



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, OCTOBER 21, 2014 – 7:00 P.M.  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

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

**Pledge of Allegiance**

**Directors Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the October 14, 2014 regular meeting.

**Consent Agenda***(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Approve minutes from the October 7, 2014 regular meeting.
3. Capital Improvement Program (CIP) Status Report.

**Regular Agenda**

4. Floodplain Reconfiguration - Consider a request for Floodplain Reconfiguration for The Estates of Twin Creeks Phase 2, generally located north of Lakeway Drive, east of Shallowater Drive and south of West Rowlett Creek. [The Estates of Twin Creeks Phase 2]
5. Public Hearing/Residential Replat - Conduct a Public Hearing and consider a request for a Residential Replat, to subdivide the property into twenty-one (21) single-family residential lots. The property is Lots 1 and 2, Block A, Downing Estates, generally located east of Goodman Drive and south of Stacy Road. (RP-8/7/14-57) [Steeplechase Addition]
6. Public Hearing/Replat - Conduct a Public Hearing and consider a Replat of Lot 1A1 and Lot 2, Block 2, Millennium Business Park (being 22.6± acres generally located northwest of the intersection of Century Parkway and Millennium Drive) into Lots 1A1R, 1A2, 1A3 & 2R, Block 2. (RP-10/3/14-7) [Allen Place]

**Executive Session** *(As needed)*

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, October 17, 2014, at 5:00 p.m.

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Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

### **Director's Report from 10/14/2014 City Council Meeting**

- The request to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations for a portion of Planned Development No. 54, generally located southeast of the intersection of Alma Drive and Exchange Parkway (for Streetlevel Center), was withdrawn.
- The request to conduct a Public Hearing and Approve an Ordinance Amending and Updating the City's Comprehensive Plan was approved.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
October 7, 2014**

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, 2<sup>nd</sup> Vice-Chair  
John Ogrizovich  
Michael Orr  
Stephen Platt, Jr.  
Luke Hollingsworth

**Absent:**

Jeff Cocking, Chair  
Shirley Mangrum, 1st Vice-Chair

**City Staff Present:**

Kevin Laughlin, City Attorney  
Lee Battle, AICP, Assistant Director of Planning and Development  
Shawn Poe, PE, Assistant Director of Engineering  
Tiffany McLeod, Senior Planner  
Madhuri Kulkarni, Planner

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

With a quorum of the Commissioners present, 2<sup>nd</sup> Vice-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.

**Director's Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the September 23, 2014 regular meeting attached.

**Consent Agenda**

2. Approve minutes from the September 16, 2014 workshop and regular meeting.
3. Final Plat – Consider a Final Plat for Angel Field West, being 21.80± acres out of the T.G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; located south of Bethany Drive and west of Montgomery Boulevard. (FP-8/8/14-59) [Angel Field West]

**Motion:**           **Upon a motion by Commissioner Platt, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**

**Regular Agenda**

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations specifically related to Section J (Garage Orientation), Section K (Garage Setback), and Exhibit “E” (Lot Detail), of Planned Development No. 112. The Property is 79.6± acres out of the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive and east of Custer Road. (Z-9/24/14-67) [Cypress Meadows]

Ms. Tiffany McLeod, Senior Planner, presented to the Commission. She stated that this item is a public hearing and an amendment to Planned Development PD No. 112 for Cypress Meadows. The property is located north of McDermott Drive and east of Custer Road. The property to the north is zoned Single Family Residential (R-5). The property to the east is zoned Planned Development PD No. 88 Single Family Residential (R-7). The property to the south is zoned Agriculture-Open Space (A-O). The property to the west (across Custer Road) is in the City of Plano.

She stated that the PD is already established, and development regulations are in place that set the lot design standards for the subdivision. The applicant is wishing to amend some of the development regulations, primarily related to garages, to provide more flexibility for the products offered in the subdivision and to accommodate the builder’s floor plan models.

Ms. McLeod showed three product types of existing homes within the subdivision. Option 1: 2-car, J-Swing, 1-car front entry garage product; Option 2: 1 car J-Swing, 2 car front entry garage; Option 3: 2-car front entry garage product. There are 281 platted lots in the subdivision. The current PD requires that a minimum of 50% of the lots are constructed with Option 1, and a maximum of 25% of lots with Option 2 and 3, respectively. These percentages are listed in the development regulations and on the Lot Detail (Exhibit “E”) in ordinance.

The first part of the applicant’s request is to change the percentages so roughly a 1/3 of each option type is constructed. For Option 1, the percentage will be reduced to 34% (141 lots to 95 lots). Options 2 and 3 would have a 33% requirement, which would increase 70 lots to 93 lots for both product types.

The second change the applicant is proposing is to reduce the minimum garage setback for the front entry garage of the Option 1 product (which is a 2-car J-swing, 1 car front entry garage) from 20 feet to 18 feet from the building setback line. Thus, there would be a 2 foot reduction only for the Option 1 type.

The third change is to measure the front entry garage setback for Option 2 and 3 product types from the front of the building face instead of the front building line. Ms. McLeod noted that originally, the request was only to change the measurement line for the Option 3 product, but the applicant now wants to include Option 2 as well.

Ms. McLeod explained that the minimum garage setbacks are measured from the front building line for all option types. Conflicts, however, can emerge for front entry garages on radial lots (lots with a curvilinear property line such as cul-de-sacs or elbow shaped lots). The front building line runs parallel to the curvilinear property line. This potentially causes the front entry garage to sit closer to the front building line than what the minimum garage setback allows. For radial lots in Option 2 and 3, the applicant is proposing to measure the garage setback from the front face of the building instead of the front building line to avoid the conflict with the building setback.

