



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 3, 2015 – 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 13, and October 27, 2015, regular meetings.

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

2. Approve minutes from the October 6, 2015, regular meeting.

Regular Agenda

3. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Allentown Office Park, Lots 3R, 4, and 5, Block A, being a replat of Lot 3, Block A, Allentown Office Park; generally located west of Greenville Avenue and south of Allentown Parkway, Allen, Texas. (R-9/21/15-67) [Allentown Office Park]
4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Bray Central One, Lot 13R-2A, Block G, being a replat of Lot 13R-2, Block G, Bray Central One; generally located south of Medical Drive and west of Junction Drive, Allen, Texas. (RP-10/12/15-75) [Stoneybrook Memory Care]
5. Presentation of the Texas Chapter of the American Planning Association’s “2015 Comprehensive Planning Award.”

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 30, 2015 at 5:00 p.m.

Shelley B. George, City Secretary

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

Director's Report from 10/13/2015 City Council Meeting

- The request to adopt an Ordinance to amend the Development Regulations of Tract M of Planned Development No. 92 and adopt a Concept Plan and Building Elevations for 3.76± acres located at the northeast corner of Stacy Road and Watters Road, for Stacy Village, was approved.
- The continued item request to adopt an Ordinance to amend the Development Regulations of Planned Development No. 108 and Adopt a Concept Plan and Building Elevations relating to 8.142± acres, generally located on the southeast corner of the intersection of Raintree Circle and Junction Drive for the Alders at Twin Creek, was tabled to the October 27, 2015 City Council meeting.

Director's Report from 10/27/2015 City Council Meeting

- The continued item request to adopt an Ordinance to amend the Development Regulations of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to 8.142± acres, generally located on the southeast corner of the intersection of Raintree Circle and Junction Drive for the Alders at Twin Creeks, was tabled to the November 10, 2015 City Council meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
October 6, 2015**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
Ben Trahan, 2nd Vice-Chair
Michael Orr
Stephen Platt, Jr.
Luke Hollingsworth

Absent:

John Ogrizovich

City Staff Present:

Shawn Poe, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, Planner
Nabiha Ahmed, Planning Intern
Kevin Laughlin, City Attorney
Randy Thompson, Parks Planner

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking 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 22, 2015, regular meeting, attached.

Elections of Officers

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

Chairman Cocking opened the floor for nominations for Planning and Zoning Commission Chairman.

Motion: **Upon a motion by 2nd Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Mr. Jeff Cocking to the Planning and Zoning Commission Chair position.**

The motion carried.

Chairman Cocking opened the floor for nominations for Planning and Zoning Commission 1st Vice-Chair Position.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Mr. Ben Trahan to the Planning and Zoning Commission 1st Vice-Chair position.**

The motion carried.

Chairman Cocking opened the floor for nominations for Planning and Zoning Commission 2nd Vice-Chair Position.

Motion: **Upon a motion by 2nd Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Mr. Stephen Platt, Jr. to the Planning and Zoning Commission 2nd Vice-Chair position.**

The motion carried.

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.*)

3. Approve minutes from the September 15, 2015, regular meeting.

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

The motion carried.

Regular Agenda

4. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1-14, Block A, and Lots 1-29, Block B, Malone Meadows, being a Replat of Lot 1, Block A, Fellowship Christian Center Church Addition; generally located north of Lake Travis Drive and east of Malone Road. (RP-6/16/15-39) [Malone Meadows]

Ms. Tiffany McLeod, Senior Planner, presented to the Commission. She stated the item is a Residential Replat for Malone Meadows.

The property is located on the east side of Malone Road and north of Lake Travis Drive. The property was zoned as PD-119 R-5 for a Single-Family Residential subdivision named Malone Meadows in February of this year. Surrounding zoning and development includes Agriculture Open Space to the north, a portion of Orchard's Park and Single-Family Residential to the east, the Orchard subdivision to the south, and Story Elementary and Single-Family Residential for Park Side to the west.

Ms. McLeod stated that replatting is the last step in the development process. The replat subdivides the single 9.948± acre lot into 41 residential lots and two HOA open space lots along Malone Road. There are

four access points into the property - two on Malone Road and two on Windmill Crossing. Windmill Crossing currently terminates along the southeast portion of the development, and will extend to Indigo Trail as was shown on the Concept Plan.

