



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 20, 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 September 13, 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 September 6, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Preliminary Plat – Consider a Preliminary Plat for Lot 1, Block A, Allen ISD Elementary 18, being 93.557+/- acres; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard (PP-7/28/16-57) [Allen ISD Elementary 18]
5. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lots 1R1 and 5, Block A, Kids R Kids Addition, being 5.511+/- acres; generally located at the northwest corner of Exchange Parkway and Alma Drive. (RP-8/1/16-62) [Kids R Kids]

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, September 16, 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 9/13/2016 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations and adopt a Concept Plan and Building Elevations for a 29.001± acre portion of Planned Development No. 76, generally located on the southeast corner of Bethany Drive and Montgomery Boulevard, for Angel Field East, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations and adopt a Concept Plan and Building Elevations for a 13.605± Acre Portion of Planned Development No. 92, generally located north of Stacy Road and west of Chelsea Boulevard, for the Garage Condos and Self-Storage, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance approving Specific Use Permit No. 148 for a Minor Automotive Repair Use for Lots 1 and 2, Block A, Harley-Davidson Allen Addition, generally located north of Motorsport Court and west of US Highway 75, for Discount Tire, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations of Planned Development No. 55 and adopt a Concept Plan and Building Elevations for a 3.21± acre portion of Lot 2, Block A, Millennium Office Park, generally located on the northwest corner of Central Park Avenue and Bethany Drive, for Millennium Office Park Lot 2, was approved.



PLANNING AND ZONING COMMISSION

Regular Meeting
September 6, 2016

ATTENDANCE:

Commissioners Present:

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

Absent:

John Ogrizovich
Michael Orr
Shirley Mangrum

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Brian Bristow, Assistant Director of Parks and Recreation
Shawn Poe, PE, Assistant Director of Engineering
Madhuri Kulkarni, AICP, Senior Planner
Meredith Nurge, Planner
Julie Doshier, 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 August 23, 2016, regular meeting, attached.

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

2. Approve minutes from the August 16, 2016, regular meeting.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

3. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lakeland Marketing Addition, Lot 1, Block 1, generally located on the northwestern corner of the intersection of Main Street and Cedar Drive. (RP-8/1/16-61) [Lakeland Marketing Addition]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a replat for Lakeland Marketing Addition.

Ms. Kulkarni said that the property is generally located on the northwest corner of the intersection of Main Street and Cedar Drive. The properties to the north, west, south (across Main Street) and east (across Cedar Drive) are zoned Central Business District CBD.

The existing Lakeland Marketing building is located at 207 E. Main Street. A Site Plan was approved for the existing building as well as a new parking lot addition on a separate lot to the north in August 2015. The Design Review Committee (*responsible for approval of any new construction, addition, or alteration in the Central Business District*) approved the site in concept in August 2015. An existing alley between the two lots was abandoned through City Council action at the February 2016 City Council meeting. Platting these two lots and incorporating the land area within the abandoned alleyway is the last step in the site's overall development process.

Ms. Kulkarni said that the replat shows an approximately 0.39± acre lot. There are two access points into the development, both on Cedar Drive.

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

Chairman Cocking if the alley would stay in place and if the easements would support entry for access.

Mr. Shawn Poe, Assistant Director of Engineering, stated that there is a common access for people to utilize through the alley.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by 2nd Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Replat of Lakeland Marketing Addition, Lot 1, Block 1, generally located on the northwestern corner of the intersection of Main Street and Cedar Drive.**

The motion carried.

4. Public Hearing/Residential Repat – Conduct a Public Hearing and consider a request for a Residential Repat of Lots 10R, 11R, 12R, Block A and Open Space Lot 11R, Block X, Angel Field West, generally located south of Bethany Drive and west of Montgomery Boulevard. (RP-7/14/16-56) [Angel Field West]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a residential replat for Angel Field West.

Ms. Kulkarni stated that the property is generally located south of Bethany Drive and west of Montgomery Boulevard in the Angel Field West subdivision, and is zoned Planned Development PD No.