Ms. McLeod showed the Preliminary Plat of Cypress Meadows, and indicated that the highlighted radial lots, which are roughly 26 lots, would be affected by this change.

Ms. McLeod summarized the proposed changes:

- Change the established percentage of each product type provided in the development.
- Reduce the minimum garage setback for the front facing garage, on the Option 1 product type, by two feet from 20 feet to 18 feet.
- For radial lots only, change the point of measurement for the front facing garage, on the Option 2 and Option 3 product types, from the front building line to the front face of the building.

Ms. McLeod stated that staff has reviewed the request and believe there will be minimal effect on the streetscape within the subdivision.

2<sup>nd</sup> Vice-Chair Trahan opened the Public Hearing.

2<sup>nd</sup> Vice-Chair Trahan closed the Public Hearing.

Commissioner Platt stated that he has seen cities make requests for 20 years for cul-de-sacs to place houses further back, so it is a pleasant surprise that the City understands those needs.

**Motion:**           **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the request to amend the development regulations specifically related to Section J (Garage Orientation), Section K (Garage Setback), and Exhibit “E” (Lot Detail), of Planned Development No. 112 for Cypress Meadows.**

**The motion carried.**

5. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat of Lot 2-R-1, Block E, Bray Central One Addition (being 29.09± acres at the northeast corner of Watters Road and Junction Drive) into Lots 2R-2, 2R-3, 2R-4 and 2R-5, Block E. (RP-9/8/14-63) [Bray Central One Addition]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a public hearing and a replat for Bray Central One Addition.

She stated that the property is located at the northeast intersection of Watters Road and Junction Drive, and is zoned PD-108 within District E of the PD. The property to the north is zoned Planned Development PD No. 54 for Industrial Technology (IT). The property to the east, across Junction Drive, is zoned Planned Development PD No. 108 for Mixed Use MIX and Planned Development PD No. 54 for Industrial Technology IT and Corridor Commercial CC. The property to the south is zoned Planned Development PD No. 54 for Corridor Commercial CC. Finally, the property to the west, across Watters Road, is zoned Planned Development PD No. 54 for Multifamily Residential MF-18.

The property is roughly 29 acres, with proposed uses including a senior independent living facility, the first phase of a multifamily residential development, and a commercial building.

A Concept Plan for the property was approved in July 2014. Staff’s review of site plans for all three uses is currently being finalized. Replatting the property is the last step in the development process.

Ms. Kulkarni stated that the property will be divided into four (4) lots. There are six (6) access points provided through this plat; three (3) on Watters Road and three (3) on Junction Drive. Access points for the future phase of the multifamily residential development (on Lot 2-R-2) will be platted when that phase develops. The plat also shows ROW dedication and various existing/new easements required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan, and meets the standards of the Allen Land Development Code.

2<sup>nd</sup> Vice-Chair Trahan opened the Public Hearing.

2<sup>nd</sup> Vice-Chair Trahan closed the Public Hearing.

**Motion:**           **Upon a motion by Commissioner Orr, and a second by Commissioner Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve Replat for Lots 2-R-2, 2-R-3, 2-R-4, and 2-R-5, Block E, Bray Central One Addition.**

**The motion carried.**

6. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat of Lot 3B-R, Block A, Deer Crest Addition (being 15.798± acres located east of State Highway No. 5 between Prestige Circle and White Oak Street) into Lots 3B1-R and 3B2-R, Block A. (RP-8/19/14-61) [Christian Care Center]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a public hearing and a replat for Christian Care Center.

She stated that the property is located on the southwest corner of Prestige Circle and Jupiter Road and is currently zoned PD-46 for Community Facilities CF. The zoning to the north is Planned Development PD No. 46 for General Office GO and Multifamily Residential MF-12. To the east, the zoning is Planned Development PD No. 49 for Single-Family Residential R-7. The zoning to the south is Single-Family Residential R-5. Finally, to the west (across Greenville Avenue) the zoning is Planned Development PD No. 3 for Light Industrial LI and Shopping Center SC.

The property is roughly 15.8 acres for an assisted living and memory care facility and senior independent living cottages (for the Christian Care Center Allen Senior Living Community project). A Concept Plan was approved in January 2014. A Site Plan has been approved by staff. Replatting the property is the last step in the development process.

Ms. Kulkarni stated that this replat shows two (2) lots. There are three (3) access points into this lot; one located on Prestige Circle to the north, and two located off the adjacent property to the west. The plat shows various existing/new easements required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan and Site Plan, and meets the standards of the Allen Land Development Code.

2<sup>nd</sup> Vice-Chair Trahan opened the Public Hearing.

2<sup>nd</sup> Vice-Chair Trahan closed the Public Hearing.

**Motion:**           **Upon a motion by Commissioner Platt, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 3B1-R and 3B2-R, Block A, Deer Crest Addition.**

**The motion carried.**

7. Public Hearing - Conduct a Public Hearing and consider a request to adopt an update to the City's Comprehensive Plan.

Mr. Lee Battle, Assistant Director of Planning and Development, presented to the Commission. He stated that the Comprehensive Plan is a document that articulates a vision for the future of the community. The plan establishes policies, goals and strategies for achieving that vision. It includes many tools, such as the Land Use Plan and Thoroughfare Plan that directly guide growth and development.

The Allen 2030 Comprehensive Plan was split into two phases: the first phase is Growth and Development and the next phase will be Community Integrity.