The plat also shows various easements required for development. It is consistent with the Concept Plan including lot dimensions, lot density, and the number of residential lots. The plat notes refer to the zoning requirement to plant a row of trees on the southern end of the property to be planted in the right-of-way and to be maintained by the HOA. There is also a note that refers to the 6' trail that is required per the zoning, as well as the trail connection located west of Malone Road also required by zoning.

Ms. McLeod stated that the replat has been reviewed by the Technical Review Committee, is consistent with the Concept Plan, and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking mentioned that the landscape on the south side has to occur on the south side of Primrose Place. There is a note on the plat that it has to be maintained by the HOA.

Ms. McLeod stated that it is shown on the Civil Plans. Landscaping will be irrigated and maintained by the HOA.

Motion: Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Residential Replat for Lots 1-14, Block A, and Lots 1-29, Block B, generally located north of Lake Travis Drive and east of Malone Road, for Malone Meadows.

5. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 2RR, 3RR, and 4R, Park View Addition, being a Replat of Lots 2R, 3R, and 4, Park View Addition; generally located east of Greenville Avenue and south of Main Street, Allen, Texas. (RP-7/6/15-44) [Park View Addition]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated the item is a Public Hearing and a Residential Replat for Parkview Addition.

The property is located south of Main Street and east of Greenville Avenue. The property is currently zoned PD-120 TH and SC. Surrounding zoning includes Shopping Center SC to the north, Shopping Center SC, PD-120 TH, as well as PD-19 MF to the east, Community Facilities CF and Single-family Residential R-3 to the south, and Shopping Center SC and Single-Family Residential R-3 to the west.

Ms. Kulkarni stated that Planned Development No.120 for a residential subdivision for Parkview Lane was adopted in June of this year. It included Lots 4R, 3RR, and the lot to the east for the townhome subdivision. The PD Concept Plan that was adopted included roughly 10 ½ acres and showed 91 townhome units, 1.88 acres of open space, and showed two access points on Greenville Avenue. The northern access point is an existing 24' fire lane, access, and utility easement. The Concept Plan specified that the 24' firelane, access, and utility easement would be replatted and owned by the commercial lot to the north which is the Walgreens lot. This replat fulfills that requirement.

Currently, the 24' firelane, access, and utility easement is a part of Lots 3RR and 4R. This replat will remove the firelane from those two lots and will incorporate it into lot 2RR for Walgreens. The replat also revises the western boundary line and adds utility and access easements to accommodate the townhome development. All other elements remain the same.

Ms. Kulkarni stated that the replat has been reviewed by the Technical Review Committee, is consistent with the Concept Plan, and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

1st Vice-Chair Trahan clarified that the firelane that is dedicated to the retail to the north is being replatted to serve Lots 4R, 3RR, and 2RR.

Ms. Kulkarni stated that the firelane, access, and utility easement is currently on Lots 3R and 4RR but it serves Lot 2RR. It will be taken from these two lots and incorporated into Lot 2RR.

Chairman Cocking verified that the Concept Plan for the townhome development does not use the firelane.

Ms. Kulkarni stated that the primary access points for the townhome development is the southern point on Greenville Avenue and an access point on Jupiter Road.

Motion: Upon a motion by Commissioner Orr, and a second by 2nd Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Residential Replat for Lots 2RR, 3RR, and 4R, generally located east of Greenville Avenue and south of Main Street for Parkview Addition.

6. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 1R & 4, Block 1, Bethany Park Place, being a Replat of Lot 1, Block 1, Bethany Park Place; generally located south of Bethany Drive and east of Allen Heights Drive. (RP-5/18/15-29) [Bethany Park Place]

Ms. Nabiha Ahmed, Planning Intern, presented to the Commission. She stated the item is a Public Hearing and a Replat for Bethany Park Place.

Ms. Ahmed stated that the property is generally located south of Bethany Drive and east of Allen Heights Drive. The property is currently zoned Shopping Center SC. The property to the east is zoned Single Family Residential R-7. The property to the north is zoned Community Facilities CF. The property to the west (across Allen Heights Drive) is zoned Planned Development PD No. 22 for Shopping Center SC, and the property to the south is the City of Parker.

Ms. Ahmed stated that the property is currently platted as one lot for the existing Kroger grocery store and a retail/commercial building. A Site Plan is currently being reviewed by staff to subdivide the lot into two separate lots. Replatting the property is the last step in the development process. The Replat is for approximately 10.9 acres of land. Lot 1R is the lot for the Kroger building and Lot 4 is the lot for the retail/commercial building.

