



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
SPECIAL CALLED MEETING  
WEDNESDAY, JULY 5, 2017 – 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 27, 2017, 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 20, 2017, regular meeting.

**Regular Agenda**

3. Combination Plat – Consider a request for a Combination Plat for Lots 1 and 2, Block 1, Cyrus One Allen, being 89.943± acres situated in the George Philips Survey, Abstract No 701; generally located northeast of Chelsea Boulevard and Allen Commerce Parkway. (PL-062917-0011) [Cyrus One Allen]
4. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of District D of Planned Development “PD” No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations relating to a 33.66± acre tract of land situated in the Catherine Parsons Survey, Abstract No. 711; generally located southwest of Exchange Parkway and Watters Road. (Z-8/1/16-59) [Village at Twin Creeks Phase 4]

**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 30, 2017, at 5:00 pm.

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Shelley B. George, City Secretary

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

### **Director's Report from 6/27/2017 City Council Meeting**

- The request to conduct a Public Hearing and approve an Ordinance regarding proposed amendments to the Allen Land Development Code was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 130 for Single-Family Residential "R-5" and "R-6" and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations relating to approximately 79.095± acres generally located west of Chelsea Boulevard and south of the Ridgeview Drive Right-of-Way, for Ridgeview Crossing, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations for Planned Development No. 54 and adopt a Concept Plan and Building Elevations relating to the use and development of Lot 8R, Block D, Bray Central One Addition; generally located at the northwest corner of US Highway 75 and McDermott Drive, for RaceTrac, was approved.



**PLANNING AND ZONING COMMISSION**

**Regular Meeting**

**June 20, 2017**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking, Chair  
Stephen Platt, Jr., 2<sup>nd</sup> Vice-Chair  
Luke Hollingsworth  
Michael Orr

**Absent:**

Ben Trahan, 1<sup>st</sup> Vice-Chair  
John Ogrizovich

**City Staff Present:**

Lee Battle, Assistant Director of Community Development, AICP, LEED AP  
Joseph Cotton, PE, Assistant Director of Engineering  
Matt McComb, RLA, ASLA, CA, Landscape Architect  
Madhuri Mohan, AICP, Senior Planner  
Hayley Angel, Planner  
Pete Smith, 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.

**Directors Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the June 13, 2017, 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 June 6, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for Lot 5R, Block A, McCoy and Roth Addition, being 1.570± acres situated in the John J. Miller Survey, Abstract No. 609; generally located south of Stacy Road and east of Angel Parkway. (PL-050817-0006) [McCoy and Roth Addition]

**Motion:** Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Orr, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

**The motion carried.**

### **Regular Agenda**

5. Combination Plat – Consider a request for a Combination Plat for Spirit Park, Lot 1, Block A, being 74.526± acres situated in the John W. Roberts Survey, Abstract No. 762 and the Henry Brandenburg Survey, Abstract No. 110; generally located southwest of Ridgeview Drive and Bray Central Drive. (PL-050417-0005) [Spirit Park]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Combination Plat for Spirit Park. Ms. Mohan stated that property is generally located southwest of Ridgeview Drive and Bray Central Drive. The property to the north (across Ridgeview Drive) is zoned Agriculture Open Space AO. The property to the west is zoned Planned Development PD No. 72 Single-Family Residential R-5 and Planned Development PD No. 81 Single-Family Residential R-5. The properties to the south and east are zoned Planned Development PD No. 77 Single-Family Residential R-5.

The property is zoned Community Facilities CF. A Site Plan for Spirit Park was approved in March 2017. Ms. Mohan stated it was previously referred to as Watters Branch Park. Platting the site is the last step in the development process. A Combination Plat is submitted as the tract of land is subdivided into three lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

Ms. Mohan stated that the Combination Plat shows one lot at approximately 74.526± acres. Two access points are provided, both on Ridgeview Drive through a 24' Firelane Easement. The plat also shows right-of-way dedication and various easements required for development.

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

**Motion:** Upon a motion by 2<sup>nd</sup> Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for Spirit Park, Lot 1, Block A; generally located southwest of Ridgeview Drive and Bray Central Drive.

**The motion carried.**

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the base zoning of a portion of Planned Development “PD” 54 from Industrial Technology “IT” to Community Facilities “CF”, and adopt Development Regulations, a Concept Plan, and Building Elevations, said portion being 7.502± acres situated in the William J. Jackson Survey, Abstract No. 484 and the John Fike Survey, Abstract No. 325; generally located south of Exchange Parkway and west of Junction Drive. (Z-12/14/16-127) [Ground Storage Tanks]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a public hearing for a PD amendment for the Ground Storage Tanks. The property is generally located south of

Exchange Parkway and west of Junction Drive. The property to the north (across Exchange Parkway) is zoned Planned Development PD No. 108 Mixed-Use MIX. The properties to the west and east (across Junction Drive) are zoned Planned Development PD No. 54 for Industrial Technology IT. The property to the south (across Medical Drive) is zoned Planned Development PD No. 108 Office O.

Ms. Mohan stated that applicant, North Texas Municipal Water District, is proposing to construct storage tanks, categorized as a "Public Service Facility," on the approximate 7.502± acre site which is currently zoned Planned Development PD No. 54 Industrial Technology IT. The applicant is proposing to amend the base zoning district to Community Facilities CF and adopt Development Regulations, a Concept Plan, and Building Elevations for the property.

Ms. Mohan provided a brief history of the project, stating that the applicant originally intended to locate the two storage tanks in two separate locations. She stated that in 2016, the applicant decided to co-locate the storage tanks in this location. She noted that in the staff's opinion, the applicant worked well with the City by going above and beyond minimum requirements. Ms. Mohan stated that this included an additional buffer along Exchange Parkway, masonry screening around the storage tanks, and enhancements to the elevations of the storage tanks.

Ms. Mohan stated that two storage tanks are proposed on the property to serve and provide for the north Texas region. Each tank is 205' in diameter, 82' in height to the top of the dome, and capable of holding 13.5 million gallons. A concrete splash pad and storage pond is proposed on the western side of the tanks in case of overflow or failure. An associated 580 square foot control building, 525 square foot control meter vault building, and a future chemical storage area are also proposed on the property. A future conceptual development is shown along Exchange Parkway to ensure this area remains developable. Ms. Mohan stated that the storage tanks have been intentionally pushed back further into the property to create an additional buffer between the storage tanks and Exchange Parkway.