Over the last year, the City has facilitated a process to create an updated Comprehensive Plan for Allen. This plan is focused on the continued growth and development of the community. There are four main elements of this plan:

- Community Livability – Four main focuses on Parks and Recreation, Community Facilities and Infrastructure, Community Appearance, and Environmental Quality and Resources.
- Mobility – Including road construction and expansion, roadway design, roadway mobility enhancements, bike and pedestrian mobility, and public transit. Another element of mobility includes the Thoroughfare Plan, laying out the major roadways.
- Land Use and Design – Goals include employment and commercial centers, neighborhoods and housing, mixed-use centers, community character and design, and floodplains and greenbelts.
- Growth Strategy – Focus on major vacant areas including the 121 Corridor, Twin Creeks Urban Center/Medical District, the area around Watters Creek, McDermott Farm, and the Central Business District.

Mr. Battle provided a build out analysis. He stated that a majority of the development will be single-family housing, with a significant portion which will be more mixed-use products and developments.

The current population is approximately 90,000. A build-out range estimate is between 110,000-119,000 people; depending on how the vacant properties develop. He gave a build-out estimate of 115,627 people. In terms of growth rate, he stated that over the last few decades, there was a high growth rate. The growth rate has since slowed down. Estimates with a more realistic 2% growth rate would yield a population of about 115,000 people by around 2027.

The Plan has been available to the public on the City's website, newspaper, and a hardcopy at the library. It is scheduled to go to the City Council on October 14th.

2nd Vice-Chair Trahan opened the Public Hearing.

2nd Vice-Chair Trahan closed the Public Hearing.

2nd Vice-Chair Trahan stated that there has been a lot of input from the Commission, the City, and Staff, and commended staff on the Plan.

**Motion:**        Upon a motion by Commissioner Platt, and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to adopt an update to the City's Comprehensive Plan.

**The motion carried.**

**Adjournment**

The meeting adjourned at 7:37 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Jeff Cocking, Chairman

\_\_\_\_\_  
Madhuri Kulkarni, Planner

**Director's Report from 9/23/2014 City Council Meeting**

- The request to adopt an ordinance to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations for a 5.37± acre property, generally located southeast of the intersection of Alma Drive and Exchange Parkway, (for Streetlevel Center) was continued to October 14, 2014 City Council meeting.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** October 21, 2014

**SUBJECT:** Capital Improvement Program (CIP) Status Report

**STAFF RESOURCE:** Chris Flanigan, PE  
Director of Engineering

**PREVIOUS COMMISSION/COUNCIL ACTION:** None

**PUBLIC NOTICE:** None

**BACKGROUND**

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

**STAFF RECOMMENDATION**

N/A

**MOTION**

N/A

**ATTACHMENTS**

CIP Progress Report through September 2014  
CIP Map through September 2014

# ENGINEERING CIP PROGRESS REPORT - THROUGH SEPTEMBER 2014

PROJECT		STATUS / COMMENTS
FACILITIES	1 Fire Station 2 Reconstruction	PS1303 Council has approved concept designs. Design is underway; finish selections for the big interior/exterior are being made. Anticipated completion <b>Spring 2016</b> .
	2 MCPAR Lighting Upgrades	PS1405 All contracted interior ceiling tile and lighting work has been completed. FSG Electric is working to complete additional fixture installation and exterior lighting. Job completion by end of <b>October 2014</b> .
ROADS	3 2014 Streets and Alleys	ST1401 The two bids opened on August 26 exceeded the project budget and have been placed on hold until October when more funds are available in FY15. The construction contract is anticipated to be presented at the October 28 council meeting with construction beginning <b>Fall 2014</b> .
	4 Bray Central Widening	ST1309 Project Currently under construction and anticipated to be completed <b>December 2014</b> .
	5 Exchange Parkway (Alma - Allen Heights)	ST1302 The new lanes have been poured throughout the project and are open from US 75 to Alma. The speed limit has been restored to 40-45 mph throughout the project. Substantial completion is anticipated by <b>November 2014</b> .
	6 Ridgeview Drive (Watters - US75)	ST1202 No formal construction schedule. Awaiting development trends in this area.
	7 Ridgeview Drive (Alma through Stacy) Ph 1	ST1308 Notice to Proceed issued on September 23, 2014. Construction to begin <b>October 3, 2014</b> with completion anticipated in <b>Fall 2015</b> .
	8 Montgomery Boulevard Extension	ST1403 Council Approved design proposal on September 23, 2014. Planned construction completion on <b>March 31, 2016</b> .
	9 Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD waterline relocation in progress. Anticipate TxDOT letting December 2014 with construction starting <b>Spring 2015</b> .
	10 US 75 Widening	TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Construction estimated to be complete <b>October 2016</b> .
UTILITIES	11 Fountain Park Water/SS Rehabilitation	WA1403 Water, sanitary sewer, and paving improvements for Sections 1 & 2. 60% Design has been submitted. Construction anticipated to begin in <b>2015</b> .
	12 Whis-Lynge Water/SS Replacement	WA1209 Utility installation complete. Paving phase underway with anticipated completion <b>January 2015</b> .
	13 SCADA System Upgrade	WA1402 Design anticipated to begin <b>October 2014</b> .
OTHER	14 Allen Old Stone Dam Gabion Repair	DR1301 Proposed gabions have been embedded into the creek bed along the both eastern and western banks with exterior milsap stone on exposed gabions. Completion anticipated <b>Fall 2014</b> .
	15 Signal - Watters / Bossy Boots	ST1314 Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening. Currently in out to bid by AISD.

