



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 21, 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 June 14, 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. Approve minutes from the June 7, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for Allen Commerce Center, Lots 1-R2, 2-5, Block 1, being 69.073+/- acres out of the Joseph Dixon Survey, Abstract No. 276, City of Allen, Collin County, Texas; generally located north of Stacy Road and west of US Highway 75. (FP-6/8/16-46) [Allen Commerce Center – Allen Premium Outlet Mall Expansion]

Regular Agenda

5. Preliminary Plat – Consider a request for a Preliminary Plat for Montgomery Farm Estates, being 74.601+/- acres out of the T.G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and east of Brett Drive. (PP-5/3/16-35) [Montgomery Farm Estates, Phases 1 & 2]
6. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to amend the base zoning of Planned Development No. 104 from Community Facilities CF to Single Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for the property known as Lot 1, Block 1, Bethany Worship Addition, City of Allen, Collin County, Texas; generally located on the northeast corner of the intersection of Rivercrest Boulevard and Greenville Avenue. (Z-1/5/16-3) [Rivercrest Park]

7. 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 for the property known as Lots 5-9, Block B, Starcreek Commercial, City of Allen, Collin County, Texas; generally located south of Sam Rayburn Tollway and east of Watters Road. (Z-5/26/16-43) [Starcreek]
8. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 105 and adopt a Concept Plan and Building Elevations relating to the Property. The Property is a 20.592± acre portion of Planned Development PD No. 105 located in the D. Nix Survey, Abstract No. 668, the M. See Survey, Abstract No. 543, and the T. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; and generally located on the northeast corner of the intersection of Alma Drive and Bethany Drive. (Z-4/12/16-29) [Connemara Crossing]
9. Public Hearing – Conduct a Public Hearing and consider a request to amend the base zoning of Planned Development PD No. 5 from Shopping Center SC to Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, Landscape Plan, and Building Elevations, being 6.557± acres located in the Peter Wetsel Survey, Abstract No. 990, City of Allen, Collin County, Texas; generally located on the northwest corner of Main Street and Fountain Gate Drive. (Z-8/1/14-53) [Fountain Gate Senior Living]

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, June 17, 2016 at 5:00 pm.

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 6/14//2016 City Council Meeting

- There were no items taken to the June 14, 2016 City Council Meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
June 7, 2016**

ATTENDANCE:

Commissioners Present:

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

Absent:

Shirley Mangrum

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Madhuri Mohan (Kulkarni), AICP, Planner
Jesse Simmons, Urban Forester
Kevin Laughlin, 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 May 24, 2016, regular meetings, 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 May 17, 2016, Workshop meeting and May 17, 2016, regular meeting.

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 the Consent Agenda.**

The motion carried.

Regular Agenda

3. Preliminary Plat – Consider a request for a Preliminary Plat for Allen Commerce Center, Lots 1-R2, 2-5, Block 1, being 69.073+/- acres, situated in the Joseph Dixon Survey, Abstract No. 276, City of Allen, Collin County, Texas; generally located north of Stacy Road and west of US Highway 75. (PP-5/17/16-36) [Allen Commerce Center – Allen Premium Outlet Mall Expansion]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Allen Commerce Center – Allen Premium Outlet Mall Expansion.

The property is generally located north of Stacy Road and west of US Highway 75. The properties to the north are zoned Planned Development PD No. 102 for Corridor Commercial CC and Corridor Commercial CC. The properties to the west are zoned Planned Development PD No. 102 for Corridor Commercial CC and Planned Development PD No. 92 for Shopping Center SC (across Chelsea Blvd). The property to the south (across Stacy Road) is zoned Planned Development PD No. 45 for Corridor Commercial CC. The Town of Fairview is located to the east (across US 75).

Ms. Kulkarni explained that a Planned Development amendment was approved in April 2016 for the Allen Premium Outlet Expansion for the redesign and reconfiguration of the existing development and expansion to the north. Preliminary platting is the next phase in the development process.

The Preliminary Plat shows 69.07± acres of property subdivided into five lots. There are a total of nine access points into the development. There is one access point on Stacy Road, five on US Highway 75, one on Allen Commerce Parkway, and two on Chelsea Boulevard.

Ms. Kulkarni stated that the Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan, and meets the requirements of the Allen Land Development Code.

Motion: **Upon a motion by Commissioner Ogrizovich and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Allen Commerce Center, Lots 1-R2, 2-5, Block 1, being 69.073+/- acres, generally located north of Stacy Road and west of US Highway 75, for the Allen Premium Outlet Mall Expansion.**

The motion carried.

4. Alternative Screening – Consider a request for Alternative Screening for Allen ISD Elementary 18, being 14.4615+/- acres of land out of the F. Dosser Survey, Abstract No. 280 and George Phillips Survey, Abstract No. 701, City of Allen, Collin County, Texas; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (ALT-5/26/16-44) [Elementary School No. 18 – Allen ISD]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item is a request for Alternative Screening for Allen ISD Elementary 18.

The property is generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard, and is zoned Agriculture Open Space AO. The properties to the east, north, and west are zoned Agriculture Open Space AO. The properties to the south are zoned Planned Development PD No. 92 Single-Family Residential District R-5 and Planned Development PD No. 92 Single-Family Residential District R-7.

Mr. Bass explained that the Planning and Zoning Commission has the authority to approve alternative screening requests, as has been done before. These type of requests meet the intent, but do not meet the specifics of the ordinance.

The ALDC requires an 8' masonry screening wall between residential and non-residential uses. The Starcreek subdivision is an existing residential development to the south of this property. During the development of Starcreek, a 6' wrought-iron fence was installed along the entire northern property line. Also, Starcreek has preserved the existing tree row with a variety of tree species that form a visual barrier. Thus on the one hand, an 8' masonry screening wall is required. However, with the 8' masonry screening wall, there would be a 10' area with trees, along with the existing wrought-iron fence. Therefore, the school requested an alternative screening method.

The school district made an agreement with the Starcreek Homeowners Association and proposed that in lieu of building another masonry screening wall that would capture the trees in a 7' wide space between two fences, the district would extend their proposed wrought iron fence at the east and west ends to the existing wrought iron fence. At that point, the school district would maintain the existing fence and trees in the open space easement. Additionally, at the time of construction plans and site plans, additional tree plantings will be required in any gaps of the existing tree row.

Additionally, the school district will have a mechanical yard on the northwestern side of the property. The Code also requires an 8' masonry screening wall, but on school sites, a softer approach has been taken. Staff supports the school district's request for an 8' wrought iron fence with enhanced landscape plantings.

Mr. Bass summarized the variance request: to keep the existing 6' wrought iron fence, maintain the tree resource, and add to the tree resource as needed instead of the required 8' masonry screening wall on the southern property line, and to add wrought iron fence with landscaping instead of the required 8' masonry screening wall around the mechanical yard.

Mr. Bass concluded that staff supports the request.

Commissioner Ogrizovich asked if the AISD owned the entire property.

Mr. Bass said no – the AISD only owns 18 acres. Some off-site improvements will be made as well. Mr. Bass explained that the Commission will soon receive a General Development Plan for the AISD property and the surrounding remainder piece, which will most likely be single-family.

Commissioner Ogrizovich asked if this request is granted, then will another variance be considered for the remainder of the property on the southern property line.

Mr. Bass said that the strict interpretation of the ALDC when it comes to an elementary school placed inside a single-family subdivision with an 8' masonry wall is not acceptable. Staff will most likely come back to the Planning and Zoning Commission for the proposed single-family development.

Commissioner Ogrizovich asked if an access walkway is being planned from Starcreek into the school site.

Mr. Bass answered no.

Chairman Cocking said as a rule, it is not preferred to have students walking in alleys from a safety perspective.

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 alternative screening for Allen ISD Elementary 18, being 14.4615+/- acres, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the base zoning of Planned Development No. 58 from Light Industrial LI to Multi-Family Residential District MF-18, and adopt a Concept Plan, Screening Plan, Building Elevations, and Development Regulations. The property is Lot 3, Block A, Allen Station Business Park #3, City of Allen, Collin County, Texas; generally located north of Exchange Parkway and east of Andrews Parkway (and commonly known as 1400 Andrews Parkway). (Z-12/17/15-89) [Luxe Allen]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item is a public hearing and a PD amendment to amend the base zoning from Light Industrial LI to Multi-Family Residential District MF-18 and adopt a Concept Plan, Screening Plan, Building Elevations, and Development Regulations, for Luxe Allen.

The property is located north of Exchange Parkway and east of Andrews Parkway; and commonly known as 1400 Andrews Parkway. The property to the north is zoned Planned Development PD No. 73 Shopping Center SC. The property to the west is zoned Planned Development PD No. 73 Shopping Center SC and Planned Development PD No. 103 Shopping Center SC. To the south, the property is zoned Planned Development PD No. 58 Light Industrial LI. To the east, the property is zoned Single-Family Residential District R-7.

Mr. Bass explained that the property is currently zoned Planned Development PD No. 58 Light Industrial LI. It is roughly 10.5 acres. It is a difficult piece to develop due to the triangular shape. Mr. Bass explained that the property is not part of the Village at Allen. The applicant is requesting to amend the base zoning of the Planned Development to Multi-Family Residential MF-18 for an urban style multi-family residential development. When there is a project adjacent to residential development, staff encourages developers to reach out to surrounding property owners, which has been done by the developer.

Mr. Bass discussed the Concept Plan. He said this property is roughly on the east side of Target and Cabela's, north of the Andrews Distribution building, and south of Top Golf. The plan shows a 580,000 square foot building which wraps a 218,360 square foot structured parking garage; therefore, this is considered a "wrapped multi-family project." Over the last few projects, Allen has raised the standard for multi-family projects. The best way to tell if a project will add value and profit is if the developers are willing to raise their standards. For example, there is a huge monetary difference (and higher investment) between a parking space as surface parking versus a parking space in a parking garage. In addition, the elevations are urban-style with 3 stories in some areas and 4 stories in other areas. Other elements include traffic and intersection improvements to improve traffic flow. A traffic impact assessment was considered and vetted. There are open space/atriums within the building; two with pools and courtyards. There is a cul-de-sac for turn-around as well. A firelane is also provided on the eastern and northern ends of the property with enhanced aesthetics. A controlled access point is included for life safety reasons.

Ninety-nine percent (99%) of the parking for the development will be provided in the structured parking garage. The number of parking spaces provided equates to a parking ratio of 1.8 spaces/unit.

Mr. Bass said that there are a total of 445 units within the building; comprising of one, two and three bedroom units. The one bedroom units make up 53% of the total units (236 units). The two bedroom units make up 42% of the total units (187 units). The three bedroom units make up 5% of the total units (22 units). The average unit size is 944 square feet. This is very similar to the Vera Watters project that was approved a few months ago. Vera Watters also had structured parking (90%) and a minimum unit size of 912 square feet. These units will be larger.

This is a 3-story and 4-story project. The 3-story portion of the building is on the eastern side adjacent to the residential development. In addition, another feature of the project is internal access (with a connection between the parking garage to the units with hallways). The internal access hallways are not open air, but rather, enclosed and climate controlled, providing a higher quality development.

Mr. Bass touched on the access of the development. He said there are four access points into the development. Two access points are located on the Firelane, Utility, Drainage, and Emergency Access Easement on the south, entering into the parking garage. The remaining two access points are "Emergency Access Only," one on the Firelane, Utility, Drainage, and Emergency Access Easement on the south and the second on Andrews Parkway. A variety of improvements are also required in order to manage traffic flow into the site. This includes the widening of the existing firelane on the south with the construction of a dedicated right turn lane for westbound traffic. Additionally, Andrews Parkway will be restriped to provide one dedicated left turn lane, two thru lanes, and a dedicated right turn lane for northbound traffic.

The Light Industrial District requires a 50' setback adjacent to the residential district. Working with staff and developer, the applicant is proposing a 75' setback.

Mr. Bass then discussed the screening for the property. Significant consideration has been paid to the adjacency of the residential development. He started by stating that there is approximately 1.8± acres of open space provided on the site. There is landscaping on the southern side and northern side adjacent to Top Golf. There is a constriction on the northern side due to topographic changes; thus, the landscaping is not as intense on the northern side, but will meet Code. In terms of screening walls, there will be an 8' combination wall combining a 3' masonry base and 5' ornamental fence with shrubs and ornamental trees on the northern property line. The screening on the eastern property line was considered carefully because of the adjacent residential development. Screening on this side will consist of an 8' masonry screening wall. Additionally, specifically, only evergreens will be planted on this side. Live Oaks (Cathedral or High Rise) and Eastern Red Cedar will also be provided. Live Oaks (Cathedral or High Rise) will be 7" caliper and 18'-20' in height, and Eastern Red Cedar will be 16'-18' in height; both exceed the 3" caliper and 10' height minimum requirement. Typically landscape screening is a mixture of evergreen and deciduous trees, but only including evergreens will be a long term physical and visual barrier. The additional size and height is a substantial mitigation effort for the residential adjacency. In addition, there is a 75' setback from the property line to the building face. Finally, all of the elevations have balconies. However, on the eastern elevation, the units only include balconies on the first and second story, with no balconies on the third story. The applicant also provided line of site graphics showing elevations at cut-lines; there would not be any visual impact from the apartments to the house and vice-versa due to the height of the trees and the setback.

Mr. Bass then discussed the elevations and stated that the materials are primarily brick, stone, metal, and stucco. He went over the elevations on the northern, southern, eastern, and western sides. The building height varies between 3-4 stories, with 58 feet at the ridge line of the roof and 45 feet at the plate height

of the roof. He emphasized the 3-story step-down on the eastern side with no balconies on the third floor adjacent to the single-family district. The building also includes articulation, including on the roof-line (through parapets). Mr. Bass also pointed out the architectural treatment to the parking garage, composed of metal grates with vegetative matter. This will be more opaque in element.

Mr. Bass summarized the development regulations:

- Base Zoning District: Multi-Family Residential District MF-18
- Concept Plan: The Property shall be developed in general conformance with the Concept Plan
- Screening: Screening walls and landscaping shall be constructed and/or installed on the Property in substantial conformance with the Screening Plan. No building permits for any building on the Property shall be issued until a screening wall permit has been issued and screening wall construction and perimeter landscaping installation has begun.
- Building Elevations: The exterior façades of the buildings constructed on the Property shall be developed in general conformance with the Building Elevations
- Parking: Ratio of 1.8 spaces/dwelling, with no less than 99% of the off-street parking requirements provided on the Property be located within the parking structure
- Building Setbacks: As shown on the Concept Plan
- Minimum Lot Area/Dwelling Unit: 1,000 square feet
- Maximum Density: 43 dwelling units per acre
- Average Dwelling Unit Size: 944 square feet
- Minimum Open Space: 1.8 acres
- Maximum Percent Lot Coverage: 55%
- Maximum Building Height: No building constructed on the Property shall exceed four (4) stories; and shall in no case be taller than 58 feet at the ridge line of the roof and 45 feet at the plate height of the roof
- Driveways: Driveways shall be spaced in general conformance with the Concept Plan
- Improvements:
 - Construction of a right-turn lane from the fire lane to be constructed along the southwestern boundary of the Property
 - Relocation of the pedestrian signal pole
 - The traffic signal at the intersection of Andrews Parkway and Cabela's Drive to be improved to incorporate Accessible Pedestrian Signal (APS)
 - The median within Andrews Parkway to be partially reconstructed
 - The northbound lanes of Andrews Parkway to be re-striped to provide for a dedicated left turn lane, two dedicated through lanes, and a dedicated right turn lane
 - Modification to any other part of the traffic signal system located within the intersection of Andrews Parkway and Cabela's Drive

Mr. Bass again stated that this is an infill project. It is zoned Light Industrial, but with more than 3 million square feet of retail and a move towards greater density, and due to the high standards set for multi-family development, this project meets the design considerations. He reiterated that there was a concern with the potential impact to the surrounding single-family development, but everything practical has been done in order to mitigate any concerns.

The applicant, Gene Babb (with Davis Development), 17304 Preston Road Suite 700, Dallas, Texas, presented to the Commission. He said that Mr. Bass covered everything. He said they have been working on this project for about a year and vetted all concerns. They wanted to take the neighborhood to the east into consideration and agreed to change the elevation to 3 stories with no balconies on the third floor. He said they will also plant about 60 new evergreen trees, with 40 live oaks and 20 eastern red cedars, at 18' at time of planting. He explained their company being family-owned and based in Atlanta. Mr. Babb

briefly mentioned the site and the percentage of 1, 2, and 3 bedrooms, averaging 944 square feet/unit. Their target market is young professionals and empty nesters, people not wanting yards, or divorced parents. There may be some children, but typically not as many. He said the development will include two resort style swimming pools in the courtyards. The corridors will be air-conditioned. This is a high end luxury multi-family development with at least \$1.50 per square foot. He touched on the elevations and mentioned the lowering of the story with additional setback on the east. Finally, Mr. Babb went over other examples and products in other areas of the country and showed exterior and interiors of other facilities that would be representative of the building in Allen.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

One letter of opposition was received: Cynthia Johnson, 402 Spring Leaf Court, Allen, Texas.

Chairman Cocking asked about the hike and bike trail and if it is a publicly accessible trail.

Mr. Bass answered yes, it will be accessible to the public. He also stated that the trail punches through the lot on the east across the masonry wall. It also runs along the detention/retention pond. The Parks Department intends to make a connection in that area. There is also a hike/bike trail along the private road along Andrews Parkway.

Chairman Cocking asked if the trail would be connected to the baseball/softball areas.

Mr. Bass said the trail runs south of the In-and-Out and to the water feature. The Parks Department has been very desirous to connect the trails in that area.

Chairman Cocking asked if the line-of-site shows where the floor plate will be for the building.

Mr. Bass said yes. The grade is generally level on this property, but if there are concerns about line of site, then the concerns will be addressed and the item will be brought back to the Planning and Zoning Commission if significant.

Motion: **Upon a motion by Commissioner Hollingsworth and a second by 1st Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the base zoning of Planned Development No. 58 from Light Industrial LI to Multi-Family Residential District MF-18, and adopt a Concept Plan, Screening Plan, Building Elevations, and Development Regulations for Lot 3, Block A, Allen Station Business Park #3, City of Allen, Collin County, Texas; generally located north of Exchange Parkway and east of Andrews Parkway (and commonly known as 1400 Andrews Parkway) for Luxe Allen.**

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the base zoning of Planned Development No. 104 from Community Facilities CF to Single Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for the property known as Lot 1, Block 1, Bethany Worship Addition, City of Allen, Collin County, Texas; generally located on the northeast corner of the intersection of Rivercrest Boulevard and Greenville Avenue. (Z-1/5/16-3) [Rivercrest Park]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a public hearing and a PD Amendment for Rivercrest Park.

The property is generally located on the northeast corner of the intersection of Rivercrest Boulevard and Greenville Avenue. The properties to the north and east are zoned Single Family Residential District R-4. The properties to the south (across Rivercrest Boulevard) are zoned Planned Development PD. No. 6 Shopping Center SC and Community Facilities CF. The property to the west (across Greenville Avenue) is zoned Planned Development PD. No. 58 Community Facilities CF.

Ms. Kulkarni said that the property is currently zoned Planned Development PD No. 104 Community Facilities CF. The applicant is requesting to change the base zoning from Community Facilities CF to Single Family Residential District R-7 for a single-family residential subdivision, and to adopt development regulations, a concept plan, and building elevations for the property.

The proposed development is approximately 6.9± acres. Ms. Kulkarni went over the Concept Plan and said it shows 35 front-entry lots with a minimum lot size of 5,000 square feet, and a minimum lot dimension of 50' x 90'. The minimum dwelling unit size will be 2,200 square feet.

Ms. Kulkarni said that there are two access points for the property. The primary access point for the development is located on Rivercrest Boulevard. There is also a gated emergency access drive on the northwestern end of the property on Greenville Avenue. A 5' sidewalk is required along Rivercrest Boulevard and Greenville Avenue; the developer will reconstruct and widen the existing sidewalks.

Screening for the property will consist of an 8' masonry screening wall along Greenville Avenue, except for the emergency access area which will include sliding wrought iron gates. An 8' masonry screening wall will also be constructed along Rivercrest Boulevard. The screening on the eastern side of the property (along the existing alley) will consist of a 6' board on board fence. The screening along the northern property line will consist of a 6' board on board fence with brick columns.

Ms. Kulkarni explained that the Concept and Landscape Plans show eight Home Owner Association areas, with six interior open space lots totaling 0.47± acres of open space, meeting the open space requirement. An agreement has been made between the Parks Department and the applicant regarding tree mitigation.

The primary exterior building materials consist of brick, cement fiber board, and composition shingle roofing.

Ms. Kulkarni summarized the development regulations:

- Base Zoning District: Single Family Residential District R-7
- Concept Plan: The Property shall be developed in general conformance with the Concept Plan
- Screening: Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Concept Plan and Screening Exhibit
- Landscaping: The Property shall be landscaped in general conformance with the Landscape Plan
- Tree Mitigation: The development of the Property will result in the removal of approximately 1,202 caliper inches of protected trees from the Property. Mitigation for the removal of the protected trees will be met and provided through a tree mitigation agreement between the developer and the Parks Department
- Building Elevations:

- The residential units shall be developed in general conformance with the materials (both in style and mix) and architectural style as presented
- Garage doors shall be of carriage hardware design
- Driveways shall be washed aggregate or salt finish concrete
- Residential units with the same building elevation shall not be constructed more frequently than every 4th lot on the same side of the street
- Lot Design:
 - Minimum Lot Width: 50'
 - Minimum Lot Depth: 90' with exceptions to Lots 16 and 17, Block C, and Lots 2 and 3, Block B, which minimum lot depths shall be as shown on the Concept Plan
 - Minimum Dwelling Unit Size: 2,200 square feet (including floor area of garage)
 - Maximum Lot Coverage: 66%
- Building Setbacks:
 - Front Yard Setback: 10'
 - Corner Lot Side Yard Setback: 5'
 - Garage Setback: 20' (to face of the structure)
- Rivercrest Boulevard: No reconstruction of Rivercrest Boulevard shall be required with the development of the property
- Sidewalks: To be constructed/reconstructed along Greenville Avenue and Rivercrest Boulevard

Ms. Kulkarni said that the request has been reviewed by the TRC and staff recommends approval. Additionally, a letter of opposition was received from a surrounding resident who raised several concerns.

Ms. Kulkarni discussed the concerns as follows:

- The fence is too close to the alley: Ms. Kulkarni said it is and it has to be. The fence is not even a requirement on the northern and eastern sides, but where it will be constructed, it will be on the property line
- All of the fences should be brick: The requirement of an 8' masonry screening wall is only along Greenville Avenue and Rivercrest Boulevard as it is adjacent to an arterial street
- There is only one entrance/exit into the property: This has been vetted with the Engineering and Fire Departments. The primary point of access is on Rivercrest Boulevard, but a secondary emergency access is also provided on Greenville Avenue
- Drainage: There will not be any lot-to-lot drainage. This will be further vetted through the plat and construction plans
- Trees: Tree mitigation will be required and there is an agreement between the developer and the Parks Department

Commissioner Ogrizovich asked about the zoning of the adjacent residential subdivisions.

Ms. Kulkarni answered that the adjacent zoning to the north and east is R-5.

Commissioner Ogrizovich asked about the average square footage of an R-5 lot.

Ms. Kulkarni said it is over 5,000 square feet, but is not sure about the specific requirement.

Mr. Ogrizovich clarified that he wanted to know the dimensions of an R-5 lot.

Mr. Bass answered that an R-5 lot is a minimum of 7500 square feet and includes a minimum lot width of 65' and a minimum lot depth of 110'. The minimum dwelling unit size is 1600 square feet.

Chairman Cocking opened the public hearing.

