requiring the present or future use of net current assets, debt service and capital outlays, and intergovernmental grants, entitlements and shared revenues.

**EXPENSES.** The cost of goods received or services rendered whether cash payments have been made or encumbered.

**FISCAL PERIOD.** A twelve-month period designated as the operating year for accounting and budgeting purposes in an organization. The City of Allen has specified October 1 to September 30 as its fiscal year.

**FISCAL YEAR.** A 12-month period to which the annual operating budget applies.

**FIXED BUDGET.** A budget setting forth dollar amounts that are not subject to change based on the volume of goods or services to be provided.

**FUND.** An accounting device established to control receipt and disburse income from sources set aside to support specific activities or attain certain objectives. Each fund is treated as a distinct fiscal entity with a self-balancing set of accounts.

**FUND BALANCE.** The excess of a fund's current assets over its current liabilities; sometimes called *working capital* in enterprise funds. A negative fund balance is often referred to as a *deficit*.

**FUND TYPE.** The fund used to account for all financial resources, except those required to be accounted for in another fund.

**GENERAL FUND REVENUES.** The fund used to account for all financial resources except those required to be accounted for in another fund. The General Fund is tax supported.

**GENERAL OBLIGATION (G.O.) BONDS.** City of Allen funding sources include general obligation bonds issued and outstanding. G.O. Bonds require voter approval and are issued with City Council approval.

**G.O. BONDS PROPOSED.** City of Allen funding sources include proposed general obligation bonds. These are bonds that have not yet been issued or may not yet have been approved by the voters. All G.O. bonds require authorization by the voters.

**GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP).** Detailed accounting standards and practices for state and local governments as prescribed by the Governmental Accounting Standards Board (GASB).

**MAINTENANCE.** The act of keeping capital assets in a state of good repair. It includes preventive maintenance, normal periodic repairs; replacement of parts, structural components and other activities needed to maintain the asset so that it continues to provide normal services and achieves its optimum life.

**OBLIGATIONS.** Amounts a government may be required legally to meet out of its resources. They include not only actual liabilities, but also unliquidated encumbrances.

**OTHER REVENUES.** Funding sources include revenues from the hotel/motel tax, street assessment fees, street escrow fees, interest from G.O. bonds; private contributions, and others.

**OPERATING BUDGET.** Plans of current expenditures and the proposed means of financing them. The annual operating budget is the primary means by which most of the financing, acquisition, spending, and service delivery activities of the City are controlled. State Law requires the use of annual operating budgets.

**REPLACEMENT COST.** The cost of an asset which can render similar service (but which need not be of the same structural form) as the property to be replaced.

**RESERVED FUND BALANCE.** Those portions of fund balance that are not appropriable for expenditure or that are legally segregated for a specific future use.

**REVENUES.** (1) Increases in the net current assets of a governmental fund type from other than expenditure refunds and residual equity transfers. General long-term debt proceeds and operating transfers-in are classified as "other financing sources" rather than as revenues. (2) Increases in the net total assets of a proprietary fund type from other than expense refunds, capital contributions and residual equity transfers. Operating transfers-in are classified separately from revenues.

**SPECIAL ASSESSMENT.** A compulsory levy made against certain properties to defray all or part of the cost of a specific capital improvement or service deemed to benefit primarily those properties.

**SUBFUNCTION.** A grouping of related activities within a particular government function (e.g., police is a subfunction of public safety).

**TAXES.** Compulsory charges levied by a government for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits, such as special assessments. Neither does the term include charges for services rendered only to those paying such charges (e.g., sewer service charges).

**TYPE A/B TAXES.** Art. 5190.6. Vernon's Texas Civil Statutes (the Development Corporation Act of 1979) Section 4A allocates ½ cent sales tax collected through the Community Development Corporation (CDC). Section 4B allocates ½ cent sales tax to the Allen Economic Development Corporation (AEDC).

**TxDOT.** Texas Department of Transportation.

**UNENCUMBERED APPROPRIATION.** That portion of an appropriation not yet expended or encumbered.

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