



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 16, 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 February 9, 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 February 2, 2016, regular meeting.

Regular Agenda

4. Replat/Public Hearing – 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, being 10.672± acres in the John Snider Survey, Abstract No. 848, City of Allen, Collin County, Texas; generally located south of Bethany Drive and east of Allen Heights Drive. (RP-5/18/15-29) [Bethany Park Place]
5. Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Lot 8, Block F, Bray Central One, being a Replat of a portion of Lot 1-R-1, Block F, Bray Central One Addition, being 8.142± acres situated in the W.J. Jackson Survey, Abstract No. 484, City of Allen, Collin County, Texas; generally located at the southeast corner of Raintree Circle and Junction Drive. (R-1/5/16-2) [Alders at Twin Creeks]
6. Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Greenway-Allen Retail Addition, Lot 7R, being a Replat of Greenway-Allen Retail Addition – Lot 7, being 2.2196± Acres situated in the William Perrin Survey, Abstract No. 708, City of Allen, Collin County, Texas; generally located south of McDermott Drive and west of Century Parkway. (RP-1/13/16-6) [Greenway-Allen Retail]

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, February 12, 2016 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 2/9/2016 City Council Meeting

- The request to adopt an Ordinance to amend the development regulations and adopt a Zoning Exhibit for portions of Planned Development PD No. 92, generally located north of Ridgeview Drive and on the west and east sides of Watters Road, for Starcreek Commercial was approved.

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| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
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| AGENDA DATE: | February 16, 2016 |
| SUBJECT: | Capital Improvement Program (CIP) Status Report |
| STAFF RESOURCE: | Chris Flanigan, PE Director of Engineering |
| PREVIOUS COMMISSION/COUNCIL ACTION: | None. |
| LEGAL NOTICES: | None. |
| ANTICIPATED COUNCIL DATE: | 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 January, 2016
CIP Map through February, 2016

ENGINEERING CIP REPORT - THROUGH JANUARY 2016

| | | PROJECT | | STATUS / COMMENTS | | CONST. DATES |
|------------|----|--|--------------|---|--|----------------------|
| FACILITIES | 1 | Fire Station 2 Reconstruction | PS1303 | Crossland is finishing prep work to begin pouring new concrete parking, and the apparatus bay slab mid-February; submittals for finishes and equipment are being recieved. Dry weather is helping make up time for rain delays. | | Complete Fall 2016 |
| | 2 | City Hall Basement Remodel | PS1501 | Construction substantially complete. IT/AV equipment installation and training will complete Feb 2nd. Punch list walk Feb 3rd. Furniture and plants have been ordered. | | Complete Feb. 2016 |
| ROADS | 3 | 2015 Intersection Improvements | ST1504 | Pre-Final plans submitted on 01/28/16. Property acquisition and negotiation phase will begin. | | TBD |
| | 4 | 2015 Street and Alley Repair | ST1502 | Scope and bid documents anticipated to be complete February 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 is installing mainlane paving on West side of the creek. | | Complete Early 2016 |
| | 8 | Montgomery Boulevard Extension | ST1403 | McMahon is scheduled to pour the bridge deck on 02/03/16. | | 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. Contractor has ordered the interim HPS lights. | | TBD |
| | 12 | US 75 Widening | TXDOT | Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements. | | Complete Feb. 2017 |
| | 13 | Fountain Park Water/SS Rehab, Ph 1 | WA1403 | Construction is Substantially complete; however, the restoration phase will continue for 60 days. | | Early 2016 |
| OTHER | 14 | SCADA System Upgrade | WA1402 | Design is complete. Project proposals have been received and are undergoing the review process. Construction is anticipated to begin in the Spring of 2016. | | Complete Fall 2016 |
| | 15 | Custer Tower Interior Repaint | WA1601 | Construction contract awarded on 01/26/16. Construction start anticipated February 2016. | | Complete April 2016 |
| | 16 | Olson & Beverly Elementary Sidewalk Improvements | ST1501 | TxDOT LPAFA signed and returned by the City. Construction anticipated to begin in Fall 2016. | | Complete Winter 2016 |