105 Single-Family Residential R-5. The properties to the north (across Bethany Drive) are zoned Planned Development PD No. 76 Single-Family Residential R-5 and Planned Development PD No. 26 Single-Family SF. The property to the west is zoned Planned Development PD No. 105 Single-Family Residential R-7. The properties to the east are zoned Planned Development PD No. 105 Single-Family Residential R-5, and further east (across Montgomery Boulevard), zoned Planned Development PD No. 76 Local Retail LR.

Ms. Kulkarni explained that the purpose of this replat is to separate Lot 12, Block A, into a residential lot (Lot 12R, Block A) and incorporate the remaining portion into the existing Open Space lot (Lot 11R, Block X). The lot line will shift to the location of the retaining wall, allowing the land to be incorporated into the open space lot.

The common lot line between Lots 10 and 11, Block A (now Lots 10R and 11R, Block A) will also be shifted to the east by 2-3 feet. There is also a retaining wall on the western side; shifting the lot to the east will allow for a more usable side yard for Lot 11R. All other conditions remain the same. There are no impacts to existing utilities, structures, setbacks, or zoning regulations.

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

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by 1st Vice-Chair Trahan, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Residential Replat of Lots 10R, 11R, 12R, Block A and Open Space Lot 11R, Block X, Angel Field West, generally located south of Bethany Drive and west of Montgomery Boulevard.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Beer and Wine Package Sales use on a 0.5601± acre portion of Lots 7A-1, Block A, Village at Allen; generally located south of Stacy Road and east of US Highway 75. (SUP 7/14/16-55) [Total Wine & More]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a Specific Use Permit for a Beer and Wine Package sales use.

The property is generally located south of Stacy Road and east of US Highway 75 in the Village at Allen and is zoned PD No. 73 Shopping Center SC. The properties to the north, south, and east are also zoned Planned Development PD No. 73 Shopping Center SC.

The applicant is requesting a Specific Use Permit for a Beer and Wine Package Sales use, specifically for a Total Wine and More store. Planned Development No. 73 requires a Specific Use Permit for a Beer and Wine Package Sales use to locate within this zoning district.

Ms. Kulkarni explained that the original Planned Development Concept Plan for the Village at Allen showed a multi-tenant building encompassing the entire location of the Canine Commons. Thus, the original PD accounted for parking and open space for the overall Village at Allen development.

The property is a roughly 0.56± acre portion of Lot 7A-1 at the Village at Allen. It is specifically the western portion of the Canine Commons at the Village at Allen. The SUP Site Plan shows a proposed 22,796 square foot one-story building.

Twenty-three existing parking spaces will be removed on the site. Per the shared parking study conducted with the original zoning request, parking spaces exceed the required amount. A truck dock loading area is shown on the northern side, to be screened by a ten-foot galvanized metal channel screening wall, similar to the screening walls in the Village at Allen development. Access points into the site are existing and remain unchanged.

Tree mitigation will be required and a donation will be made to the Allen Tree Farm per an agreement between the developer and the Parks Department.

Ms. Kulkarni presented the elevations and said that the proposed building is one-story with a maximum building height of 32'. The building will be constructed of concrete and brick with metal roofing.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

2nd Vice-Chair Platt wanted clarification of the correct use of the SUP.

Ms. Kulkarni stated that the proper name is "beer and wine" according to the ordinance.

Mr. Bass, Director of Community Development, added that the SUP use per the PD is "beer and wine" sales; however, liquor sales are covered under the Code of Ordinances, but would be permitted by right.

Chairman Cocking asked about the impact on Canine Commons during the construction process.

Mr. Garr Herring, President and CEO of MG Herring Group, said that the eastern half of Canine Commons will remain open. Mr. Garr also stated that a temporary fence will be provided to separate the two halves. Once this building is operational, a permanent fence will be installed, along with vegetation, to separate the two areas. Canine Commons will remain operational during the development process.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by 1st Vice-Chair Trahan, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request for a Specific Use Permit for a Beer and Wine Package Sales use on a 0.5601± acre portion of Lots 7A-1, Block A, Village at Allen; generally located south of Stacy Road and east of US Highway 75.**

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 3.21± acre portion of Lot 2, Block A, Millennium Office Park; generally located on the northwest corner of the intersection of Central Park Avenue and Bethany Drive. (Z-5/3/16-34) [Millennium Office Park Lot 2]

Mr. Bo Bass, Director of Community Development, stated that this is a request to amend the 3.21± acre portion of Lot 2, and adopt a Concept Plan and Building Elevations. Mr. Bass explained that this is one more step towards an urban-style facility. The first step was the AT&T Data Center on the north side of the site, the second step was the multi-story Duke Building, and the third step was the Hotel and Convention Center.