Ms. Mohan stated that there would be one gated point of access. This is provided for the development on Junction Drive. A hammerhead firelane is provided adjacent to the control building/storage area. A gravel drive continues in between the two tanks as an emergency access road.

Ms. Mohan noted that the open space provided exceeds ALDC standards.

Ms. Mohan stated that the storage tank facility will be enclosed with perimeter fencing consisting of an eight-foot masonry screening wall.

Ms. Mohan showed elevations of the buildings and storage tanks. She stated that the storage tanks will be one story with a maximum height of 82 feet to the top of the dome. While showing the elevations of the storage tanks, she showed that the tanks will be constructed of concrete and will be decorated with raised concrete arched elements. She stated that the control building will be one story with a maximum height of 16 feet and will be constructed of brick with standing seam metal roofing.

Ms. Mohan summarized the development regulations and concluded by noting that the PD Amendment request has been reviewed by the Technical Review Committee. Additionally, she said that she received one letter of support: Charles Nies, Twin Creeks Architectural Commission.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking acknowledged that the letter of support did have some concerns with deed restrictions but that the City does not enforce deed restrictions as they are a private agreement between private parties.

Pete Smith, City Attorney, confirmed this statement.

Chairman Cocking asked if both storage tanks were to be built at the same time or if they were intended to be phased.

Ms. Mohan stated that she was not aware of any phasing.

The applicant's representative, Travis McComb, Program Manager for the Water Distribution System for North Texas, stated that the storage tanks would be built at the same time. He said that the site would be developed to its full potential immediately.

Chairman Cocking pointed out that there would be a chemical storage facility and that he was unaware of the toxicity of the chemicals that would be held there. He asked if there was a notification system for the immediate area in the event of a leak from the chemical storage. He stated that his concern was the adjacency to a daycare center with children frequently playing outside. He questioned what the process was for notification to the immediate area in the case of a chemical spill.

Mr. McComb stated that there would not be a large amount of chemicals stored on the site, with a 100-gallon maximum or about the size of a pallet. He also stated that they are liquid chemicals and are not airborne. He stated that there is the ability to expand if needed but that there are no current plans to expand.

Chairman Cocking reiterated the proximity to the daycare center and asked what the process would be in the event of a tank failure, as the containment pond is not big enough.

Mr. McComb stated that there are sensors on the tanks' overflow gates that will alarm the control room if the tanks start overflowing, and they can automatically shut off the control valves that feed the tanks. He stated that these measures would prevent the tanks from completely overflowing.

**Motion:**           **Upon a motion by Commissioner Hollingsworth, and a second by 2<sup>nd</sup> Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED recommend approval of the request to amend the base zoning of a portion of Planned Development "PD" 54 from Industrial Technology "IT" to Community Facilities "CF", and adopt Development Regulations, a Concept Plan, and Building Elevations; generally located south of Exchange Parkway and west of Junction Drive, for Ground Storage Tanks.**

**The motion is carried.**

7. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations and adopt a Concept Plan, Building Elevations, and Open Space Exhibit for a portion of Planned Development "PD" 121, said portion being 10.765± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500; generally located north of Montgomery Boulevard and west of US Highway 75. (ZN-40717-0002) [Davis at Montgomery Ridge]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a Public Hearing for a PD Amendment for Davis at Montgomery Ridge. The property is generally located north of Montgomery Boulevard and west of US Highway 75. The property to the north is zoned Planned Development PD No. 76 Single-Family Residential R-7. The properties to the west, south (across

Montgomery Boulevard), and east are zoned Planned Development PD No. 121 Single-Family Residential R-7, Multi-Family Residential MF-18, and Corridor Commercial CC.

Ms. Mohan stated that Planned Development PD No. 121 was adopted in August 2015 for Montgomery Ridge Phase II. She noted that the intent of this PD was to create a unique mixed-use development that integrated diverse housing, supportive retail and commercial services, and office space within a pedestrian oriented environment. The original PD comprised of approximately 92± acres and adopted a Concept Plan which subdivided the property into various “character zones.” She stated that the applicant is requesting to amend the Development Regulations and adopt a Concept Plan, Building Elevations, and Open Space Exhibit for an urban residential development for a character zone which was originally slated for multi-story buildings with structured parking.

Ms. Mohan stated that the property is approximately 10.765± acres. She presented the Concept Plan and explained that it shows two buildings – Building I (on the eastern side) and Building II (on the western side). She noted that Building I will be a 503,526 square foot building with a 203,214 square foot structured parking garage. There are a total of 363 units within the building comprising of one, two, and three bedroom units. The one bedroom units make up 58% of the total units (211 units). The two bedroom units make up 39% of the total units (141 units). The three bedroom units make up 3% of the total units (11 units). Building II will be a 343,890 square foot building with a 145,895 square foot structured parking garage. There are a total of 252 units within the building comprising of one, two, and three bedroom units. The one bedroom units make up 60% of the total units (152 units). The two bedroom units make up 37% of the total units (93 units). The three bedroom units make up 3% of the total units (7 units). She noted that both buildings will be a wrapped product type with structured parking in the center similar to the Luxe and other recently passed developments.

Ms. Mohan stated that a majority of the parking for both buildings will be provided in the structured parking garage. She stated that for Building I, 97% of the parking for the development will be provided in the structured parking garage. The remaining 3% of the parking will be provided as surface parking spaces. The number of parking spaces provided equates to a parking ratio of 1.70 spaces/unit. Ms. Mohan noted that these ratios were similar to other recently approved urban residential developments. For Building II, 99% of the parking for the development will be provided in the structured parking garage. The remaining 1% of the parking will be provided as surface parking spaces. The number of parking spaces provided equates to a parking ratio of 1.71 spaces/unit.