 CONSTRUCTION
  DESIGN
  DESIGN (BY OTHERS)
  CONSTRUCTION (BY OTHERS)
  FUTURE

ENGINEERING CIP MONTHLY REPORT

**FEBRUARY
2016**

CONSTRUCTION

DESIGN

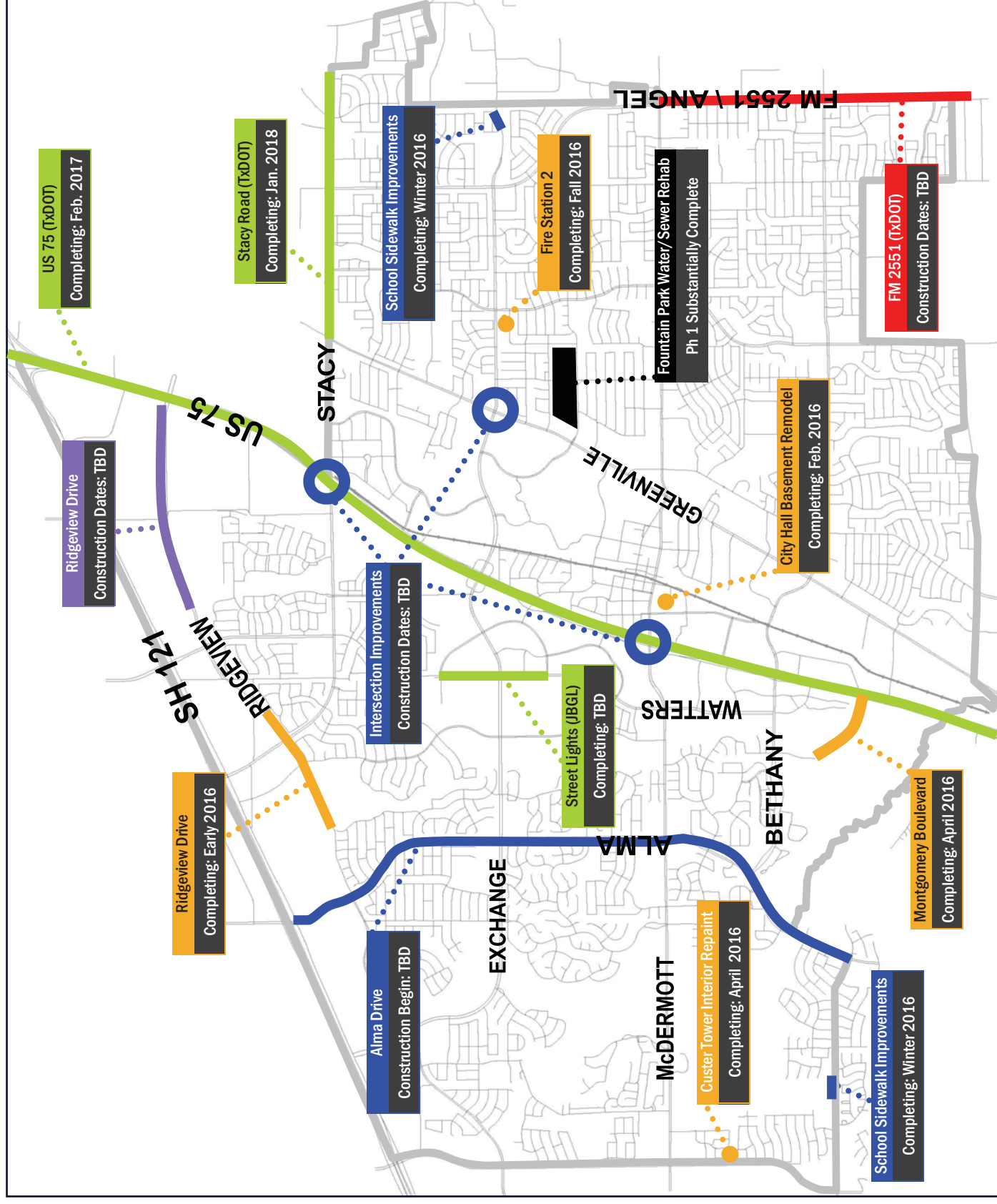
**CONSTRUCTION
(By Others)**

**DESIGN
(By Others)**

FUTURE

**ENGINEERING
DEPARTMENT
214.509.4576**

**DIRECTOR:
CHRIS
FLANIGAN**





**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
February 2, 2016**

ATTENDANCE:

Commissioners Present:

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

Absent:

Michael Orr

City Staff Present:

Ogden “Bo” Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, AICP, Senior Planner
Madhuri Kulkarni, AICP, 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 January 26, 2016, 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 January 19, 2016, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Estates of Twin Creeks, Phase II, being 29.138± acres located in the Jesse A. Gough Survey, Abstract 347, City of Allen, Collin County, Texas; generally located southwest of Shallowater Drive and Lexington Avenue. (FP-1/13-16-5) [Estates of Twin Creeks, Phase II]

Commissioner Mangrum asked to pull Item Number 2 from the agenda for discussion and possibly a correction.

Chairman Cocking asked for a motion for Consent Agenda Number 3 only.

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 Item 3 of the Consent Agenda.

The motion carried.

Chairman Cocking said Item Number 2 has been pulled for individual consideration.

Commissioner Mangrum stated that under Regular Agenda Item Number 5, under “Motion”, she was not sure if 2nd Vice-Chair Platt made that motion and believed it was Commissioner Orr.

2nd Vice-Chair Platt said he remembers making the motion.

Chairman Cocking stated that motion was wordsmithed, but that 2nd Vice Chair Platt was the originator of that motion.

Motion: Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve Item 2 of the Consent Agenda.

The motion carried.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request to change the base zoning of a portion of Tract C of Planned Development PD No. 98 (to be re-designated as Tract C-1) from Townhome Residential TH to Single-Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations. The property is a 4.247± acre tract in the J.W. Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas; generally located south of Ridgeview Drive and west of Twin Creeks Drive. (Z-7/21/15-49) [Ridgeview Villas]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a PD Amendment and a Public Hearing for Ridgeview Villas.

The subject property is zoned Planned Development PD No. 98 for Townhome Residential District TH. The applicant is requesting to change the base zoning from Townhome Residential District TH to Single-Family Residential District R-7 by amending the Planned Development for a single-family development, and adopting development regulations, a concept plan, and building elevations for the property.

The proposed residential development is approximately 4.25± acres. The Concept Plan shows a total of 27 front-entry lots with a minimum lot area of 2,948 square feet and minimum dwelling unit size of 2,200 square feet, on 44' X 67' lots. The proposed density is 6.35 units/acre. The plan also shows 0.48± acres of open space (which exceeds the required amount of 0.36 acres) and 0.48± acres of floodplain.

There are two (2) access points into the development, both on Ridgeview Drive.

Screening for the property will consist of an eight foot (8') masonry wall on the north (along Ridgeview Drive) and landscaping. Screening on the western perimeter of the property will consist of an existing six

foot (6') wood fence. On the southern perimeter of the property, the screening will consist of a six foot (6') Ornamental Metal Fence.

The development regulations include design standards to establish the Planned Development for the single-family subdivision. Proposed standards include building setbacks, lot standards, dwelling unit size, density, garages, driveways, and screening.

The primary building materials are brick, stone, textured stucco, and a composition shingle roof. Enhanced garage doors and enhanced driveways are proposed.

The request was reviewed by the Technical Review Committee.

Chairman Cocking opened the public hearing.