The property is located on the northwest corner of the intersection of Central Park Avenue (now Watters Creek Boulevard) and Bethany Drive. The properties to the west, north, and east (across Watters Creek Boulevard) are zoned Planned Development PD No. 55 Commercial/Office C/O. The property to the south (across Bethany drive) is zoned Planned Development PD No. 99 Mixed Use MIX.

Mr. Bass then explained that there are two primary access points into the development. One on the east located on Watters Creek Boulevard, and one through a firelane, access, and utility easement off Watters Road on the west. An access point is also provided for the entrance to the parking garage on Watters Creek Boulevard. Traffic improvements include the provision for the common access/firelane easement for future access on Lot 2R-8. The entire property is currently platted as Lot 2, Block A of the Millennium Office Park subdivision and referred to as Tract 10B in the original zoning ordinance.

Mr. Bass presented the Concept Plan and said it shows the proposed development on Lot 2R-6 and 2R-7. The Concept Plan shows three main structures: a proposed office building with a restaurant use component (Building A), a freestanding restaurant building (Building B), and a structured parking garage.

Building A is a five-story building with 115,000 square feet for an office use and 10,000 square feet for a restaurant use, totaling approximately 125,000 square feet. Building A will be built with a combination of tilt wall, metal accents, and glass ornamentation. Mr. Bass stated that the restaurant will have an outdoor patio and valet drop-off that will complement the activities of the Hotel Convention Center.

Mr. Bass referred to Building B as the Plaza. This is an at-grade circular concrete access way with associated parking. Building B is a one-story building at approximately 2,636 square feet for a freestanding restaurant with an outdoor patio space. The parking garage is a four-story structure at approximately 223,636 square feet. Twenty-six surface parking spaces are provided (on Lot 2R-6), and a total of 570 spaces are provided in the parking garage. Parking provided exceeds ALDC requirements.

Mr. Bass explained that creating a safe sidewalk area will encourage pedestrians to walk freely to the different sites. A six-foot sidewalk will be constructed along Watters Creek Boulevard. The current five-foot sidewalk will be expanded to an eight-foot sidewalk along Bethany Drive for pedestrian access. To allow for people to safely cross Watters Creek Boulevard, the western curb will be relocated to the east in order to provide for a larger parkway between the proposed building and the western curbline of Watters Creek Boulevard.

Mr. Bass presented the building elevations and showed the five-story office/restaurant building, one-story freestanding restaurant building, and the four-level parking garage. The maximum height of the buildings is 88 feet. The exterior building materials include composite metal panel and glass.

Mr. Bass summarized the Development Regulations:

- Height: There is no maximum height requirement for buildings.
- Additional Permitted Uses: In addition to the uses permitted by the PD No. 55 Regulations with respect to the use and development of Tract 10B, Tract 10B-1 may be used and developed with the following uses:
 1. Restaurant (no drive-in), which is free-standing from the office building developed on the Property.
 2. Parking garage
- Concept Plan: The property shall be developed in general conformance with the Concept Plan.
- Building Elevations: The property shall be developed in general conformance with the Concept Plan.

- Building Setbacks: The property shall be developed in general conformance with the Building Elevations.
- Landscape Buffer: Structures are authorized to encroach on the existing landscape easement upon review and approval of the building plans by the Director of Parks and Recreation and Director of Community Development or designee.
- Traffic Improvements: No certificate of occupancy for any structure constructed on Tract 10B-1 shall be granted until completion of the following street and traffic control improvements are shown on the Concept Plan:
 1. Common Access: The replat of the Property shall include a common access/firelane easement for future access as shown on "Lot 2R-8, Block A" on the attached Concept Plan.
 2. Curb Improvement: The western curb along Tract 10B-1 shall be relocated easterly in order to provide for a larger parkway between the proposed building and the western curb line of Watters Creek Boulevard as shown on the Concept Plan.
- Parking Garage: No building permit for a building to be constructed on Tract 10B-1 shall be issued prior to execution of an agreement between the owner of Tract 10B-1 and the owner of the remainder of Tract 10B regarding the joint access and use of the Parking Garage for the benefit of owners, tenants, and guests using and/or occupying buildings developed in the future on the remainder of Tract 10B.

