



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JANUARY 19, 2016 – 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 January 12, 2016 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. Capital Improvement Program (CIP) Status Report.
3. Approve minutes from the January 5, 2016, regular meeting.
4. Final Plat – Consider a request for a Final Plat for Lots 1 & 2, Block A, Allen Business Center II, being 6.533± acres and consisting of a 4.49± acre tract and a portion of Tract M, Allen Business Center II, located in the William Perrin Survey, Abstract No. 708, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Greenville Avenue. (RP-12/9/15-90) [Allen Business Center II]

**Regular Agenda**

5. Public Hearing – Conduct a Public Hearing and consider a request to amend portions of Planned Development PD No. 92 to add “Office Use” and “Medical and Dental Office” use, add a definition of “Medical Clinic”, and adopt a Zoning Exhibit. The property is Lots 2R, 3 and 4 Ridgeview Meadow Condos, Lots 5-9, 11R, 12, and 13, Block B, Starcreek Commercial, a 3.536± acre portion of land and a 6.721± acre portion of land located in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas; generally located north of Ridgeview Drive and on the west and east sides of Watters Road. (Z-1/6/16-4) [Starcreek Commercial]

**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, January 15, 2016 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 1/12/2016 City Council Meeting**

- The request to adopt an Ordinance to change the zoning of Allen Watters - NTB Addition, generally located south of McDermott Drive and west of Watters Road from Shopping Center (SC) to Planned Development No. 122 with a base zoning of Multi-Family Residential District MF-18, for Vera Watters Creek, was approved.
- The request to adopt an Ordinance for a Specific Use Permit (SUP) for a Restaurant (Drive-in or through) use generally located south of Stacy Road and west of Greenville Avenue, for El Pollo Loco, was approved.
- The request to adopt an Ordinance to amend Section 4.20.2 of the Allen Land Development Code, specifically the Schedule of Principle Uses relating to "Public Service Facility," was approved.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** January 19, 2016

**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 December, 2015  
CIP Map through January, 2016

# ENGINEERING CIP REPORT - THROUGH DECEMBER 2015

		PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES		1	Fire Station 2 Reconstruction	PS1303	Crossland is currently installing rebar and scheduling concrete work; storm lines and new approach on east side of the property have been completed.	Complete Fall 2016
		2	City Hall Basement Remodel	PS1501	Most of the finishes have been completed. Flooring and AV/IT work will be done mid/late January. Furniture order has been finalized and should arrive early February 2016.	Complete Feb. 2016
ROADS	CITY	3	2015 Intersection Improvements	ST1504	95% design submitted on 12/18/15. Property acquisition and negotiation phase will begin.	TBD
		4	2015 Street and Alley Repair	ST1502	Scope and bid documents anticipated to be complete January 2016.	Begin Spring 2016
		5	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Adding lanes to Alma Drive median to have six continuous lanes from Hedgcoxe to SH 121. Design services have begun.	TBD
		6	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.	TBD
		7	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	LSCC has completed mainline paving on East side of creek.	Complete Early 2016
		8	Montgomery Boulevard Extension	ST1403	McMahon is scheduled to install beams 01/11/15.	Complete April 2016
		9	FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes from Main Street to Parker Road. Project is awaiting funding agreements between the County, TxDOT, and stakeholder Cities.	TBD
		10	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	Roadway is a TxDOT project, currently planned to begin construction early 2016.	Complete Jan. 2018
UTILITIES		11	Watters / Bray Central Street Lights	JBGL	Watters street lights installation were delayed due to the City standard street lights being discontinued. City is currently evaluating light options.	TBD
		12	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.	Complete Feb. 2017
		13	Cottonwood Creek Wastewater Rehab	WA1501	Project is complete awaiting final walkthrough.	Substantially Complete
		14	Fountain Park Water/SS Rehab, Ph 1	WA1403	Restoration is currently underway. Pavement is currently 85% restored.	Early 2016
		15	SCADA System Upgrade	WA1402	Design is in progress. Scope has been added to the project extending the bid to early 2016.	Complete Fall 2016
OTHER		16	Custer Tower Interior Repaint	WA1601	Proposals opened on 12/30/15. Packets are currently under review.	Complete April 2016
		17	Cottonwood Creek Bank Stabilization	DR1401	Ark has reached substantial completion.	Substantial Completion
		18	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. Once contracts are fully executed, TxDOT will review plans and be a participant of the bidding process.	Complete Summer 2016