Mr. Bill Nelson, 601 Lakeridge Drive, Allen, Texas, addressed the Commission. He said he backs up to the property and has lived there for 32 years. He has a number of concerns, including the trees. All of the trees on the property were there 32 years ago. In 2010, when looking at the proposed Church plan, trees were a great concern. There would have been a pond and the plan proposed to keep as many trees as possible. He said he does not see that on these plans. Mr. Nelson also said that the rest of the neighborhood is one-story. The homes proposed are two-story. He is concerned that this development does not fit with the rest of development. He also expressed concerns regarding line of site and said that the two-story house will look directly into his backyard. The houses are also tightly packed in the area and the development is out of sync with the rest of the neighborhood. He is also concerned with property values of his home if the proposed homes are \$460,000. He did not see anything about easements and said that there were concerns about easements and utilities in 2010. Drainage was another concern. When it rains, much of the water goes down the alley – how will that be handled?

Chairman Cocking closed the public hearing.

Chairman Cocking said that a letter was received: Peggy Jangman, 605 Lake Ridge Drive, Allen, Texas - opposed.

Commissioner Ogrizovich asked if this was the same area where a hospice use was proposed.

Mr. Bass said the last project was a Church that showed a potential detention/retention on the lot. On the alley side, a berm was proposed.

Chairman Cocking said that the assisted living project was further north.

Chairman Cocking asked about the rules and guidelines on drainage.

Shawn Poe, Assistant Director of Engineering, answered that this project is only at the concept level, but that the standard does not allow lot-to-lot drainage. Preliminarily, all drainage will be collected and discharged under the culvert on Rivercrest Boulevard. A drainage analysis was performed with the Church proposal, concluding that detention was not necessary. There is no detention for this property. Some of the backyards may drain into the alley, but ultimately, drainage will be collected on Rivercrest Boulevard.

Chairman Cocking said that there is substantial lot coverage. With gutters emptying into a 10' backyard and then to an alley, much of the water will be diverted into the alley.

Mr. Poe said that the grades are not yet determined, but the standard is to get water to the front as much as possible. The actual drainage in the alley is not yet determined, but the capacity will be within what the alley can handle.

Chairman Cocking asked about the discussion between the two-story and one-story houses. He asked if the houses here will be 10' away from the building line.

Ms. Kulkarni answered yes, the rear yard setback is 10'.

Chairman Cocking said there would be windows on the second story only 10' away from the alley looking into the backyard of the surrounding houses.

Ms. Kulkarni said the maximum height in an R-7 district is 35', up to 2 1/2 stories. With the current zoning of the PD for Community Facilities, the height could have been as high as 48'.

Chairman Cocking said the issue is not the height, but the 10' distance. Everyone along the alley will have lost their privacy to their backyard.

Shane Jordan, Developer, 16475 Dallas Parkway Suite 540, Dallas, Texas, addressed the Commission. He said the builder had analyzed their product type for what would best suit this property. He said he thought the 10' backyard, 15' alley, and the setback on the current houses would yield adequate separation and that the height would not be an issue.

Chairman Cocking said a typical alley is about 16'. There is not much privacy with a 6' privacy fence with a second story that close.

Mr. Jordan said there could have been a 15' setback for the homes with no alley, but there is an alley in this case, providing additional separation.

Chairman Cocking asked about trees. A large amount of trees will be lost. Tree mitigation is in place, but the trees will not be replanted in this area. Mitigation trees will be planted in other areas of the City. He asked about what trees will be put back onto the lot.

Mr. Jordan said that the landscape plan shows trees along Rivercrest Boulevard and Greenville Avenue. He said some trees would be provided in their open space lots.

Chairman Cocking said that the zoning ordinance requires 2 trees per lot. He asked about the typical size of these required trees.

Jesse Simmons, Urban Forester, addressed the Commission. He confirmed that two trees are required which are 3" caliper in size. These trees are to be planted in the front yard. One tree can be planted in the back yard. Some of the mitigation trees can be used to possibly plant in the backyard.

Chairman Cocking said that the mitigation is the price for removing the trees.

Commissioner Orr asked if some of the existing trees can be incorporated in the open space areas.

Mr. Jordan said most of the trees will be lost due to the lots or streets in the subdivision. He said they can plant one tree in the front and one in the back.

Mr. Simmons pointed out that about 80% of the trees are hackberries and bois d'arc, with less than 14% being a "good" tree. Most of the hackberries are in questionable stage. It is better to remove the trees and replant with a tree with a much longer life span. They might not have the large size, but would be a far better tree.

Chairman Cocking asked the commissioners if they had a concern with the density of the subdivision adjacent to the existing subdivision, especially due to these homes being 2-story.

2nd Vice-Chair Platt said many times, the stairs are in the front of the house so the 2-story may be mainly in the front side and not necessarily on the back side of the house. It would be helpful to get a better visual to see the roof plans. The footprints are 7540 square feet. If this product is stacked, the home size is not very large.

Mr. Jordan asked if the Chairman was looking at the Abernathy elevation.

2nd Vice-Chair Platt answered yes. He said it appears it looks like the roof might come down, but it is not very clear. He reiterated that the 2-story may just be in the front, but that it is difficult to determine without elevations.

Chairman Cocking said he would prefer the applicant to have an extra two weeks (next Planning and Zoning Commission meeting) or longer to codify the second story windows looking in the back versus designing something at this meeting.

Mr. Jordan said he has those elevations, just not with him.

Chairman Cocking said the challenge is that elevations evolve. If it is codified to not have windows on the second floor of the homes, then it could prevent a loss of privacy to the homes on the east of the property. He said the applicant can work with staff to address this concern.

Commissioner Hollingsworth asked if the northern side should have a similar condition.

Mr. Jordan said there are no homes directly on the northern side of this proposal.

Chairman Cocking said there is road on the northern side with more than 50' distance.

Mr. Jordan said he is willing to work with staff. He also wanted to point out again that if there was not an alley, there would only be a 15' setback. They would be much closer the existing houses and this would not be an issue.

Chairman Cocking agreed, but said those houses have been there for over 30 years. This is a new development right next to their property line which would take away their privacy. He wants to maintain the privacy of the existing homeowners. He said he would rather table this item. The other option is to drop the R-value, but it is probably not something the developer would want.

2nd Vice-Chair Platt said he would like to see the rear elevations, because there might not be a two-story area in the back, and if so, it might be very minimal. The impact can only be seen through the elevations.

Chairman Cocking said that the item would be tabled date certain to the meeting on June 21st.

Commissioner Ogrizovich said even if the second story windows are on one or two houses, the development still impacts the surrounding houses 100%. The regulation which will be formed should completely eliminate the concern.

Chairman Cocking said this regulation should be codified.

Chairman Cocking reopened the public hearing.

Motion: **Upon a motion by 1st Vice-Chair Trahan and a second by 2nd Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to table the**

request and continue the public hearing to amend the base zoning of Planned Development No. 104 from Community Facilities CF to Single Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for the property known as Lot 1, Block 1, Bethany Worship Addition, City of Allen, Collin County, Texas; generally located on the northeast corner of the intersection of Rivercrest Boulevard and Greenville Avenue, for Rivercrest Park to the June 21, 2016 Planning and Zoning Commission meeting.

The motion carried.

7. Public Hearing – Conduct a Public Hearing and consider a request to amend Planned Development PD No. 3 Light Industrial LI, and adopt a Concept Plan, Development Regulations, and Building Elevations for Tract F-2, Allen Business Centre, City of Allen, Collin County, Texas; generally located north of Prestige Circle and west of Greenville Avenue (and commonly known as 19 Prestige Circle). (Z-4/12/16-30) [Allen Business Centre – Tract F-2]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a public hearing and a PD Amendment for Allen Business Center, Tract F2.

The property is generally located north of Prestige Circle and west of Greenville Avenue (and commonly known as 19 Prestige Circle). The properties to the west, south, and east are zoned Planned Development PD No. 3 Light Industrial LI. The property to the north is zoned Single Family Residential District R-3.

Ms. Kulkarni explained that the property is zoned Planned Development PD No. 3 Light Industrial LI. The applicant is requesting to amend the Planned Development and adopt a Concept Plan, Building Elevations, and Development Regulations.

Ms. Kulkarni said the property is roughly 1.8 acres. The Concept Plan shows one building which is 13,440 square foot building for an Office/Warehouse uses, which is permitted in the LI district.

There are two access points into the site; one on Prestige Circle and one on the north through an existing access easement. The primary reason for the PD amendment is to accommodate the driveway spacing on Prestige Circle. The required driveway spacing for a collector roadway such as Prestige Circle is 160'. Staff (Engineering Department) has the administrative ability to allow a 35% reduction, which totals 104'. In this case, the existing driveways to the west and east sides of this property are closer than 104'; for which a reduction in spacing is requested. This request has been reviewed and is supported by the Engineering Department.

Other requirements which will be met include an eight-foot masonry screening wall to be constructed on the northern property line. Parking and open space exceed ALDC standards. A sidewalk will also be required along Prestige Circle.

The building is two stories with a maximum building height of 28'. Building materials include concrete tilt wall, decorative metal, and glass and steel storefront.

Ms. Kulkarni summarized the development regulations:

- Base Zoning District: Light Industrial LI
- Concept Plan: The Property shall be developed in general conformance with the Concept Plan
- Building Elevations: The exterior façades of buildings shall generally conform with the Building Elevations

- Driveway Spacing: Driveways shall be spaced in general conformance with the Concept Plan (primary reason for the PD is to accommodate driveway spacing)

Chairman Cocking opened the public hearing.

Phillip Dennis, 206 Willow Creek Circle, Allen, Texas, addressed the Commission. He said he wanted to get confirmation on exactly where this building is being placed on Prestige Circle. He wants to know how far it will be from the water tower. He had several concerns including the operation of the warehouse and the hours of operation. He has had experience in the past where deliveries were made early in the morning with loud noises. He wants to know what size trucks are proposed with the warehouse as well as the hours of deliveries. When 21 Prestige Circle was built with their security lighting on the north side of the building, it was situated so that it lit up his backyard. He was able to eliminate that problem by working with the property owner. He also cited concerns with trash which is being blown from 25 Prestige Circle. He said this used to be an office/warehouse for home design with carpets. The adequacy of their trash bins was limited and overflowed. He summarized that he wanted to know about the lighting, loading dock area, and delivery operations. He stressed that there are homes on the rear side of this development which will be affected the most.

Chairman Cocking closed the public hearing.

He mentioned that one letter of support was received: John Minnis, 15 Prestige Circle, Allen, Texas.

Chairman Cocking asked for the overview of light mitigation.

Ms. Kulkarni stated that this plan is only at the concept level stage. If this project gets approved, it will require a Site Plan approval. A Photometric Plan is required with the Site Plan (as with all developments) to ensure that footcandles are 0 at the property lines. There will not be any bleed-over in terms of the light.

Chairman Cocking said this is a standard that went into effect since the other buildings were built. This standard addresses light pollution concerns. It is great that Mr. Dennis worked with neighbors to address the light concern, but lighting concerns can be raised with the City in the future, which can then work with the property owner.

Chairman Cocking asked about trash bins and trash blowing into surrounding properties.

Ms. Kulkarni said that there is a dumpster on the site. This Concept Plan has been taken to the Technical Review Committee and meets requirements of Community Services.

Mr. Bass also added that he encourages Mr. Dennis to contact the City. If there are trash issues in that area, then Code Enforcement could be sent. Code Enforcement can also help with any lighting issues (including issues of zero footcandles as well as glare and bounce).

Chairman Cocking stated that there are some lots backing up to the residential development that do not have an 8' masonry wall – such as the lot on the west. This is probably because this was built a long time ago, and was grandfathered.

Chairman Cocking asked about the City ordinance for noise by hours of day.

Ms. Kulkarni said that there are certain decibel levels that will need to be met.

Chairman Cocking said that the City ordinance is to not have over 75 decibels at the property line. If noise is louder than 75 decibels, then it is also a Code Enforcement issue.

Jonathan Hake, 131 S. Tennessee St, McKinney, TX, with Cross Engineering, presented to the Commission. He stated that this is a spec office/warehouse building and that there is not a current end user, so there are no specific hours of operation.

Chairman Cocking asked about the ordinance requirements for hours of operation.

Mr. Bass said there are no specific hours of operation limits, but stated that it is within the Planning and Zoning Commission and City Council authority to place basic limits. If there are concerns with late hours due to residential adjacency, it can be made as a recommendation to City Council.

Chairman Cocking stated that it does not look like the plan includes any dock-hyes.

Mr. Hake stated that there is one at grade. The intention is not to have large 18-wheelers, but smaller trucks.

Chairman Cocking said that the building to the south includes six or seven dock areas. He added that he is not too concerned with the dock area on this property as it is at grade and will not include any large semi-trucks.

Commissioner Ogrizovich asked about the aerial and this property in relation to the water tower.

Ms. Kulkarni answered that the water tower is generally on the western side of the property, relatively far.

Chairman Cocking reiterated that the only reason this request is before the Commission is due to the driveway spacing distance and the width of the property. Because the property is narrow and the distance requirement is 160', it requires the Commission to analyze the project. All other concerns brought up should be handled through Code Enforcement.

Motion: **Upon a motion by 2nd Vice-Chair Platt and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend Planned Development PD No. 3 Light Industrial LI, and adopt a Concept Plan, Development Regulations, and Building Elevations for Tract F-2, Allen Business Centre, generally located north of Prestige Circle and west of Greenville Avenue (and commonly known as 19 Prestige Circle), for Allen Business Centre – Tract F-2.**

The motion carried.

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.

June 7, 2016

Adjournment

The meeting adjourned at 8:35 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Madhuri Mohan (Kulkarni), AICP, Planner

Director's Report from 5/24/2016 City Council Meeting

- There were no items taken to the May 24, 2016 City Council Meeting.

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| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
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| AGENDA DATE: | June 21, 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 May, 2016
CIP Map through June, 2016

ENGINEERING CIP REPORT - THROUGH MAY 2016

| | | PROJECT | | STATUS / COMMENTS | | CONST. DATES |
|------------|----|--|--------------|---|--|--------------------------|
| FACILITIES | 1 | Fire Station 2 Reconstruction | PS1303 | Masonry is nearly complete on both the west and south sides of the new Station; roof shingles being installed; transformer is set and wire is being pulled; commissioning professionals are working with VAI, Crossland, and all subcontractors and have distributed testing procedures. | | Complete Fall 2016 |
| | 2 | Library Chiller | PS1602 | New chiller will be nearly 30% larger. Chiller has been ordered and anticipated to ship end of June and installation complete by July 22, 2016 with energy management controls upgraded shortly thereafter. A new pad will be poured and all wiring and preparations that can be performed prior will be done before chiller arrive. Two new fans to push air through the 2nd floor will be installed by June 10th. | | Complete July 2016 |
| ROADS | 3 | 2015 Intersection Improvements | ST1504 | Appraisals received from Phyles -Whatley. City will begin reaching out to land owners regarding the acquisition. | | TBD |
| | 4 | 2015/2016 Street and Alley Repair | ST1502 | Annual repair/replacement of street and alley pavement in various locations. Included in this project is approx. 14,021 square yards of street and 1,238 square yards of alley pavement. | | Complete Oct. 2016 |
| | 5 | Alma Drive Improvements (Hedcoxe-SH121) | ST1503 | Paving lanes within median to have six continuous lanes from Hedcoxe to SH 121. Award for Phase 1 (Exchange intersection) was April 12, 2016 with completion anticipated in September. | | Ph 1 Complete Sept. 2016 |
| | 6 | Ridgeview Drive (Watters - US75) | ST1202 | No formal construction schedule. Awaiting development trends in this area. | | TBD |
| | 7 | FM 2551 (Main St - Parker Rd) | ST0316 | Design is being managed by Collin County to widen to six lanes. Resolution of support passed by City May 24, 2016. | | 2018 |
| | 8 | Stacy Road, Ph 2 (Greenville - FM 1378) | ST0704 NTMWD | TxDOT contractor, Ed Bell, has begun Phase 1, which includes constructing the Northern half of the road. | | Complete Jan. 2018 |
| UTILITIES | 9 | Watters / Bray Central Street Lights | JBGL | Contractor has ordered new approved street lights. City approved boring permit on 05/25/16. Work will begin in June. | | TBD |
| | 10 | US 75 Widening | TXDOT | Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements. | | Complete Feb. 2017 |
| | 11 | Fountain Park Water/SS Rehab, Ph 2 | WA1403 | SYB mobilized on May 16, 2016, and has begun installing the Sanitary Sewer main along Pebblebrook. | | Complete Jul. 2017 |
| | 12 | SCADA System Upgrade | WA1402 | Project was awarded to WHECO Controls on February 23, 2016. Computer equipment has been ordered and the contractor is assembling the hardware and software. | | Complete Sept. 2016 |
| OTHER | 13 | 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

JUNE 2016

CONSTRUCTION

DESIGN

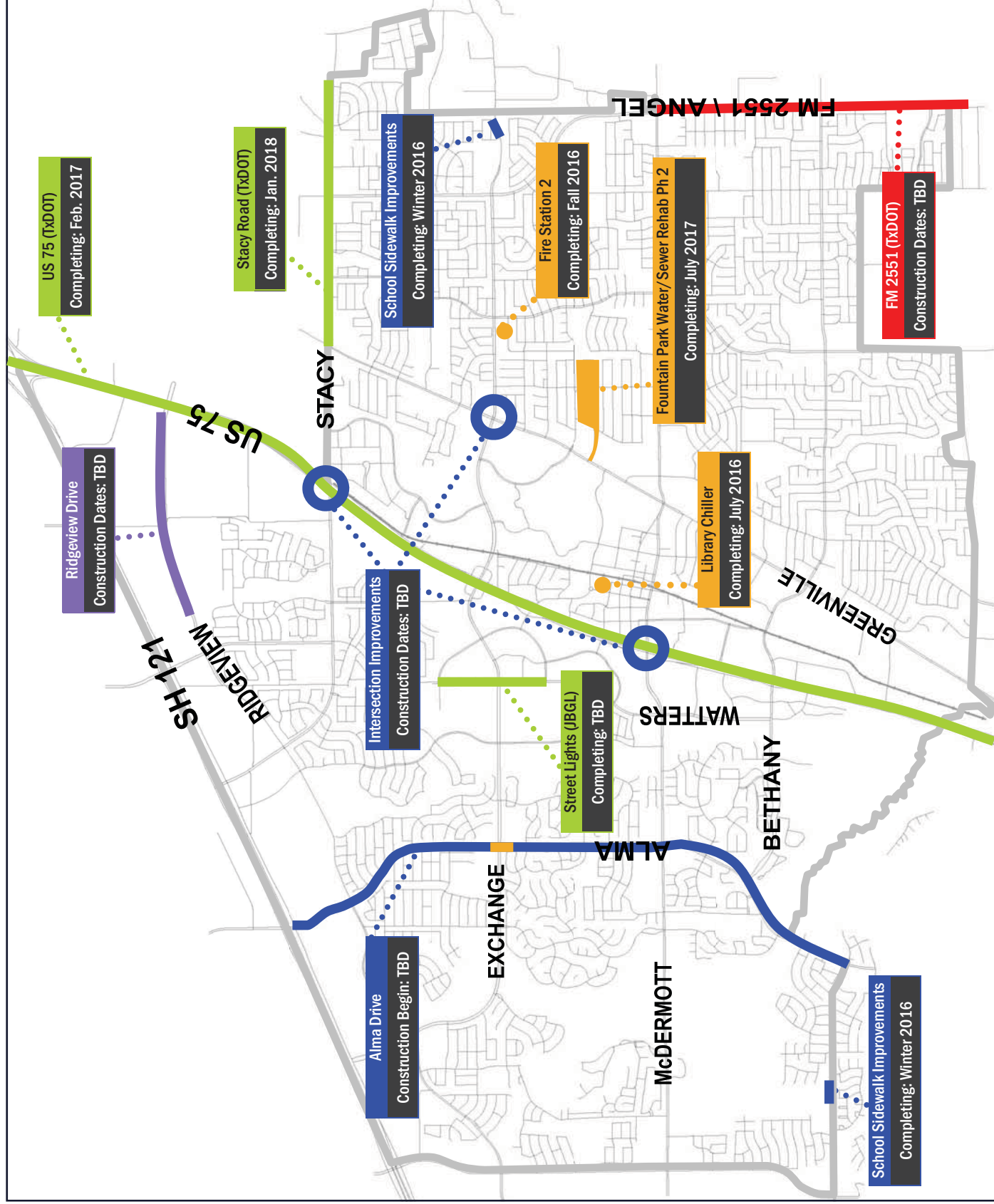
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 21, 2016

SUBJECT: Consider a request for a Final Plat for Allen Commerce Center, Lots 1-R2, 2-5, Block 1, being 69.073+/- acres out of the Joseph Dixon Survey, Abstract No. 276, City of Allen, Collin County, Texas; generally located north of Stacy Road and west of US Highway 75. (FP-6/8/16-46) [Allen Commerce Center – Allen Premium Outlet Mall Expansion]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Planned Development PD No. 78 for Corridor Commercial “CC” – Approved December, 1998
Amendment to Planned Development PD No. 78 for Corridor Commercial “CC” – Approved September, 1999
Amendment to Planned Development PD No. 78 for Corridor Commercial “CC” – Approved November, 2011
Amendment to Planned Development PD No. 78 for Corridor Commercial “CC” – Approved April, 2016
Preliminary Plat – Approved June, 2016

LEGAL NOTICES: None

ANTICIPATED COUNCIL DATE: None

BACKGROUND

The property is generally located north of Stacy Road and west of US Highway 75. The properties to the north are zoned Planned Development PD No. 102 for Corridor Commercial CC and Corridor Commercial CC. The properties to the west are zoned Planned Development PD No. 102 for Corridor Commercial CC and Planned Development PD No. 92 for Shopping Center SC (across Chelsea Boulevard). The property to the south (across Stacy Road) is zoned Planned Development PD No. 45 for Corridor Commercial CC. The Town of Fairview is located to the east (across US Highway 75).

A Planned Development amendment was approved in April 2016 for the Allen Premium Outlet Mall Expansion for the redesign and reconfiguration of the existing development and expansion to the north. A Preliminary Plat was approved in June 2016. The Final Plat is the last step in the development process.

The Final Plat is for 69.073± acres of property subdivided into five (5) lots. There are a total of nine (9) access points into the development. There is one (1) access point on Stacy Road, five (5) on US Highway 75, one (1) on Allen Commerce Parkway, and two (2) on Chelsea Boulevard. The plat also shows ROW dedication and various easements required for development.

