



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 6, 2021 - 7:00 P.M.
CITY COUNCIL CHAMBER
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the March 23, 2021 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 March 16, 2021, Planning and Zoning Commission Regular Meeting.

Regular Agenda

3. Preliminary Plat - Consider a Request for a Preliminary Plat for The Farm, Being 10.822± Acres Located in the John Phillips Survey, Abstract No. 718, the J. W. Roberts Survey, Abstract No. 762, and the J.W. Parsons Survey, Abstract No. 705; Generally Located on the North Side of Ridgeview Drive Approximately 900 feet East from the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (PL-PRE-031521-0001) [The Farm]

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, April 2, 2021, at 5:00 p.m.

Shelley B. George, City Secretary

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

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

April 6, 2021

SUBJECT:

Action Taken on the Planning and Zoning Commission Items by City Council at the March 23, 2021 Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- The City Council approved the request to amend Planned Development PD No. 142 for The Avenue - Single-Family at the March 23, 2021 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

April 6, 2021

SUBJECT:

Approve Minutes from the March 16, 2021, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the March 16, 2021 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 16, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Dan Metevier, 2nd Vice-Chair
Jeff Burkhardt
Elias Shaikh
Michael Smiddy
John Ogrizovich

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, P.E., Assistant Director of Engineering
Shelley B. George, TRMC, MMC, City Secretary
Rinkey Singh, AICP, AIA, Planning Manager
Hayley Angel, AICP, Senior Planner
Rolandrea Russell, Planner
Jordan Caudle, Planning Technician
Shelby Percy, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. via Video Conference.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the March 9, 2021, Regular Meetings.

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

2. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the March 2, 2021, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

The motion carried.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations for a Portion of District H of Planned Development No. 108 Mixed Use MIX and Adopt a Zoning Exhibit, Concept Plan, and Building Elevations for Approximately 4.998± Acres in the John Fyke Survey, Abstract No. 325; Generally Located North of Bossy Boots Drive and Approximately 400 Feet West of Stockton Drive. (ZN-111320-0016) [Priya Senior Independent Living]

Ms. Singh, Planning Manager, presented the item to the Commission.

Ms. Singh stated that staff was in support of the agenda item, with the exception that the installation of gate at the drive entrance on the west side and at the eastern side are not permitted.

Arun Paul, Applicant, 878 Shotwell Street, San Francisco, CA gave a brief overview of the project.

David Hicks, Property Owner, 401 Woodlake Drive, Allen, TX spoke in support of this item.

Chair Trahan opened the public hearing.

The following letters were received in support of the item:

Shreya Bhat, 1450 N. Watters Road, Allen, TX
Suchi Gupta, Allen, TX
Umesh Gahlot, 1292 Bossy Boots Drive, Allen, TX

The following letters were received in opposition of the item:

Ritu Mishra, 967 Cougar Drive, Allen, TX
Charlotte Crawford, 955 Cougar Drive, Allen, TX

The following individuals registered as representatives but did not speak on the item:

Curt Wagner, 17064 Berkshire Parkway, Clive, IA
Manny Gonzalez, 30700 Russell Ranch Road, Suite 250, Westlake Village, CA
Logan Bailey-Pekins, 2601 Mission Street, Suite 604, San Francisco, CA
Kartavya (Kevin) Patel, Applicant, 1784 W. McDermott Drive, Suite 110, Allen, TX
John Green, Applicant, 3365 Ash Street, Denver, CO
Scott Jensen, Applicant, 1400 Corporate Center Curve, Suite 100, Eagan, MN

With no one speaking, Chair Trahan closed the public hearing.

The Commission discussed the building and open space orientation, building height, front yard fencing, cross access connections, gates, and public response.

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend the Development Regulations of District H of Planned Development No. 108 Mixed Use MIX for approximately 4.998± acres of land, subject to the Zoning Exhibit, Concept Plan, and Building Elevations, with the condition that the installation of gate at the drive entrance on the west side and at the eastern side are not permitted.**

The motion carried.