Ryan Wiersema, 1507 Riverdale Dr, spoke in opposition to the request. He had concerns about the proposed retaining wall along the southern boundary, overpopulation, and lowering City of Allen standards. He also had a question about the building and garage setbacks.

Tariq Hasan, 1526 Hennessey Drive, spoke in opposition to the request. He had concerns about the existing trees being removed. He stated he paid a premium for his lot because of the existing trees behind it. He also voiced concerns over traffic on Ridgeview Drive, the rear yard setback, the expected price points of the homes, lack of pedestrian connectivity, drainage, and the removal of the existing trees.

Alan Seyedi, 1700 Texas Hills Court, spoke in opposition to the request. He had concerns about the existing trees being removed, and the proposed lot and house sizes.

Paul Chang 1524 Hennessey Drive, spoke in opposition to the request. He voiced concerns over the lack of sidewalks or trails within the development, traffic and the proposed density.

Natalie Page, 1623 Chisholm Trail, spoke in opposition to the request. She had concerns over the expected value of the homes.

Alan Seyedi stated he is not opposed to the developer. However, he believes the developer can successfully develop the property with larger homes.

Neel Srivatsa, 1505 Hennessey Drive, spoke in opposition to the request. He had concerns about the existing trees being removed, the lack of sidewalks or trails within the development and the density.

Chairman Cocking closed the public hearing.

The following residents submitted citizen responses:

- Herman Alex Sedillo, 1530 Hennessey Drive, Allen Texas – Opposed
- Natalie Page, 1623 Chisholm Trail, Allen Texas – Opposed
- Nepolean, 1706 Texas Hills Court, Allen Texas – Opposed
- Alan Seyedi, 1700 Texas Hill Court, Allen Texas – Opposed
- Paul Cheng, 1524 Hennessy Drive, Allen Texas – Opposed
- Sonia Moncayo, 1600 Alamosa Drive, Allen Texas – Opposed
- Tariq Hasan, 1526 Hennessey Drive, Allen Texas – Opposed

- Rajeev Chowdhry, 1704 Texas Hills Court, Allen Texas – Opposed
- Youngkwon Lim, 1542 Hennessey Drive, Allen Texas – Opposed
- Ryan Wiersema, 1507 Riverdale Drive, Allen Texas – Opposed
- Dwain Stevens, 1611 Singing Water, Allen Texas – Opposed
- David Miche, 1623 Fredricksburg Drive, Allen Texas – Opposed
- Cary Powers, 1609 Alamosa Drive, Allen Texas – Opposed
- Joel Soman, 1610 Frederiksberg Drive, Allen Texas – Opposed
- Hsiao-Chung Wes, 1609 Fredericksburg Drive, Allen Texas – Opposed
- Yuna Per Xin, 1603 Fredricksburg Drive, Allen Texas – Opposed
- SaiLata, 1621 Fredricksburg Drive, Allen Texas – Opposed
- Steve MacCoubrey, 1608 Fredricksburg Drive, Allen Texas – Opposed
- Arun Nair, 1634 Alamosa Drive, Allen Texas – Opposed
- LibayWaldeyes, 1500 Wesley Drive, Allen Texas – Opposed
- Yunus Moosa, 1516 Hennessey Drive, Allen Texas – Opposed
- Bich Phan, 1615 Alamosa Drive, Allen Texas – Opposed
- Mike Flridi, 1606 Wessley Drive, Allen Texas – Opposed
- Joanna Galloway, 1605 Singing Water Drive, Allen Texas – Opposed
- Robert Boone, 1606 Singing Water Drive, Allen Texas – Opposed
- Ademola Akande, 1702 Texas Hills Court, Allen Texas – Opposed
- Jae Young Kim, 1622 Fredricksburg Drive, Allen Texas - Support not stated
- Sailata Gandi, 1621 Fredricksburg Drive, Allen Texas - Support not stated
- Padma Damera, 1619 Fredricksburg Drive, Allen Texas - Support not stated
- Mika Ellison, 1620 Fredricksburg Drive, Allen Texas - Support not stated
- Joseph Beruta, 1612 Fredricksburg Drive, Allen Texas - Support not stated
- Michael Liu, 1616 Fredricksburg Drive, Allen Texas - Support not stated
- Mai Pham, 1616 Fredricksburg Drive, Allen Texas - Support not stated
- Lijing Wang, 1614 Fredricksburg Drive, Allen Texas - Support not stated
- Ravi Mettar, 1613 Fredricksburg Drive, Allen Texas - Support not stated
- Pradeep Pullaguraca, 1611 Fredricksburg Drive, Allen Texas - Support not stated
- Heinz Wu , 1609 Fredricksburg Drive, Allen Texas - Support not stated
- Joel Soman, 1610 Fredricksburg Drive, Allen Texas - Support not stated
- LiLi, 1606 Fredricksburg Drive, Allen Texas - Support not stated
- Debra Powerll, 1605 Fredricksburg Drive, Allen Texas - Support not stated

Chairman Cocking asked for an overview of the City's tree mitigation requirements.

Ms. Kulkarni stated that any trees in the floodplain will remain untouched. Tree mitigation for trees outside of the floodplain is typically done at the time of platting. If trees are removed, an equivalent amount of trees must be planted on the property or a fee must be paid. Chairman Cocking stated he believes a tree study has already been done. Ms. Kulkarni confirmed. She stated that although the tree survey has been completed the developer will still have to submit a tree mitigation plan to be reviewed by the City Forester at the platting stage.

Chairman Cocking asked about the site distance requirements on Ridgeview Drive.

Shawn Poe, Assistant Director of Engineering, explained the requirements for Ridgeview Drive and pointed out the site distance triangles that are shown on the Concept Plan to accommodate the requirement. He stated that detailed analysis would be done at the time of construction plan review.

Chairman Cocking asked for clarification on the traffic capacity for Ridgeview Drive.