There are four access points for Lot 1R - one on Allen Heights Drive and three through existing Firelane, Access, and Utility Easements. Lot 4 has three access points - one on Allen Heights Drive and two through existing Firelane, Access, and Utility Easements. The plat also adds and adjusts easements to reflect how the site is actually developed.

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

Chairman Cocking opened the public hearing.

Mr. Michael Clark, 6750 Hillcrest Plaza #325, Dallas TX, applicant, stated that he is happy to answer any questions and requests approval.

Chairman Cocking closed the public hearing.

Motion: Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lot 1R & 4, Block 1, Bethany Park Place, being a Replat of Lot 1, Block 1, Bethany Park Place; generally located south of Bethany Drive and east of Allen Heights Drive for Bethany Park Place.

7. Alternative Lighting Request – Consider a request for Alternative Lighting for Allen Heritage Village on Lot 1, Block A, Allen Station Park, City of Allen, Collin County, Texas (and commonly known as 450 E. St Mary Drive); generally located south of St Mary Drive and east of Cedar Drive. [Allen Heritage Village]

Mr. Randy Thompson, Parks Planner, presented to the commission. He stated that the Allen Heritage Village is located south of the Allen Station Park and is zoned Central Business District CBD.

Construction repairs and improvements are being done to the park, mainly including remodeling the houses in the Allen Heritage Village and installing parking lots and site lighting. The hope is to try to create a more inclusive feel to create consistency throughout the park.

Mr. Thompson presented the Site Plan and explained that the six dots represent parking lot lights for which a variance is being requested. The luminaire and the base of these lights are consistent with the site pedestrian lights that are placed in the center of the village. The same type of light is being proposed for a consistent look. The street lights on St Mary Drive are time specific, so the idea is to take time specific lighting and integrate it within the Allen Heritage Village.

In the west parking lot, there are two 14' lights, and in the east parking lot, there are four 14' lights. The pedestrian lighting is the same style and same look, but are 12' tall (shorter than the parking lot lights). The Heritage Village lights will be similar to St Mary's lights – the black color and the same theme will be kept.

Chairman Cocking asked if the pictures of the lights shown in the specs are the ones we will be getting versus the example on St Mary Drive.

Mr. Thompson said yes.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve Alternative Lighting for Allen Heritage Village located at 450 E. St Mary Drive.**

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

The meeting adjourned at 7:22 p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 9/22/2015 City Council Meeting

- There were no items taken to the September 22, 2015 City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

November 3, 2015

SUBJECT:

Conduct a Public Hearing and consider a request for a Replat for Allentown Office Park, Lots 3R, 4, and 5, Block A, being a replat of Lot 3, Block A, Allentown Office Park; generally located west of Greenville Avenue and south of Allentown Parkway, Allen, Texas. (R-9/21/15-67) [Allentown Office Park]

STAFF RESOURCE:

Nabiha Ahmed
Planning Intern

**PREVIOUS BOARD/
COUNCIL ACTION:**

Zoning – LI Light Industrial
Final Plat Approved – April, 1984

BACKGROUND

The property is generally located south of Allentown Parkway and west of Greenville Avenue. The property to the north (across Allentown Parkway), the property to the south, and the property to the west are zoned for Light Industrial LI. The property to the east (across Greenville Avenue) is zoned Planned Development No. 4 for Shopping Center SC.

The property is currently platted as Lot 3 and will be subdivided into three (3) separate lots, Lots 3R, 4 and 5. The Site Plan for Office/Warehouse buildings was approved in May 2015. Replatting the property is the last step in the development process.

The Replat is for 11.809± acres of land. There are a total of five (5) access points. There is one (1) access point on Greenville, three (3) access points on Allentown Parkway, and one (1) future 24' firelane, access, and utility easement on the property to the south. The plat also shows various easements and right-of-way dedication required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the Site 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 3R, 4, and 5, Block A, Allentown Office Park, being 11.809± acres, generally located west of Greenville Avenue and south of Allentown Parkway, for Allentown Office Park.