# ENGINEERING CIP MONTHLY REPORT

**JANUARY  
2016**

**CONSTRUCTION**

**DESIGN**

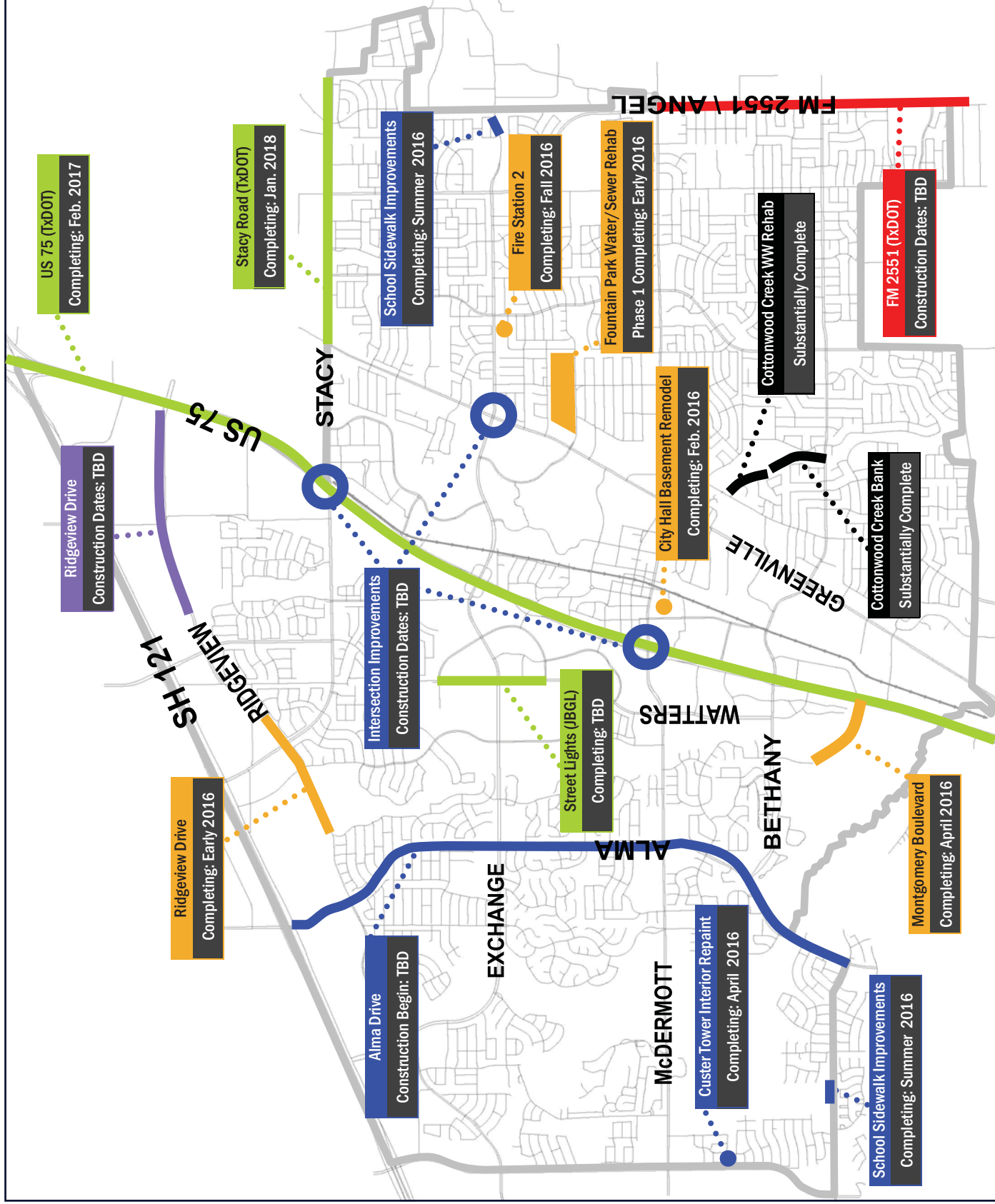
**CONSTRUCTION  
(By Others)**

**DESIGN  
(By Others)**

**FUTURE**

**ENGINEERING  
DEPARTMENT  
214.509.4576**

**DIRECTOR:  
CHRIS  
FLANIGAN**





**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
January 5, 2016**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking, Chair  
Ben Trahan, 1<sup>st</sup> Vice-Chair  
Luke Hollingsworth  
Shirley Mangrum  
John Ogrizovich  
Michael Orr