Mr. Poe stated the infrastructure in place would accommodate the traffic generated by this development.

Mr. Poe also addressed drainage. A detailed analysis on drainage will be done at the time of construction

plan and plat review to ensure that the drainage meets City standards. He continued by explaining that with the development of the Fall Creek subdivision a full drainage analysis was reviewed and the 100-year fully developed floodplain was determined. This development is not encroaching within that floodplain.

1st Vice Chair Trahan asked if there was anything Mr. Poe could recommend, such as a dedicated right turn lane or hooded turn lane, to alleviate concerns regarding traffic conflicts at the entry/exit points of the development.

Mr. Poe stated that this subdivision would not generate enough traffic to warrant any additional infrastructure or improvements. In addition, the sight visibility distance calculation includes a factor of safety.

Chairman Cocking asked for clarification regarding the garage setback. Ms. Kulkarni stated that if the home is placed fifteen feet behind the property line, the garage will be set back further. Chairman Cocking, 1st Vice Chair Trahan and 2nd Vice Chair Platt all clarified that if the garage is on the same plane as the house, the house will be set back twenty feet. Ms. Kulkarni agreed.

Commissioner Ogrizovich asked when the existing zoning was adopted. Ms. Kulkarni answered 2006. Mr. Ogrizovich continued by stating that the zoning preceded all of the surrounding development. Ms. Kulkarni stated this was correct. Mr. Ogrizovich concluded by stating that townhomes could develop on the property today. Ms. Kulkarni agreed.

Ogden “Bo” Bass, Director of Community Development, indicated that the subdivision to the south of the property was previously zoned for townhomes. It was recently converted from townhomes to single family. When that conversion took place, a connection across the tributary (that was planned with the original townhome development) was removed and the piece was isolated.

Ms. Kulkarni explained that a five foot sidewalk will be built along Ridgeview Drive with this development.

Chairman Cocking asked for an overview of public notification procedures. Ms. Kulkarni explained that notification is mailed to residents within 200 feet of the property boundary; ten days before the public hearing. A notification sign was placed on the property two days prior to the mailing of the notices. She also explained that during the review process, staff recommends all applicants to reach out to surrounding property owners. Mr. Bass added that CAD updates its ownership records at its own rate.

Duane Chafin, Sage Group, applicant representative, spoke to the Commission. He explained that the goal from the very beginning was to blend in with the neighbors. The owners believe the single family detached homes are a much better fit than townhomes.

Commissioner Ogrizovich asked if the owner of the property is developing townhomes in the City of Frisco. Mr. Chafin responded that he did not know of the owner developing other projects in Texas.

Chairman Cocking asked about general house prices and target market. Mr. Chafin stated they believe the average price will be \$400,000. He stated the target market is move up buyers and/or empty nesters.

Chairman Cocking asked about the plans for open space. Mr. Chafin stated the thought was to have a main gathering area in the middle of the site with benches and a walking area.

Chairman Cocking asked for clarification on the side yard setback. Mr. Chafin stated the separation between houses will be ten feet on each side. Mr. Bass added that a ten foot separation is the standard.

Chairman Cocking pointed out that the screening on the western boundary is labeled incorrectly. One of the lots has a wrought iron fence instead of a wood fence. Mr. Chafin stated that he was aware of the error and will correct it.

Chairman Cocking asked about the plans to preserve the existing trees. Mr. Chafin stated that the lots with a large amount of trees were made to be deep lots in an effort to preserve them. If some of the trees have to be remove they are prepared to replace the caliper inches on the site.

Commissioner Mangrum asked about the existing wrought iron fence along the western property boundary. Chairman Cocking recommended that the plan for the wrought iron fence should be worked through prior to the request going to City Council.

Motion: **Upon a motion by Commissioner Mangrum and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the base zoning of a portion of Tract C of Planned Development PD No. 98 (to be re-designated as Tract C-1) from Townhome Residential TH to Single-Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations, for the property generally located south of Ridgeview Drive and west of Twin Creeks Drive, for Ridgeview Villas.**

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 8:00p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Madhuri Kulkarni, AICP, Planner

Director's Report from 1/26/2016 City Council Meeting

- The request to adopt an Ordinance to change the base zoning from Agriculture Open Space AO to Single-Family Residential District R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for a 74.601± acre portion of Planned Development PD No. 105, generally located south of Bethany Drive and east of Brett Drive, for Montgomery Farm Estates, was tabled to the February 23, 2016, City Council meeting.

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| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
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AGENDA DATE: February 16, 2016

SUBJECT: 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, being 10.672± acres in the John Snider Survey, Abstract No. 848, City of Allen, Collin County, Texas; generally located south of Bethany Drive and east of Allen Heights Drive. (RP-5/18/15-29) [Bethany Park Place]

STAFF RESOURCE: Tiffany McLeod, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – December, 1997
Replat Approved – October, 2015 (Expired January, 2016)

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

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

The property is currently platted as one (1) lot for the existing Kroger grocery store and retail/commercial building. A revised Site Plan, to subdivide the lot into two (2) separate lots, was approved in September, 2015. Replatting the property to actually subdivide the lot is the last step in the process. On October 6, 2015 the Replat was approved by the Planning and Zoning Commission. However, the plat expired because it was not filed of record within ninety days of approval. There have been no changes made to the Replat since the October, 2015 approval.

The Replat is for 10.872± acres of land. Lot 1R is the lot for the Kroger grocery store and Lot 4 is the lot for the retail/commercial building. There are three (3) access points on Allen Heights Drive. The remaining access points for both lots are through existing Firelane, Access, and Utility Easements. The plat also adds and adjusts easements to reflect the site's actual layout.

The Replat has been reviewed by the Technical Review Committee, is consistent with the revised 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 1R & 4, Block 1, Bethany Park Place, generally located south of Bethany Drive and east of Allen Heights Drive, for Bethany Park Place.