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

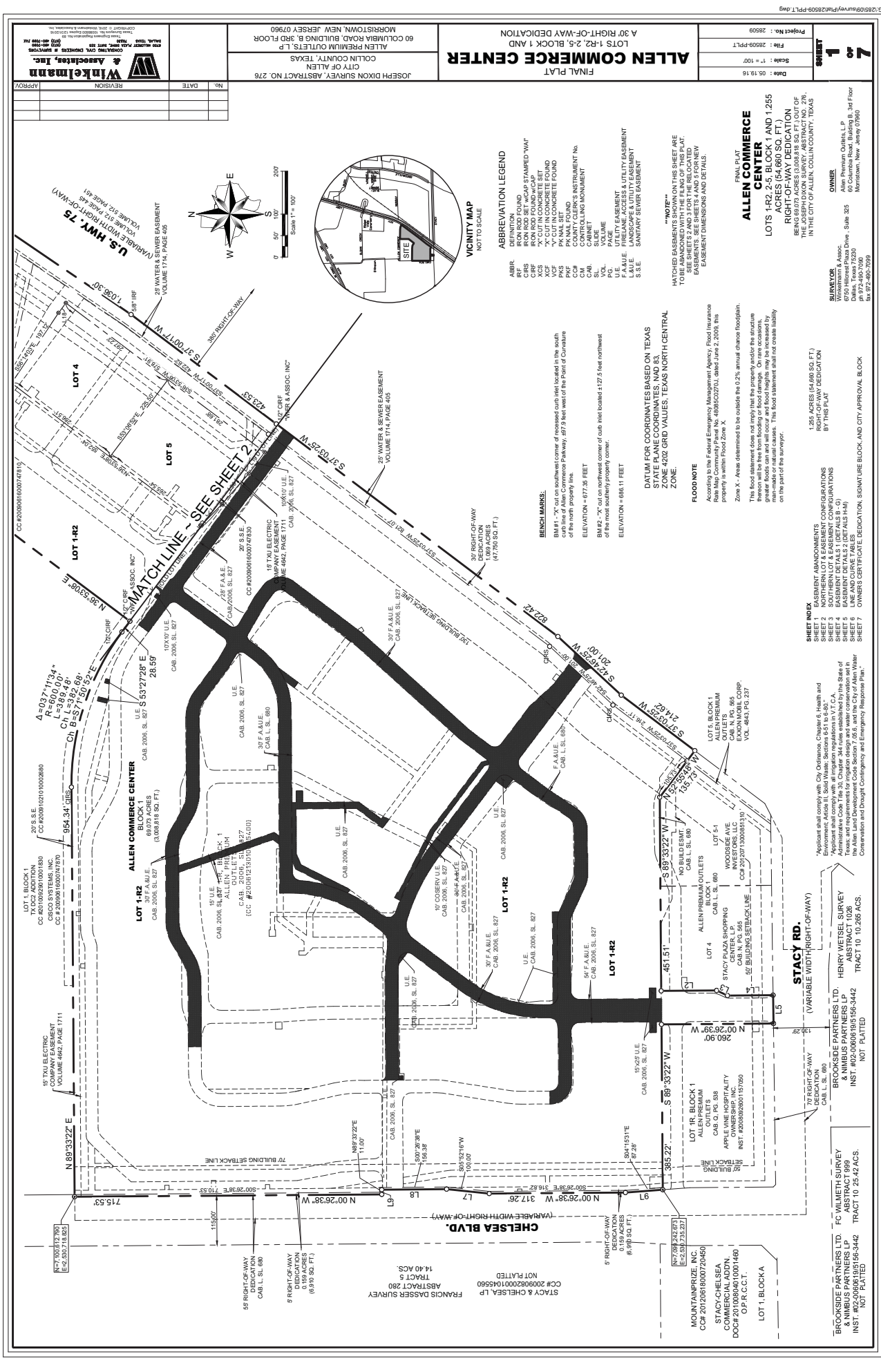
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Allen Commerce Center, Lots 1-R2, 2-5, Block 1, being 69.073+/- acres generally located north of Stacy Road and west of US Highway 75 for the Allen Commerce Center.

ATTACHMENTS

Final Plat



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ALLEN COMMERCE CENTER

FINAL PLAT

LOTS 1-R2, 2-5, BLOCK 1 AND

A 30' RIGHT-OF-WAY DEDICATION

JOSEPH DIXON SURVEY, ABSTRACT NO. 276

ALLEN PREMIUM OUTLETS, L.P.

80 COLUMBIA ROAD, BUILDING B, 3RD FLOOR

MORRISTOWN, NEW JERSEY 07960

COLLIN COUNTY, TEXAS

Project No.: 28505

File #: 28505-PPL-1

Scale: 1" = 100'

Date: 06/19/16

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ABBREVIATION LEGEND

ABBR. DESCRIPTION

CRS. CRITICAL POINT

IRON ROD SET w/CAP STAMPED "W"

XC. CUT IN CONCRETE FOUND

XC. CUT IN CONCRETE SET

PK. NAIL FOUND

PK. NAIL SET

PK. NAIL FOUND'S INSTRUMENT NO.

CM. CONTROLLING MONUMENT

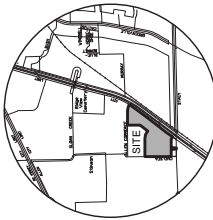
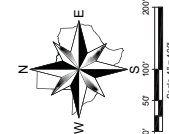
S. SURFACE

VOL. VOLUME

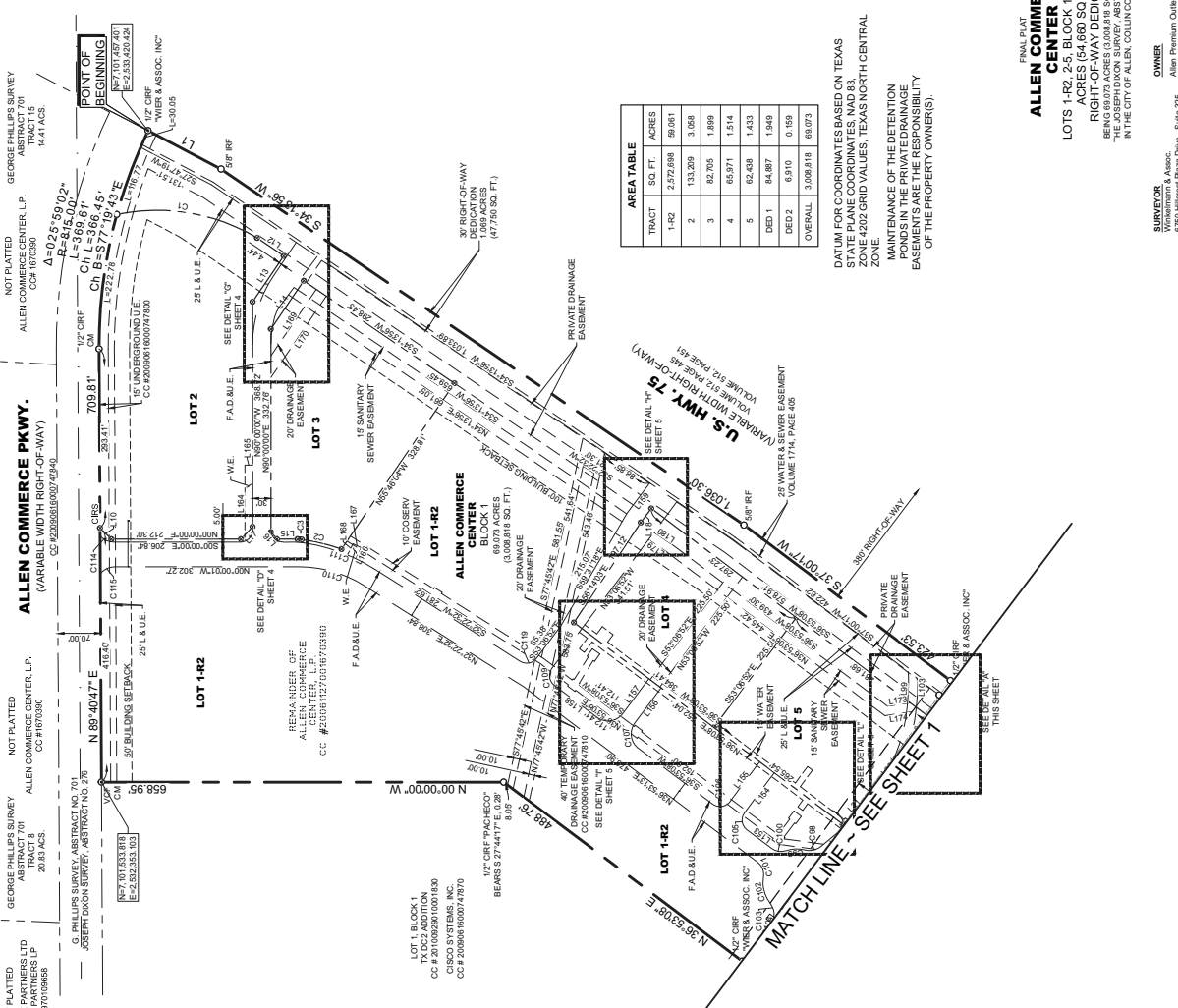
F.A.D.A.U.E. FILL, ACCESS, DRAINAGE & UTILITY EASEMENT

U.E. UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT



VICINITY MAP
NOT TO SCALE



| AREA TABLE | | |
|------------|-----------|--------|
| TRACT | SQ. FT. | ACRES |
| 1-R2 | 2,972,688 | 68.041 |
| 2 | 133,209 | 3.058 |
| 3 | 42,295 | 0.969 |
| 4 | 65,971 | 1.514 |
| 5 | 62,458 | 1.433 |
| DEED 1 | 64,887 | 1.549 |
| DEED 2 | 6,910 | 0.159 |
| OVERALL | 3,088,818 | 69.073 |

DATUM FOR COORDINATES BASED ON TEXAS
STATE PLANE COORDINATES NAD 83
ZONE 4202 GRID VALUES, TEXAS NORTH CENTRAL
ZONE.

MAINTENANCE OF THE DETENTION
POND IN THE PRIVATE DRAINAGE
EASEMENT SHALL BE THE RESPONSIBILITY
OF THE PROPERTY OWNER(S).

FINAL PLAT
ALLEN COMMERCE CENTER
LOTS 1-R2, 2-5, BLOCK 1 AND 1,255
ACRES (64,880 SQ. FT.)
RIGHT-OF-WAY DEDICATION
IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS
THE JOSEPH DIXON SURVEY, ABSTRACT NO. 276

SURVEYOR
Winkelman & Associates, Inc.
Allen Premium Outlets, L.P.
6750 Hillcrest Plaza Drive, Suite 325
Morristown, New Jersey 07960
Tel. 972-465-7099

OWNER
Allen Premium Outlets, L.P.
6750 Hillcrest Plaza Drive, Suite 325
Morristown, New Jersey 07960
Tel. 972-465-7099

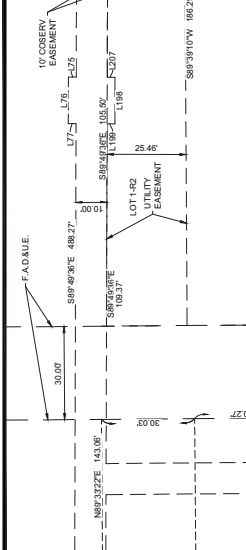
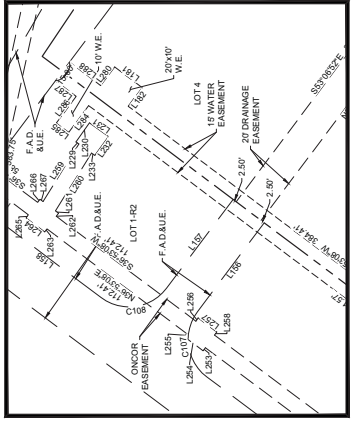
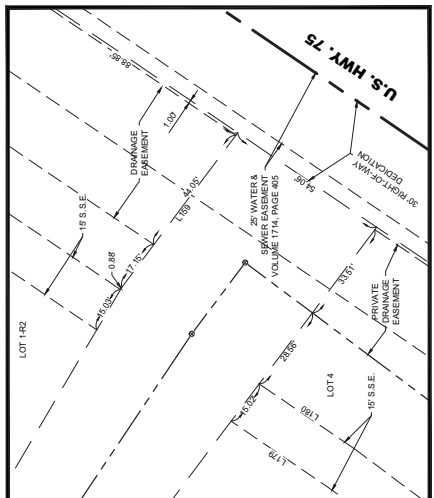
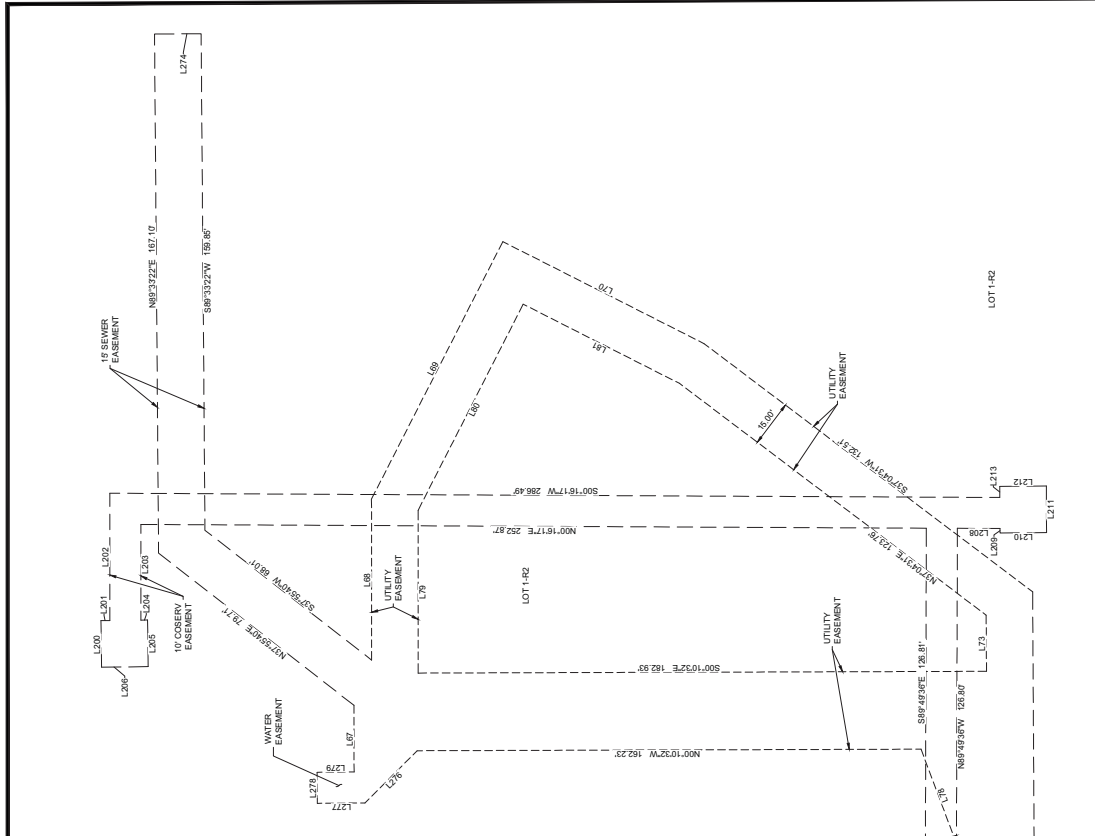
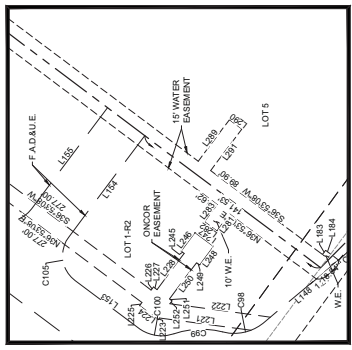
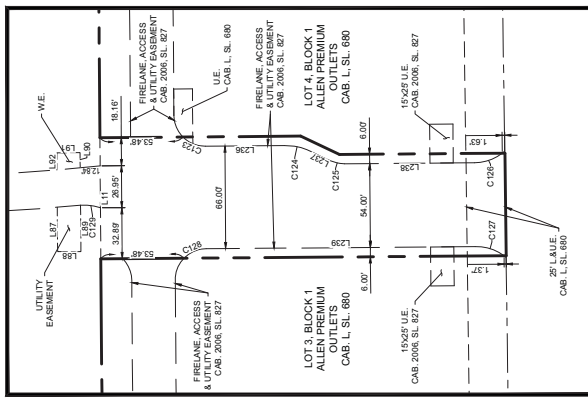
ALLEN COMMERCE CENTER
FINAL PLAT
LOTS 1-R2, 2-5, BLOCK 1 AND
A 30' RIGHT-OF-WAY DEDICATION

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6700 HILLCREST PLACE, SUITE 100
DALLAS, TEXAS 75230
(214) 352-9800 FAX
WINKELMANN & ASSOCIATES, INC.
7100 DOWNEY ROAD, SUITE 100
DALLAS, TEXAS 75230
COPYRIGHT © 2004 WINKELMANN & ASSOCIATES, INC.

LOTS 1-R2, 2-5, BLOCK 1 AND 1.255
ACRES (54,660 SQ. FT.)
RIGHT-OF-WAY DEDICATION
BEING 69.073 ACRES (3,008,818 SQ. FT.) OUT OF
THE JOSEPH DIXON SURVEY, ABSTRACT NO. 276
IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS

FINAL PLAT
**ALLEN COMMERCE
CENTER**

DETAIL "M"
Scale 1" = 40'



[illegible]

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

AGENDA DATE: June 21, 2016

SUBJECT: Consider a request for a Preliminary Plat for Montgomery Farm Estates, being 74.601+/- acres out of the T.G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and east of Brett Drive. (PP-5/3/16-35) [Montgomery Farm Estates, Phases 1 & 2]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Planned Development PD No. 105 – Approved June, 2010
Planned Development PD No. 105– Amended January, 2016

LEGAL NOTICES: None

ANTICIPATED CITY COUNCIL DATE: None

BACKGROUND

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 property to the west is 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.

A Planned Development amendment was approved in January 2016 for Montgomery Farm Estates, a proposed residential development offering diverse lot and housing sizes, architectural styles, and community reserve areas. Preliminary platting is the next phase in the development process.

The subject Preliminary Plat shows 74.601± acres of land and shows two (2) phases of development. There are a total of 196 residential lots and fifteen (15) Open Space/HOA lots. There are three (3) access points into the development. There is one (1) access point on Brett Drive (which connects to Bethany Drive). There is one (1) access point on Monica Drive from the property to the west (The Meadow at Montgomery Farm), and one (1) access point on Spencer Street from the property to the east (Angel Field West). The plat also shows ROW dedication and various easements required for development.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for Montgomery Farm Estates, being 74.601+/- acres, generally located south of Bethany Drive and east of Brett Drive

ATTACHMENTS

Preliminary Plat

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | A | 10,616 | 0.44 |
| 2 | A | 9,797 | 0.225 |
| 3 | A | 9,827 | 0.226 |
| 4 | A | 9,850 | 0.226 |
| 5 | A | 20,298 | 0.465 |
| 6 | A | 15,468 | 0.355 |
| 7 | A | 14,150 | 0.325 |
| 8 | A | 13,727 | 0.315 |
| 9 | A | 9,734 | 0.223 |
| 10 | A | 9,734 | 0.223 |
| 11 | A | 8,973 | 0.206 |
| 12 | A | 8,729 | 0.200 |
| 13 | A | 8,533 | 0.196 |
| 14 | A | 8,752 | 0.201 |
| 15 | A | 9,734 | 0.223 |
| 16 | A | 9,734 | 0.223 |
| 17 | A | 9,734 | 0.223 |
| 18 | A | 14,639 | 0.322 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | B | 12,167 | 0.279 |
| 2 | B | 12,150 | 0.279 |
| 3 | B | 12,549 | 0.288 |
| 4 | B | 12,549 | 0.288 |
| 5 | B | 17,209 | 0.395 |
| 6 | B | 12,267 | 0.282 |
| 7 | B | 12,180 | 0.280 |
| 8 | B | 12,600 | 0.289 |
| 9 | B | 12,600 | 0.289 |
| 10 | B | 12,600 | 0.289 |
| 11 | B | 12,600 | 0.289 |
| 12 | B | 12,600 | 0.289 |
| 13 | B | 12,600 | 0.289 |
| 14 | B | 21,860 | 0.502 |
| 15 | B | 23,949 | 0.533 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | X | 123,366 | 2.832 |
| 2 | X | 4,897 | 0.108 |
| 3 | X | 2,214 | 0.050 |
| 4 | X | 83,305 | 1.912 |
| 5 | X | 57,368 | 1.317 |
| 6 | X | 57,481 | 1.320 |
| 7 | X | 27,426 | 0.630 |
| 8 | X | 1,795 | 0.040 |
| 9 | X | 72,333 | 1.601 |
| 10 | X | 1,866 | 0.043 |
| 11 | X | 50,185 | 1.152 |
| 12 | X | 15,743 | 0.361 |
| 13 | X | 4,573 | 0.112 |
| 14 | X | 27,953 | 0.642 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | C | 12,150 | 0.279 |
| 2 | C | 12,150 | 0.279 |
| 3 | C | 12,150 | 0.279 |
| 4 | C | 12,824 | 0.294 |
| 5 | C | 13,680 | 0.314 |
| 6 | C | 15,964 | 0.366 |
| 7 | C | 20,225 | 0.471 |
| 8 | C | 9,003 | 0.207 |
| 9 | C | 10,223 | 0.235 |
| 10 | C | 8,753 | 0.201 |
| 11 | C | 8,324 | 0.191 |
| 12 | C | 9,228 | 0.212 |
| 13 | C | 15,150 | 0.348 |
| 14 | C | 10,801 | 0.248 |
| 15 | C | 12,037 | 0.278 |
| 16 | C | 13,416 | 0.308 |
| 17 | C | 14,471 | 0.333 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | D | 12,072 | 0.277 |
| 2 | D | 7,425 | 0.170 |
| 3 | D | 7,425 | 0.170 |
| 4 | D | 7,425 | 0.170 |
| 5 | D | 7,425 | 0.170 |
| 6 | D | 7,425 | 0.170 |
| 7 | D | 7,425 | 0.170 |
| 8 | D | 7,425 | 0.170 |
| 9 | D | 7,425 | 0.170 |
| 10 | D | 7,634 | 0.175 |
| 11 | D | 10,612 | 0.244 |
| 12 | D | 13,438 | 0.308 |
| 13 | D | 11,757 | 0.270 |
| 14 | D | 7,839 | 0.180 |
| 15 | D | 7,425 | 0.170 |
| 16 | D | 7,425 | 0.170 |
| 17 | D | 7,425 | 0.170 |
| 18 | D | 7,425 | 0.170 |
| 19 | D | 7,425 | 0.170 |
| 20 | D | 7,425 | 0.170 |
| 21 | D | 11,490 | 0.264 |
| 22 | D | 14,558 | 0.334 |
| 23 | D | 8,228 | 0.189 |
| 24 | D | 7,529 | 0.173 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | E | 8,317 | 0.191 |
| 2 | E | 8,762 | 0.201 |
| 3 | E | 8,681 | 0.199 |
| 4 | E | 8,680 | 0.199 |
| 5 | E | 8,680 | 0.199 |
| 6 | E | 8,680 | 0.199 |
| 7 | E | 8,680 | 0.199 |
| 8 | E | 8,680 | 0.199 |
| 9 | E | 8,680 | 0.199 |
| 10 | E | 8,680 | 0.199 |
| 11 | E | 8,680 | 0.199 |
| 12 | E | 8,680 | 0.199 |
| 13 | E | 8,680 | 0.199 |
| 14 | E | 8,680 | 0.199 |
| 15 | E | 8,680 | 0.199 |
| 16 | E | 8,680 | 0.199 |
| 17 | E | 8,680 | 0.199 |
| 18 | E | 8,680 | 0.199 |
| 19 | E | 8,782 | 0.202 |
| 20 | E | 9,340 | 0.214 |
| 21 | E | 12,479 | 0.286 |
| 22 | E | 13,196 | 0.303 |
| 23 | E | 9,659 | 0.222 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | F | 10,615 | 0.244 |
| 2 | F | 7,545 | 0.173 |
| 3 | F | 7,519 | 0.173 |
| 4 | F | 7,493 | 0.172 |
| 5 | F | 7,462 | 0.171 |
| 6 | F | 8,348 | 0.192 |
| 7 | F | 10,554 | 0.242 |
| 8 | F | 9,790 | 0.225 |
| 9 | F | 9,790 | 0.224 |
| 10 | F | 9,790 | 0.224 |
| 11 | F | 9,790 | 0.224 |
| 12 | F | 11,490 | 0.264 |
| 13 | F | 11,114 | 0.255 |
| 14 | F | 9,790 | 0.224 |
| 15 | F | 9,790 | 0.224 |
| 16 | F | 9,790 | 0.224 |
| 17 | F | 11,581 | 0.266 |
| 18 | F | 10,477 | 0.241 |
| 19 | F | 9,559 | 0.219 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | G | 13,574 | 0.319 |
| 2 | G | 12,600 | 0.289 |
| 3 | G | 12,600 | 0.289 |
| 4 | G | 12,600 | 0.289 |
| 5 | G | 12,600 | 0.289 |
| 6 | G | 12,600 | 0.289 |
| 7 | G | 12,600 | 0.289 |
| 8 | G | 12,600 | 0.289 |
| 9 | G | 12,600 | 0.289 |
| 10 | G | 12,600 | 0.289 |
| 11 | G | 12,680 | 0.291 |
| 12 | G | 14,532 | 0.336 |
| 13 | G | 8,354 | 0.192 |
| 14 | G | 8,370 | 0.192 |
| 15 | G | 8,370 | 0.192 |
| 16 | G | 10,160 | 0.233 |
| 17 | G | 10,125 | 0.232 |
| 18 | G | 10,125 | 0.232 |
| 19 | G | 10,125 | 0.232 |
| 20 | G | 10,125 | 0.232 |
| 21 | G | 10,125 | 0.232 |
| 22 | G | 10,125 | 0.232 |
| 23 | G | 10,125 | 0.232 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 20 | F | 8,770 | 0.201 |
| 21 | F | 8,193 | 0.188 |
| 22 | F | 11,459 | 0.263 |
| 23 | F | 8,503 | 0.195 |
| 24 | F | 16,192 | 0.418 |
| 25 | F | 8,083 | 0.186 |
| 26 | F | 7,150 | 0.164 |
| 27 | F | 7,150 | 0.164 |
| 28 | F | 7,150 | 0.164 |
| 29 | F | 7,150 | 0.164 |
| 30 | F | 7,150 | 0.164 |
| 31 | F | 7,150 | 0.164 |
| 32 | F | 7,150 | 0.164 |
| 33 | F | 7,150 | 0.164 |
| 34 | F | 7,150 | 0.164 |
| 35 | F | 10,690 | 0.232 |
| 36 | F | 19,753 | 0.453 |
| 37 | F | 7,120 | 0.163 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 24 | G | 10,125 | 0.232 |
| 25 | G | 10,125 | 0.232 |
| 26 | G | 10,125 | 0.232 |
| 27 | G | 10,125 | 0.232 |
| 28 | G | 11,792 | 0.271 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | H | 12,111 | 0.278 |
| 2 | H | 12,468 | 0.287 |
| 3 | H | 13,075 | 0.300 |
| 4 | H | 13,075 | 0.300 |
| 5 | H | 13,075 | 0.300 |
| 6 | H | 13,075 | 0.300 |
| 7 | H | 13,075 | 0.300 |
| 8 | H | 13,707 | 0.315 |
| 9 | H | 14,890 | 0.342 |
| 10 | H | 14,890 | 0.340 |
| 11 | H | 15,331 | 0.366 |
| 12 | H | 15,550 | 0.357 |
| 13 | H | 13,684 | 0.314 |
| 14 | H | 13,652 | 0.300 |
| 15 | H | 13,050 | 0.300 |
| 16 | H | 13,050 | 0.300 |
| 17 | H | 13,050 | 0.300 |
| 18 | H | 13,050 | 0.300 |
| 19 | H | 13,050 | 0.300 |
| 20 | H | 13,050 | 0.300 |
| 21 | H | 13,396 | 0.308 |
| 22 | H | 14,424 | 0.331 |