# STATUS

CONSTRUCTION

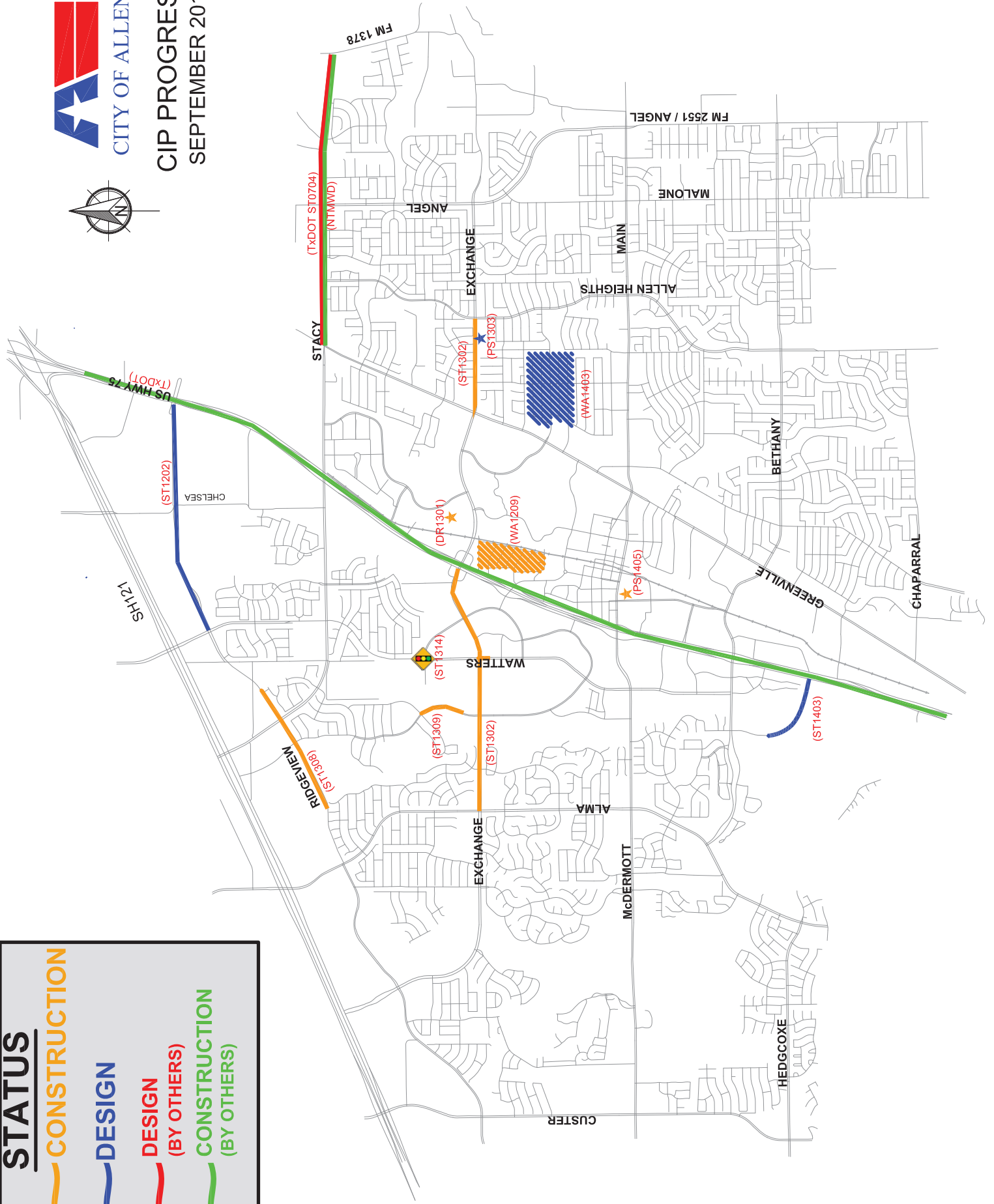
DESIGN

DESIGN  
(BY OTHERS)

CONSTRUCTION  
(BY OTHERS)



CIP PROGRESS  
SEPTEMBER 2014



## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** October 21, 2014

**SUBJECT:** Floodplain Reconfiguration - Consider a request for Floodplain Reconfiguration for The Estates of Twin Creeks Phase 2, generally located north of Lakeway Drive, east of Shallowater Drive and south of West Rowlett Creek. [The Estates of Twin Creeks Phase 2]

**STAFF RESOURCE:** Shawn Poe, PE  
Assistant Director of Engineering  
  
Tiffany McLeod  
Senior Planner

**PREVIOUS BOARD/COUNCIL ACTION:** Adopted PD No. 88 – November, 2000  
Preliminary Plat Approved – May, 2001  
Amended PD No. 88 – August, 2007

### **BACKGROUND**

The property is generally north of Lakeway Drive, east of Shallowater Drive and south of West Rowlett Creek. The properties to the north, west and east are zoned Planned Development PD No. 54 Community Facilities CF. The property to the south is zoned Planned Development PD No. 88 Single Family Residential R1.5.

The Allen Land Development Code, Section 8.13.6 states:

“All properties located in the 100-year floodplain shall be maintained in a natural state. Any deviations or modification to the natural state shall require review and approval of the commission.”

The subject property is zoned Planned Development PD No. 88 Single Family Residential R1.5. The development was preliminary platted in May of 2001. In October, 2014 the owner of the property submitted a request for the floodplain reconfiguration of West Rowlett Creek. The goal of the reconfiguration was to have more usable land currently encumbered by the fully developed 100-year floodplain and to remove the proposed lots along the floodplain entirely from the floodplain.

The attached Exhibit A shows the proposed lot layout and the area where the floodplain is proposed to be re-delineated. A retaining wall is planned to be constructed along the property lines adjacent to the creek.