**Absent:**

Stephen Platt, Jr., 2<sup>nd</sup> Vice-Chair

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Community Development  
Shawn Poe, PE, Assistant Director of Engineering  
Brian Bristow, Assistant Director of Parks and Recreation  
Madhuri Kulkarni, Planner  
David Dodd, City Attorney

**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 December 22, 2015 regular meeting, attached.

**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 December 15, 2015, regular meeting.
3. Request for Extension – Consider a request for a 60-day extension to file the Replat for Park View Addition, Lots 2RR, 3RR and 4R; being 8.296± acres situated in the David Wetsel Survey, Abstract No. 977, City of Allen, Collin County, Texas, generally located east of Greenville Avenue and south of Main Street. (RP-7/6/15-44) [Park View Addition]

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

**The motion carried.**

### **Regular Agenda**

4. Combination Plat – Consider a request for a Combination Plat for Lot 1, Block A, The Learning Experience; being 3.482± acres situated in the R.C. Whisenant Survey, Abstract No. 1012, City of Allen, Collin County, Texas, generally located south of Bethany Drive and west of Allen Heights Drive. (FP-12-18/15-91) [The Learning Experience]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a Combination Plat for The Learning Experience.

The property is generally located south of Bethany Drive and west of Allen Heights Drive. The property to the north is zoned Planned Development PD No. 22 Shopping Center SC. The property to the west is zoned Planned Development PD No. 22 Community Facilities CF. The properties to the south are zoned Planned Development PD No. 22 Community Facilities CF and Planned Development PD No. 22 Single-Family Residential District R-6. To the east (across Allen Heights Drive), the property is zoned Shopping Center SC.

Ms. Kulkarni stated that the property is zoned Planned Development PD No. 22 Shopping Center SC. A Site Plan for a daycare use was approved in December 2015. Platting the property is the last step in the development process.

The Combination Plat shows one (1) lot, which is approximately 3 ½ acres. There is one (1) access point for the site on Allen Heights Drive. The plat also shows various firelane, access, and utility easements required for development.

The Combination Plat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

**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 request for a Combination Plat for Lot 1, Block A, The Learning Experience, generally located south of Bethany Drive and west of Allen Heights Drive.

5. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 4R and 5XR, Block A, Twin Creeks Crossing, being a replat of Lots 4 and 5X, Block A, Twin Creeks Crossing; being 14.540± acres of land situated in the Michael Lee Survey, Abstract No. 544, City of Allen, Collin County, Texas, generally located west of Bray Central Drive and north of Exchange Parkway. (RP-11/19/15-85) [Twin Creeks Crossing]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a public hearing and a Replat for Twin Creeks Crossing.



The property is generally located west of Bray Central Drive and north of Exchange Parkway. The property to the north is zoned Planned Development PD No. 54 for Single-Family Residential SF and Planned Development PD No. 54 Community Facilities CF as well as Planned Development PD No. 54 Industrial Technology IT (across Bray Central Drive). The property to the west is zoned Planned Development PD No. 54 Single Family Residential SF and Planned Development PD No. 54 Medium Density Single-Family Residential MDSF. The property to the south is zoned Planned Development PD No. 108 for Multifamily Residential MF-24 (Phase 1 of Twin Creeks Crossing). The properties to the east (across Bray Central Drive) are zoned Planned Development PD No. 54 Industrial Technology IT and Planned Development PD No. 108 for Mixed Use MIX.

Ms. Kulkarni said that the zoning for the property (previously called Ablon at Twin Creeks) was approved in June 2012 and a Preliminary Plat was approved in December 2012. A Final Plat consisting of two (2) lots (Lots 4 and 5X) was approved in September 2015. This purpose of this replat is to dedicate new utility easements. All other conditions remain the same. There are no impacts to existing utilities, structures, setbacks, or zoning regulations.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

**Motion:**           **Upon a motion by Commissioner Orr, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 4R and 5XR, Block A, Twin Creeks Crossing, generally located west of Bray Central Drive and north of Exchange Parkway.**

6. Public Hearing – Conduct a Public Hearing and consider a request to change the base zoning relating to a 74.601± acre portion of Planned Development PD No. 105 from Agriculture Open Space AO to Single-Family Residential District R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations; said portion consisting of a tract out of the T.G. Kennedy Survey, Abstract No. 500, and Lot 1R, Block 1, Williams-Old Bethany Addition, City of Allen, Collin County, Texas, generally located south of the Bethany Drive and east of Brett Drive. (Z-4/14-15-19) [Montgomery Farm Estates]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item is a request to amend a portion of the exiting PD-105 from AO to Single-Family Residential R-7 for Montgomery Farm Estates. The property is approximately 74.6± acres. Mr. Bass said that although this is not the last undeveloped piece for Montgomery Farms, it is the last largest undeveloped piece.