ATTACHMENTS

Replat

JOHN SNIDER SURVEY, ABSTRACT NO. 848
CITY OF ALLEN
COLLIN COUNTY, TEXAS
US REGENCY RETAIL I, LLC
ONE INDEPENDENT DRIVE, SUITE 114
JACKSONVILLE, FLORIDA 32202

| № | DATE | REVISION | APPVAL |
|---|------|----------|--------|
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| LINE TABLE | |
|------------|----------------------|
| LINE # | BEARING DISTANCE |
| L1 | 500°50'00"W 82.00' |
| L2 | 540°54'02.5"W 52.77' |
| L3 | 540°54'02.5"W 52.77' |
| L4 | N60°18'27"E 18.61' |
| L5 | N60°18'27"E 18.61' |
| L6 | N60°18'27"E 73.14' |
| L7 | N60°18'27"E 73.14' |
| L8 | N60°18'27"E 39.68' |
| L9 | N60°18'27"E 39.68' |
| L10 | N60°18'27"E 39.68' |
| L11 | S60°18'27"E 6.32' |
| L12 | N60°18'27"E 6.32' |
| L13 | S60°18'27"E 10.30' |
| L14 | S60°18'27"E 47.28' |
| L15 | S60°18'27"E 47.28' |

BETHANY PARK PLACE
 LOT 1R & 4 IN BLOCK 1
 BEING A REFUND OF ASSESSMENT LOT 1, BLOCK 1, BETHANY PARK PL.
 89.877 ACRES OUT OF THE JOHN RUCKER SURVEY, ABSTRACT NO. 100
 CITY OF ALLEN, COLLIN COUNTY, TEXAS

SURVEYOR:
 Winkelman & Associates, Inc.
 8750 Northwest Plaza Drive
 Dallas, Texas 75226
 JO# 214-450-7693

OWNER:
 US Regional Retail, LLC
 One Independent Office, Suite 114
 Jacksonville, Florida 32202



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| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
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AGENDA DATE: February 16, 2016

SUBJECT: Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 8, Block F, Bray Central One, being a Replat of a portion of Lot 1-R-1, Block F, Bray Central One Addition, being 8.142± acres situated in the W.J. Jackson Survey, Abstract No. 484, City of Allen, Collin County, Texas; located at the southeast corner of Raintree Circle and Junction Drive. (R-1/5/16-2) [Alders at Twin Creeks]

STAFF RESOURCE: Tiffany McLeod, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD 108 Approved – October, 2011
PD 108 Amended – August, 2015

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is located at the southeast corner of the intersection of Raintree Circle and Junction Drive. The properties to the north (across Raintree Circle) and south are zoned Planned Development PD No. 54 Industrial Technology (IT). The properties to the west (across Junction Drive) and east are zoned Planned Development PD No. 54 Industrial Technology (IT) and Planned Development PD No. 108 Mixed-Use (MIX).

The property is currently zoned Planned Development PD No. 108 Mixed-Use (MIX). A PD Amendment for a Senior Independent Living development, known as Alders at Twin Creeks, was approved in August, 2015. A Site Plan for the development was approved in January, 2016. Platting is the last step in the development process.

The Replat shows an 8.142± acre lot. There are three (3) access points for the property. There is one (1) on Junction Drive and two (2) through Firelane, Access, and Utility Easements. The plat also shows easements and ROW dedication required for development.

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

STAFF RECOMMENDATION

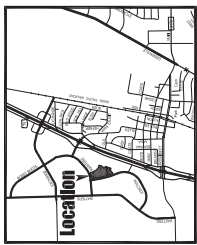
Staff recommends approval.

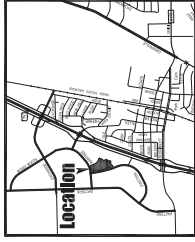
MOTION

I make a motion to approve the Replat for Lot 8, Block F, Bray Central One Addition, generally located at the southeast corner of Raintree Circle and Junction Drive, for the Alders at Twin Creeks.