| Lot # | Block # | Square Feet | Average |
|-------|---------|-------------|---------|
| 1 | I | 13,188 | 0.303 |
| 2 | I | 12,600 | 0.289 |
| 3 | I | 12,600 | 0.289 |
| 4 | I | 12,600 | 0.289 |
| 5 | I | 12,600 | 0.289 |
| 6 | I | 15,558 | 0.357 |
| 7 | I | 17,087 | 0.392 |
| 8 | I | 12,150 | 0.279 |
| 9 | I | 12,150 | 0.279 |
| 10 | I | 12,150 | 0.279 |
| 11 | I | 12,150 | 0.279 |
| 12 | I | 12,712 | 0.292 |

PRELIMINARY PLAT

MONTGOMERY FARM ESTATES

196 RESIDENTIAL LOTS, 15 OPEN SPACE/HOA LOTS (12.52 Ac.)

12.85 ACRES RIGHT-OF-WAY

74.601 ACRES OUT OF THE
74.601 ACRES SURVEY - ABSTRACT NO. 500

T.G. KENNEDY SURVEY - ABSTRACT NO. 500

CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner/Applicant: **Engineer / Surveyor**
 Englewood Surveying, Inc.
 2200 S. Stemmons Freeway, Suite 100
 Allen, Texas 75013
 Telephone: (972) 317-1000
 Contact: Phil Williams

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

| | |
|---|--|
| AGENDA DATE: | June 21, 2016 |
| SUBJECT: | Tabled Item – Conduct a Public Hearing and consider a request to amend the base zoning of Planned Development No. 104 from Community Facilities CF to Single Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for the property known as Lot 1, Block 1, Bethany Worship Addition, City of Allen, Collin County, Texas; generally located on the northeast corner of the intersection of Rivercrest Boulevard and Greenville Avenue. (Z-1/5/16-3) [Rivercrest Park] |
| STAFF RESOURCE: | Madhuri Kulkarni, AICP Senior Planner |
| PREVIOUS COMMISSION/ COUNCIL ACTION: | Amendment to Planned Development PD No. 104 Community Facilities “CF” – Approved July, 2010 |
| LEGAL NOTICES: | Public Hearing Sign Installed – 5/27/16 Public Hearing Letters Mailed – 5/27/16 |
| ANTICIPATED COUNCIL DATE: | July 12, 2016 |

BACKGROUND

The property is generally located on the northeast corner of the intersection of Rivercrest Boulevard and Greenville Avenue. The properties to the north and east are zoned Single Family Residential District R-4. The properties to the south (across Rivercrest Boulevard) are zoned Planned Development PD. No. 6 Shopping Center SC and Community Facilities CF. The property to the west (across Greenville Avenue) is zoned Planned Development PD. No. 58 Community Facilities CF.

The property is currently zoned Planned Development PD No. 104 Community Facilities CF. The applicant is requesting to change the base zoning from Community Facilities CF to Single Family Residential District R-7 for a single-family residential subdivision, and to adopt development regulations, a concept plan, and building elevations for the property.

The proposed development is approximately 6.89± acres. The attached Concept Plan shows 35 front-entry lots with a minimum lot size of 5,000 square feet, and a minimum lot dimension of 50' x 90'.

The Concept Plan shows eight Home Owner Association areas, with six interior open space lots totaling 0.47± acres of open space, meeting the open space requirement. An agreement has been made between the Parks Department and the applicant regarding tree mitigation.

There are two (2) access points for the property. The primary access point for the development is located on Rivercrest Boulevard. There is also a gated emergency access drive on the northwestern end of the property on Greenville Avenue. A 5' sidewalk is required along Rivercrest Boulevard and Greenville Avenue; the developer will reconstruct and widen the existing sidewalks.

Screening for the property will consist of an eight foot (8') masonry screening wall along Greenville Avenue, except for the emergency access area which will include sliding wrought iron gates. An eight foot (8') masonry screening wall will also be constructed along Rivercrest Boulevard. The screening on the eastern side of the property (along the existing alley) will consist of a six foot (6') board on board fence. The screening along the northern property line will consist of a six foot (6') board on board fence with brick columns.

The attached development regulations establish design criteria that include screening, landscaping, tree mitigation, lot standards, setbacks, and required improvements.

The primary exterior building materials consist of brick, cement fiber board, and composition shingle roofing. The minimum dwelling unit size is 2,200 square feet; which exceeds the R-7 standard.

At the June 7th Planning and Zoning Commission meeting, the item was tabled due to concerns with the two-story elevations and shade trees required on each lot.

To resolve the concerns with the two-story elevations, the developer has submitted floor plans and rear elevations as shown in the attached building elevations. The developer has also stipulated that any windows on the second floor of the rear elevations of Lots 1-14, Block B, must either be transom windows or made of opaque glass. This condition is also listed in the development regulations.

Additionally, two shade trees will be provided for each dwelling unit per the Allen Land Development Code. The developer will either plant both required trees in the front yard or plant one in the front yard and one in the rear yard. The developer has committed to plant 4" caliper trees (measured 3 feet above the base of the trunk the time of planting) instead of the required 3" caliper trees; this is an increase of 33% over the standard requirement. This condition is also listed in the development regulations.

The PD request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

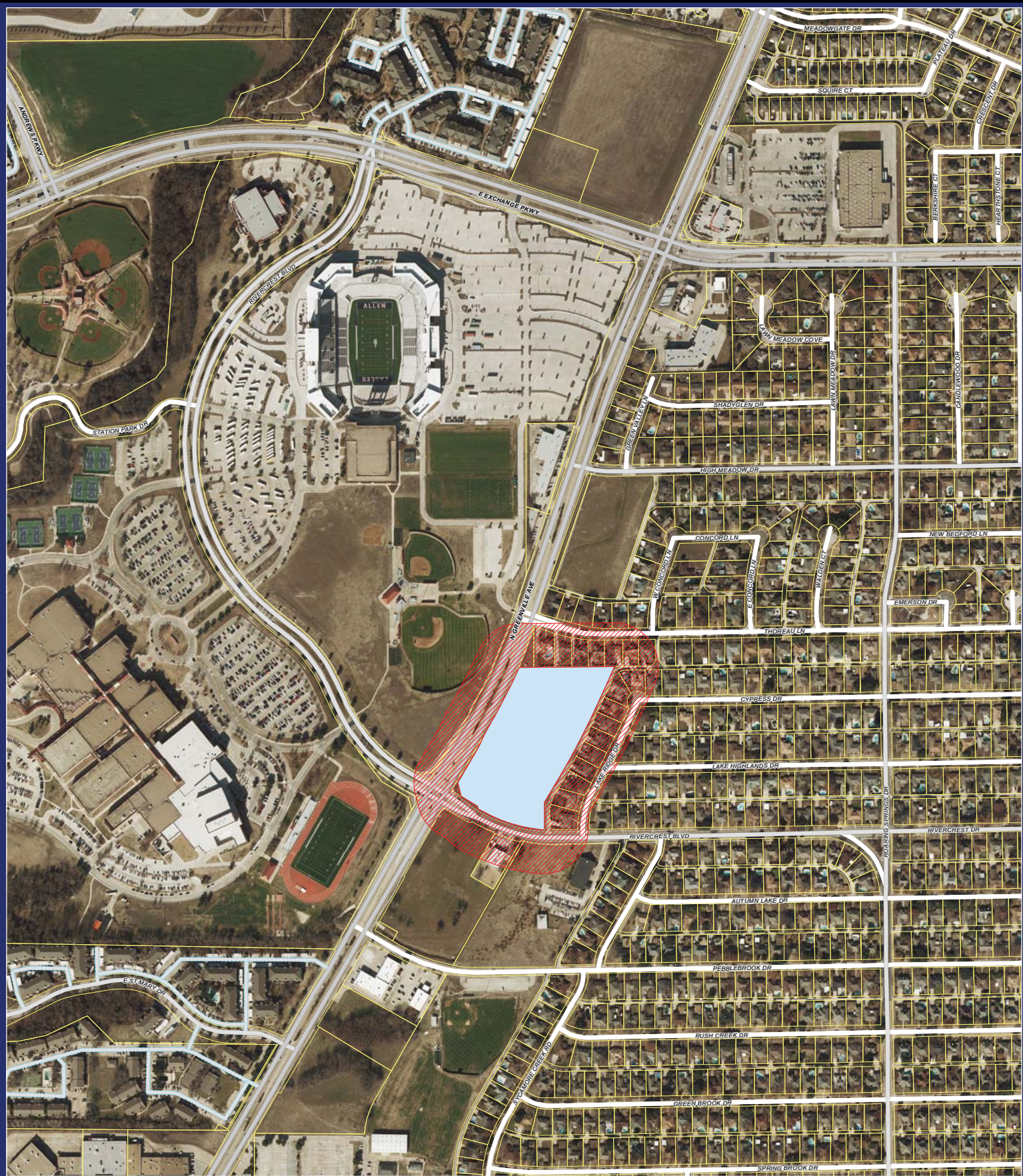
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the base zoning of Planned Development No. 104 from Community Facilities CF to Single Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for the property known as Lot 1, Block 1, Bethany Worship Addition, City of Allen, Collin County, Texas; generally located on the northeast corner of the intersection of Rivercrest Boulevard and Greenville Avenue, for Rivercrest Park.

ATTACHMENTS

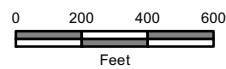
Property Notification Map
Development Regulations
Concept Plan
Landscape Plan
Building Elevations



Property Ownership Notification
Rivercrest Park

Map Legend

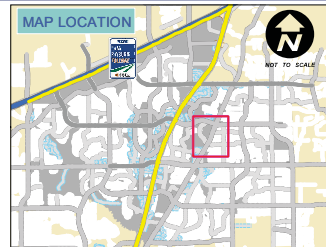
- 200' Notification Buffer
- Railroad
- Public Rezone
- CollinCAD Parcels



Community Development - GIS

Date Saved: 5/24/2016

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 RIVERCREST PARK

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

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Single Family Residential R-7 standards of the ALDC, except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.
- C. SCREENING:** Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Concept Plan attached hereto as Exhibit “A” and the Screening Exhibit attached hereto as Exhibit “B”, and incorporated herein by reference. No building permit shall be issued until the fence permit has been issued and screening wall construction begun. No final inspection will be conducted until the Director of Community Development or designee has determined that construction and installation of all required screening has been completed.
- D. LANDSCAPING:** The Property shall be landscaped in general conformance with the Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference. No final inspections for any building constructed on the Property shall be granted until the Director of Community Development or designee has determined that installation of all landscaping materials and associated irrigation is complete.
- E. TREE MITIGATION:** Development of the Property in accordance with the Concept Plan is going to result in the removal of approximately 1,202 caliper inches of protected trees from the Property. Mitigation for the removal of the protected trees from the Property shall be as follows:
- (1) No fewer than three hundred ninety-one (391) (“the Replacement Trees”) shall be purchased and delivered to the City of Allen tree farm at no cost to the City as follows:
 - (a) The first delivery of no fewer than 50% of the Replacement Trees shall be made not later than six (6) months following the date on which the City of Allen issues the first construction permit for a building to be constructed on the Property, and
 - (b) The second delivery of the balance of the Replacement Trees shall be made not later than six (6) months following the date of the first delivery of Replacement Trees to the City.
 - (2) Unless a different specimen of trees is otherwise approved by the Director of Parks and Recreation or designee, the Replacement Trees shall be of the following specimens and in the following quantities:

| Specimen | Quantity |
|------------------|----------|
| Ginkgo Biloba | 50 |
| Common Persimmon | 80* |

| Specimen | Quantity |
|---|----------|
| Pecan | 80 |
| Princeton Elm | 120 |
| Pond Cypress | 61 |
| Total | 391 |
| *If 80 Common Persimmon are not available, the balance may be substituted with Princeton Elm or Pecan | |

- (3) All Replacement Trees delivered to the City shall be growing and healthy at the time of delivery with no disease or insect infestation, balled and burlapped (not less than 35 gallons), and with a trunk of not less than three (3) caliper inches three (3) feet from the base of the tree trunk. No tree shall be deemed to be a Replacement Tree for purposes of this Paragraph E until they have been inspected and accepted on behalf of the City by the City Forester.
- (4) Notwithstanding Paragraph E(1)(b), above, no more than 75% of the building permits for construction of residential structures on the Property shall be granted until all Replacements Trees have been delivered to the City.

F. TREE PLANTING: Two shade trees, each with a trunk diameter of not less than four (4) caliper inches measured three (3) feet above the base of the trunk at time of planting, shall be planted on the lot of each dwelling unit. Not less than one (1) tree shall be planted within the front yard of each dwelling unit with the second tree to also be planted in the front yard if there is sufficient lot width to properly space the trees in order to prevent overcrowding and provide proper growth of the trees to full maturity. If the remaining shade tree cannot be planted within the front yard, it shall be planted within the rear yard of the same lot.

G. BUILDING ELEVATIONS:

- (1) The residential units constructed on the Property shall be developed in general conformance with the materials (both in style and mix) and architectural style as the Building Elevations attached hereto as Exhibit "D" and incorporated herein by reference.
 - (2) Residential units with the same building elevation shall not be constructed more frequently than every fourth (4th) lot on the same side of the street (i.e. same elevations must be constructed on lots separated by at least three lots with different elevations).
 - (3) Garage doors shall be of carriage hardware design.
 - (4) Driveways shall be washed aggregate or salt finish concrete.
 - (5) Any windows on a second floor of the rear elevation of Lots 1-14, Block B, must be one or both of the following (to be developed in general conformance with the floorplan and elevations shown in Exhibit "D"):
- (a) Transom windows; or
 - (b) Opaque Glass

H. LOT DESIGN CRITERIA: The lot design criteria for the Property shall be as follows:

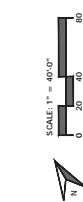
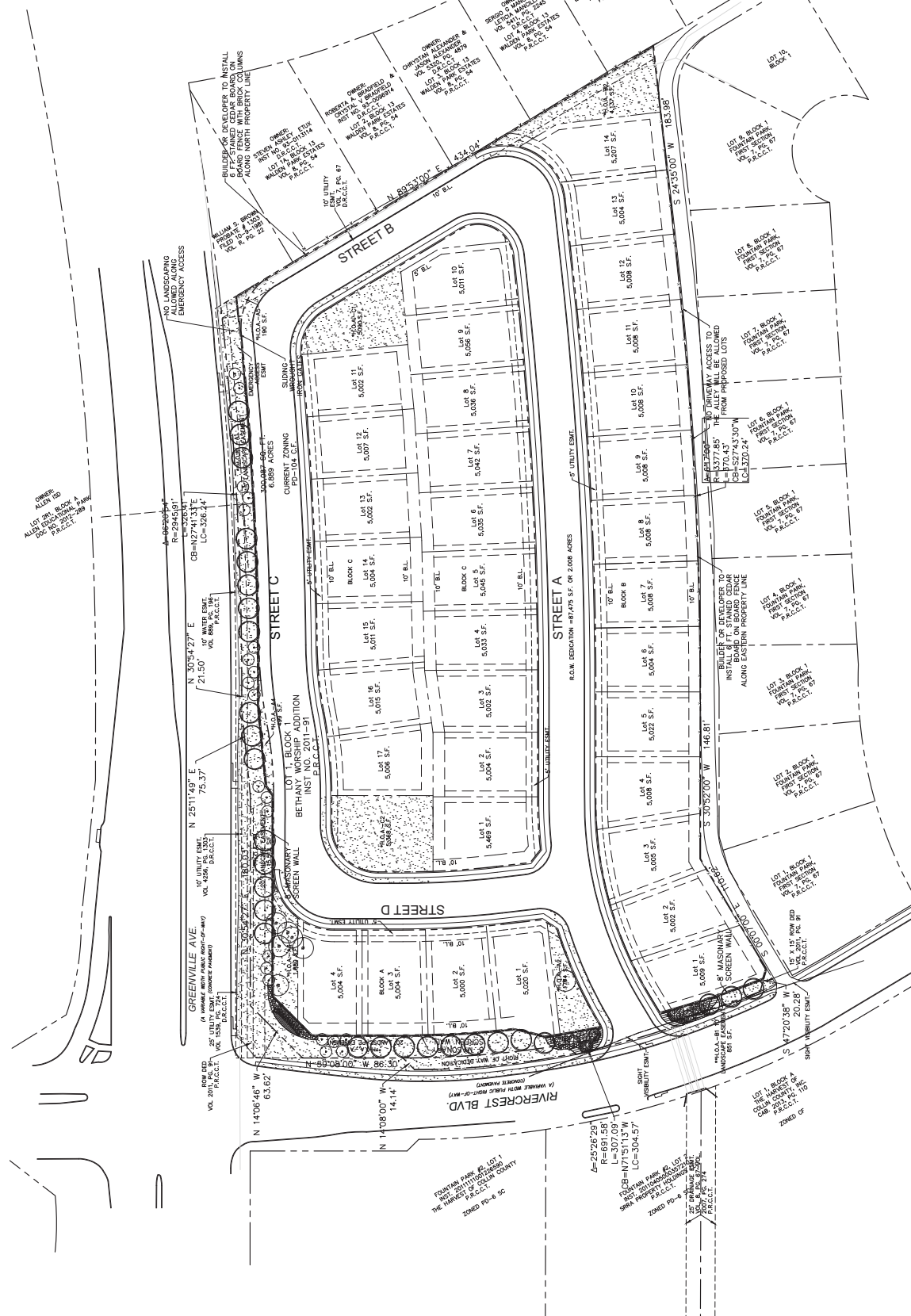
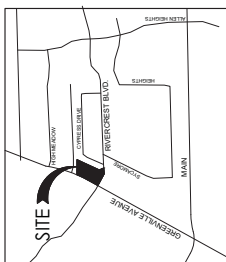
- (1) Minimum Lot Width: Fifty (50) feet
- (2) Minimum Lot Depth: Ninety (90) feet, with exceptions to Lots 16 and 17, Block C, and Lots 2 and 3, Block B, which minimum lot depths shall be as shown on the Concept Plan.
- (4) Minimum Dwelling Unit Size: 2,200 square feet (including floor area of garage)
- (5) Maximum Lot Coverage: 66%

I. BUILDING SETBACKS: The minimum building setbacks for buildings constructed on the Property shall be as follows:

- (1) Front Yard Setback: 10 feet
- (2) Corner Lot Side Yard Setback: 5 feet
- (3) Garage Setback: 20 feet (to face of the structure)

J. RIVERCREST BOULEVARD: Having reviewed the Proportionality Study and Cost Estimate for the reconstruction of Rivercrest Drive, notwithstanding anything to the contrary set forth in Section 8.05 of the ALDC no reconstruction of Rivercrest Boulevard shall be required with initial development of the Property.

K. SIDEWALKS: In accordance with ALDC Section 8.05.5.1, sidewalks shall be constructed or reconstructed along Greenville Avenue and Rivercrest Boulevard, the completion of which shall occur prior to the issuance of the first building permit for any residential dwelling unit to be constructed on the Property.