Ms. Mohan stated that there are three access points into the development. All three access points are on Montgomery Boulevard (which ultimately connects to both Bethany Drive and US Highway 75) – one through a public right-of-way (Marian Drive) and two through a 26' Firelane, Access, Utility, and Drainage Easement.

Ms. Mohan then presented the Open Space exhibit. She stated that for Building I, approximately 1.70± acres of open space are provided. For Building II, approximately 0.75± acres of open space are provided. She explained that the Open Space Exhibit shows the open space primarily distributed around the perimeter of the two buildings. She noted that the Open Space Exhibit also specifies five-inch caliper trees as an enhanced buffer between this property and the property to the north. Both of the urban residential buildings include courtyards offering several amenities such as enhanced paving, fire pits, outdoor dining, grills, and lounge areas. Additionally, Ms. Mohan stated that both buildings include a rooftop pool with cabanas, lounge chairs, and seating areas, decorated with raised planters. She noted that it would be the first of its kind in Allen to offer rooftop recreational opportunities. She stated that a trail easement is provided on the southeastern side of the property for a potential connection to existing trails.



Ms. Mohan stated that the screening provided for the property is an eight-foot masonry screening wall on top of a variable retaining wall which ranges between zero feet and eight feet. She noted that this means that the wall could be as tall as sixteen feet in some locations, with an eight-foot retaining wall and an eight-foot screening wall. She stated that the wall will be built by the northern property along the northern perimeter of this property. This applicant will provide enhanced landscaping along the northern property boundary as an additional buffer.

Ms. Mohan stated that the primary building materials are stone, brick, and stucco. Accent metal and woodtone siding is also proposed. Additionally, she noted that the building height varies between 4-5 stories. She stated that the fifth story would be a garden-level story which steps below the grade. The maximum height of the ridge line will be 73 feet for Building I and 69 feet for Building II, and the maximum plate height of the roof will be at 55 feet for both buildings. The maximum height of the garage for both buildings will be 7 stories with a maximum height of 79 feet (inclusive of the roof and the cabana). She noted that, especially inclusive of the height of these buildings, this area is well suited for an urban residential product. She stated that it is a good continuation of the Watters Creek development and that this area supports this density. She noted that the original Planned Development allowed the use of urban residential through a Specific Use Permit. She stated that staff recommended the applicant go through the Planned Development Amendment process instead so that staff could require greater standards of the development and so that the developer was able to alter setbacks and other deviations for their design. She noted that the setbacks within this proposed PD are necessary to make the density on the site work, as it supports the structure parking and the amenities. Ms. Mohan stated that early in the process, there were conversations with the developer concerning the northern section of the property as it is relatively close to the Angel Field East neighborhood. She stated that the developer provided an enhanced landscape buffer along this eight-foot masonry screening wall and provided cross-sections to demonstrate the impact of the proposed buildings' height. She noted that these cross-sections made staff more comfortable with the proposed height. She then showed the cross-sections of Building I and Building II along the northern border. With these images, she demonstrated how the grade differentiation can make the five stories appear to be four stories. She noted that this is consistent with the original Planned Development and that it has a minimum height of four stories. She also stated that the original Planned Development does not have any rear yard setback requirements. She stated that this creates a situation where an office building can be built, by right, up to fifty-five feet with no buffer. She stated that the developer, with the minimum setback of at least forty-six feet from the property line, additional landscaping, and the step down of the four and five stories, has addressed those potential concerns.

Ms. Mohan stated that the development regulations include the permitted use and proposed regulations for parking, setbacks, open space, density, and building height. She highlighted:

1. The permitted use shall include "dwelling, Multi-family," in addition to all other uses currently permitted.
2. The property shall not be developed with less than 1.70 acres of open space for Building I and no less than 0.75 acres of open space for Building II.
3. The parking ratio for Building I shall be 1.70 spaces per dwelling unit and for Building II shall be 1.71 spaces per dwelling unit.

Ms. Mohan noted that the PD Amendment request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

Ms. Mohan indicated that the applicant had a presentation.

The applicant, Gene Babb, 17304 Preston Road, Dallas, TX, stated that he had a series of pictures. He stated that the development group had been before the Commission before on two other projects in Allen, one on Watters Road and McDermott Drive and the other adjacent to Top Golf. He indicated that they only do

multi-family projects, not office or commercial. He stated that they are a family-owned and operated business that is vertically integrated. He stated that the company manages its own projects and construct them. He showed an example of a project in Raleigh, North Carolina, including the interior, and an example of a similar project in Atlanta, Georgia. Mr. Babb showed elevations from the project near Top Golf and demonstrated how the split between four and five stories would work for this project as well. He showed renderings of the pool on top of the parking deck for the project in Atlanta, Georgia, which would also be implemented within this development. He also showed an example of a project in Frisco, Texas, that demonstrated the four and five story split. He demonstrated how they work with the lay of the land, with the five-story transitioning to four stories as the elevation increases.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that there were no written correspondences on the item.

Commissioner Hollingworth stated that he did not have questions or concerns.

2<sup>nd</sup> Vice-Chair Platt stated that the presentation was thorough and that he was satisfied with the information provided.

Commissioner Orr stated that the applicant did a good job with the elevations and that he believes it will fit the area.

Chairman Cocking noted that there was a substantial drop in the percentage of one-bedrooms, from sixty-five percent, where comparable projects have been at seventy-five or eighty-percent range. He asked staff if the school district had reviewed the project for any concerns.

Ms. Mohan stated that the school district did express concerns.

Mr. Babb stated that their typical suburban, three-story, walk up projects have yielded roughly 0.2 students reside per unit. He noted that a development like this does not lend itself to large families and yields about 0.1 students per unit.

Chairman Cocking questioned if the school district was involved in the review of this development and if they had any concerns.

Ms. Mohan stated that while there were concerns, through the studies, staff is satisfied that the development will not significantly increase the amount of students for the school district.