ATTACHMENTS

Replat





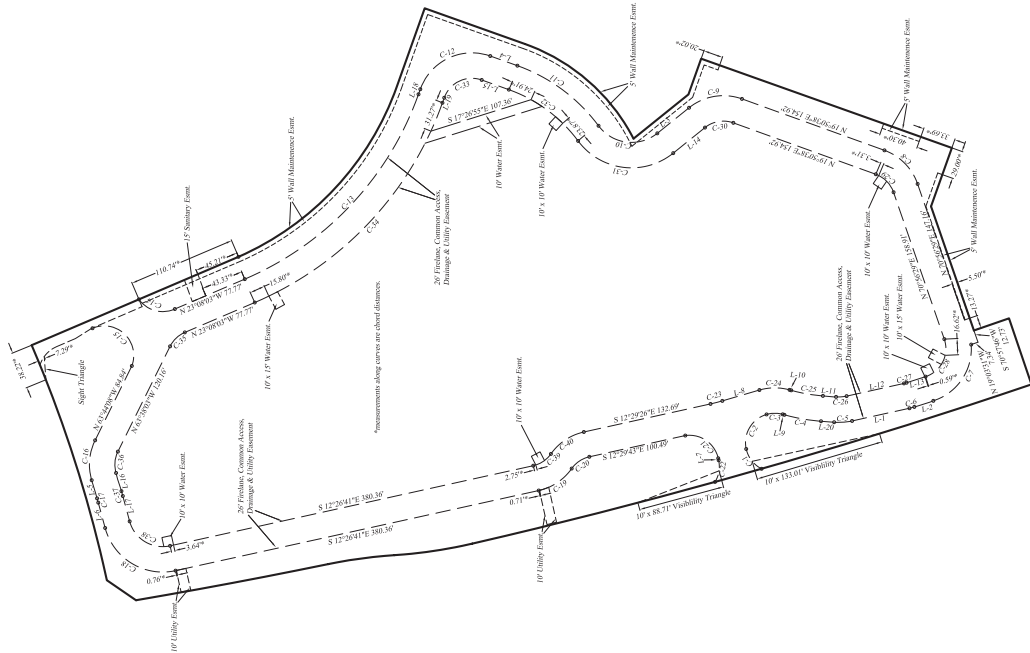
EST. 1985

MILLER SURVEYING



| Area | Radius | Chord |
|------|--------|------------------------------|
| C-1 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-2 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-3 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-4 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-5 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-6 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-7 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-8 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-9 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-10 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-11 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-12 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-13 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-14 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-15 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-16 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
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| C-21 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-22 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-23 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-24 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-25 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-26 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-27 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-28 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-29 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-30 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-31 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-32 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-33 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-34 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-35 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-36 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-37 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-38 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-39 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |
| C-40 | 45.00 | 5.9971 S 82° 11' 42" E 41.00 |

| | | |
|------|-----------------|--------|
| L-1 | S 12° 29' 29" E | 60.11' |
| L-2 | S 12° 29' 29" E | 60.11' |
| L-3 | S 12° 29' 29" E | 60.11' |
| L-4 | S 12° 29' 29" E | 60.11' |
| L-5 | S 12° 29' 29" E | 60.11' |
| L-6 | S 12° 29' 29" E | 60.11' |
| L-7 | S 12° 29' 29" E | 60.11' |
| L-8 | S 12° 29' 29" E | 60.11' |
| L-9 | S 12° 29' 29" E | 60.11' |
| L-10 | S 12° 29' 29" E | 60.11' |
| L-11 | S 12° 29' 29" E | 60.11' |
| L-12 | S 12° 29' 29" E | 60.11' |
| L-13 | S 12° 29' 29" E | 60.11' |
| L-14 | S 12° 29' 29" E | 60.11' |
| L-15 | S 12° 29' 29" E | 60.11' |
| L-16 | S 12° 29' 29" E | 60.11' |
| L-17 | S 12° 29' 29" E | 60.11' |
| L-18 | S 12° 29' 29" E | 60.11' |
| L-19 | S 12° 29' 29" E | 60.11' |
| L-20 | S 12° 29' 29" E | 60.11' |



I, Jason B. Rawlings, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the survey was made in accordance with the laws of the State of Texas, under my personal supervision, in accordance with the subdivision, regulations of the City of Allen, Texas.

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Rawlings, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated and as the act and deed of said person.

Given under my hand and seal of office this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My commission expires: _____

Surveyor/Signatory:
J. Jason B. Rawlings
601 Main Street, Suite 100
Allen, Texas 75013
Contact: 972.377.1100



MILLER
Surveying, Inc.
Residential & Commercial
4320 MECHAMER BLVD.
DALLAS, TEXAS 75244
TEL: 972.777.1100
TOLL FREE: 800.555.5555

BRAY CENTRAL ONE

an Addition to the City of Allen, Collin County, Texas

a portion of Lot 1-R-1, Block F, Bray Central One Addition, an addition to the City of Allen, Texas according to the plat thereof recorded in Cabinet N, Slide 964 in the Plat Records of Collin County, Texas

Being 8.142 acres

out of the

W. J. JACKSON SURVEY, ABSTRACT NO. 484

Situated in the City of Allen, Collin County, Texas

| | |
|---|-----------------------------|
| PLANNING & ZONING COMMISSION | AGENDA COMMUNICATION |
|---|-----------------------------|

AGENDA DATE: February 16, 2016

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Greenway-Allen Retail Addition, Lot 7R, being a Replat of Greenway-Allen Retail Addition – Lot 7, being 2.2196± Acres situated in the William Perrin Survey, Abstract No. 708, City of Allen, Collin County, Texas; generally located south of McDermott Drive and west of Century Parkway. (RP-1/13/16-6) [Greenway-Allen Retail]

STAFF RESOURCE: Tiffany McLeod, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Replat Approved – May, 1998

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is located south of McDermott Drive and west of Century Parkway. The properties to the north and west are zoned Shopping Center SC. The property to the east (across Century Parkway) is zoned Central Business District CBD. The property to the south is zoned Light Industrial LI.

The property is currently zoned Shopping Center (SC). A revised Site Plan for a retail building was approved in February, 2016. Platting is the last step in the development process.

The Replat shows a 2.22± acre lot. There are three (3) access points for the property. There is one (1) on Century Parkway and two (2) through Firelane, Access, and Utility Easements. The plat also shows easements required for development.

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

STAFF RECOMMENDATION

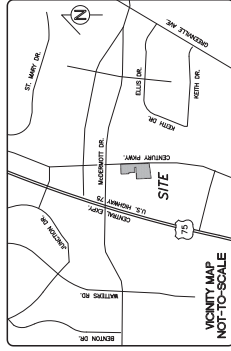
Staff recommends approval.

MOTION

I make a motion to approve the Replat for Lot 7R, Greenway-Allen Retail Addition, generally located south of McDermott Drive and west of Century Parkway, for Greenway-Allen Retail.