The Engineering Department has received a detailed drainage study, signed and sealed by a licensed professional engineer, which analyzes the request based on the following criteria:

1. Minimal impact to flora and fauna.
2. No net decrease in valley storage
3. No net rise in the fully-urbanized 100-year base flood elevation
4. No increase in velocity

The attached Floodplain Workmaps demonstrate the scope of the work and verifies that there is no negative impact to the 100-year floodplain. As a result, the Engineering and Planning and Development Departments take no exception to the proposal put forth by the applicant. As a requirement of this floodplain reconfiguration, the applicant will also submit a Conditional Letter of Map Revision (CLOMR) to FEMA

prior to performing any grading within the floodplain followed up with a Letter of Map Revision (LOMR) to FEMA for approval prior to the issuance of a Certificate of Occupancy for each of the lots along the creek.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to approve the request for Floodplain Reconfiguration for The Estates of Twin Creeks, Phase 2, generally located north of Lakeway Drive, east of Shallowater Drive and south of West Rowlett Creek.*

**ATTACHMENTS**

Aerial Photograph  
Exhibit A - Preliminary Plat  
2002 Proposed Approved Floodplain Workmaps

Estates of Twin Creeks Phase 2





NO.

REVISIONS

BY

DATE

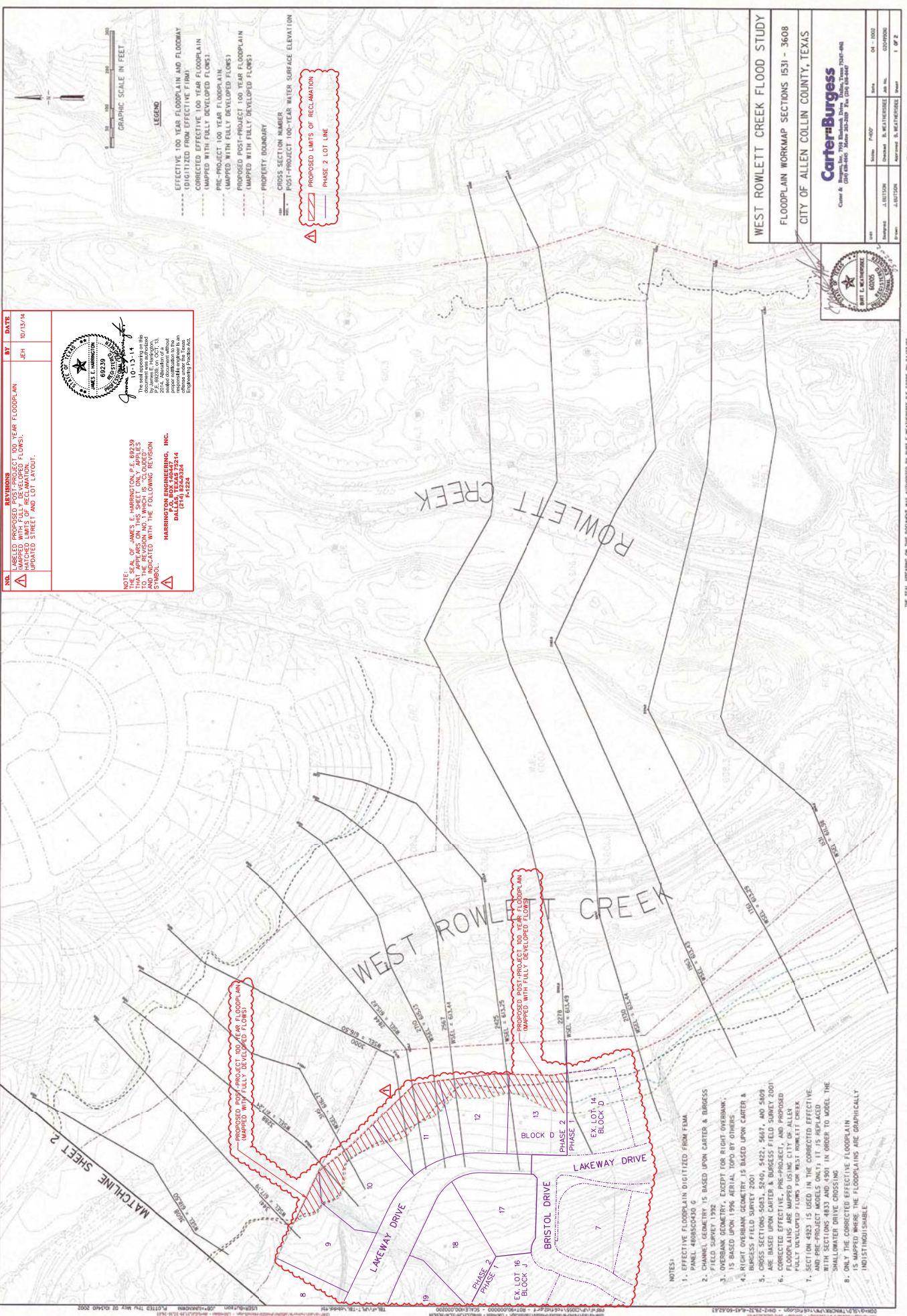
1

LABELLED PROPOSED 100 YEAR FLOODPLAIN (IMPAIRED WITH FULLY DEVELOPED FLOWS).  
UPDATED STREET AND LOT LAYOUT.