Chairman Cocking stated that when this PD first came through two years ago, he raised concerns about the building height along the northern border adjacent to the residential development. They had determined special heights and conditions to make it more mixed use. He stated that he applauds the development that is happening overall in the area and that realtors in the area are stating that there will be a high-rise development in this location. He noted how open the realtors are about the townhomes, apartments, and high-rises to potential homebuyers. He stated that they are stepping outside the standard mixed-use with residential adjacency. He noted the standard multi-family restriction is that anything within one hundred feet of a residential property is to have a two-story maximum height. He noted that this proposed development is at forty-six feet. He stated that he has concerns which he raised with the three stories originally proposed. This development is now a four to five story building within forty-five feet of a residential backyard. Chairman Cocking also noted that there has been a development in Allen recently

where no balconies or translucent windows were proposed adjacent to a residential use. He stated that he has concerns with potential privacy issues. He asked for the applicant's perspective on the issue.

Mr. Babb stated that he understands the concern. He noted that the enhanced landscaping of five-inch caliper trees will eventually be over twenty to twenty-five feet tall. He also pointed out the retaining wall, the slope of the land, and the difference of grade would prevent any major intrusion into the single-family and vice versa.

Chairman Cocking stated that he understands, but that the sight lines demonstrate that anyone higher than the third floor has a full view into every window of the houses behind the proposed development. He noted that this is concerning. He stated that he tried to get an idea of what the development will be and that he drove down Bethany Drive (westbound) to see a four-story building. He noted how overwhelming this building feels. Chairman Cocking stated that it is a rule that the City has had that anything within one hundred feet adjacent to a residential district needs to be two-story, and that he would like to see this continue. He noted that there has been another urban residential project where the buildings were required to be at two stories within the one hundred feet boundary (at Custer and 121). He noted that that is his preference but that he is just one voice of the group.

Mr. Babb noted that he understood. He stated that the original zoning was at four stories next to residential.

Chairman Cocking stated that the original zoning was four stories but that the road continued through the proposed buildings. He noted that the lot to the north was eighty-five to ninety feet in depth, meaning that because of the setbacks, a building could only be about sixty feet in depth. He stated that a sixty-foot deep building would not be built to four stories because of the structural limitations and parking requirements involved. He noted that while three stories is pushing the limits, that is what it could be with the way the zoning was laid out. He stated that this PD changes that and pushes those heights right to the edge. He noted that the original zoning did say four stories, but that was part of the concept plan provided at that time, and the way that it was laid out prevented any future buildings from being that high.

2<sup>nd</sup> Vice-Chair Platt stated that he was paying attention to the line of sight and noted that the five-inch caliper trees will, in a few years, block over ninety-percent of the lines of sights that will be open when the trees are planted. He noted that Live Oaks stay full nearly year-round with the exception of a few weeks. He noted that it may be stretching it but that this was a decent plan.

Commissioner Hollingsworth noted that the project makes sense and that people moving in know what will be built there. He stated that while there are standards and procedures in place, his opinion is that people have a choice to buy or not to buy property adjacent to an urban residential development. He stated that it was a pretty cool concept.

Commissioner Orr stated that he agreed that if people buy in that area and know what will be developed, then that is their choice. He noted that, in some cases, it may be a positive to be adjacent to a nice looking high rise. He stated that the trees will mitigate some of the view issues. He noted that he did not have a problem with it.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Platt and a second by Commissioner Hollingsworth, the Commission voted 3 IN FAVOR, and 1 OPPOSED to recommend approval of the request to amend the Development Regulations and adopt a Concept Plan, Building Elevations, and Open Space Exhibit for a portion of Planned Development "PD" 121; generally located**

**north of Montgomery Boulevard and west of US Highway 75, for Davis at Montgomery Ridge.**

**The motion carried.**

8. Discussion of status of impact fee study, procedures relating to the update of the City's impact fee ordinance, and related matters.

Mr. Joseph Cotton, Assistant Director of Engineering, stated that, as of the 27<sup>th</sup> of this month, the impact fee update will be completed. He noted that state law requires City Council to take action every five years on impact fee structure to change the fees or to determine that no revision is required. He stated that the Planning and Zoning Commission, which serves as the advisory committee for the impact fees to the City Council, is required to provide written comment prior to the public hearing, which is scheduled for July 25<sup>th</sup>. He stated that the Commission should be receiving a copy of the impact fees as well as a form to complete prior to the public hearing.

**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 7:52 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Jeff Cocking, Chairman

\_\_\_\_\_  
Hayley Angel, Planner

**Director's Report from 6/13/2017 City Council Meeting**

- There were no items taken to the June 13, 2017, City Council Meeting.

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** July 5, 2017

**SUBJECT:** Consider a request for a Combination Plat for Lots 1 and 2, Block 1, Cyrus One Allen, being 89.943± acres situated in the George Philips Survey, Abstract No 701; generally located northeast of Chelsea Boulevard and Allen Commerce Parkway. (PL-062917-0011) [Cyrus One Allen]

**STAFF RESOURCE:** Madhuri Mohan, AICP  
Senior Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** Planned Development No. 128 - Approved May, 2017

**LEGAL NOTICES:** None.

**ANTICIPATED CITY COUNCIL DATE:** None.

### **BACKGROUND**

The property is generally located northeast of Chelsea Boulevard and Allen Commerce Parkway. The properties to the north (across Ridgeview Drive) are zoned Agriculture Open Space AO and Planned Development PD No. 24 Office O and Light Industrial LI. To the west (across Chelsea Boulevard), the property is zoned Planned Development PD No. 130 Single Family Residential R-5 and R-6, Planned Development PD No. 92 Single Family Residential R-7, and Planned Development PD No. 36 Industrial Technology IT. To the south (across Allen Commerce Parkway), the property is zoned Planned Development PD No. 102 Corridor Commercial CC. The properties to the east are zoned Community Facilities CF and Planned Development PD No. 124 Corridor Commercial CC.

The property is zoned Agriculture Open Space AO and Planned Development PD No. 128 Corridor Commercial CC. A Site Plan for the Cyrus One Data Center (on Lot 1, Block 1) is currently under review. Platting the site is the last step in the development process. A Combination Plat is submitted as the tract of land is subdivided into three (3) lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows two lots at approximately 89.943± acres. Two points of access are provided for Lot 1 Block 1 – one (1) point of access on Chelsea Boulevard and one (1) point of access on Allen Commerce Parkway.