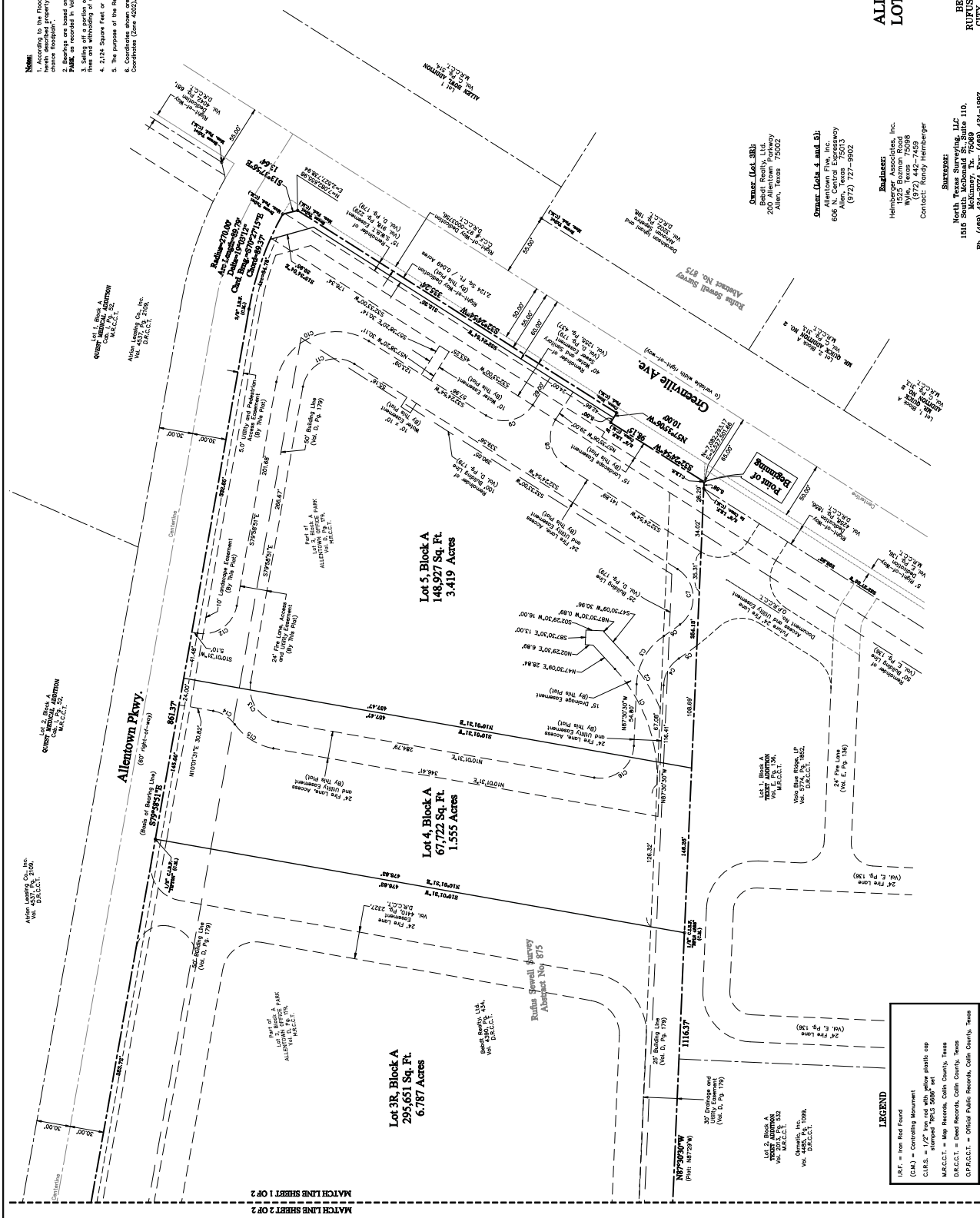
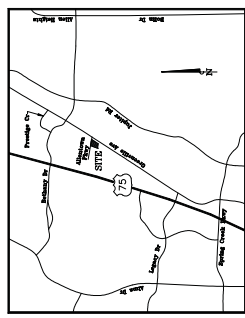
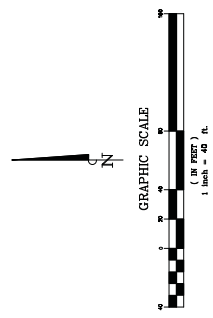
ATTACHMENTS