JEH

10/13/14

NOTE: SEAL OF JAMES E. HARRINGTON, P.E. 69239  
 THAT APPEARS ON THIS SHEET ONLY, APPLIES  
 TO THE DESIGN OF THE PROJECT ONLY AND DOES NOT  
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 HARRINGTON ENGINEERING, INC.  
 1000 BOX 14047  
 DALLAS, TEXAS 75244  
 (214) 524-9234  
 F-1228



- NOTES:
1. EFFECTIVE FLOODPLAIN DIGITIZED FROM FEMA
  2. CHANNEL GEOMETRY IS BASED UPON CARTER & BURGESS
  3. FIELD SURVEY 1992
  4. CHANNEL GEOMETRY, EXCEPT FOR RIGHT OF BANK, IS BASED UPON CARTER & BURGESS
  5. RIGHT CHANNEL GEOMETRY IS BASED UPON CARTER & BURGESS FIELD SURVEY 2001
  6. CROSS SECTIONS 5043, 5240, 5422, 5607, AND 5809 ARE BASED UPON CARTER & BURGESS FIELD SURVEY 2001
  7. CORRECTED EFFECTIVE, PRE-PROJECT, AND PROPOSED FLOODPLAINS ARE MAPPED USING CITY OF ALLEN FULLY DEVELOPED FLOWS FOR WEST ROWLETT CREEK. SHALLOWER DRIVE CROSSING WITH SECTIONS 4833 AND 4901 IN ORDER TO MODEL THE
  8. ONLY THE CORRECTED EFFECTIVE FLOODPLAIN IS MAPPED WHERE THE FLOODPLAINS ARE GRAPHICALLY INDISTINGUISHABLE

WEST ROWLETT CREEK FLOOD STUDY  
 FLOODPLAIN WORKMAP SECTIONS 1531 - 3608  
 CITY OF ALLEN COLLIN COUNTY, TEXAS



**CarterBurgess**  
 James E. Harrington, P.E.  
 1000 BOX 14047  
 DALLAS, TEXAS 75244  
 (214) 524-9234

DATE	PROJECT	DATE	DATE
10/13/14	WEST ROWLETT CREEK FLOOD STUDY	10/13/14	10/13/14
DESIGNED BY	CHECKED BY	APPROVED BY	DATE
JEH	JEH	JEH	10/13/14

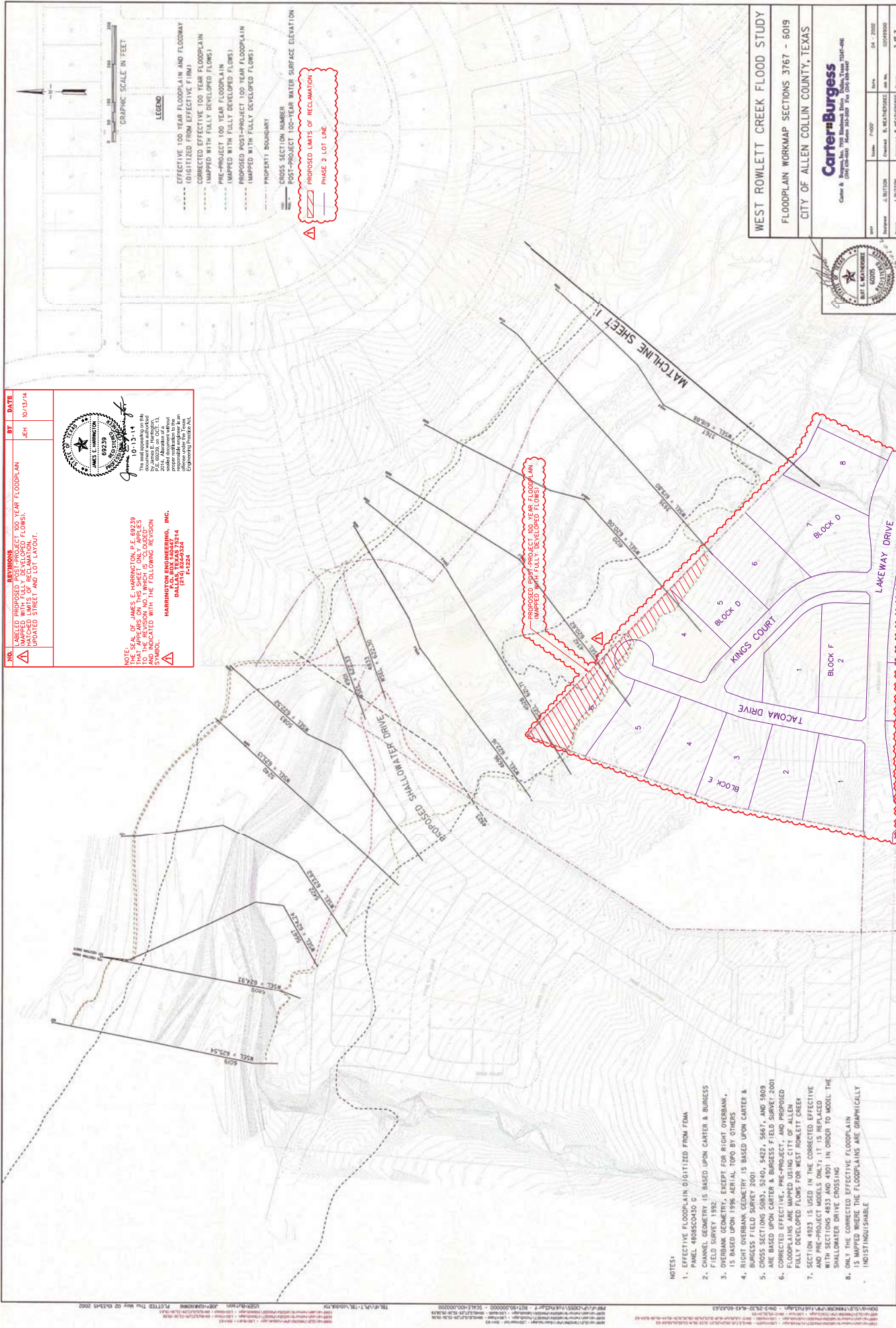
FILE NO. 1 OF 2

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NO.	REVISIONS	BY	DATE
1	DESIGNED AND PREPARED 100 YEAR FLOODPLAIN (BASED ON FIELD AND DEVELOPED FLOWS) MATCHED LIMITS OF RECLAMATION UPDATED STREET AND LOT LAYOUT.	JCH	10/13/14