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

### **STAFF RECOMMENDATION**


Staff recommends approval.

### **MOTION**

*I make a motion to approve the Combination Plat for Lots 1 and 2, Block 1, Cyrus One Allen; generally located northeast of Chelsea Boulevard and Allen Commerce Parkway.*

**ATTACHMENTS**

Combination Plat

	<b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805	
	<b>DRAWN BY</b> JAN/SSP	<b>CHECKED BY</b> KCH	<b>SCALE</b> 1"=100'	<b>DATE</b> 2017 3926-17.053

- [illegible]







<b>PLANNING &amp; ZONING COMMISSION</b>	<b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** July 5, 2017

**SUBJECT:** Conduct a Public Hearing and consider a request to amend the development regulations of District D of Planned Development "PD" No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations relating to a 33.66± acre tract of land situated in the Catherine Parsons Survey, Abstract No. 711; generally located southwest of Exchange Parkway and Watters Road. (Z-8/1/16-59) [Village at Twin Creeks Phase 4]

**STAFF RESOURCE:** Lee Battle, AICP, LEED AP  
Acting Director of Community Development

**PREVIOUS COMMISSION/COUNCIL ACTION:** Planned Development No. 108 – Approved October, 2011

**LEGAL NOTICES:** Public Hearing Sign Installed –June 23, 2017  
Public Hearing Letters Mailed – June 23, 2017

**ANTICIPATED CITY COUNCIL DATE:** July 25, 2017

**BACKGROUND**

The property is generally located southwest of Exchange Parkway and Watters Road. The property to the north (across Exchange Parkway) is zoned Planed Development PD No. 108 Mixed-Use MIX. The properties to the west and south (across Kennedy Drive) are zoned Planned Development PD No. 108 Single-Family Residential SF. To the east (across Watters Road), the properties are zoned Planed Development PD No. 54 Industrial Technology IT.

The property is currently zoned Planned Development PD No. 108 Single-Family Residential SF. The original PD was adopted in October 2011, and the subject property falls within District D of PD No. 108. District D was intended to provide for a mix of attached and detached housing types and strategically located civic space.

In 2014 a concept plan was adopted for the development of The Villages of Twin Creeks, but did not include this northeast quadrant of District D. The applicant is submitting a Concept Plan and Development regulations for the development of this final phase of The Villages of Twin Creeks. The submittal is requesting to amend the development regulations of District D of Planned Development PD No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations, to establish design standards for this residential community.

The proposed residential development is approximately 33.66± acres. The Concept Plan shows a total of 242 lots with three single-family product types:

1. Approximately 106 units (44% of the total lots) will be Townhome (TH) lots, with a minimum lot size of 25'X95' and a minimum dwelling unit size of 1,400 square feet.
2. Approximately 70 lots (29% of the total lots) will be single-family detached R-7 lots (Type 1), with a minimum lot size of 45'X95' and a minimum dwelling unit size of 1,800 square feet. These lots will be front-entry.

3. Approximately 66 lots (27% of the total lots) will be single-family detached R-7 lots (Type 2), with a minimum lot size of 40'X110' and a minimum dwelling unit size of 1,800 square feet. These lots will be rear-entry.

The maximum gross density of this phase of the development is 7.2 units/acre which falls within the permitted density for PD No. 108 (allowing a density range of 3.8 – 8.0 units/acre).

The plan also shows approximately 4.9± acres of open space distributed around the perimeter of the property and throughout the development. Amenities such as benches and playground equipment will be provided within the open space areas. A 10' Hike and Bike trail is proposed along Exchange Parkway. This trail connects to existing trails on the western and eastern sides of this property. The proposed trail also continues as a proposed 8' Hike and Bike Trail along Watters Road.

Screening for the property will consist of an eight-foot (8') masonry screening wall on the northern property boundary along Exchange Parkway and on the eastern property boundary along Watters Road. An eight-foot (8') stone parapet wall and a wrought-iron fence will also be constructed along the northeastern portion of the property.

There are a total of three (3) access points into the development. There are two (2) access points on Kennedy Drive and one access point on Watters Road. The Roadway Exhibit depicts the internal streets with a 50' right-of-way. No on-street parking will be permitted along streets with townhome frontage – this restriction will be marked by a “No Parking” signage. Parking for the townhome lots is provided as off-street parking.

Several building elevations will be incorporated in the development. All sides of all elevations will be 100% masonry with primary building materials such as stone, brick, and stucco. The 100% masonry requirement exceeds the ALDC standards. Additionally, the elevations will be further enhanced through treated driveways and carriage-hardware designed garage doors.

The attached development regulations include building elevation standards, lot design criteria and setbacks, screening, roadway, the no parking restriction, tree planting, and cluster mailbox regulations. Other modifications to PD No. 108 are also included such as removing the regulation to deed restrict the property to individuals over 55 years of age.

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 District D of Planned Development “PD” No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations relating to a 33.66± acre tract of land; generally located southwest of Exchange Parkway and Watters Road, for the Village at Twin Creeks Phase 4.*