The property is generally located south of Bethany Drive and east of Brett Drive. The property to the north (across Bethany Drive) is zoned Planned Development PD No. 76 Single-Family Residential R-5. The properties to the west are zoned Planned Development PD No. 96 Single-Family Residential R-4 and Agriculture-Open Space AO. The property to the south is zoned Agriculture-Open Space AO. The properties to the east are zoned Planned Development PD No. 105 Single-Family Residential R-5 and Planned Development PD No. 74 Single-Family Residential R-7. Mr. Bass stated that surrounding subdivisions include Montgomery Ridge Phase 1 (under construction), Angel Field West (under construction), The Park at Montgomery Farms (with a variety of lot sizes), The Meadow at Montgomery

Farms, and Bethany Mews/Pecan Grove. Other projects include Hamilton Hills, Connemara Crossing (yet to be developed), and the Farm Headquarters (yet to be developed).

Montgomery Farms has set several unique standards in Allen, including public art such as windmills, lake systems, Bethany Road itself, diverse architecture, and environmental related infrastructure such as rain gardens and swales; which other projects have not brought to Allen.

Mr. Bass also said that Montgomery Farms, from early on, has provided an opportunity for choices in lot sizes. Various portions of Montgomery Farms have varying lot and house sizes to provide diverse market choices for customers. Mr. Bass cited the example of The Park, which has a base zoning of R-5, but includes lot variability. He also cited Montgomery Ridge Phase 1 which ranges in lot sizes from 40' wide lots up to 60' wide lots. The precedent of varying lot/house sizes even varies within a single block itself.

Planned developments include three components – the Concept Plan, Elevations, and Development Regulations. Mr. Bass went over the Concept Plan, and stated that the proposed residential development is approximately 74.6± acres. The Concept Plan shows a total of 215± front and rear entry lots of various lot sizes. This proposed development only includes single-family detached homes – not townhomes or retail or multi-family.

The principal point of access is on Brett Drive, off Bethany Drive. There is another point of access on Spencer Street from the Angel Field West subdivision. Mr. Bass said that the street layouts are non-standard and unique in this proposed subdivision, and include open spaces, vanishing points, and curves. This site has many trees and the designers have gone through various lengths to protect the tree resources. Streets and alleys are provided for the lots; some lots have alley access, some have street access, some have both.

Mr. Bass said that there are five basic lot types –  
Type A, 100'X140' – comprising up 27% of the total 215 lots  
Type B, 75'X130' – front loaded  
Type C, 62'X120' – front loaded  
Type D, 50'X120' – 24% of the lots  
Type E, 31'X100' – alley loaded

Mr. Bass said that some of the smaller lots have alley access. Staff does not want the smaller lots to have driveways on the streets in order to protect the streetscape from looking like one large driveway. Thus, all lot types that are 50' or less will be required to have alley access. Mr. Bass repeated that there is variability and some lots have both front access and alley access. The smallest lots have green space access (mews), such as Hamilton Hills.

Mr. Bass discussed the trail system and said that there are two trails proposed as part of this project to be funded by developer. One is a 10' trail that runs east/west. There is also a 12' hike and bike trail in a 14' easement that runs from the northwest to southeast portion of the property. The timing of the construction is currently being worked out between the developer and the Parks and Recreation Department. For open space, residential developments require one acre of land for every 75 units. In this case, 2.878 acres is required. This development will have 10.5 acres.

Mr. Bass summarized the project by stating the access points, five lot types, the minimum dwelling unit size of 1,800 square feet, the variability in the streets, and the incorporation of trails as part of the overall concept.

The second part of the Planned Development is Elevations, which show the architecture and materials. The style being shown will have to match what is built. There may be some slight variability as determined or acceptable by staff, or, if the changes are major, would go through a zone change once again. Mr. Bass showed the elevations for each of the lot types and emphasized the variability in architecture. He said that the materials include stone, stucco, some siding, heavy timber, and masonry.

Mr. Bass discussed the lot sizes. He said that although there are a variety of lot types being proposed, the smallest one rather than the average size is advertised. 55% of all the lots shown are R-5 or better. 79% of all lots are R-6 or better (cumulatively). The remainder of the lots are R-7 or slightly less.