ATTACHMENTS

Replat



VICINITY MAP
NOT-TO-SCALE

~ BOUNDARY LINE TABLE ~

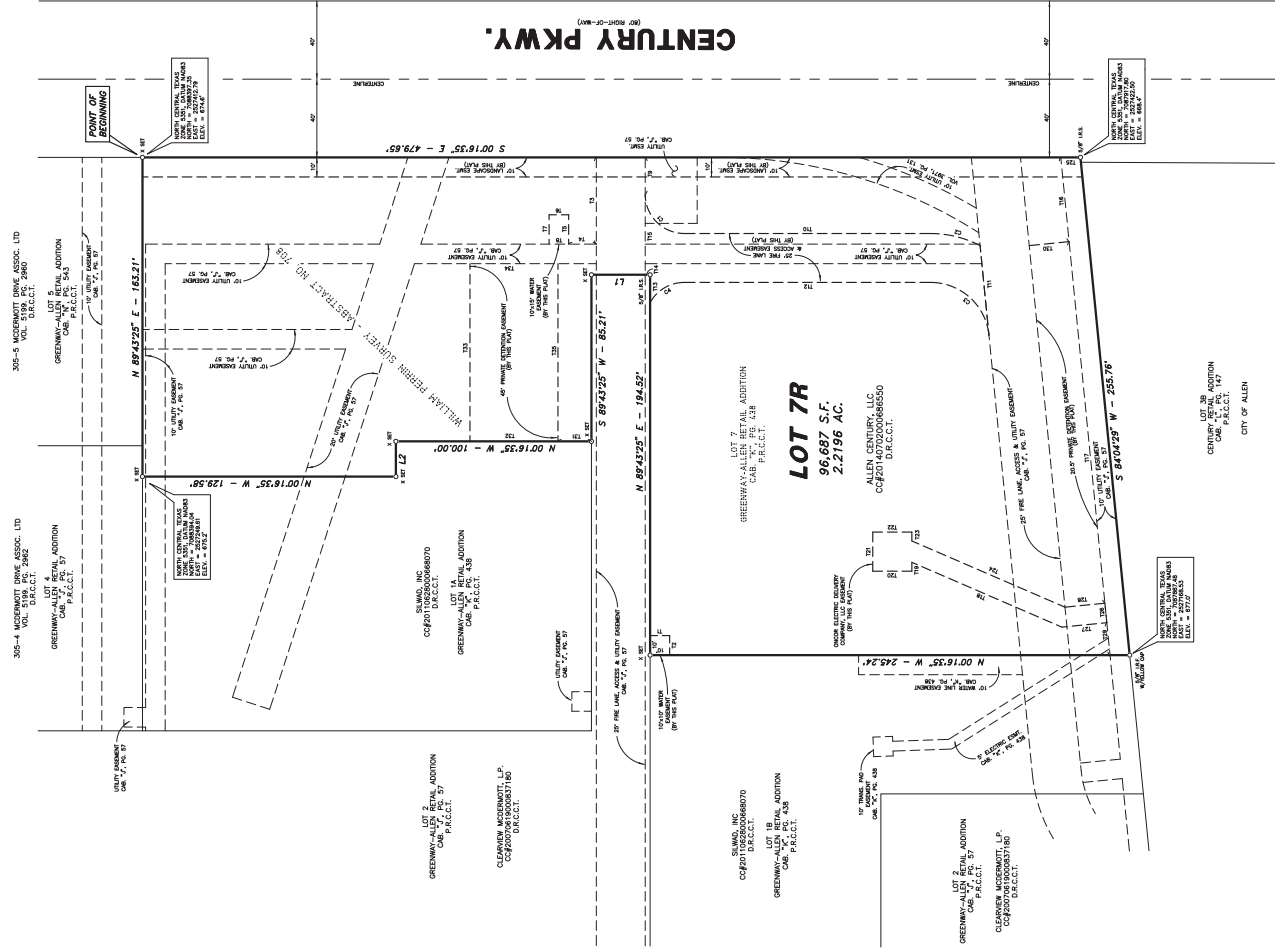
| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | N 07°16'35" W | 30.00' |
| L2 | S 89°43'25" W | 18.00' |

~ EASEMENT TANGENT TABLE ~

| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| T1 | S 07°16'35" E | 10.00' |
| T2 | S 89°43'25" W | 10.00' |
| T3 | S 89°43'25" W | 4.35' |
| T4 | N 07°16'35" W | 4.14' |
| T5 | N 89°43'25" E | 10.00' |
| T6 | N 07°16'35" W | 10.00' |
| T7 | S 89°43'25" E | 10.00' |
| T8 | S 07°16'35" E | 10.00' |
| T9 | S 07°16'35" E | 18.92' |
| T10 | S 07°16'35" E | 128.97' |
| T11 | S 89°43'25" W | 46.10' |
| T12 | N 07°16'35" W | 128.97' |
| T13 | N 89°43'25" E | 14.23' |
| T14 | N 07°16'35" W | 2.50' |
| T15 | N 89°43'25" E | 41.09' |
| T16 | S 89°43'25" W | 43.39' |
| T17 | S 89°43'25" W | 185.79' |
| T18 | N 27°09'07" E | 83.57' |
| T19 | S 89°43'25" W | 4.55' |
| T20 | N 07°16'35" W | 20.00' |
| T21 | N 89°43'25" E | 20.00' |
| T22 | S 07°16'35" E | 20.00' |
| T23 | S 89°43'25" W | 4.55' |
| T24 | S 27°09'07" W | 85.30' |
| T25 | N 07°16'35" W | 10.05' |
| T26 | S 89°43'25" W | 10.00' |
| T27 | N 09°55'31" W | 23.09' |
| T28 | S 09°55'31" E | 20.50' |
| T29 | S 89°43'25" W | 16.69' |
| T30 | N 09°55'31" W | 20.50' |
| T31 | N 07°16'35" W | 17.13' |
| T32 | N 07°16'35" W | 45.00' |
| T33 | N 89°43'25" E | 90.86' |
| T34 | S 07°16'35" E | 45.00' |
| T35 | S 89°43'25" W | 90.86' |

CITY OF ALLEN
D.E.C.C.T. 3111
V.D.C.C.T. 3111
LOT 1, BLOCK 1
D.E.C.C.T. 3111
CITY OF ALLEN
D.E.C.C.T. 3111

CENTURY PKWY.