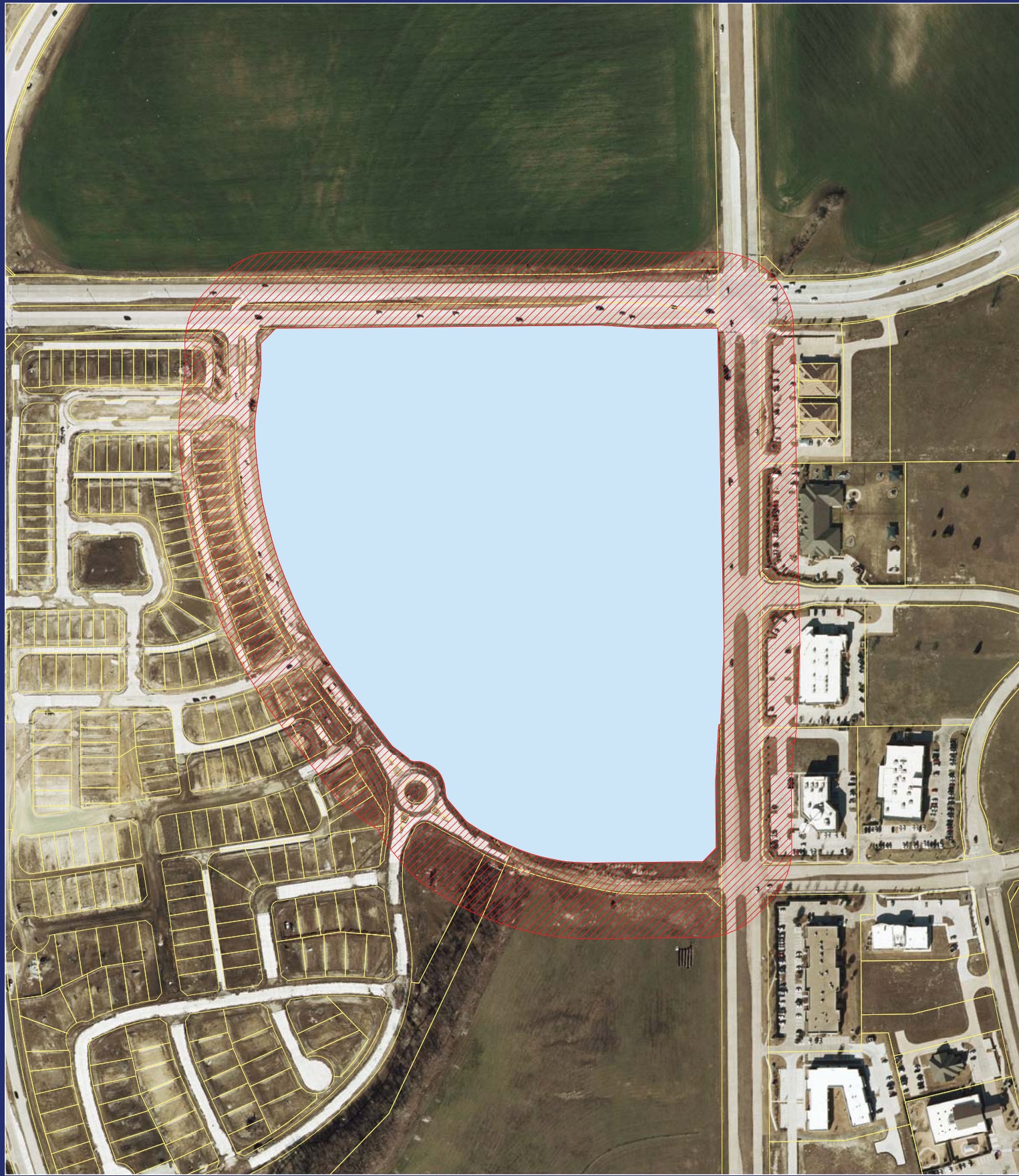
### **ATTACHMENTS**

Property Notification Map  
Development Regulations  
Concept Plan

Planning & Zoning Commission  
July 5, 2017  
Village at Twin Creeks Phase 4  
Page 3





Screening Plan  
Roadway Plan  
Color Elevations

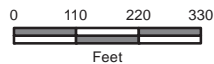




Property Ownership Notification  
Village At Twin Creeks Ph 4

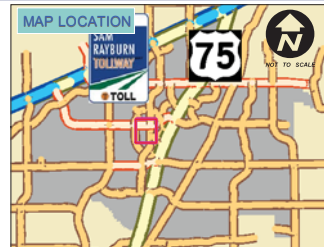
### Map Legend

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



Planning & Development - GIS  
Date: 6/22/2017

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**  
**VILLAGE AT TWIN CREEKS PHASE 4**

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and District D of Planned Development “PD” No. 108 Single-Family “SF”, as set forth in Exhibit “B” of Ordinance No. 3044-10-11 (“the PD-108 Regulations”) except to the extent modified by the Development Regulations set forth below:

- A. 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.
- B. 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 building materials on all sides of all elevations shall be 100% masonry except for doors, windows, and decorative railings. Cementous Fiberboard siding may be used for architectural features located above the roof line.
  - (2) Driveways on front-entry products shall have a treated surface.
  - (3) Garage doors on all front-entry products shall have carriage hardware design.
- C. LOT DESIGN CRITERIA AND BUILDING SETBACKS:** The minimum lot dimensions and building setbacks for the lot types shown on the Concept Plan shall be modified as follows:

(1) **“TH” Townhome Lots:**

Front Yard Setback	20 feet; porches and stoops may encroach up to 7 feet
Side Yard Setback	0 feet
Corner Side Yard Setback	5 feet
Rear Yard Setback	10 feet
Minimum Lot Width	25 feet
Minimum Lot Depth	90 feet
Minimum Dwelling Unit Size	1,400 square feet (excluding garage)
Maximum Lot Coverage	80%

(2) **“R-7” Single Family Type 1 Lots:**

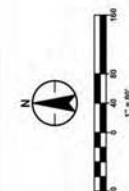
Front Yard Setback	10 feet; porches and stoops may encroach up to 7 feet
Side Yard Setback	5 feet
Rear Yard Setback	10 feet
Minimum Lot Size	4,275 square feet
Minimum Lot Width	45 feet
Minimum Lot Depth	95 feet
Minimum Dwelling Unit Size	1,800 square feet (excluding garage)

(3) **“R-7” Single Family Type 2 Lots:**

Front Yard Setback	10 feet; porches and stoops may encroach up to 7 feet
Side Yard Setback	5 feet
Rear Yard Setback	20 feet
Minimum Lot Size	4,400 square feet
Minimum Lot Width	40 feet
Minimum Lot Depth	110 feet
Minimum Dwelling Unit Size	1,800 square feet (excluding garage)