The third component of a Planned Development is Development Regulations. Mr. Bass summarized the regulations:

- Base Zoning District: Single-Family Residential R-7

- Lot Standards: Minimum lot width, depth, setbacks, lot coverage, and dwelling unit size as indicated in the chart of the development regulations, including:

Product Type	Minimum Lot Width	Minimum Lot Depth
A	100 feet	140 feet
B	75 feet	130 feet
C	62 feet	120 feet
D	50 feet	120 feet
E	31 feet	100 feet

- Maximum Density: 3.5 dwelling units per acre (This meets the Comprehensive Plan which shows this area as suburban residential to have a density between one to five units/acre).

- Screening: Montgomery Farms does not have the typical 8' masonry screening wall as the rest of developments in Allen. There are extensive uses of berm, living screening walls, masonry walls, and a combination of all types, which has served Montgomery Farms well. Lots adjacent to the Neighborhood/Community Reserve Area may have decorative metal fencing.

- Thoroughfares: All internal rights-of-ways shall be a minimum of forty-five (45) feet. The standard is 50', but the right-of-ways are 45' in many other Montgomery Farm communities. The utilities are still provided in easements.

- Floodplain Reclamation: The P&Z considers floodplain reclamation. In this case, it is not known for certain if a reclamation is required, but it is still included in the development regulations.

Mr. Bass concluded that staff has reviewed the project and vetted it thoroughly. Many changes have been made to end up with this plan as presented, and staff recommends approval.

Commissioner Ogrizovich asked about front loaded product Types A, B, and C, and if they have an alley, whether the builder would have the flexibility of either front or rear entry homes.

Mr. Bass said that that would be clarified in the Development Regulations. If a lot is front loaded, it will be just a front loaded lot. The alley will be used primarily for waste service. For lot types D and E that have both street and alley, because of their width and narrowness, only alley access (not front access) will be permitted.

Commissioner Ogrizovich clarified that the front loaded lots with alleys would have their waste services through the alley.

Mr. Bass said yes and said that the question should also be posed to the applicant to see how they want to market those lots.

Chairman Cocking said that a correction needs to be made on the draft Development Regulations in Section D. An asterisk was not included in the minimum side yard setback chart. The number on the left is the standard side yard setback, and the one on the right is for a setback if the side yard faces a street. An asterisk with a note needs to be added and that will be included as part of the P&Z recommendation.

Mr. Bass further explained that as an example, the 31' foot lots have a 3' side yard on both sides (the number on the left) unless it sides on a street, in which case, the side yard would be 15' (the number on the right).

Chairman Cocking said that the elevations that were presented on the screen are different from the elevations included in the P&Z packets, and wanted to know which ones to use.

Mr. Bass answered that the elevations presented on the screen will be used. The quality of the elevations included in the packet was not very crisp, so staff requested clearer graphics, which is shown on the PowerPoint presentation.

Chairman Cocking opened the public hearing.

Dr. Dale Ehmer, 1206 Monica Drive, Allen, Texas, spoke in opposition of the request. He said that he is a resident of The Meadow. He has been there about seven years and bought into the Montgomery Farms' open space concept. His only issue is the median on Brett Drive. He said that the median has gotten a lot bigger than the drawing they were provided with when they bought their property. This new plan moves the houses on the western side closer to his neighborhood. The wide median on Brett Drive does not provide as much buffer between the two neighborhoods. They want more of a buffer zone to have more green area. The current 15' is not much green space. This narrow area is also a drainage area, so sometimes it might not even be possible to walk there. Dr. Ehmer said they were the first to buy into the Montgomery Farm concept and now feels crowded out of the green space. Dr. Ehmer said that the original plan (that was passed to the P&Z Commissioners at the meeting) has a narrower median than the median proposed in this Concept Plan. Dr. Ehmer also disused the 31' wide lot elevations and said he has a hard time believing that the homes would only be 25' wide. That would be a narrow structure, and the structures shown on the elevations do not look like that.

Mike Nettleton, 1222 Monica Drive, Allen, Texas, spoke against the item. He said the elevation change is unclear to him (between this proposed development and the subdivision to the west). He said the primary reason they moved to Montgomery Farms is the unique aspect of the area. He said that behind his house, there is a creek. They were shown a two-story house in the original plan, but now there is an 8'-10' wall. He wondered if these seven lots are going to be at ground level or if the lots will be elevated 6'-8,' similar to what happened behind his house. His second question is regarding the maintenance of the trails - will the City or the developer maintain those? He also asked about the legal responsibility of who is supposed to maintain the trails as they are not being maintained today.