1st Vice-Chair Trahan discussed the walkway from the north side to the south side of Bethany Drive, asking if the walkway will be more pronounced.

Mr. Bass stated that the walkway will initially be an at-grade crossing, but will later possibly have architectural elements that will alert drivers. There is ongoing discussion regarding crossing, specifically aerial crossing.

1st Vice-Chair Trahan asked about traffic congestion in the area.

Mr. Bass explained that there will be additional right-turn designated lanes and left-turn designated lanes to address the traffic. Mr. Bass ensured that there will be visual cues (signage, crosswalk striping, etc.) to signal to drivers of the crossing area.

1st Vice Chair Trahan asked about the northeast side and if there was potential for pedestrians to cross under the overpass.

Mr. Shawn Poe, Assistant Director of Engineering, addressed the commission and stated that there are provisions made for pedestrians to cross.

Chairman Cocking asked Mr. Bass when the road improvements would be complete.

Mr. Bass said that the timing is tied to building permits and COs.

Chairman Cocking stated his concerns regarding Building A being so close to a major thoroughfare. He said that this would be a test before the City builds other similar buildings like this in the City.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations and adopt a Concept Plan and Building Elevations**

**relating to a 3.21± acre portion of Lot 2, Block A, Millennium Office Park;
generally located on the northwest corner of the intersection of Central Park
Avenue and Bethany Drive, for Millennium Office Park Lot 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.

Adjournment

The meeting adjourned at 7:48 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Meredith Nurge, Planner

Director's Report from 8/23/2016 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance amending portions of the Allen Land Development Code relating to Section 6.06.11 "Solar Panels", was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations within Planned Development No. 58 Light Industrial and adopt a Concept Plan and Building Elevations for Lot 2R, Block 1, Allen Station Business Park #2, generally located north of Exchange Parkway and west of Andrews Parkway, for Simply Storage, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	September 20, 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 August, 2016
CIP Map through September, 2016

ENGINEERING CIP REPORT - THROUGH AUGUST 2016

		PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Move-in date planned for Thursday, September 15th.		Complete Sept 2016
	2	PD Server Room HVAC	PS1602	A new (redundant) 5-ton split system unit was specified for the PD Server Room. Existing conditions in the ceiling found to need repairs extended the initial project schedule. Install complete September 2, 2016.		Substantially Complete
ROADS	3	2015 Intersection Improvements	ST1504	City has sent Final Offer letters to property owners.		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 (Hedgcoxe-SH121)	ST1503	Paving lanes within median to have six continuous lanes from Hedgcoxe to SH 121. Award for Phase 1 (Exchange intersection) was April 12, 2016 with completion anticipated in September. The Alma & Exchange Landscaping project is currently in the bid process with anticipated construction start in October 2016.		Ph 1 Complete Sept. 2016
	6	Ridgeview Drive (Watters - US75)	ST1202	Met with consulting engineer on August 31st to outline scope for the portion of Ridgeview from Cottonwood Creek to Chelsea Boulevard. Construction is dependent on design engineers estimate for plan completion.		TBD
	7	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City May 24, 2016.		End of 2018
	8	Ridgeview / US 75 Overpass	TXDOT	TxDOT is hiring an engineer to design the reconstruction of the overpass. The goal is to be complete with construction by the end of 2019.		Complete End of 2019
UTILITIES	9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road.		Complete Jan. 2018
	10	Watters / Bray Central Street Lights	JBGL	Street lights on Watters Road have been delayed due to utility conflicts		Complete Sept. 2016
	11	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.		Complete March 2017
OTHER	12	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB will begin the water main construction on 09/06/16.		Complete Jul. 2017
	13	SCADA System Upgrade	WA1402	Project was awarded to WHECO Controls on February 23, 2016. Computer equipment is being tested. Anticipated install to begin on September 7th.		Complete October 2016
	14	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