4243 North Central Express
Suite 200
Dallas, Texas 75205
214.863.7192

[illegible]

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TEXAS PROFESSIONAL REG. NO. 13584
TIBS REG. NO. 100189400
WWW.NDMAE.COM

| OVERALL LANDSCAPE PLAN RIVERCREST PARK GREENVILLE AVE & RIVERCREST BLVD CITY OF ALLEN, COULIN COUNTY, TEXAS | | | | SHEET NO. <div style="border: 1px solid black; width: 100px; height: 40px; display: flex; align-items: center; justify-content: center; font-size: 24px; font-weight: bold;"> 10.00 </div> | | | | | | | | | | | | | | | | | | | | |
|---|-------|-------|------|---|-------|-------|------|-------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">DESIGN</th> <th style="width: 25%;">DRAWN</th> <th style="width: 25%;">SCALE</th> <th style="width: 25%;">DATE</th> <th style="width: 25%;">NOTES</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | DESIGN | DRAWN | SCALE | DATE | NOTES | | | | | | | | | | | | | | | | JOB NUMBER <div style="border: 1px solid black; width: 100px; height: 40px;"> </div> |
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| | | | | | | | | | | | | | | | | | | | | | | | | |

30 year Comp
Architectural
shingle roof

Abernathy A Elevation

Brick





Alexandria II E



Alexandria II A



Balmoral II A



Balmoral II E



Sterling II A



Sterling II R

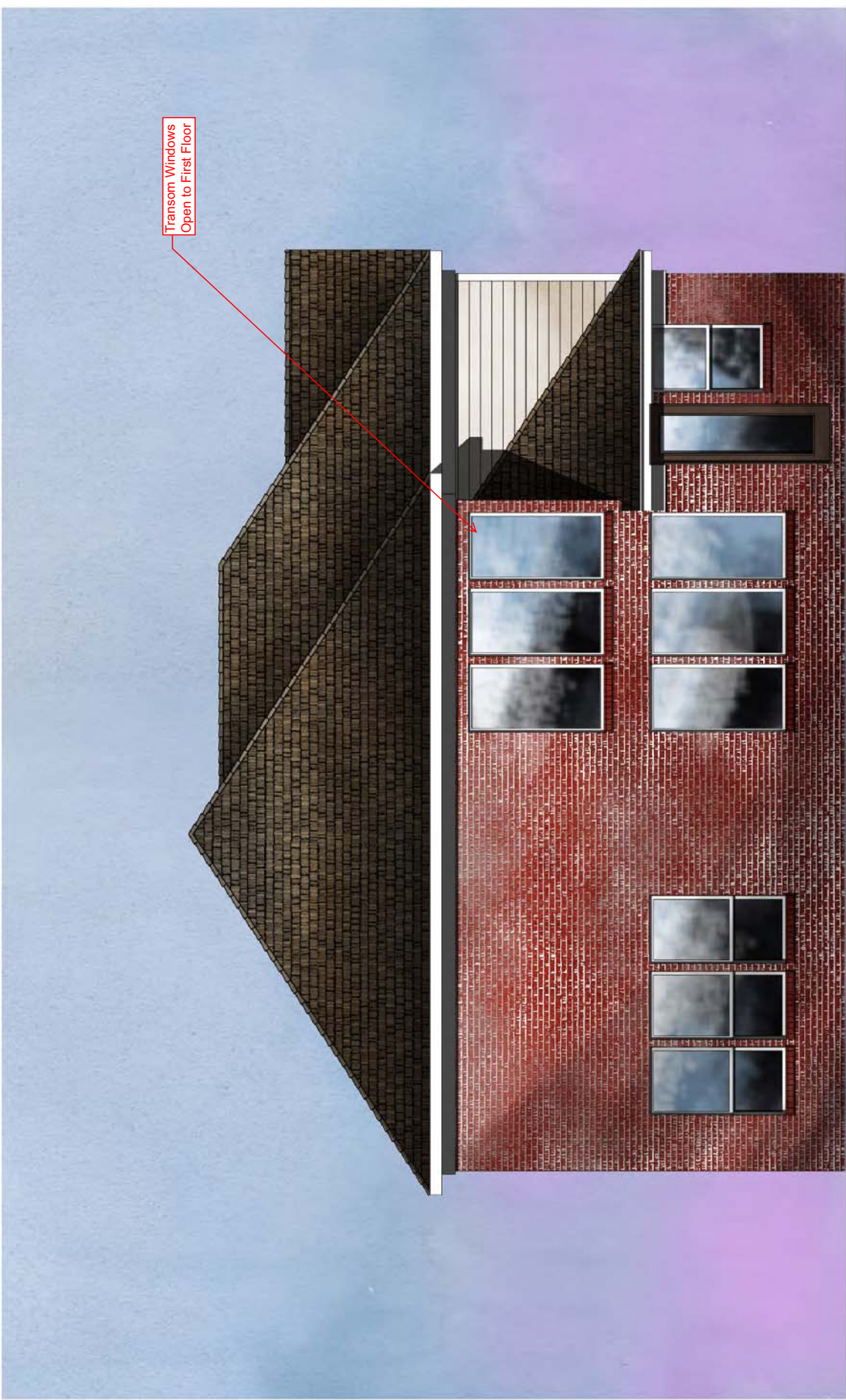


Design #2745/2969/2974/3306

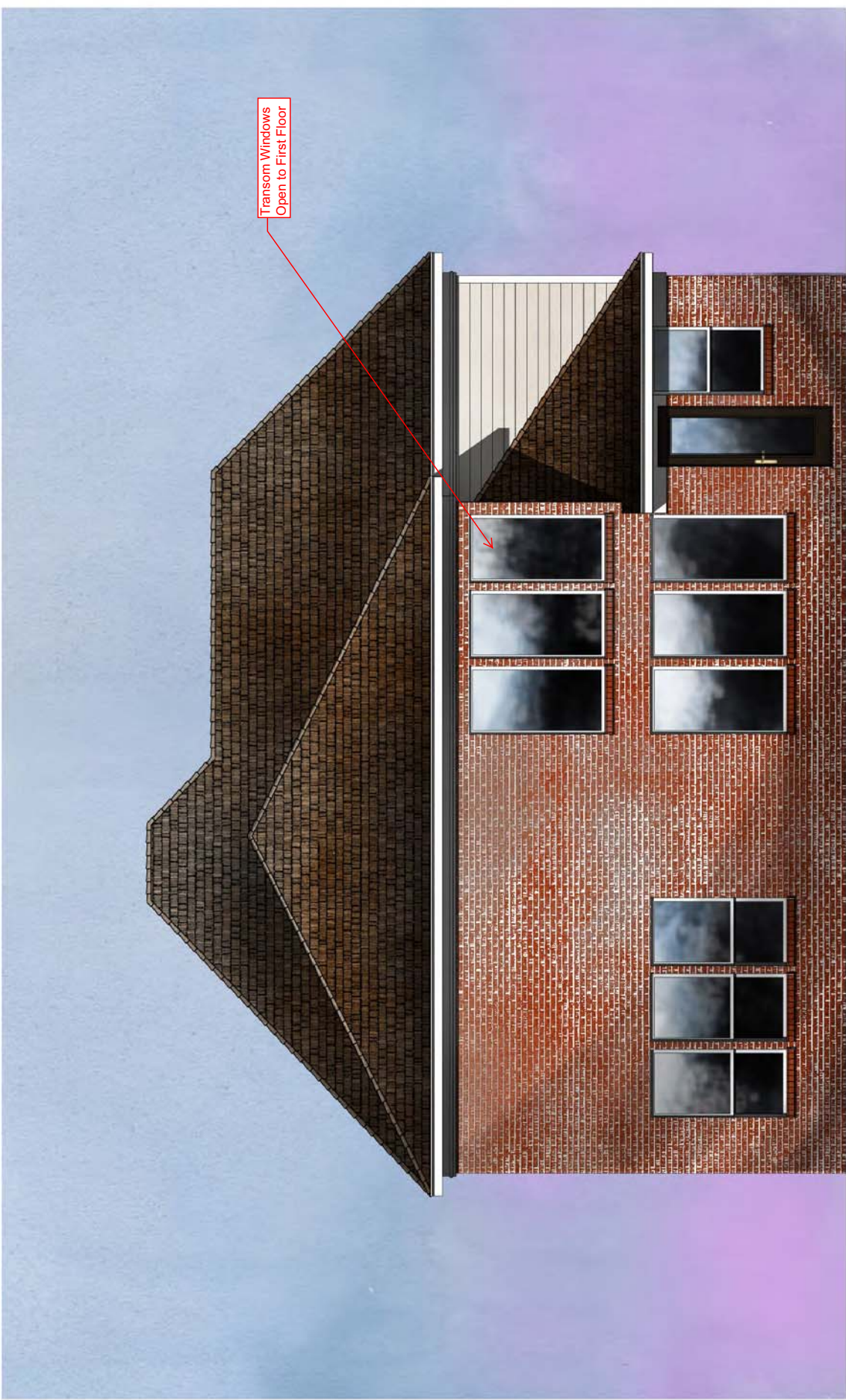
Preliminary Concept Design. Subject to Change.



All floor plans and exterior renderings are an artist's conception. Plan Number does not represent actual footage of home. All dimensions are approximate and will vary. Floor plans, exterior specifications, brick requirements and features will vary based on community. The windows in your home are customized for each neighborhood and may not match this brochure. Grand Homes reserves the right to modify plans and specifications without notice or obligation. Please refer to building specifications and architectural prints. © Grand Homes 2015



Alexandria II A Rear



Alexandria II E Rear

Preliminary Concept Design. Subject to Change.

Design #2642/2905/3263

Preliminary Concept Design. Subject to Change.

Transom Windows

**Full Bath
Option
in lieu of
Powder
First
Floor**

Transom Windows

**Full Bath
Option
in lieu of
Powder
First
Floor**

Transom Windows

Second Floor Options

Design #2905 and 3263

Obscure Glass

Media Room

Design #2905

**Bedroom/
Bath
Option**
in lieu of
Media
Room

**Bedroom/
Bath
Option**
in lieu of
Media
Room

Transom Windows

Full Bath
Option
in lieu of
Powder
First
Floor

Transom Windows

Full Bath
Option
in lieu of
Powder
First
Floor

Transom Windows

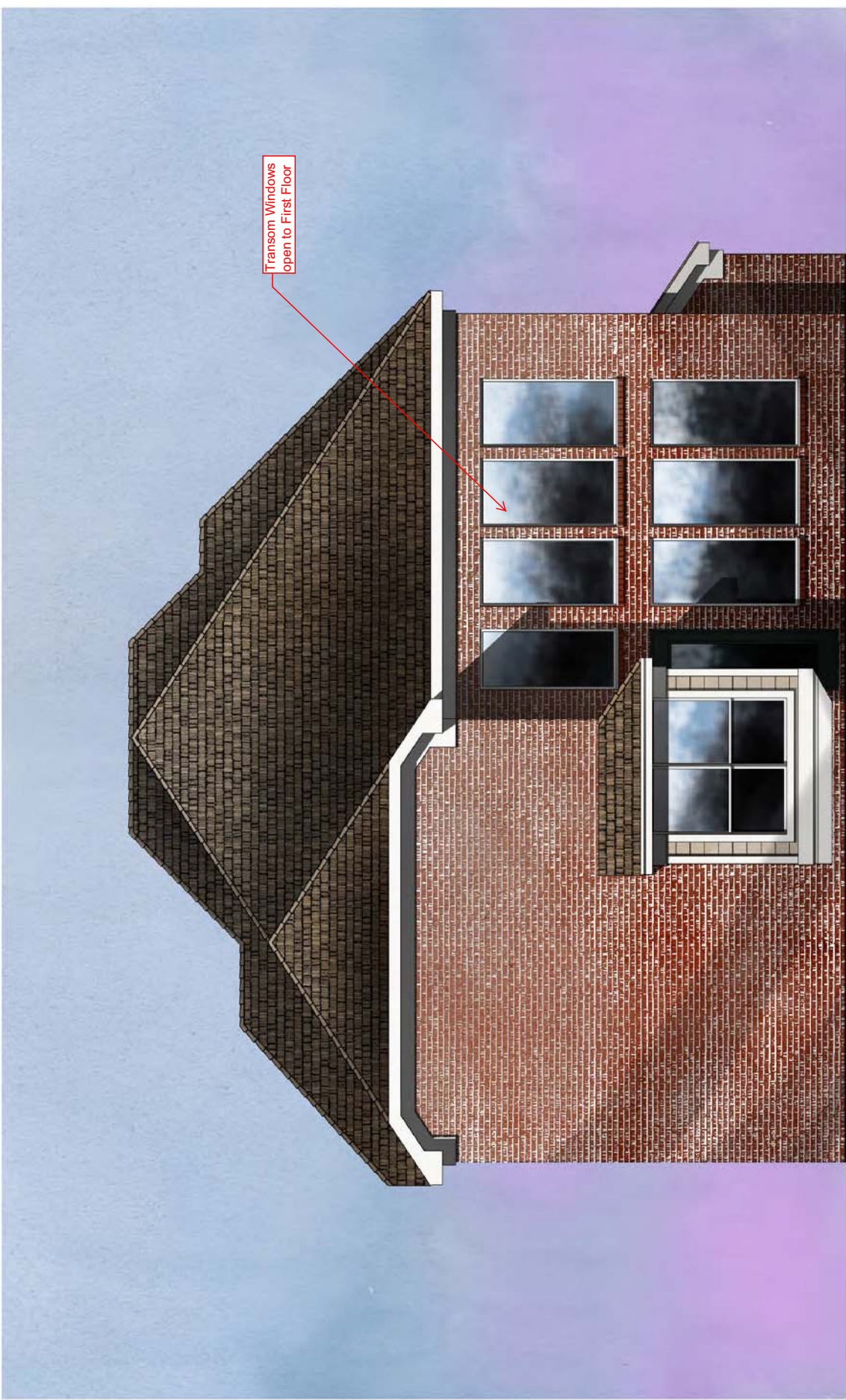
Second Floor
Design #2642

**Bedroom 4/Bath 3
and Media Room**
Design #3263

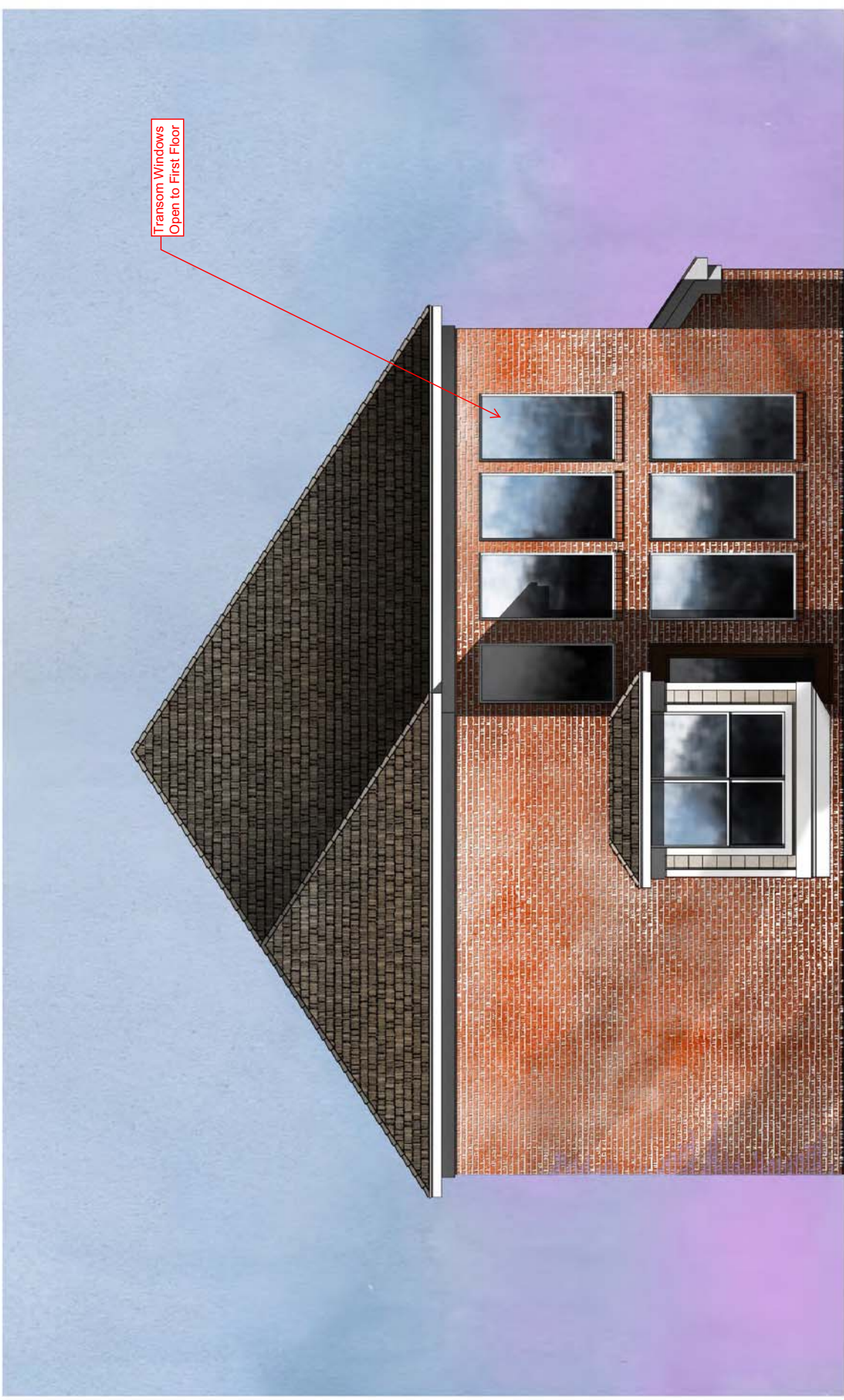
**Bedroom 4/Bath 3
and Media Room**
Design #3263

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and Homes 2015



Balmoral II E Rear



Transom Windows
Open to First Floor

Balmoral II A Rear

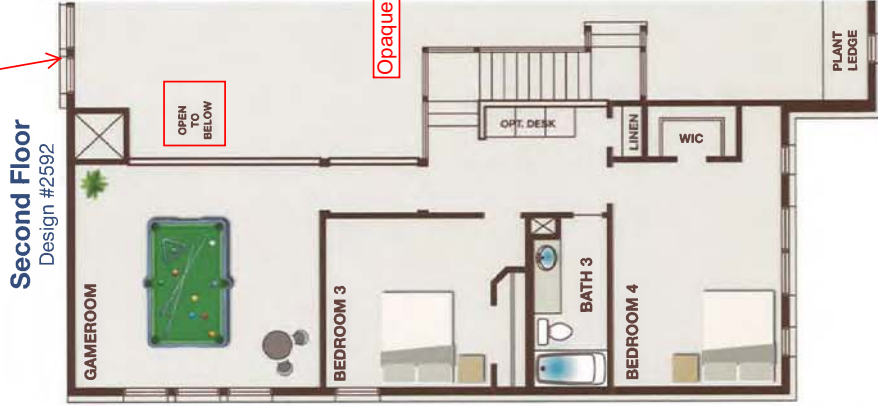


Sterling II

Design #2592/2757/2759
Preliminary Concept Design. Subject to Change.

Second Floor Options

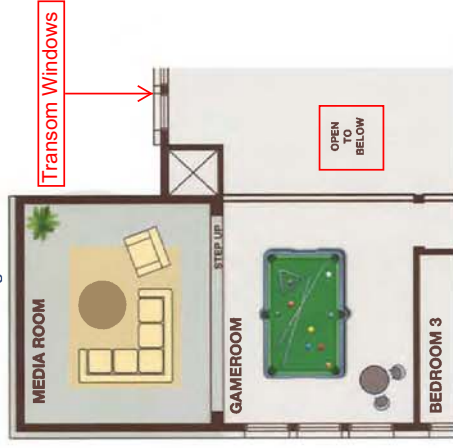
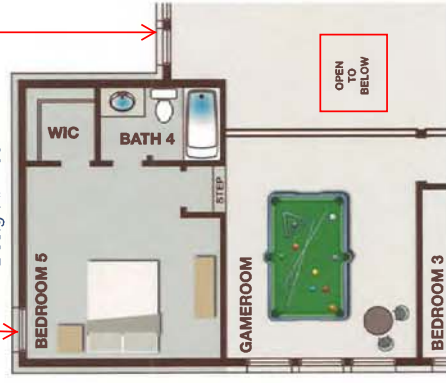
Design #2757 and 2759
Media Room Option
Design #2757



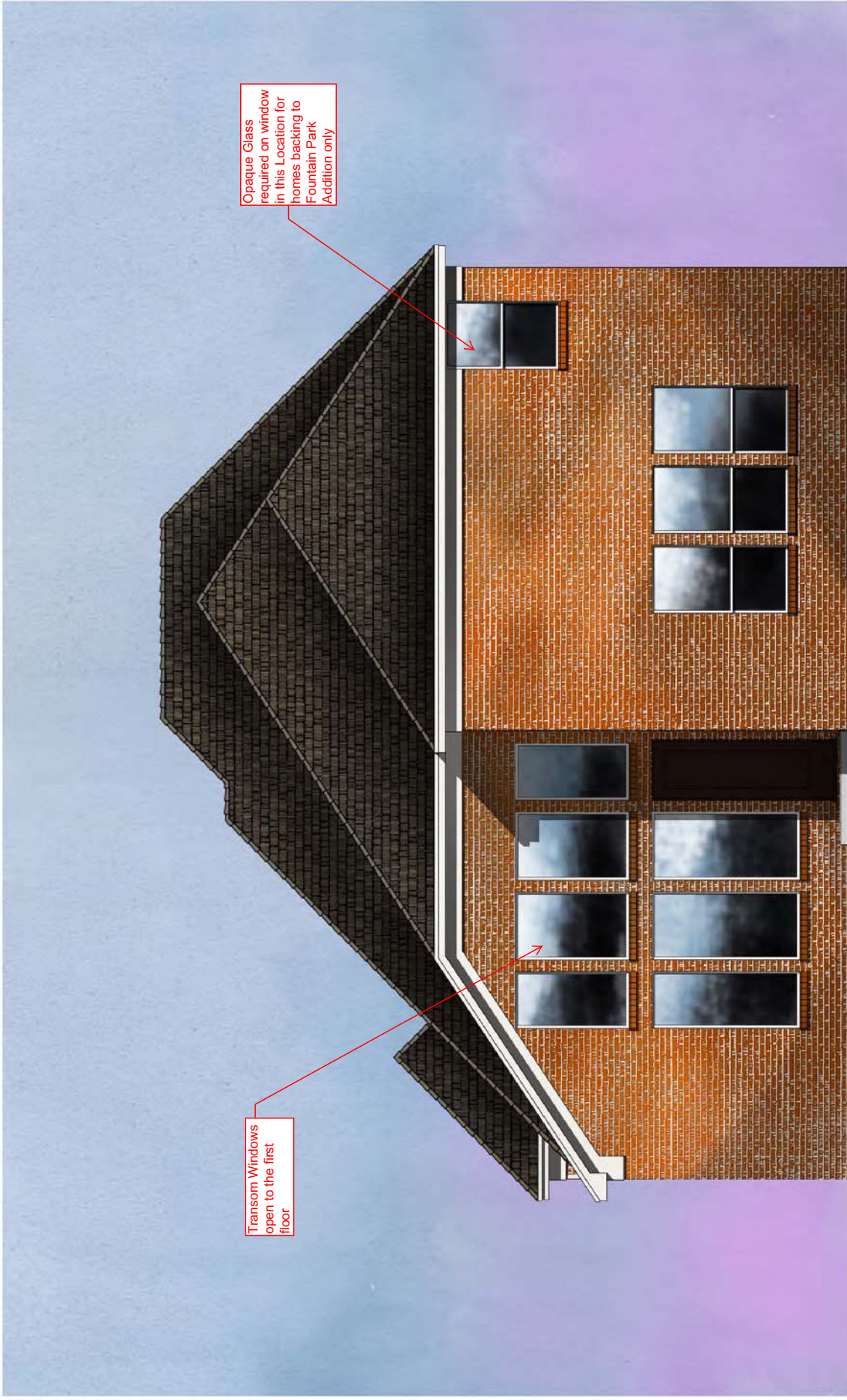
Opaque Glass

Bedroom 5/Bath 4 and Gameroom

Design #2759



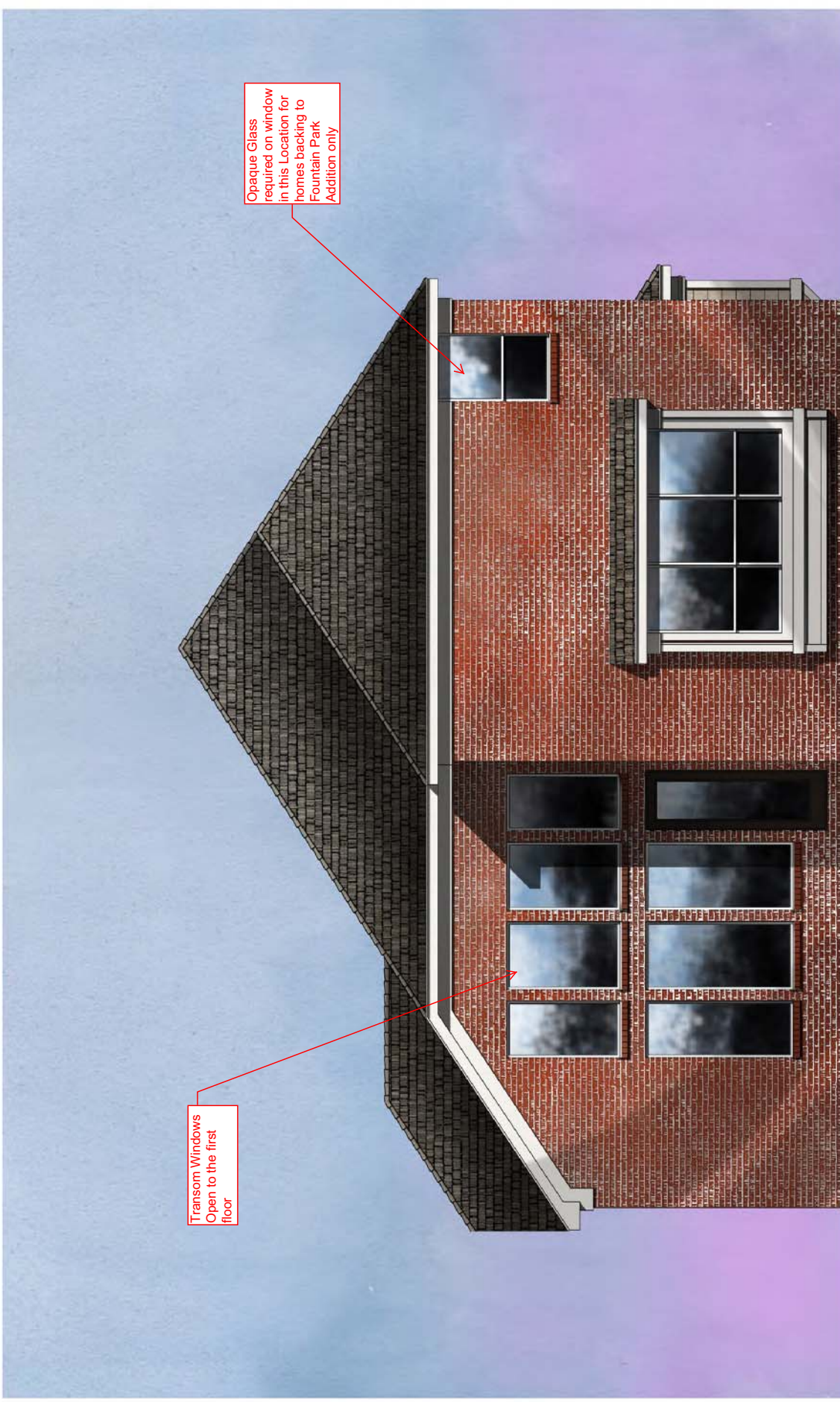
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Transom Windows
open to the first
floor