Major Thomas, 1246 Monica Drive, Allen, Texas, spoke in opposition to the item. He said he is directly adjacent to this property in The Meadow. He said this area is really encroaching into his neighborhood. This proposal includes open spaces and open vistas such as the vista in the middle of Brett Drive. He said that if the median size on Brett Drive was decreased, the houses adjacent to his can be pushed further away. He said that the elevation increases from the back of his house. The ground level of the proposed houses will be towering over their houses. Because the neighbors might have wrought iron fences, those houses can look into their homes. He asked whether the grading/topography of the proposed homes will be elevated or similar to his neighborhood. Mr. Thomas said they could plant trees in their backyard for privacy, but that defeats the purpose of wanting open space in the first place. Mr. Thomas also mentioned

the 31' lots and said this is a density issue. The houses on Monica Drive are 5,000 square foot houses, and these small lots are less than half that area. Those ninety-seven 31' lot homes will be there when driving through Brett Drive. He said there is no reason to have those additional small homes to satisfy some notion of the market. Another point he stated was regarding the maintenance of this area, and said that "being one with nature" cannot happen when there are 4'-5' weeds on the trails. Mr. Thomas said that the original plan he was shown included a community center in this area, which is now gone. The community center idea was offered to the neighborhood (to be at the location of the old farm house) as recently as 2013 when the apartment complexes were considered at Angel Field East. Mr. Thomas' final point was that it is not fair to subordinate the existing stakeholders. He is okay with new families moving into Allen, but their "rights" should not trump the rights of the existing stakeholders.

Ben Johns, 1234 Monica Drive, Allen, Texas, spoke to the commission. He said he has been a resident in this area for less than a year. There was a detailed plan that was put into place when he moved in, and now this plan has changed quite a bit. He said that although this was an impressive presentation, the bottom line is that this is just population density. Mr. Johns said that the developers did great laying out Bethany Drive which sets the standard for Allen. With such narrow homes, however, the area will not look very attractive. He does not understand why alleys are needed. He also said that there are currently terrible runoff problems in his neighborhood because of some supposedly underground river which has not been addressed. Montgomery Farms has done a terrific job so far, but it is closing out, and now the developers are making a "good" business decision, but it is unfair to those that are currently living there.

Christopher Walls, 1226 Monica Drive, Allen, Texas, spoke in opposition of the item. He said that there is an investment and emotion behind their neighborhood. He said he knew that something would be built in this area, but that it does not look like anything that was proposed before. This is all economics and it seems that the developers are squeezing everything out of this area. This type of congestion will prove to be a problem over time when this is something that can be rectified right now.

Chairman Cocking closed the public hearing.

The following letters were also received:

Celeste Walz, celeste.walz@gmail.com, Allen, Texas – Support  
WM G. Dickie, 1236 Monica Drive, Allen, Texas – Opposed  
Datie Brooks, 1360 Francie Way, Allen, Texas – Opposed

There was a technical audio issue and the remainder of the agenda item, except for the last five minutes, was not recorded.

Mr. Bass proceeded to answer the concerns that were both brought up by the citizens and the Planning and Zoning Commissioners.

Mr. Philip Williams, 1204 Bethany Drive, Allen, Texas, Developer, also answered questions from the commissioners.

Discussion ensued among the commissioners, including discussion regarding the 31' wide lots.

**Motion:**           **Upon a motion by Chairman Cocking, and a second by Commissioner Mangrum, the Commission voted 5 IN FAVOR, and 1 OPPOSED to recommend approval of the request to change the base zoning relating to a 74.601± acre portion of Planned Development PD No. 105 from Agriculture**

**Open Space AO to Single-Family Residential District R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations, generally located south of the Bethany Drive and east of Brett Drive, with the following items:**

- 1. That the side yard lot standards on the proposed development regulations be clarified to reference side yard lots facing streets.**
- 2. That all Type E lot types be converted to Type D lot types, so that the minimum lot size in the subdivision is 50' wide lots.**
- 3. That the applicant will reduce the size of the median on Brett Drive to provide additional green space between the seven Type A lots and the Meadows at Montgomery Farm.**

**Executive Session (As Needed)**

Chairman Cocking said that they will be taking a recess and moving into the conference room for an Executive Session 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

- Executive Session pursuant to Texas Government Code Section 551.076: Deliberation Regarding Deployment of Security Personnel and Devices.

Chairman Cocking reconvened the meeting and said that there are no action items coming from the Executive Session.