- D. GARAGE SETBACK:** Not less than 20 feet (to face of the structure).
- E. BUILDING HEIGHT:** The maximum building height shall be thirty-six (36) feet.
- F. SCREENING:** Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Screening Plan attached hereto as Exhibit “C.”
- G. ROADWAY:** The roadways shall be constructed on the Property in general conformance with the Roadway Plan attached hereto as Exhibit “D.”
- H. NO PARKING:** Prior to approval of a final plat for any of the Townhome Lots, a restrictive covenant shall be signed and recorded by the owner of the Property that includes a prohibition of parking along streets adjacent to the frontage of the Townhome, except where designated head-in parking is provided. The parking restriction will be marked by “No Parking” signage. Nothing in this ordinance shall be construed as precluding the designation by the City Council or the City Fire Marshall of fire lanes or other areas where parking of vehicles is prohibited.
- I. TREE PLANTING:** No fewer than two (2) shade trees (as defined in Appendix C of the ALDC) with a trunk diameter of not less than three (3) caliper inches at time of planting, shall be planted for each dwelling unit within the Property for which a building permit has been issued. At least one of the required shade trees must be planted on each lot, with the remaining required shade tree to be planted either on the lot with the dwelling unit or within the open space areas of the Property. If the open spaces in the development cannot accommodate the required trees, the unplanted tree must be mitigated.
- J. CLUSTER MAILBOXES:** Cluster mailboxes are to be provided as shown on the Concept Plan attached hereto as Exhibit “A,” subject to the United States Postal Service (USPS) approval.
- K. APPLICABILITY.** Paragraph 2 of Subsection 7.2.1 of the PD-108 Regulations shall not apply to development of the Property.



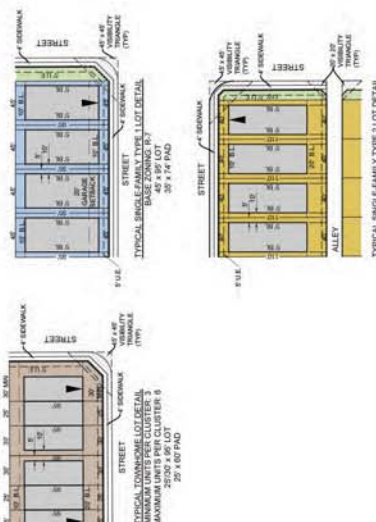


PARCEL CURVE DATA			CHORD LENGTH		BEARING
CURVE #	LENGTH	ARC DIST.	CHORD DIST.	CHORD BEARING	BEARING
C1	165.61	500.00	194.37		N47°19'30"W
C2	150.00	222.45	146.88		N47°19'30"W
C3	170.00	729.50	1513.11		N47°19'30"W
C4	150.00	81.80	107.91		N47°19'30"W
C5	214.00	27.90	44.93		N47°19'30"W
C6	128.91	71.60	80.69		N47°19'30"W
C7	19.10	17.50	30.98		N47°19'30"W
C8	18.40	16.40	30.98		N47°19'30"W
C9	186.81	1178.50	1374.00		N47°19'30"W
C10	111.00	500.00	1374.00		N47°19'30"W
C11	88.90	500.00	1374.00		N47°19'30"W

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
1.1	N89°43'E	835.40
2	S88°22'22"E	143.22
3	N89°47'34"E	173.87
4	S87°14'23"E	844.65
5	S87°23'03"E	556.00
6	S84°27'59"E	35.30
7	S84°27'59"E	321.81
8	S89°22'59"E	65.28
9	N89°22'59"E	13.70
1.1	N87°23'30"E	105.83
1.17	N67°11'59"E	15.45
1.21	N67°11'59"E	15.45
1.22	N67°11'59"E	55.85

PHASE IV SUMMARY TABLE	
units	106
Green Homes	106
Single-family Type 1	52
Single-family Type 2	54
<b>Total</b>	<b>242</b>
Green Density	7.2
Net Density	11.5
Net Development Area	1,466,026.9
Acres	33.7
Green Development Area	1,466,026.9
Green Space (Ac.)	3.2
Permitted (Ac. / 75,000)	4.9
Pre-sold	24
Under Planning	34

**Notes:** All townhome lots are front loaded. This concept plan is an illustration that does not intend to deviate from the project. Final visibility easements will be required for this project, determined at the time of final plat. This could impact setbacks.



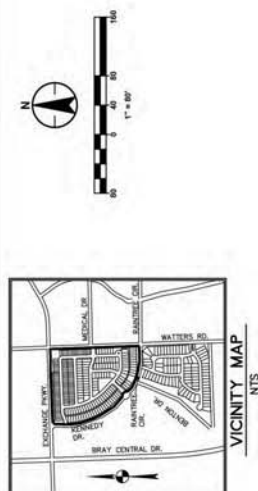
**OWNER/DEVELOPER:**  
GULF EXCHANGE LLC  
35 N. DALLAS PARKWAY  
SUITE 400  
DALLAS, TEXAS 75093  
PHONE: (469) 450-5265  
CONTACT: JED DOLSON

**CONSULTING ENGINEER/DESIGNER:**  
STANTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE  
SUITE 400  
DALLAS, TEXAS 75251  
PHONE: (972) 991-0911  
CONTACT: JOSHUA MALLAP, P.E.  
TYPE # F-4334