  
 NOTE: JAMES E. HARRISON, P.E. 69239  
 THIS SEAL APPEARS ON THIS SHEET ONLY. ADDRESS  
 TO THE REVISION NO. 1 WHICH IS "CLOUDED"  
 AND CANNOT BE VIEWED WITH THE FOLLOWING REASON  
 SYMBOL:  

  
 HARRINGTON ENGINEERING, INC.  
 DALLAS, TEXAS 75214  
 F-1224

**LEGEND**  
 - - - - - EFFECTIVE 100 YEAR FLOODPLAIN AND FLOODWAY  
 (DIGITIZED FROM EFFECTIVE FIRM)  
 - - - - - CORRECTED EFFECTIVE 100 YEAR FLOODPLAIN  
 (MAPPED WITH FULLY DEVELOPED FLOWS)  
 - - - - - PRE-PROJECT 100 YEAR FLOODPLAIN  
 (MAPPED WITH FULLY DEVELOPED FLOWS)  
 - - - - - PROPOSED POST-PROJECT 100 YEAR FLOODPLAIN  
 (MAPPED WITH FULLY DEVELOPED FLOWS)  
 - - - - - PROPERTY BOUNDARY  
 - - - - - CROSS SECTION NUMBER  
 - - - - - POST-PROJECT 100-YEAR WATER SURFACE ELEVATION  
 - - - - - PROPOSED LIMITS OF RECLAMATION  
 - - - - - PHASE 2 LOT LINE



- NOTES:
- EFFECTIVE FLOODPLAIN DIGITIZED FROM FEMA
  - PANEL 48055C0410 D
  - CHANNEL GEOMETRY IS BASED UPON CARTER & BURGESS FIELD SURVEY 1962 EXCEPT FOR RIGHT OVERBANK, WHICH IS BASED UPON 1996 AERIAL PHOTO BY OTHERS.
  - RIGHT OVERBANK GEOMETRY IS BASED UPON CARTER & BURGESS FIELD SURVEY 2001
  - CROSS SECTIONS 5083, 5240, 5422, 5667, AND 5809 ARE BASED UPON CARTER & BURGESS FIELD SURVEY 2001
  - CORRECTED EFFECTIVE, PRE-PROJECT, AND PROPOSED FLOODPLAINS ARE MAPPED USING CITY OF ALLEN FULLY DEVELOPED FLOWS FOR WEST ROWLETT CREEK
  - SECTION 4823 IS USED IN THE CORRECTED EFFECTIVE FLOODPLAIN AND PRE-PROJECT FLOODPLAIN TO CROSS WITH SECTIONS 4833 AND 4901 IN ORDER TO MODEL THE SHALLOWATER DRIVE CROSSING
  - ONLY THE CORRECTED EFFECTIVE FLOODPLAIN IS MAPPED WHERE THE FLOODPLAINS ARE GRAPHICALLY INDETERMINABLE

**WEST ROWLETT CREEK FLOOD STUDY**  
 FLOODPLAIN WORKMAP SECTIONS 3767 - 6019  
 CITY OF ALLEN COLLIN COUNTY, TEXAS  
  
 Carter & Burgess  
 2001-2014  
 2014-2018  
 2018-2020  
 2020-2022  
 2022-2024  
 2024-2026  
 2026-2028  
 2028-2030  
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<b>PLANNING &amp; ZONING COMMISSION</b>	<b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** October 21, 2014

**SUBJECT:** Conduct a Public Hearing and consider a request for a Residential Replat, to subdivide the property into twenty-one (21) single-family residential lots. The property is Lots 1 and 2, Block A, Downing Estates, generally located east of Goodman Drive and south of Stacy Road. (RP-8/7/14-57) [Steeplechase Addition]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** Annexed and Zoned R-3 – July, 2004  
Combination Plat Approved – February, 2008  
Zoning Amended – January, 2014

**LEGAL NOTICES:** Newspaper Notice – Sent 10/1/14  
Public Hearing Notices – Mailed 10/3/14

**BACKGROUND**

The property is generally located south of Stacy Road and east of Goodman Drive, and is zoned Planned Development PD No. 114 for Single Family R-7. The property to the north is the City of Fairview. The property to the east is zoned Planned Development No. 85 for Single Family Residential R-4. The properties to the south and west are zoned Single Family Residential R-3.

A Concept Plan for the approximately 6.6 ± acre property was approved in January 2014. Replatting the property is the last step in the development process. The subject Replat subdivides the existing two lots into twenty-one (21) single family residential lots. There are two (2) access points for the property. The primary access point for the development is located on Stacy Road. There is also a gated emergency access drive on the southern end of the property that connects to Monaco Drive. The plat also establishes maintenance, drainage, and utility easements required to develop the site.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan and meets the standards of the Allen Land Development Code.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

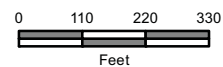
*I make a motion to approve the Residential Replat for Steeplechase Addition; being a Replat of Lots 1 and 2, Block A of Downing Estates, and generally located east of Goodman Drive and south of Stacy Road.*