OWNER:
ALLEN CENTURY, LLC
P.O. BOX 396
BANKS, TEXAS 75005-0396
(817) 842-3667
CONTACT: BRUCE NICKEL

ENGINEER:
BURGER ENGINEERING, LLC
TYPE T-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 450-3340
CONTACT: BRIAN M. BURGER, P.E.

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
TBLs REG. #10105700
11015 MEDWAY ROAD
DALLAS, TEXAS 75249
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

~ EASEMENT CURVE TABLE ~

| NO. | RADIUS | DELTA | ARC | CH. BEARING | CHORD |
|-----|--------|-----------|--------|---------------|--------|
| C1 | 20.00' | 90°00'00" | 31.42' | S 44°43'25" W | 28.28' |
| C2 | 55.00' | 27°22'37" | 26.28' | S 13°28'31" W | 26.03' |
| C3 | 30.00' | 84°17'47" | 44.14' | N 41°55'36" E | 40.26' |
| C4 | 20.00' | 61°02'42" | 21.31' | N 30°47'56" E | 20.32' |

REPLAT OF GREENWAY-ALLEN RETAIL ADDITION LOT 7R

BEING A REPLAT OF GREENWAY-ALLEN RETAIL ADDITION - LOT 7
AS RECORDED IN CABINET "K", PAGE 438 OF THE PLAT RECORDS
OF COLLIN COUNTY TEXAS AND
BEING 2.2196 ACRES OUT OF THE
WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
CITY OF ALLEN, COLLIN COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

BEGINNING AT AN "X" SET IN CONCRETE IN THE WEST RIGHT-OF-WAY LINE OF CENTURY
 PARKWAY (80' RIGHT-OF-WAY), SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 5
 7 - GREENWAY-ALLEN RETAIL ADDITION, SAME BEING THE SOUTHEAST CORNER OF LOT 5
 7 - GREENWAY-ALLEN RETAIL ADDITION, AN ADDITION TO THE CITY OF ALLEN, COLLIN
 COUNTY, TEXAS ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET "N", PAGE
 543 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

REFERENCE SOUTH 84° 04' 29" WEST, DEPARTING THE SAND WEST RIGHT-OF-WAY LINE OF
THE SOUTHERN PACIFIC RAILROAD, AND FOLLOWING ALONG THE SOUTH LINE OF SAND WAY
AND GREENWAY-ALLEN RETAIL ADDITION, FOR A DISTANCE OF 255.76 FEET TO A 5/8" IRON
NAIL FOUND WITH YELLOW CAP, FOR THE SOUTHWEST CORNER OF LOT
7B - GREENWAY-ALLEN RETAIL ADDITION, SAND POINT BEING THE SOUTHEAST CORNER OF LOT
7B - GREENWAY-ALLEN RETAIL ADDITION, AN ADDITION TO THE CITY OF ALLEN, COLIN
COUNTY, TEXAS ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET "A", PAGE
147 OF THE PLAT RECORDS OF COLIN COUNTY, TEXAS;
AND
THE SOUTHWEST CORNER OF LOT 1B - GREENWAY-ALLEN RETAIL ADDITION, AN ADDITION TO THE CITY OF ALLEN, COLIN
COUNTY, TEXAS ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET "A", PAGE
147 OF THE PLAT RECORDS OF COLIN COUNTY, TEXAS;

THENCE NORTH 89° 43' 25" EAST, ALONG THE COMMON LINE SAID LOT 7 - GREENWAY-ALLEN RETAIL ADDITION AND SAID LOT 2 - GREENWAY-ALLEN RETAIL ADDITION, FOR A DISTANCE OF 194.52 FEET TO A 5/8" IRON ROD SET FOR CORNER; THENCE NORTH 00° 16' 35" WEST, CONTINUING ALONG THE COMMON LINE SAID LOT 7 - GREENWAY-ALLEN RETAIL ADDITION AND SAID LOT 2 - GREENWAY-ALLEN RETAIL ADDITION, FOR A DISTANCE OF 30.00 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE NORTH 00° 16' 35" WEST, ALONG THE COMMON LINE SAID LOT 7 - GREENWAY-ALLEN RETAIL ADDITION AND SAID LOT 1A - GREENWAY-ALLEN RETAIL ADDITION, FOR A DISTANCE OF 100.00 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE NORTH 89° 43' 25" EAST AND FOLLOWING ALONG THE NORTH LINE SAID LOT 7
 — — — GREENWAY—ALLEN RETAIL ADDITION FOR A DISTANCE OF 163.21 FEET TO THE POINT
 OF BEGINNING AND CONTAINING 2.2196 ACRES (96,687 SQUARE FEET) OF LAND, MORE
 OR LESS.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

BY: ALLEN CENTURY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

TITLE: _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016 BY ALLEN CENTURY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON SUCH BEHALF OF SUCH LIMITED LIABILITY COMPANY, AND AS SUCH LIMITED LIABILITY COMPANY, FOR THE CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF ALLEN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF THE GREENWAY-ALLEN RETAIL ADDITION - LOT 7R, TO THE CITY OF ALLEN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE _____ DAY OF _____ 2016.

MY COMMISSION EXPIRES _____

THAT I, DAVID R. PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALLEN, TEXAS.

DAVID R. PETREE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID R. PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES _____

ENGINEER:
BURGER ENGINEERING, LLC
TYPE F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

SURVEYOR
BLUE SKY SURVEYING & MAPPING CORPORATION
TBPLS REG. #10103700
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500
CONTACT: DAVID R. PETREE, R.P.L.S.

BEING A REPLAY OF GREENWAY-ALLEN RETAIL ADDITION - LOT 7
 WAS RECORDED IN CABINET "K", PAGE 438 OF THE PLAT RECORDS
 OF COLLIN COUNTY TEXAS AND
 BEING 2.2196 ACRES OUT OF THE
 WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
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Page 2 of 2