**Adjournment**

The meeting adjourned at 9:43 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

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Jeff Cocking, Chairman

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Madhuri Kulkarni, Planner

**Director's Report from 12/22/2015 City Council Meeting**

- No meeting was held by City Council on December 22, 2015.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** January 19, 2016

**SUBJECT:** Consider a request for a Final Plat for Lots 1 & 2, Block A, Allen Business Center II, being 6.533± acres and consisting of a 4.49± acre tract and a portion of Tract M, Allen Business Center II, located in the William Perrin Survey, Abstract No. 708, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Greenville Avenue. (RP-12/9/15-90) [Allen Business Center II]

**STAFF RESOURCE:** Madhuri Kulkarni, AICP  
Planner

**PREVIOUS BOARD/  
COUNCIL ACTION:** Planned Development PD No. 3 – October, 1981  
General Development Plan Approved – March, 2009  
Preliminary Plat Approved – April, 2009  
Amended Planned Development PD No. 3 – July, 2015

**BACKGROUND**

The property is generally located north of Bethany Drive and west of Greenville Avenue. The property to the north is zoned Planned Development PD No. 3 for Light Industrial LI. The properties to the west and south are zoned Planned Development PD No. 3 for Shopping Center SC. To the east (across Greenville Avenue), the properties are zoned Planned Development PD No. 46 for Community Facilities CF and Single-Family Residential District R-5.

A Preliminary Plat was approved in April 2009. A PD Concept Plan for the property, called the Tech Center on Greenville, was approved in July 2015 for office, warehouse, office/showroom uses, and a limited number of sales and service uses. The Final Plat is the last step in the development process.

The Final Plat shows two (2) lots, Lot 1 and Lot 2, on approximately 6.5± acres. There are four (4) access points into the development. There is one (1) access point on Greenville Avenue, one (1) access point through an access easement on the southwestern portion of the property, leading onto the median opening on Bethany Drive, and two (2) access points through a Firelane, Mutual Access, and Utility Easement on the northwestern corner of the property. The plat also shows various easements and ROW dedication required for development of the site.

The Final Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan and Preliminary Plat, and meets the requirements of the *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Staff recommends approval.



**RECOMMENDED MOTION**

*I make a motion to approve the Final Plat for Lots 1 & 2, Block A, Allen Business Center II, generally located north of Bethany Drive and west of Greenville Avenue, for Allen Business Center II.*

**ATTACHMENTS**

Final Plat



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** January 19, 2016

**SUBJECT:** Conduct a Public Hearing and consider a request to amend portions of Planned Development PD No. 92 to add “Office Use” and “Medical and Dental Office” use, add a definition of “Medical Clinic”, and adopt a Zoning Exhibit. The property is Lots 2R, 3 and 4 Ridgeview Meadow Condos, Lots 5-9, 11R, 12, and 13, Block B, Starcreek Commercial, a 3.536± acre portion of land and a 6.721± acre portion of land located in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas; generally located north of Ridgeview Drive and on the west and east sides of Watters Road. (Z-1/6/16-4) [Starcreek Commercial]

**STAFF RESOURCE:** Ogden “Bo” Bass III, AICP  
Director of Community Development

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** Planned Development PD No. 92 Approved – March, 2004  
Detailed Site Plan Approved – September, 2004  
Preliminary Plat Approved - November, 2004  
Lot 12 Final Plat Approved – April 2007  
Lots 5-9 Final Plat Approved – May 2008  
Lot 11R Final Plat Approved – July 2008  
Lot 13 Final Plat Approved – November, 2008  
Lots 2R, 3 and 4 Combination Plat Approved – June, 2013  
Lots 2R, 3 and 4 Replat Approved – December, 2014

**LEGAL NOTICES:** Public Hearing Sign installed on property – 1/8/15  
Property Owner Notices mailed – 1/8/15

**ANTICIPATED CITY COUNCIL DATE:** February 9, 2016

**BACKGROUND**

The property is located south of SH 121, and east and west of Watters Road. The properties to the west are zoned Planned Development PD No. 40 for Corridor Commercial CC uses. The properties to the east are zoned Community Facilities CF. The properties to the south are zoned Planned Development No. 92 for Corridor Commercial CC uses. The City of McKinney is located to the north.