**ATTACHMENTS**

Property Notification Map  
Replat

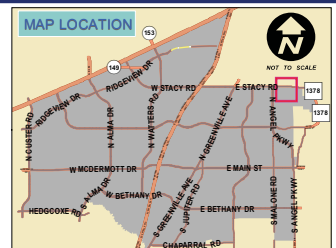


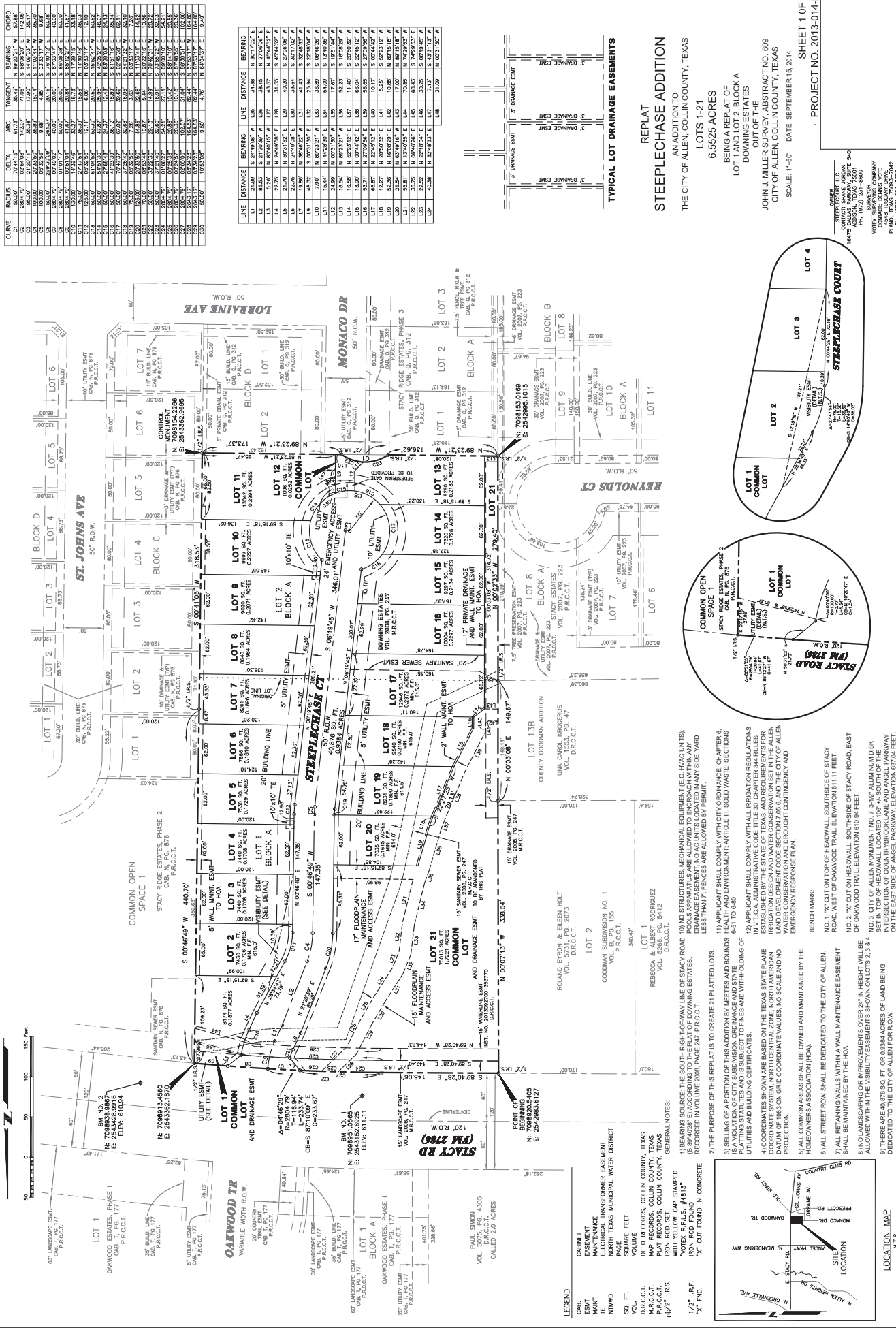
 Property Rezone  
 200' Notification Buffer  
 Railroad  
 CollinCAD Parcels  
 City Limit



Date Saved: 9/16/2014

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







## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** October 21, 2014

**SUBJECT:** Conduct a Public Hearing and consider a Replat of Lot 1A1 and Lot 2, Block 2, Millennium Business Park (being 22.6± acres generally located northwest of the intersection of Century Parkway and Millennium Drive) into Lots 1A1R, 1A2, 1A3 & 2R, Block 2. (RP-10/3/14-7) [Allen Place]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** Final Plat approved – November, 1994  
PD No. 117 Approved – August, 2014

### **BACKGROUND**

The property is generally located northwest of the intersection of Century Parkway and Millennium Drive. The properties to the west and south are zoned Light Industrial (Conditional) LI(C). The property to the north is zoned Shopping Center SC. The property to the east, across Century Parkway, is zoned Light Industrial LI.

The 22.6 ± acre property was final platted in November, 1994 and is currently divided into two (2) lots. A Concept Plan for the property was approved in August 2014. Site Plans for a multi-story office complex and light industrial building (for the AllenPlace project) are currently undergoing staff review. Replatting the property is the last step in the development process.

The subject Replat divides the property into four (4) lots. There are two access points; one on Century Parkway and one on Millennium Drive. The plat shows various existing/new easements required for development.

The Replat is consistent with the approved Concept Plan and meets the standards of the Allen Land Development Code.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

***I make a motion to approve the Replat for Lots 1A1R, 1A2, 1A3 & 2R, Block 2, Millennium Business Park, generally located northwest of the intersection of Century Parkway and Millennium Drive, for AllenPlace.***

### **ATTACHMENTS**

The finalized Replat document will be distributed at the meeting.