Opaque Glass
required on window
in this Location for
homes backing to
Fountain Park
Addition only

Sterling II R Rear



Transom Windows
Open to the first
floor

Opaque Glass
required on window
in this Location for
homes backing to
Fountain Park
Addition only

Sterling II A Rear

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

AGENDA DATE: June 21, 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 for the property known as Lots 5-9, Block B, Starcreek Commercial, City of Allen, Collin County, Texas; generally located south of Sam Rayburn Tollway and east of Watters Road. (Z-5/26/16-43) [Starcreek]

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

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Planned Development PD No. 92 – Approved March, 2004
Preliminary Plat – Approved November, 2004
Final Plat – Approved May, 2008
Planned Development PD No. 92 – Amended February, 2016

LEGAL NOTICES: Public Hearing Sign Installed: 6/10/16
Public Hearing Letters Mailed: 6/10/16

ANTICIPATED CITY COUNCIL DATE: July 12, 2016

BACKGROUND

The property is located south of Sam Rayburn Tollway and east of Watters Road. The properties to the west, south, and east are zoned Planned Development PD No. 92 for Corridor Commercial CC. To the north (across Sam Rayburn Tollway) is the City of McKinney.

The property is currently zoned Planned Development PD No. 92 with a base zoning of Corridor Commercial CC. The zoning request is to add office and medical or dental office uses as permitted uses to an additional portion of the Starcreek Commercial development along Sam Rayburn Tollway.

The original Planned Development was established in 2004 with the intent to emphasize entertainment, commercial and retail uses. In February 2016, a request to add office and medical or dental office uses as permitted uses was approved by City Council along the interior of the development on the east and west sides of Watters Road and north of Ridgeview Drive. This request is to expand said uses along Sam Rayburn Tollway (as shown in the attached exhibit). Staff supports the request in order to be flexible with market trends and to address changing development demands. Adding office and medical or dental office uses will further promote daytime traffic to support the existing and future entertainment, commercial and retail uses in this area.

STAFF RECOMMENDATION

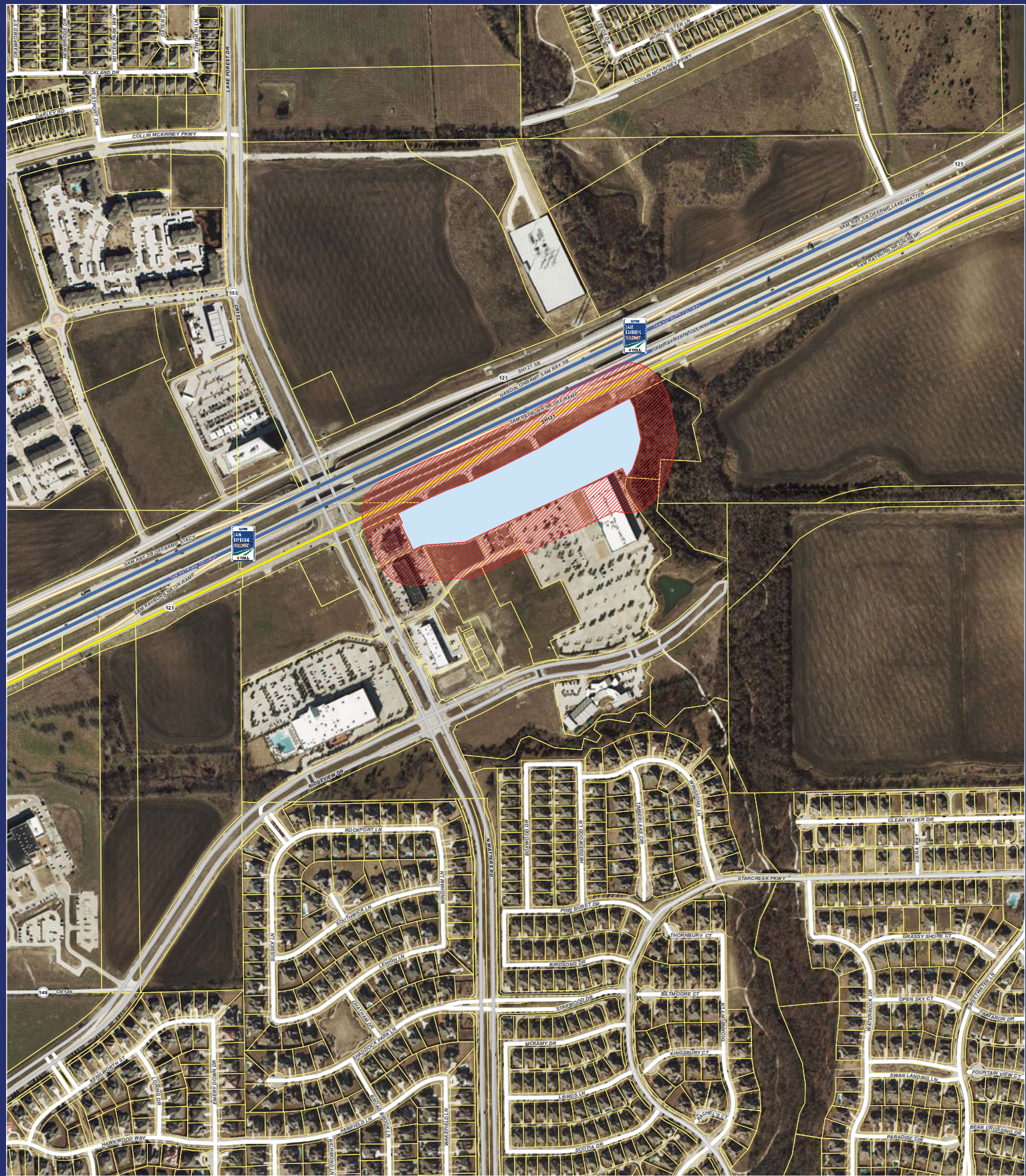
Staff recommends approval.

RECOMMENDED MOTION

I make a motion to recommend approval of the request to amend portions of Planned Development PD No. 92, generally located south of Sam Rayburn Tollway and east of Watters Road, to add “Office Use” and “Medical and Dental Office” use for Star Creek.

ATTACHMENTS

Property Notification Map
Draft Ordinance
February 2016 Amendment: Ordinance 3353-2-16



Property Ownership Notification
Starcreek Commercial Lt 5-9 Blk B

Map Legend

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

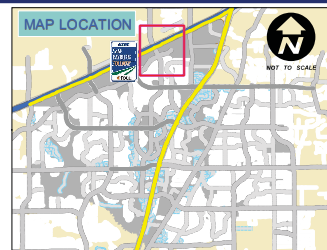


0 250 500 750
Feet

Community Development - GIS

Date Saved: 6/9/2016

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



ORDINANCE NO. _____-7-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP BY AMENDING THE ZONING EXHIBIT FOR LOTS 2R, 3 AND 4, RIDGEVIEW MEADOW CONDOS, LOTS 5-9, 11R, 12, AND 13, BLOCK B, STARCREEK COMMERCIAL, AND 10.26± ACRES OF LAND IN THE FRANCIS DASSER SURVEY, ABSTRACT NO. 280, CITY OF ALLEN, COLLIN COUNTY, TEXAS, WHICH PROPERTY IS LOCATED IN AND SUBJECT TO THE REGULATIONS OF TRACT A-1 WITHIN PLANNED DEVELOPMENT NO. 92 TO ALLOW ADDITIONAL PORTIONS OF SAID PROPERTY TO BE USED FOR OFFICE AND MEDICAL OR DENTAL OFFICE USES; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending in its entirety Exhibit “B” of Ordinance No. 3353-2-16, said amendment to be as shown in Attachment 1, attached hereto and incorporated herein by reference, it being the intent and affect of this Ordinance to expand the portion of the Property described in Exhibit “A” of Ordinance No. 3353-2-16, designated therein as “Tract A-1,” which may be developed and used for Office and/or Medical or Dental Office purposes in addition to such other uses as permitted in Planned Development No. 92 (PD-92), such expansion being shown by changing certain building sites on said Exhibit “B”.

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

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

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

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

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

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN,
COLLIN COUNTY, TEXAS, ON THIS THE ____ DAY OF JULY, 2016.**

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:6/14/16:77388)

Shelley B. George, TRMC, CITY SECRETARY

ATTACHMENT 1

EXHIBIT "B" (Amended) Zoning Exhibit for Tract A-1 of PD 92



ORDINANCE NO. 3353-2-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS AND ADOPTING A ZONING EXHIBIT FOR LOTS 2R, 3 AND 4, RIDGEVIEW MEADOW CONDOS, LOTS 5-9, 11R, 12, AND 13, BLOCK B, STARCREEK COMMERCIAL, AND 10.26± ACRES OF LAND IN THE FRANCIS DASSER SURVEY, ABSTRACT NO. 280, CITY OF ALLEN, COLLIN COUNTY, TEXAS, WHICH PROPERTY IS LOCATED IN AND SUBJECT TO THE REGULATIONS OF TRACT A WITHIN PLANNED DEVELOPMENT NO. 92; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending the development regulations of Planned Development No. 92 and adopting a Zoning Exhibit for Lots 2R, 3 and 4, Ridgeview Meadow Condos, Lots 5-9, 11R and 13, Starcreek Commercial, and 10.26± acres of land in the Francis Dasser Survey, Abstract No. 280, City of Allen, Collin County, Texas described in Exhibit "A", attached hereto and incorporated herein by reference (collectively "the Property").

SECTION 2. 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, (the "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, and/or managerial premises not a part of retail, wholesale or manufacturing operations. 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 the ALDC, or (iii) other similar businesses to those described in (i) or (ii) 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 outpatient basis, such as urgent care centers, as well as licensed facilities offering substance abuse treatment, blood banks and plasma centers, and day surgery centers.

C. BUILDING HEIGHT: The maximum building height shall be three (3) stories.

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

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

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

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of

the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 9TH DAY OF FEBRUARY 2016.

APPROVED:



Stephen Terrell, MAYOR

APPROVED AS TO FORM:



Peter G. Smith, CITY ATTORNEY
(kbl:1/27/16:75240)

ATTEST:



Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
DESCRIPTION OF 10.26± ACRE PROPERTY

The 10.26± acre portion of the Property consists of the following two tracts:

TRACT 1:

Being a tract of land located in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas and being all of a tract of land described as Phase IIA in deed to Star Creek LLC, recorded in Document Number 20070214000208610, Deed Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 3 inch Texas Department of Transportation aluminum disk (disturbed) found in the South line of State Highway No. 121, a variable width right-of-way, at the Northwest corner of said Phase IIA Tract;

Thence North 64 degrees 36 minutes 21 seconds East, with said South line, a distance of 350.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Northwest corner of Lot 2, Block A of Starcreek Commercial, an Addition to the City of Allen, Collin County, Texas according to the Plat thereof recorded in Book 2007, Page 15, Map Records, Collin County, Texas;

Thence South 26 degrees 01 minutes 21 seconds East, leaving said South line and with the common line of said Lots, a distance of 288.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southwest corner of said Lot 2 and being an interior corner of this tract;

Thence North 64 degrees 35 minutes 28 seconds East, continuing along said common line, a distance of 235.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the West line of Watters Road, a variable width right-of-way, at the Southeast corner of said Lot 2, same being the most Easterly Northeast corner of this tract;

Thence South 29 degrees 15 minutes 02 seconds East, with said West line, a distance of 85.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

Thence South 25 degrees 23 minutes 39 seconds East, a distance of 207.46 feet to an "X" found at the Southeast corner of said Phase IIA tract and being a common corner of Lot 1, Block A of Starcreek Commercial, an Addition to the City of Allen, Collin County, Texas according to the Plat thereof recorded in Cabinet Q, Slide 511, Map, Records, Collin County, Texas;

Thence Westerly, along the common line of said Phase IIA tract and said Lot 1, the following three (3) courses and distances:

South 64 degrees 36 minutes 21 seconds West, leaving said West line, a distance of 60.02 feet to an "X" found for corner;

North 80 degrees 23 minutes 39 seconds West, a distance of 148.19 feet to an "X" found for corner,

South 64 degrees 36 minutes 21 seconds West, a distance of 644.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in County Road No. 150, abandoned by City Ordinance Number 23793-05, Volume 6075, Page 4231, Deed Records, Collin County, Texas, same being the common West line of the above mention Phase IIA tract;

Thence North 00 degrees 30 minutes 11 seconds West, with said common line, a distance of 547.45 feet to the Point of Beginning and containing 6.721 acres of land, more or less.

TRACT 2:

BEING a tract of land located in the FRANCIS DOSSER SURVEY, ABSTRACT NO. 280, City of Allen, Collin County, Texas and being a part of a tract of land described in Deed to Star Creek LLC, recorded in Document Number 20070515000652150, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at an "X" set in the North line of said Star Creek tract at the Southeast corner of Lot 3R, Block B of STARCREEK COMMERCIAL, an Addition to the City of Allen, Collin County, Texas according to the Plat thereof recorded in Book 2007, Page 261, Map Records, Collin County, Texas and at the Southwest corner of Lot 11, Block B of said Addition;

THENCE Northeasterly, along the common line of said Star Creek tract and said Addition, the following three (3) courses and distances;

North 37 degrees 00 minutes 02 seconds East, a distance of 41.67 feet to an "X" found for corner at the beginning of a curve to the right having a central angle of 27 degrees 36 minutes 20 seconds, a radius of 400.00 feet and a chord bearing and distance of North 50 degrees 48 minutes 11 seconds East, 190.35 feet;

Northeasterly, along said curve to the right, an arc distance of 192.72 feet to an "X" found for corner;

North 64 degrees 36 minutes 21 seconds East, a distance of 46.09 feet to an "X" set at the Northwest corner of a tract of land described in Deed to Rosewood Property Company, recorded in Document Number 20080703000814780, Deed Records, Collin County, Texas;

THENCE Southerly, along the common Westerly line of said Rosewood Property tract, the following five (5) courses and distances;

South 25 degrees 23 minutes 39 seconds East, leaving the common line of said Star Creek tract and said Addition, a distance of 263.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 64 degrees 36 minutes 21 seconds East, a distance of 65.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 25 degrees 23 minutes 39 seconds East, a distance of 286.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 64 degrees 36 minutes 21 seconds West, a distance of 20.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 15 degrees 07 minutes 56 seconds East, a distance of 94.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the North line of Ridgeway Drive, a variable width right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 10 degrees 15 minutes 42 seconds, a radius of 1,080.00 feet and a chord bearing and distance of South 69 degrees 44 minutes 12 seconds West, 169.58 feet;

THENCE Westerly, with said North line and with said curve to the left, an arc distance of 189.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 64 degrees 36 minutes 21 seconds West, continuing with said North line, a distance of 18.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

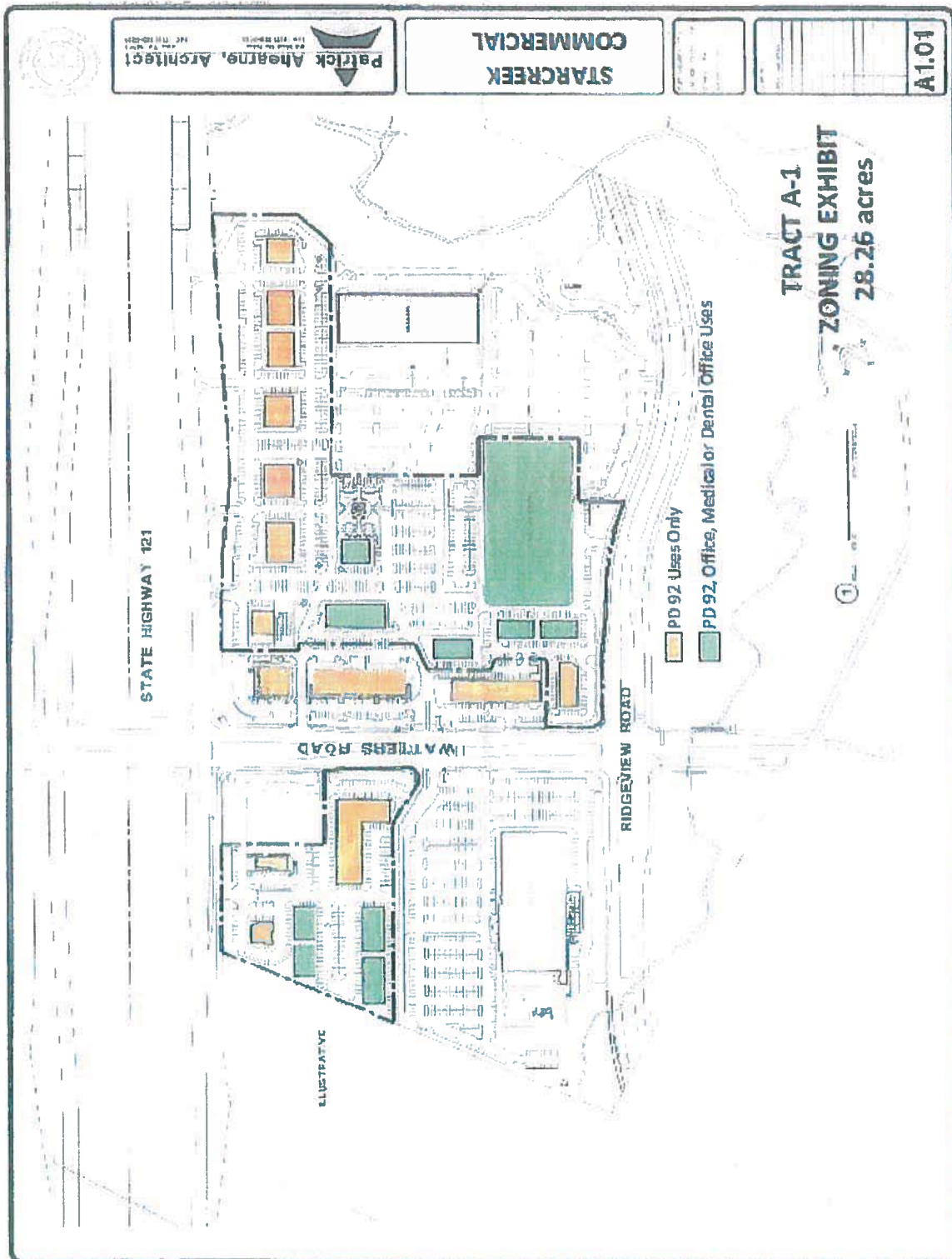
THENCE Northerly, leaving said North line and over and across the above mentioned Star Creek tract, the following three (3) courses and distances;

North 25 degrees 23 minutes 39 seconds West, leaving said North line, a distance of 352.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 64 degrees 36 minutes 21 seconds West, a distance of 90.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 25 degrees 28 minutes 31 seconds West, a distance of 196.57 feet to the POINT OF BEGINNING and containing 3.536 acres of land, more or less.

EXHIBIT "B"
Zoning Exhibit for Tract A-1 of PD 92



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| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
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AGENDA DATE: June 2, 2016

SUBJECT: Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 105 and adopt a Concept Plan and Building Elevations relating to the Property. The Property is a 20.592± acre portion of Planned Development PD No. 105 located in the D. Nix Survey, Abstract No. 668, the M. See Survey, Abstract No. 543, and the T. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; and generally located on the northeast corner of the intersection of Alma Drive and Bethany Drive. (Z-4/12/16-29) [Connemara Crossing]

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director of Planning and Development

**PREVIOUS COMMISSION/
COUNCIL ACTION:** PD 96 – Approved September, 2007
General Development Plan – Approved July, 2008
PD 105 – Approved June, 2010
PD 105 – Amended March, 2016

LEGAL NOTICES: Public Hearing Sign – June 10, 2016
Public Hearing Notices – June 10, 2016

ANTICIPATED CITY COUNCIL DATE: July 12, 2016

BACKGROUND

The property is generally located on the northeast corner of the intersection of Alma Drive and Bethany Drive. The property to the north is zoned Planned Development PD No. 26 Single-Family Residential SF. The property to the west (across Alma Drive) is zoned Planned Development PD No. 105 Single-Family Residential R-6. The properties to the south (across Bethany Drive) are zoned Planned Development PD No. 105 Mixed-Use MIX and Planned Development PD No. 96 Single-Family Residential R-4. To the east, the properties are zoned Planned Development PD No. 26 Single-Family Residential SF and Planned Development PD No. 76 Single-Family Residential R-5.

The property is currently zoned Planned Development PD No. 105 Mixed-Use MIX. The applicant is requesting to amend the base zoning of the Planned Development to Single Family Residential R-7. The PD amendment request will include a Concept Plan, Building Elevations, and Development Regulations to establish design standards for a new residential community. This residential community will offer two types of lot sizes and strategically located community reserve areas.