The property is currently zoned Planned Development PD No. 92 with a base zoning of Corridor Commercial CC. The property is approximately 28.26± acres and is a part of the Starcreek Commercial development. This Planned Development was established in 2004 and is designated to emphasize entertainment, commercial and retail uses. The owners of the subject property are requesting to add office and medical or dental office uses as permitted uses to portions of the property (as shown in the attached Zoning Exhibit). These uses would only be permitted on the interior of the site; as opposed to along the street frontage where commercial and retail uses are most suitable. The intention of adding office and medical or dental office uses (in a limited fashion) is to open the door to daytime traffic to support the existing and future entertainment, commercial and retail uses in this area.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **RECOMMENDED MOTION**

*I make a motion to recommend approval of the request to amend portions of Planned Development PD No. 92, generally located north of Ridgeview Drive and on the west and east sides of Watters Road, to add “Office Use” and “Medical and Dental Office” use, add a definition of “Medical Clinic”, and adopt a Zoning Exhibit for Starcreek Commercial.*

### **ATTACHMENTS**

Aerial Map  
Property Notification Map  
Development Regulations  
Zoning Exhibit







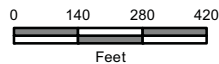




Property Ownership Notification  
Starcreek

### Map Legend

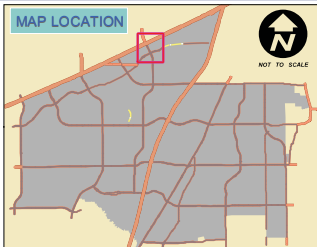
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



Community Development - GIS

Date Saved: 1/7/2016

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





**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS**  
**FOR STARCREEK COMMERCIAL**

Tract A-1, as designated below, shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the use and development regulations of Planned Development No. 92, as amended (“the PD 92 Regulations”) except as further modified as follows:

- A. DESIGNATION OF TRACT A-1:** The portions of Tract A (which Tract A is depicted in Exhibit “B” “Zoning Concept Plan” made a part of Ordinance No. 2272-3-04) which are outlined and depicted on the Zoning Exhibit attached hereto as Exhibit “B” and incorporated herein by reference, are hereby collectively designated as “Tract A-1”.
- B. PERMITTED USES:** Tract A-1 shall be subject to the following, which shall constitute modifications to the PD 92 Regulations:
- (1) In addition to the uses permitted in Tract A of PD 92, the portions of Tract A-1 (as shown in green and identified in the legend) of Exhibit “B” hereto may be developed and used for the following purposes:
    - (a) Office
    - (b) Medical or Dental Office
  - (2) Notwithstanding anything to the contrary herein, no portion of Tract A-1 may be developed and used for Medical Clinic purposes.
  - (3) For purposes of this Paragraph B:
    - (a) “Office Use” shall mean administrative, executive, professional, managerial premises not a part of retail, wholesale or manufacturing operation. The term “Office Use” does not include (i) banks or financial institutions, (ii) check cashing businesses, payday/advance loan businesses, motor vehicle title loan businesses, money transfer businesses, credit service organizations, or credit access business as such businesses are defined pursuant to applicable provisions of the Texas Finance Code and/or this Code, or (iii) other similar businesses to those described in (a) or (b) of this sentence. A consumer reporting agency, as defined in 15 U.S.C. §1681a(f), may be considered an Office use.
    - (b) “Medical or Dental Office” shall mean an office where outpatient medical and dental services are provided by physicians, dentists, chiropractors, optometrists, and similar medical professionals, and includes physical therapy and counseling services related to medical conditions.
    - (c) “Medical Clinic” shall mean facilities, other than hospitals and medical and dental offices, where patients are admitted for examinations and treatment by one or more physicians, on either a “walk-in” or short term appointment basis and treated on an outpatient basis, but are not admitted for overnight treatment or observation. “Medical Clinic” includes emergency medical services offered exclusively on an out-patient basis, such as urgent care centers, as well as licensed facilities offering substance abuse treatment, blood banks and plasma centers, and day surgery centers.



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IRVING, TEXAS 75039  
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FAX: 972.388.0084

# STARCREEK COMMERCIAL

DATE: JANUARY 6, 2023  
JOB NO: 12-002-1719  
DRAWN: PAA  
CHECKED: PAA

REVISIONS:  
DATE DESCRIPTION

A1.01

STATE HIGHWAY 121

WATERS ROAD

RIDGEVIEW ROAD

ILLUSTRATIVE

UP THE FITNESS

PAUL AVENUE

CLUBHOUSE

PD 92 Uses Only

PD 92, Office, Medical or Dental Office Uses

## TRACT A-1 ZONING EXHIBIT 28.26 acres



1  
SCALE: 1" = 80'-0"  
GRAPHIC SCALE