**BLOCK**  
DENOTES LOT FRONTAGE TO STREET  
CLUSTER MAIL BOXES



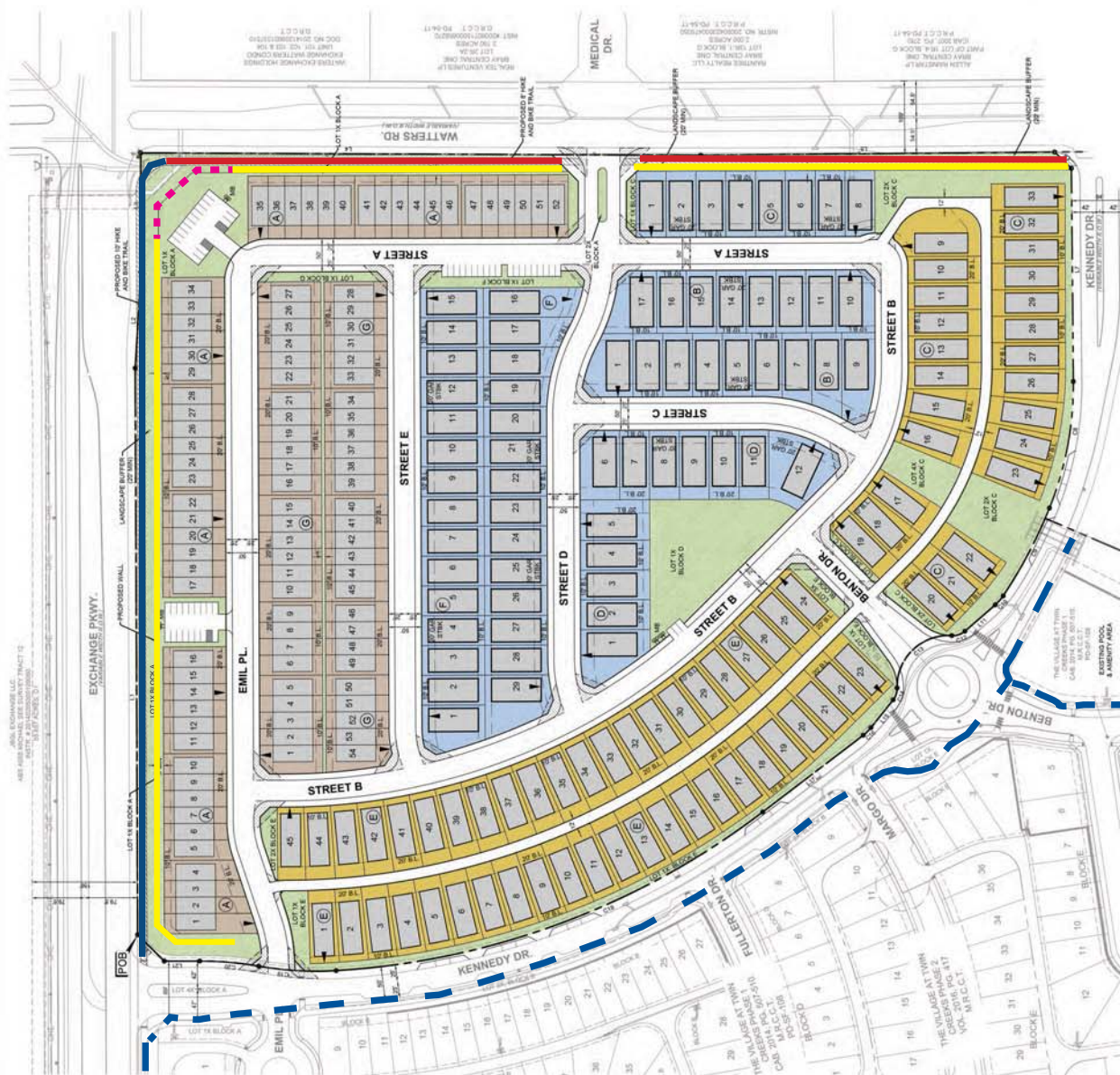




## LEGEND

## OPEN SPACE AND TRAILS

- OPEN SPACE** ±4.9 ACRES  
EXISTING 10' HIKE AND BIKE TRAIL  
PROPOSED 10' HIKE AND BIKE TRAIL  
PROPOSED 8' HIKE AND BIKE TRAIL  
PROPOSED 8' MASONRY SCREEN WALL  
PROPOSED 8' STONE PARAPET WALL AND  
ORNAMENTAL METAL COMBINATION



**Civil Engineer/Preparer**  
STATTEC CONSULTING SERVICES INC.  
12222 MERIT DRIVE  
SUITE 400  
DALLAS, TEXAS 75251  
PHONE: (972) 891-0911  
CONTACT: JOSHUA MILLSPAP, P.E.  
TR09E R-FA33A

VILLAGE AT TWIN CREEKS  
PHASE IV

33.66 GROSS ACRES  
AN ADDITION TO THE CITY OF ALLEN,  
COLLIN COUNTY, TEXAS  
LOCATED IN THE CATHERINE PARSONS  
SURVEY, ABSTRACT NO. 711,  
CITY OF ALLEN, COLLIN COUNTY, TEXAS.

106 TOWNHOMES  
136 SINGLE FAMILY LOTS

HOA LOTS

3





**LEGEND**  
STREET WIDTH AND ON-STREET PARKING  
PROPOSED 50' ROW W/ 31' STREET SECTION  
PROPOSED 12' ALLEY



Client/Project: GREEN BRICK PARTNERS  
VILLAGE AT TWIN CREEKS  
PHASE IV  
CITY OF ALLEN, TEXAS  
ROADWAY EXHIBIT

North Arrow  
Scale: 1" = 80'  
Stantec  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

Project Number: 772710379  
Revision: 01  
Drawing No.: C12  
Sheet: 3 of 4

VILLAGE AT TWIN CREEKS  
PHASE IV

33.66 GROSS ACRES  
AN ADDITION TO THE CITY OF ALLEN,  
COLLIN COUNTY, TEXAS  
LOCAL ORDER FOR SURVEY AND  
SUBDIVISION ABSTRACT NO. 771  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

**CONSULTING ENGINEER**  
JAMES L. JONES, P.E.  
2000 N. DALLAS PARKWAY  
SUITE 400  
DALLAS, TEXAS 75201  
PHONE: (214) 994-0011  
CONTACT: JAMES L. JONES  
DATE: 11/11/2011

**CONSULTING ENGINEER**  
JAMES L. JONES, P.E.  
2000 N. DALLAS PARKWAY  
SUITE 400  
DALLAS, TEXAS 75201  
PHONE: (214) 994-0011  
CONTACT: JAMES L. JONES  
DATE: 11/11/2011

VACANT  
488 SANTI CATHERINE PARKWAY SURVEY TRACT 28  
22.88 AC PLUP USE

EXISTING POOL  
& AMENITY AREA

THE VILLAGE AT TWIN  
CREEKS PHASE 2  
CADD, PG. 417  
VOLUME 1  
M.B.L.C.T.

THE VILLAGE AT TWIN  
CREEKS PHASE 2  
CADD, PG. 417  
VOLUME 1  
M.B.L.C.T.

THE VILLAGE AT TWIN  
CREEKS PHASE 2  
CADD, PG. 417  
VOLUME 1  
M.B.L.C.T.



