The proposed residential development is approximately 20.6± acres. The Concept Plan shows a total of 78± front and rear entry lots with two product types. Approximately 29 units (38% of the total lots) will be Product Type A, which are 55’X130’ front-entry lots. Approximately 49 units (62% of the total lots) will be Product Type B, which are 31’X105’ rear-entry lots. The minimum dwelling unit size for both lot types will be 1,800 square feet. The maximum gross density shall be 3.8 units/acre.

The plan also shows approximately 4.7± acres of open space labeled as Community Reserve Areas which is provided throughout the development; this exceeds ALDC requirements. There is also an existing Hike and Bike trail on the southeastern end of the property which will continue west along Bethany Drive as a 10' trail.

There are two (2) access points into the development; one (1) access point on Bethany Drive, and one (1) access point on Alma Drive. As part of the development, a southbound left turn lane on Alma Drive will also be constructed by the developer.

Screening for the property will consist of eight foot (8') masonry screening wall along Bethany Drive and Alma Drive, primarily along the residential lots. An alternative screening method (as listed in the Development Regulations) will be used for the remaining Community Reserve Areas along Bethany Drive and Alma Drive. Additionally, an eight foot (8') board-on-board fence will be provided along the rear property line.

Building elevations are forthcoming and will be distributed at the Planning and Zoning Commission meeting.

The attached development regulations include lot standards, density, screening, setbacks, thoroughfare and street requirements, street lighting, and flexible design standards.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the development regulations of Planned Development No. 105 and adopt a Concept Plan and Building Elevations relating to the Property, generally located on the northeast corner of the intersection of Alma Drive and Bethany Drive, for Connemara Crossing.





ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan



Property Ownership Notification
Commara Crossing

Map Legend

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

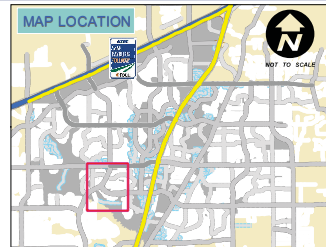


0 230 460 690
Feet

Community Development - GIS

Date Saved: 5/25/2016

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 CONNEMARA CROSSING

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

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Single Family Residential District (R-7) except as otherwise provided in this Ordinance.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.
- C. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the materials and architectural style set forth on the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference, and shall be further subject to the following.

- (1) The maximum height shall be two and one-half (2.5) stories, but in no case exceeding thirty-five (35) feet.
- (2) All Type A lots will be front-entry.

D. LOT DESIGN CRITERIA AND BUILDING SETBACKS:

- (1) Minimum Dwelling Unit Size: 1,800 square feet
- (2) Maximum Dwelling Units/Acre: 5.0
- (3) Maximum Lot Coverage: 65%
- (4) The minimum lot dimensions and building setbacks for the lot types shown on the Concept Plan shall be as follows:
 - (a) Lot Type A:

| | |
|-----------------------|----------|
| Minimum Lot Width | 55 feet |
| Minimum Lot Depth | 130 feet |
| Minimum Front Setback | 15 feet |
| Minimum Rear Setback | 15 feet |

| | |
|---------------------------------|---|
| Minimum Side Setback (Option 2) | Three (3) feet for one side yard and seven (7) feet for the other side yard on the same lot; provided, however, (i) the total setback on adjacent side yards shall be not less than ten (10) feet so there is always not less than ten (10) foot required building separation established by adjacent side yard setbacks and (ii) the side yard of the lot to be set with the three (3) foot side yard shall be determined and fixed by a note on the final plat. |
|---------------------------------|---|

(b) Type B Lots:

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|---|----------|
| Minimum Lot Width | 31 feet |
| Minimum Lot Depth | 105 feet |
| Minimum Front Setback | 15 feet |
| Minimum Rear Setback | 5 feet |
| Minimum Side Setback (if side yard not adjacent to street) | 3 feet |
| Minimum Side Setback (if side yard adjacent to street) | 10 feet |

- (5) The face of the exterior garage wall for all rear entry garages must be setback not less than twenty (20) feet from the rear lot line.
- (6) The face of the exterior garage wall for all front entry garages shall be setback not less than the greater of (i) twenty (20) feet from the front lot line and (ii) twenty (20) feet from the closest edge of the sidewalk constructed in the front yard.
- (7) Front Porches on thirty-one (31) foot wide lots may encroach not more than ten (10) feet beyond the front setback line; but shall in no case be constructed within any utility, access, or drainage easement, whether dedicated or conveyed by plat or separate instrument, and whether dedicated to the public or to a homeowners' association ("HOA") for use and benefit of the HOA and/or other owners of a lot constituting a portion of the Property.

E. SCREENING: Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Concept Plan attached hereto as Exhibit "A." In addition to the elements of screening set forth in Section 7.07 of the ALDC, the composition of the screening required by this Paragraph E may be as follows:

- (1) An eight (8) foot high earthen berm which has been planted with groundcover in plant materials authorized pursuant to the ALDC;
- (2) An eight (8) foot high living wall system that provides a structural framework for evergreen plant material that can be trellised or espaliered within it and provides 80% opacity within three years of installation;
- (3) If the lot is located adjacent to the Neighborhood/Community Reserve Area, the required screening may include decorative metal fencing at locations shown on the Concept Plan;

- (4) An eight (8) foot high masonry screening wall.

The Director of Community Development may, in his sole discretion, authorize the installation of the screening elements described in (1), (2), or (3), above, provided the Director of Community Development finds that the extent of screening shall be at or above the same level of screening that would occur with respect to the use of any of the above described screening elements alone. No certificate of occupancy for any building constructed on the Property shall be granted until all required screening has been installed and determined by the Director of Community Development and the Chief Building Official to be complete and in compliance with this Ordinance and all other applicable City ordinances.

- F. FLOODPLAIN RECLAMATION:** The lot layout and developable area is contingent upon the developer proving that the floodplain reconfiguration complies with the City's policy of prohibiting adverse impact to the floodplain through a rise or increase in velocity and/or or a decrease in valley storage within the floodplain area.
- G. THOROUGHFARES AND STREETS:** All internal street rights-of-ways shall be a minimum width of forty-five (45) feet.
- H. STREET IMPROVEMENTS:** The median on Alma Drive shall be modified to add a southbound left turn lane for Street E at the location shown on the Concept Plan. Construction costs, including landscaping and lighting adjustments to meet City of Allen Standards, shall be borne solely by the developer. No building permit for any structure located on the Property shall be issued until completion of construction of such left turn lane shall and acceptable by the City through the approval of the City Engineer.
- I. STREET LIGHTING:** LED luminaries may be used as street lighting within the neighborhood sections; provided, however, such LED luminaries shall not be installed unless and until the owner, Homeowners' Association (HOA), and Master Maintenance Organization (MMO) have entered an agreement with the City relating to the maintenance, repair, and replacement of non-standard street lighting by the HOA and/or the MMO. The exact locations shall be determined at the time of civil engineering plan preparation and review.
- J. FLEXIBLE DESIGN STANDARDS:** The City's Director of Community Development, Director of Engineering, Director of Parks and Recreation, Chief Building Official, and/or Fire Chief, as the case may be, shall have the authority, but not the obligation, to approve a request to modify the development regulations identified in Table 1 below subject to the criteria and limitations set forth in Table 1 to the extent such regulations apply to the Property:

| Table 1: Flexible Design Standards | | | |
|---|--|--|---|
| <i>Code Standard</i> | <i>Extent of Administrative Modification Permitted</i> | <i>Criteria</i> | <i>Administrator of Modification</i> |
| 1. Concept Plan Map | | | |
| a. Location of any Required Street | Location may be shifted no more than 60 feet in any direction | i. Must maintain the connectivity intended by the Concept Plan ii. Must maintain the continuation and/or connectivity with any existing streets where possible | Director of Community Development, Director of Engineering and the Building Official. |
| b. Area of any Required Open Space/ Parkland | Each required Open Space or Parkland area may be reduced by no more than 10% of the area shown on the Concept Plan | i. Shall maintain the frontages required by the Concept Plan ii. Area may be adjusted to accommodate shifting of any new Required Streets only | Director of Community Development, Director of Engineering, the Building Official and the Director of Parks and Recreation. |
| 2. Development Standards | | | |
| a. Driveways | Driveways may be allowed to be closer than the 10-foot minimum spacing in order to reduce curb cuts and expand front yard space. | Driveways may abut other driveways or the property line provided both driveways meet the minimum driveway width and drainage requirements. | Director of Community Development, Director of Engineering, and the Building Official. |
| b. Lot Size | Lot sizes may be reduced by up to 5% of the size originally shown on the Concept Plan and reconfigured as necessary to conform with City ordinance requirements. | Lots can be reconfigured to address compliance requirements of applicable City ordinances (i.e. setbacks, drainage needs, etc.). | Director of Community Development, Director of Engineering and the Building Official. |
| c. Measurement of minimum lot widths of cul-de-sac lots | Adjustments can be made to the requirements that the minimum lot width is measured at the front yard setback line for lots located on cul-de-sac's radius. | The point of measurement for determining compliance with minimum lot width requirements may be relocated as necessary to accommodate a unique configuration of cul-de-sac lots by measuring a line the ends of which shall be located at the "midpoint" of the two side lot lines which intersect the front lot line | Director of Community Development, Director of Engineering and the Building Official. |

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| d. Elevations | Minor adjustments can be made to the elevations submitted with zoning | Elevations can be modified as long as compliance with applicable City ordinances is maintained. | Director of Community Development, Director of Engineering and the Building Official. |
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PROJECT

**MONTGOMERY FARM
CONNEMARA CROSSING**

CONCEPT PLAN ()

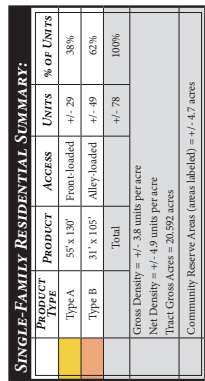
Scale = 1"=100'

300'

100'

200'

This drawing is a preliminary representation of the proposed project and is not intended for construction. It is for informational purposes only. All dimensions, notes, and details are subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The engineer's office is not responsible for the accuracy of the information provided by the client.



| Curve f | Length | Radius | Delta | Chord Bearing | Chord Dist. |
|-----------|---------|----------|-----------|---------------|-------------|
| B01 | 443.35' | 816.50' | 37106.40" | N 6922°48' E | 437.93' |
| B02 | 285.51' | 1113.50' | 1456.75" | N 52°18'35" E | 294.68' |
| B03 | 74.38' | 965.50' | 4724.33" | N 57°34'26" E | 74.36' |
| B04 | 113.32' | 680.00' | 10749.46" | N 49°57'31" E | 113.15' |
| B05 | 28.45' | 601.00' | 2731.32" | N 45°48'39" E | 28.45' |
| B06 | 219.84' | 990.50' | 12599.94" | N 40°14'48" E | 217.48' |
| B07 | 549.62' | 1260.00' | 25703.23" | N 39°14'03" E | 545.56' |



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| PLANNING & ZONING COMMISSION AGENDA COMMUNICATION |
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AGENDA DATE: June 21, 2016

SUBJECT: Conduct a Public Hearing and consider a request to amend the base zoning of Planned Development PD No. 5 from Shopping Center SC to Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, Landscape Plan, and Building Elevations, being 6.557± acres located in the Peter Wetsel Survey, Abstract No. 990, City of Allen, Collin County, Texas; generally located on the northwest corner of Main Street and Fountain Gate Drive. (Z-8/1/14-53) [Fountain Gate Senior Living]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Senior Planner

PREVIOUS COMMISSION/ Planned Development PD No. 5 – Approved October, 1981

LEGAL NOTICES: Public Hearing Sign – June 10, 2016
Public Hearing Notices – June 10, 2016

ANTICIPATED CITY COUNCIL DATE: July 12, 2016

BACKGROUND

The property is generally located on the northwest corner of Main Street and Fountain Gate Drive. The property to the north is zoned Single-Family Residential District R-5. The property to the west is zoned Planned Development PD No. 5 Shopping Center SC. To the south (across Main Street), the property is zoned Community Facilities CF. To the east (across Fountain Gate Drive), the property is zoned Local Retail LR.

The property is currently zoned Planned Development PD No. 5 Shopping Center SC. The applicant is proposing to change the base zoning of the Planned Development to Multi-Family Residential (MF-18). The property will be developed and used for Senior Independent Living use for individuals fifty-five (55) years of age or older. In addition, Development Regulations, a Concept Plan, Landscape Plan, Open Space Exhibit, and Building Elevations will also be adopted for the property with this request.

The property is roughly 6.6± acres. The Concept Plan shows thirteen (13) buildings with a total of 92 residential units and a clubhouse/amentiy center.

There are two (2) access points into the development. Access to the property is provided primarily from Main Street. A secondary (emergency access only) access point is on Fountain Gate Drive. A total of 138 parking spaces are provided at a parking ratio of 1.5 spaces/unit; this requirement meets ALDC standards.

Screening for the property will consist of an eight foot (8') masonry screening wall along the entire perimeter of the development (northern, eastern, southern, and western property lines).

The Concept Plan and Open Space Exhibit show several open space areas integrated throughout the site totaling 1.94 acres, exceeding the open space requirement. Usable open space amenities include walking trails with benches, a dog park, putting green, picnic areas, and garden areas.

The buildings are one (1) story with a maximum height of 17.8'. The attached building elevations show brick and stone as the primary exterior building materials with standing seam metal roofing.

The attached development regulations establish design criteria that include landscape and open space, lot design criteria and building setbacks and screening. The regulations also include language that a deed restriction, addressing this minimum age requirement, is approved by the City Attorney and filed of record prior to Site Plan approval.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

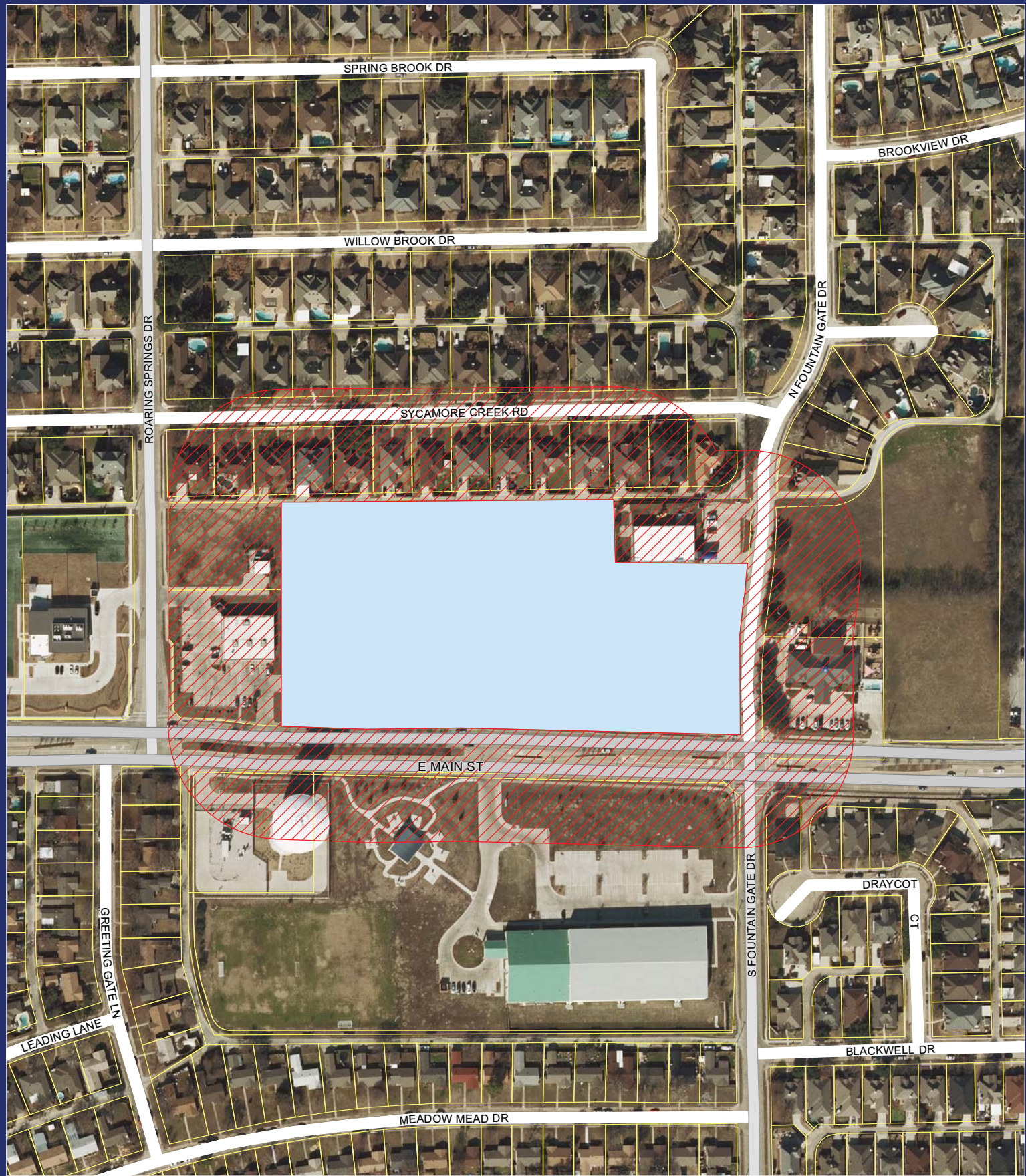
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the base zoning of Planned Development PD No. 5 from Shopping Center SC to Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, Landscape Plan, and Building Elevations, for Fountain Gate Senior Living, generally located on the northwest corner of Main Street and Fountain Gate Drive.

ATTACHMENTS

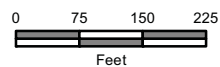
Property Notification Map
Development Regulations
Concept Plan
Landscape Plan
Open Space Exhibit
Black and White and Color and Building Elevations



Property Ownership Notification
Fountain Gate Senior Living

Map Legend

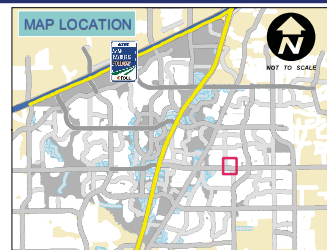
- 200' Notification Buffer
- Railroad
- Public Rezone
- CollinCAD Parcels



Community Development - GIS

Date Saved: 6/9/2016

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

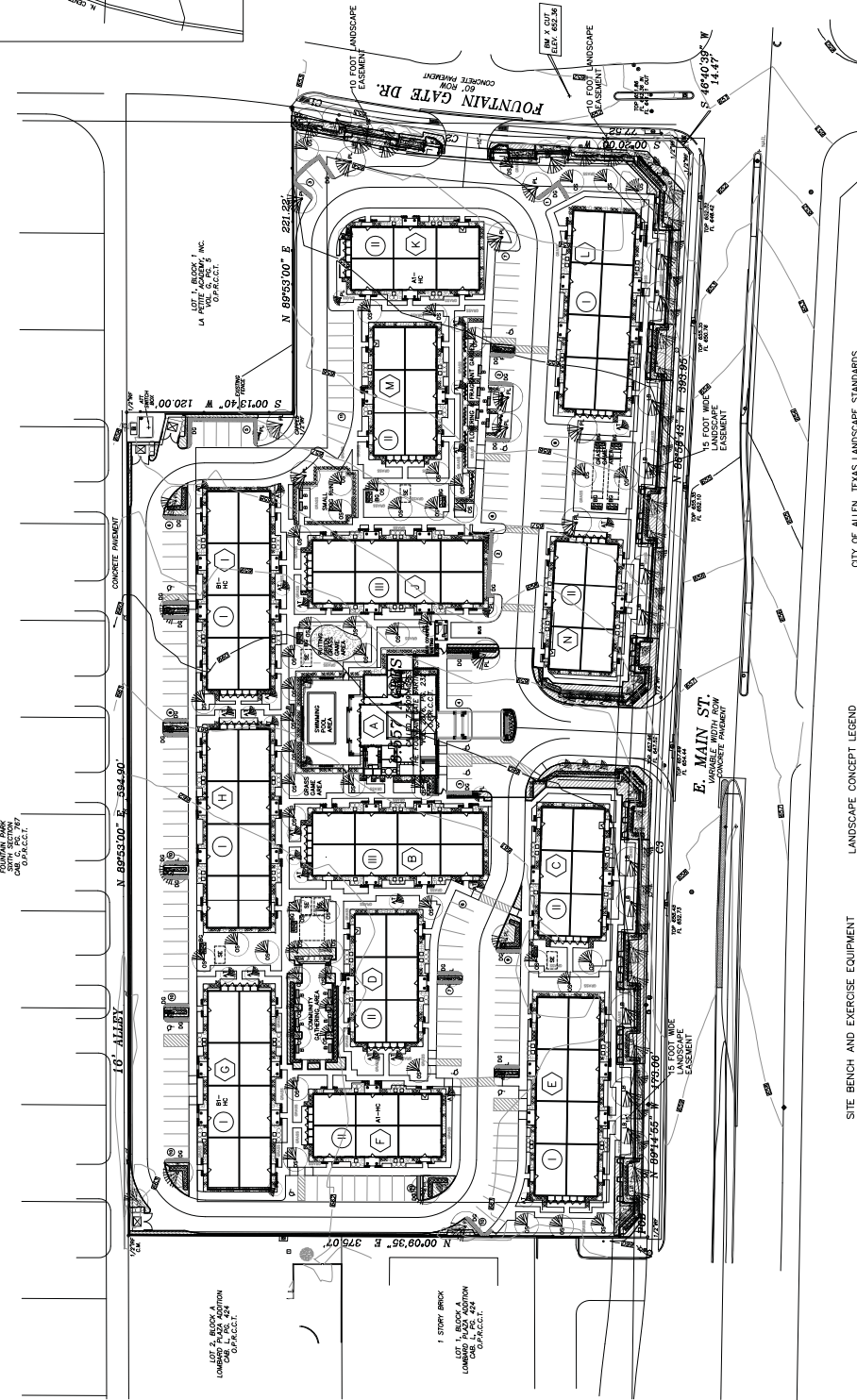
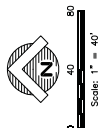
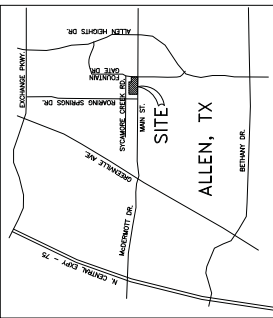


DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
FOUNTAIN GATE SENIOR LIVING

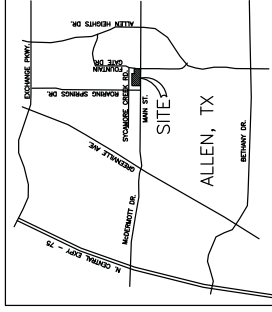
The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, ("ALDC") except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Multi-family Residential District MF-18 standards of the ALDC, except as otherwise provided herein.
- B. **PERMITTED USES.** The Property shall be developed and used only for Senior Independent Living use for people fifty-five (55) years of age or older.
- C. **DEED RESTRICTIONS:** The Site Plan for the Property shall not be approved until the owner(s) of the Property has signed and recorded in the Real Property Records of Collin County, Texas, a restrictive covenant in a form approved by the City Attorney restricting use of the Property to residential uses by people fifty-five (55) years of age or older to the extent such restriction is consistent with the Federal Fair Housing Act and other applicable law.
- D. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "A" and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- E. **BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit "B", and incorporated herein by reference.
- F. **LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit "C" and incorporated herein by reference.
- G. **OPEN SPACE EXHIBIT:** The Property shall be developed in general conformance with the Open Space Exhibit attached hereto as Exhibit "D" and incorporated herein by reference. The Property shall be developed with not less than 1.94 acres of open space located generally as shown on the Concept Plan.
- H. **BUILDING SETBACKS:** The minimum building setbacks for buildings constructed on the Property shall be as follows:
 - (1) Front Yard Setback: 25 feet
 - (2) Rear Yard Setback: 50 feet
- I. **LOT COVERAGE:** The maximum lot coverage shall be 26%.
- J. **DWELLING UNITS/ACRE:** The maximum dwelling units per acre shall be 14.03 units/acre.
- K. **DWELLING UNIT SIZE:** The minimum dwelling unit size shall be 699 square feet.
- L. **SCREENING:** Screening on the Property shall be developed in general conformance with the Concept Plan and shall include an eight foot (8.0') high masonry screening wall constructed on the

entire perimeter of the Property. No certificate of occupancy for any structure constructed on the Property shall be granted until the screening wall to be constructed on the perimeter of the Property is determined by the City's Chief Building Official to be complete and acceptable in accordance with the Ordinance and any applicable city permits.