Replat

Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 80000303001, Map Revised June 02, 2009, the property is located in Zone X-1, indicated by red line. Zone X-1 is in the unshaded area of the Flood Insurance Rate Map.
2. All buildings are based on the preliminary architectural drawings of Allentown Office Park, as shown on the plat of **ALLENTOWN OFFICE PARK**, Map No. 80000303001, Map Revised June 02, 2009, and are shown on the plat of **ALLENTOWN OFFICE PARK**, Map No. 80000303001, Map Revised June 02, 2009.
3. Setting off a portion of the addition by means and bounds is a violation of City Ordinance and State law and is subject to fines and withholding of utility and building permits.
4. 2.124 Square Feet of 0.048 acres of land have been dedicated by this plat for right-of-way for Greenville Avenue.
5. The purpose of the Replat is to divide Lot 3 into three separate lots.
6. Coordinates shown are based on the City of Allen GPS Control Monument No. 1, 2, 3, 4, North Texas State Plane Coordinate System (Zone 4202), NAD 83, Surface Coordinates.

Curve No.	Station	Radius	Chord Length	Chord Bearing	Chord Distance
C1	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C2	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C3	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C4	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C5	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C6	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C7	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C8	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C9	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C10	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C11	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C12	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C13	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C14	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C15	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C16	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C17	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C18	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C19	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00
C20	10+00.00	100.00	100.00	N 00° 00' 00" E	100.00



ALLENTOWN OFFICE PARK
LOTS 3R, 4 AND 5, BLOCK A
 BEING A REPLAT OF
 LOT 3, BLOCK A
ALLENTOWN OFFICE PARK
 (VOL. D, PG. 179, M.R.C.C.T.)
 BEING 11.809 ACRES, OUT OF THE
 RUBY SURVEY, COLLIN COUNTY, TEXAS
 CITY OF ALLEN, COLLIN COUNTY, TEXAS
 Scale: 1" = 30'

Owner (Lot 3R):
 Allentown Plaza, Inc.
 200 Allentown Parkway
 Allen, Texas 75002

Owner (Lots 4 and 5):
 Allentown Plaza, Inc.
 606 Allentown Parkway
 Allen, Texas 75013
 (972) 727-9902

Surveyor:
 North Texas Surveying, LLC
 1815 South McDougal St., Suite 110,
 Richardson, Texas 75081
 Ph. (469) 424-2074 Fax (469) 424-1897
 www.northtexasurveying.com
 Contact: Chad Holcomb

Replater:
 Heimberger Associates, Inc.
 1325 Barton Road
 Waco, Texas 76798
 (972) 442-7459
 Contact: Randy Heimberger

Legend:
 L.R.T. = Von Red Found
 C.I.A.S. = Controlling Monument
 C.I.A.S. = 1/2" iron rod with yellow plastic cap
 M.R.C.C.T. = Map Records, Collin County, Texas
 D.R.C.C.T. = Deed Records, Collin County, Texas
 O.P.R.C.C.T. = Official Public Records, Collin County, Texas

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	November 3, 2015
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Bray Central One, Lot 13R-2A, Block G, being a replat of Lot 13R-2, Block G, Bray Central One; generally located south of Medical Drive and west of Junction Drive, Allen, Texas. (RP-10/12/15-75) [Stoneybrook Memory Care]
STAFF RESOURCE:	Madhuri Kulkarni Planner
PREVIOUS BOARD/ COUNCIL ACTION:	Replat Approved – January, 2009 Replat Approved – April, 2009 Planned Development No. 108 Approved – October, 2011

BACKGROUND

The property is located on the southwest corner of the intersection of Medical Drive and Junction Drive, and is zoned Planned Development PD No. 108 for Office O. The properties to the north (across Medical Drive), west, south, and east (across Junction Drive) are zoned Planned Development No. 54 for Industrial Technology IT.

A Site Plan for a Long Term Care Facility was approved in October 2015. Replatting the property is the last step in the development process.

The property is 2.77± acres of land and is currently platted as Lot 13R-2. The Replat shows three (3) access points into the site; two (2) access points on Medical Drive and one (1) access point on Junction Drive through an existing Firelane, Access, and Utility easement shared with the property to the south. The plat also shows various easements required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Site 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 Lot 13R-2A, Block, Bray Central One, being 2.77± acres, generally located south of Medical Drive and west of Junction Drive, for Stoneybrook Memory Care.

ATTACHMENTS

Replat