SEPTEMBER
2016

CONSTRUCTION

DESIGN

CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	September 20, 2016
SUBJECT:	Preliminary Plat – Consider a Preliminary Plat for Lot 1, Block A, Allen ISD Elementary 18, being 93.557+/- acres; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard (PP-7/28/16-57) [Allen ISD Elementary 18]
STAFF RESOURCE:	Madhuri Kulkarni, AICP Senior Planner
PREVIOUS COMMISSION/ COUNCIL ACTION:	Alternative Screening Request - Approved June, 2016 General Development Plan - Approved July, 2016
LEGAL NOTICES:	None.
ANTICIPATED CITY COUNCIL DATE:	None.

BACKGROUND

The property is generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard, and is currently zoned Agriculture Open Space AO. The properties to the north are zoned Planned Development PD No. 92 Corridor Commercial CC and Community Facilities CF. The properties to the west are zoned Community Facilities CF and Planned Development PD No. 92 Single-Family Residential District R-3. The properties to the south are zoned Planned Development PD No. 92 Single-Family Residential District R-3, Planned Development PD No. 92 Single-Family Residential District R-5, and Planned Development PD No. 92 Single-Family Residential District R-7. To the east (across Chelsea Boulevard), the property is zoned Agriculture Open Space AO.

A General Development Plan was approved in July 2016 for Allen ISD Elementary 18 (for which an Alternative Screening Request was approved in June, 2016) and a proposed conceptual single-family residential development. The elementary school is permitted by right in the Agriculture Open Space AO district. The proposed single-family residential use will require a zone change prior to development. Preliminary platting is the next phase in the development process.

The subject Preliminary Plat shows 93.557± acres of land. There are a total of sixteen (16) lots and seven (7) Open Space lots. As the proposed single-family residential use will require a zone change, the configuration shown on this Preliminary Plat is illustrative only.

There are three (3) access points into the site; two (2) access points on Chelsea Boulevard and one (1) access point on Ridgeview Drive. The plat also shows right-of-way dedication and various easements required for development.

The Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the General Development 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 Lot 1, Block A, Allen ISD Elementary 18, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard

ATTACHMENTS

Preliminary Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: September 20, 2016

SUBJECT: Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lots 1R1 and 5, Block A, Kids R Kids Addition, being 5.511+/- acres; generally located at the northwest corner of Exchange Parkway and Alma Drive. (RP-8/1/16-62) [Kids R Kids]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 53 – Approved May 1993
General Development Plan – Approved February, 2008
Preliminary Plat – Approved February, 2008
Final Plat – Approved July, 2008
Revised General Development Plan – Approved October, 2012
Replat – Approved February, 2013

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

BACKGROUND

The property is generally located at the northwest corner of Exchange Parkway and Alma Drive. The property to the north is zoned Planned Development PD No. 53 Single-Family Residential District R-6. The property to the west is zoned Planned Development PD No. 53 Shopping Center SC. To the south (across Exchange Parkway), the property is zoned Planned Development PD No. 54 Single-Family SF. To the east (across Alma Drive), the property is zoned Shopping Center SC and Planned Development PD No. 54 Single-Family SF.

A Revised General Development Plan was approved for the property in October, 2012. Several surrounding developments have complied with the approved GDP as will this proposed development. The property is currently platted as one lot (Lot 1R). The Replat will divide the property into two (2) lots (Lots 1R1 and 5) totaling 5.511± acres.

The Revised GDP shows two (2) access points on Alma Drive, one (1) on Exchange Parkway, and two (2) on the western side through a Firelane, Access, Drainage, and Utility Easement. The plat also shows various existing and proposed easements required for development.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Replat of Lots 1R1 and 5, Block A, Kids R Kids Addition, generally located at the northwest corner of Exchange Parkway and Alma Drive.

ATTACHMENTS

Replat

JOB NO. 2013-104