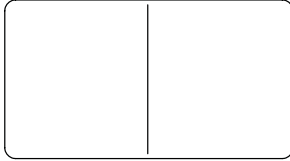
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VICINITY MAP



OWNER: KONG ASSOCIATES, INC.
PROJECT: SPRINGWOOD APARTMENTS
DATE: 10/1/2023

KONG ASSOCIATES, INC.
3330 SWEENEY TRAIL
SUITE 100
ALLEN, TX 75013
email: kong@kong.com



SPRINGWOOD
ACTIVE SENIOR LIVING
APARTMENTS

ALLEN,
TEXAS

FOR:
USAI INVESTMENTS, LP

USEABLE OPEN SPACE
AMENITIES

1. WALKING TRAIL WITH EXERCISE EQUIPMENT AND BENCHES
2. DOG PARK
3. CONGREGATION AREA WITH SHADINGS
4. FLOWER AND FRAGRANT GARDEN
5. BOCCIE BALL COURT
6. PUTTING GREEN
7. BBQ GRILL STAND W/ COUNTERTOP AND PICNIC TABLES



INDICATES
USEABLE OPEN SPACE

USEABLE OPEN SPACE
CALCULATIONS

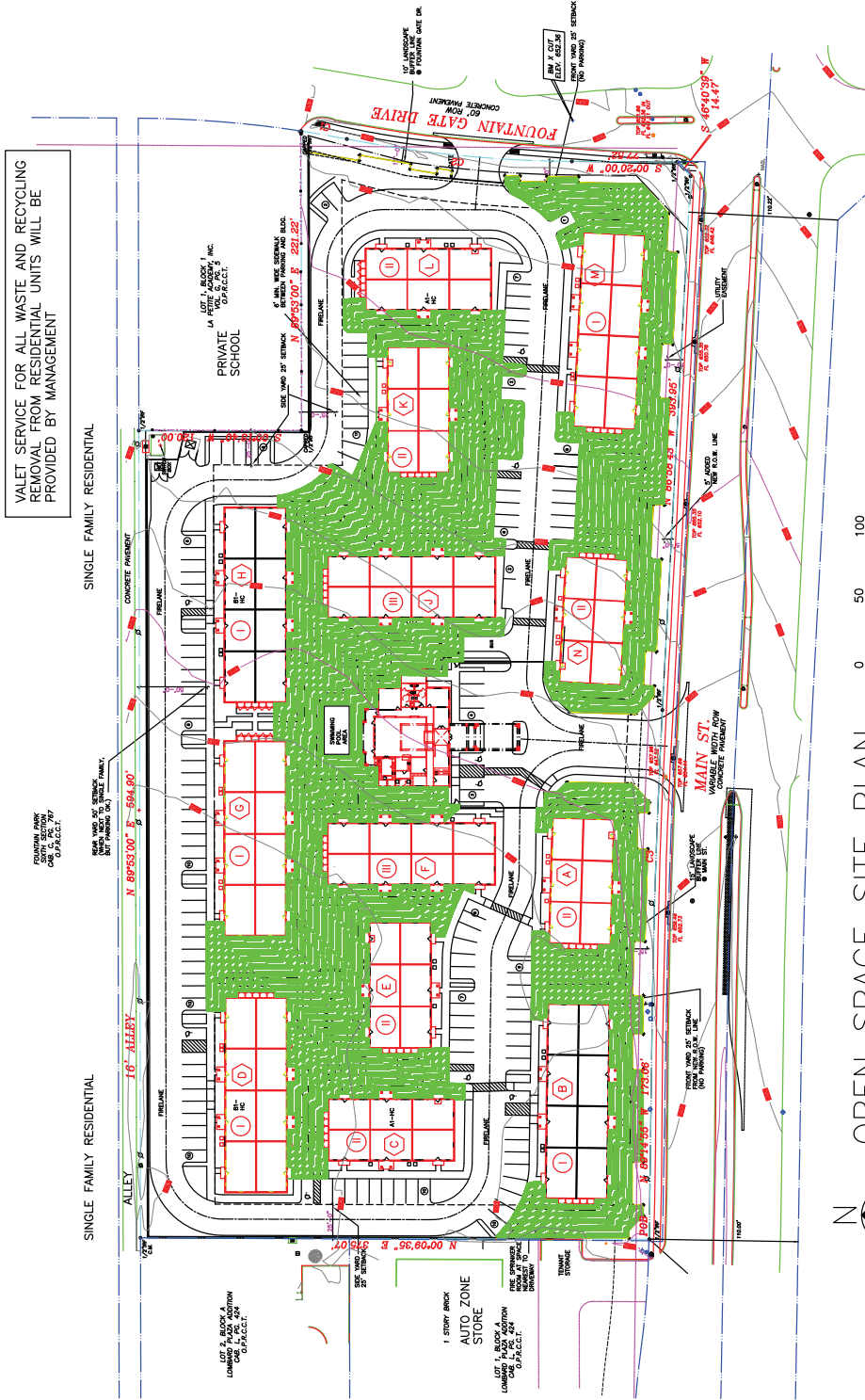
SPACE REQUIRED PER UNIT: 1 ACRE / 75 UNITS
TOTAL USEABLE SPACE REQUIRED: 1.23 AC (FOR 92 UNITS)
TOTAL USEABLE OPEN SPACE PROVIDED:
= 1.94 ACRE; (84,413 SF)

PROJECT PROGRAM
LAND SIZE: 6.56 ACRES
TOTAL # OF UNITS: 92
PARKING REQUIRED: 1.5/UNIT
TOTAL PARKING REQUIRED: 138 SPACES
TOTAL PARKING PROVIDED: 138 SPACES



OPEN SPACE SITE PLAN

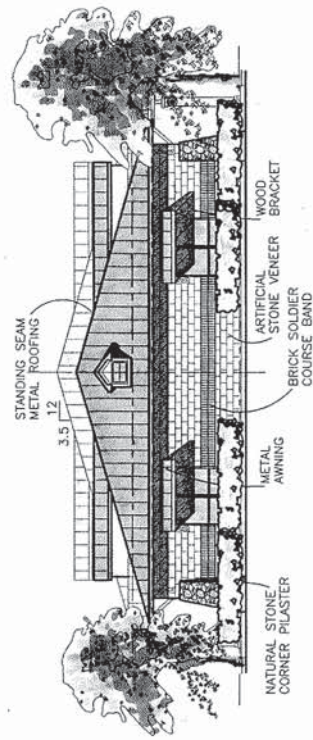
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SCALE: 1"=40'



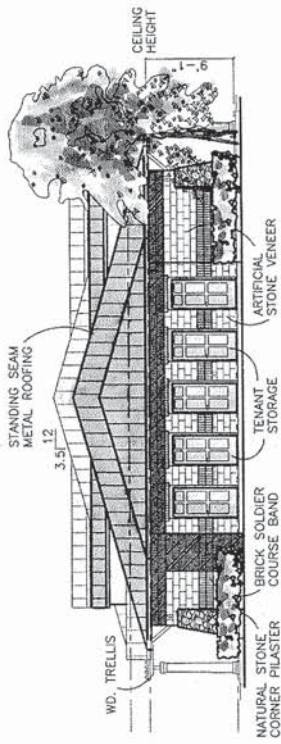
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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|--------------------------------|--|
| OWNER: KONG ASSOCIATES, INC. | |
| PROJECT: SPRINGWOOD APARTMENTS | |
| DATE: 10/1/2023 | |
| DRAWN BY: [Name] | |
| CHECKED BY: [Name] | |
| APPROVED BY: [Name] | |
| SCALE: 1"=40' | |

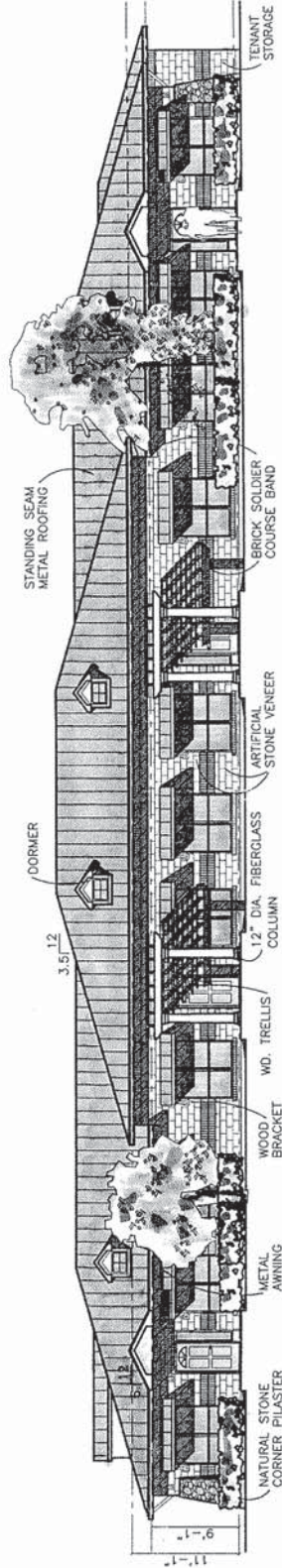
OS-1



EAST ELEVATION



WEST ELEVATION



NORTH/SOUTH ELEVATION

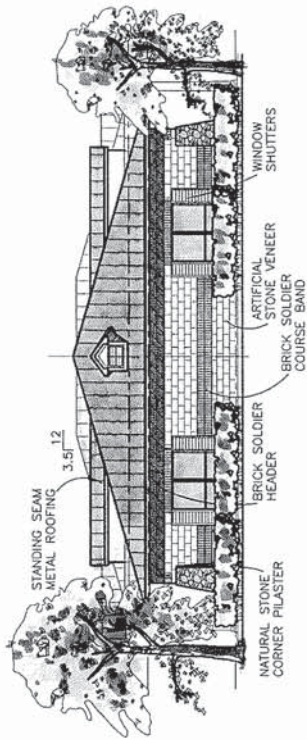
KSNG ASSOCIATES, INC.
6324 SWEENEY TRAIL
FRISCO, TEXAS 75034
email: s.ng@ksng.net

BLDG TYPE I

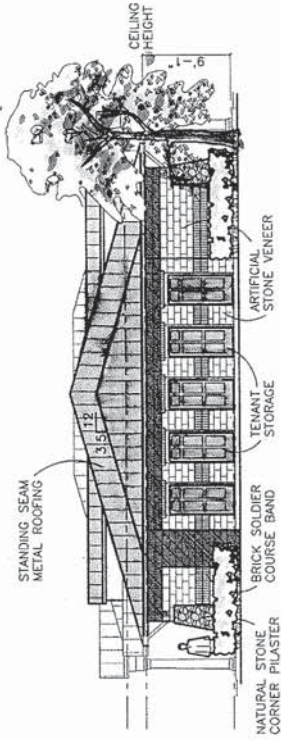
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05-02-16

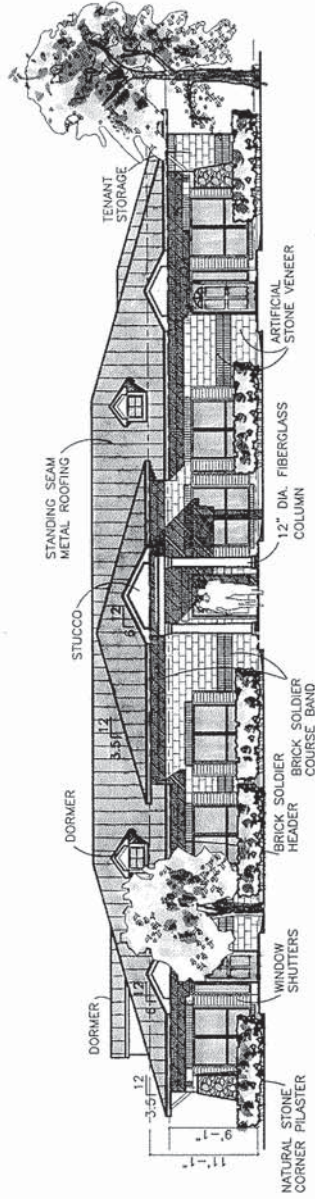
SPRINGWOOD
ACTIVE SENIOR LIVING
APARTMENTS
ALLEN, TEXAS
FOR:
USAI INVESTMENTS, LP



SOUTH ELEVATION



NORTH ELEVATION



WEST/EAST ELEVATION

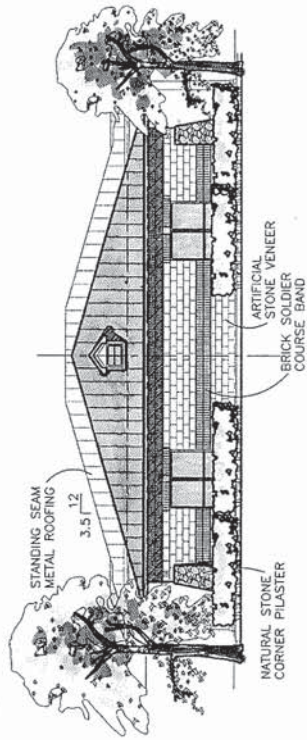
KSNG ASSOCIATES, INC.
6324 SWEENEY TRAIL
FRISCO, TEXAS 75034
email: s.ng@ksng.net

BLDG TYPE II

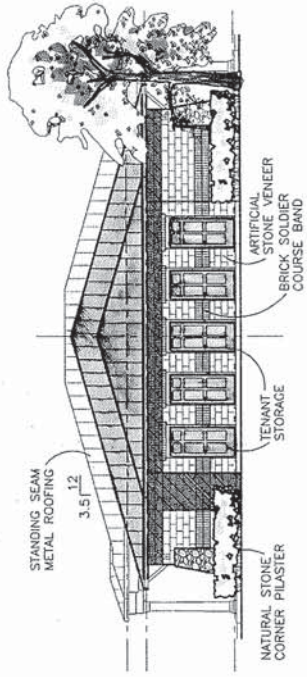
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05-02-16

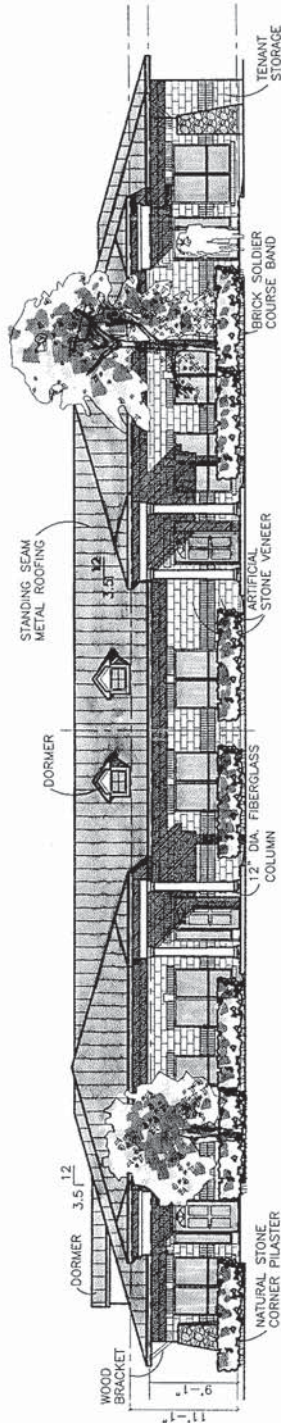
SPRINGWOOD
ACTIVE SENIOR LIVING
APARTMENTS
ALLEN, TEXAS
FOR:
USAI INVESTMENTS, LP



SOUTH ELEVATION



NORTH ELEVATION



EAST/WEST ELEVATION

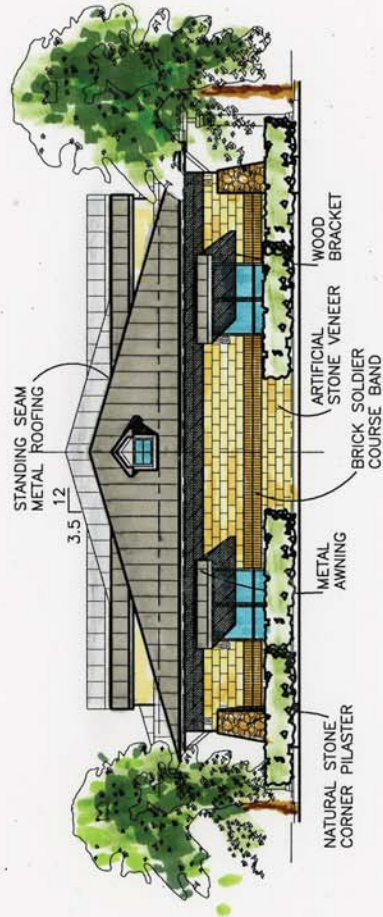
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6324 SWEENEY TRAIL
FRISCO, TEXAS 75034
email: s.ng@ksng.net

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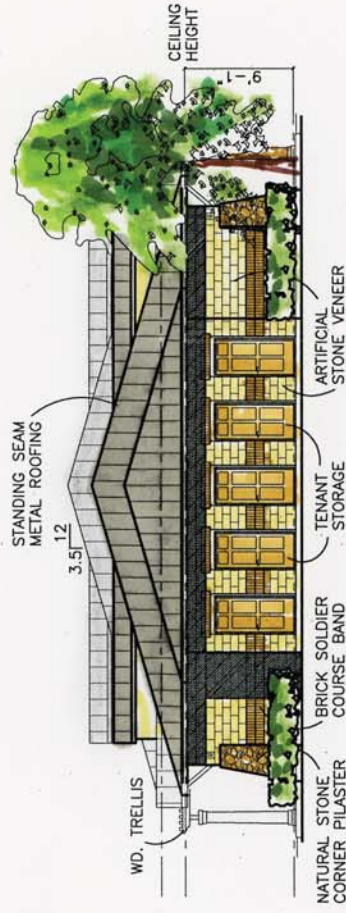
PRELIMINARY DESIGN 9C W/ 3.5/12 ROOF SLOPE

05-02-16

SPRINGWOOD
ACTIVE SENIOR LIVING
APARTMENTS
ALLEN, TEXAS
FOR:
USAI INVESTMENTS, LP



EAST ELEVATION



WEST ELEVATION



NORTH/SOUTH ELEVATION

KSNG ASSOCIATES, INC.

6324 SWEENEY TRAIL

FRISCO, TEXAS 75034

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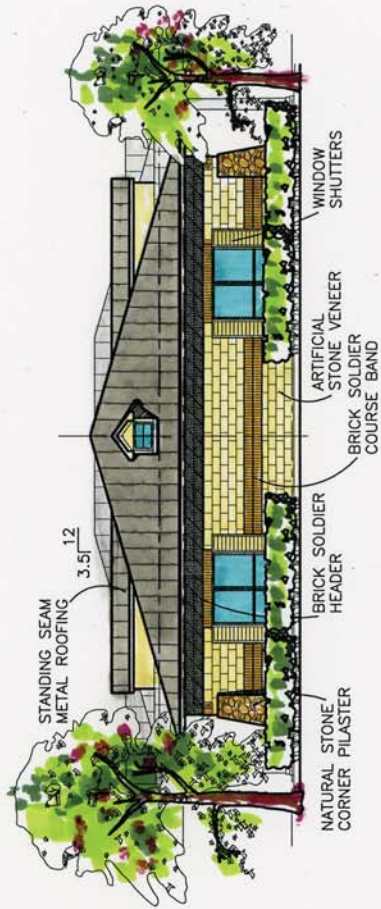
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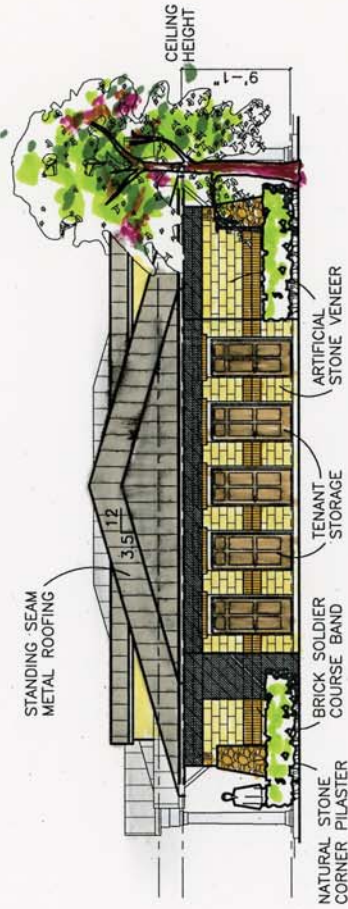
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SPRINGWOOD
ACTIVE SENIOR LIVING
APARTMENTS
ALLEN, TEXAS

FOR:
USAI INVESTMENTS, LP



SOUTH ELEVATION



NORTH ELEVATION



WEST/EAST ELEVATION

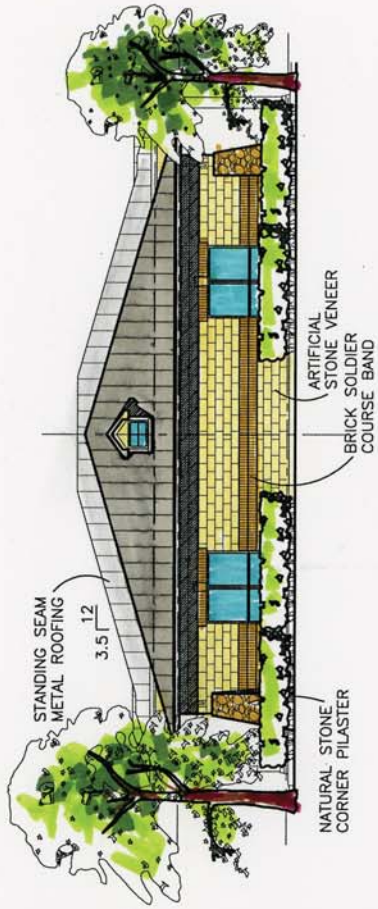
KSNG ASSOCIATES, INC.
6324 SWEENEY TRAIL
FRISCO, TEXAS 75034
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BLDG TYPE II

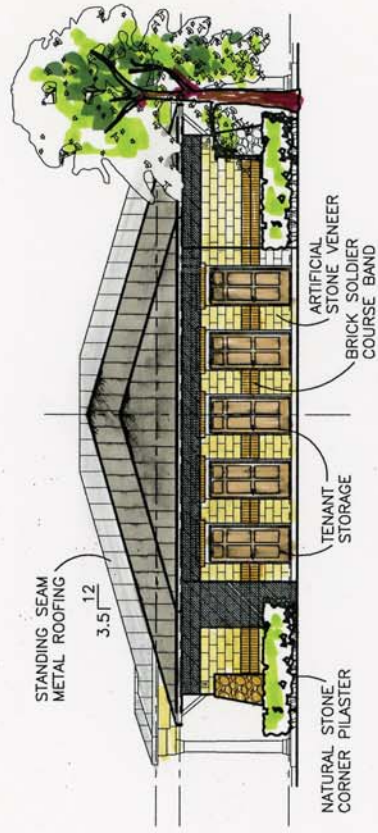
PRELIMINARY DESIGN 9B W/ 3.5/12 ROOF SLOPE

05-02-16

SPRINGWOOD
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BLDG TYPE III

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