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations for a Portion of District F of Planned Development No 108 Office O and Adopt a Zoning Exhibit, Concept Plan, and Building Elevations for Lot 7, Block G, Bray Central One; Generally Located at the Southwestern Corner of the Intersection of Exchange Parkway and Raintree Circle. (ZN-011521-0001) [Medical Office and Convenience Store with Fuel Station].

Ms. Singh, Planning Manager, presented the item to the Commission.

Ms. Singh stated that staff was in support of the agenda item.

David Hicks, Property Owner, 401 Woodlake Drive, Allen, TX gave a brief overview of the project.

Chair Trahan opened the public hearing.

The following individual registered as representative but did not speak on the item.

Kartavya (Kevin) Patel, Applicant, 1784 W. McDermott Drive, Suite 110, Allen, TX

With no one speaking, Chair Trahan closed the public hearing.

The Commission discussed the environmental considerations.

Motion: **Upon a motion by Commissioner Burkhardt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend the Development Regulations of District F of Planned Development No. 108 Office O for approximately 2.535± acres of land, subject to the Zoning Exhibit, Concept Plan, and Building Elevations, as presented.**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 8:04 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	April 6, 2021
SUBJECT:	Consider a Request for a Preliminary Plat for The Farm, Being 10.822± Acres Located in the John Phillips Survey, Abstract No. 718, the J. W. Roberts Survey, Abstract No. 762, and the J.W. Parsons Survey, Abstract No. 705; Generally Located approximately 900 feet East from the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (PL-PRE-031521-0001) [The Farm]
STAFF RESOURCE:	Rinkey Singh, AICP, AIA Planning Manager
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 72 - Approved October, 1986 Planned Development No. 72 - Approved October, 1998 Planned Development No. 72 - Approved March, 2005 Planned Development No. 134 - Approved January, 2018 Planned Development No. 134 - Approved July, 2020 Preliminary Plat - Approved October, 2020 Final Plat - Approved February, 2021
LEGAL NOTICES:	None
ANTICIPATED COUNCIL DATE:	None

BACKGROUND

The property is generally located on the North side of Ridgeview Drive, approximately 900-feet east, from the northeastern corner of the intersection of Alma Drive and Ridgeview Drive. The property to the north, east, and west are zoned Planned Development PD No. 134A Mixed Use MIX. The property is zoned Planned Development PD No. 134A Mixed Use MIX and is in the Neighborhood South Character District.

In July, 2020, City Council adopted a Planned Development with six Character Districts for a mixed-use development known as The Farm. The Final Plat for the overall Planned Development area comprised of 135.350± acres was approved on February, 2021. In addition, the Master Declaration of Covenants, Conditions, and Restrictions (CC&R) for the overall Planned Development area was approved by the City Attorney on February, 2021 and subsequently filed with Collin County on February 24, 2021.

The Preliminary Plat for the proposed townhomes on Block L1, Block L2 and Block M, fronting on Ridgeview Drive, comprise 10.822± acres of land. The Preliminary Plat includes 2.428± acres of proposed right-of-way and

1.794± acres dedicated to five (5) common area open space lots. A total of 112 residential lots are proposed.

A portion of the property on the east side, specifically on the east side of Block M, is in the 100-year floodplain as per the flood study prepared by Cardinal Strategies on January 22, 2021. The applicant intends to undertake a revised flood study to remove portions of the floodplain from Block M. Therefore, the following note has been added to the Preliminary Plat, "The Replat for The Farm, Block L1, Block L2 & Block M (said Replat associated with this Preliminary Plat) will not be able to be submitted until a revised flood study for The Farm has been submitted, reviewed, and approved by the City of Allen Engineering Department which removes all floodplain from Block M as depicted on The Farm Final Plat recorded on February 24, 2021."

The Preliminary Plat includes two points of access from Ridgeview Drive. All internal streets shown on the Preliminary Plat are public streets with the necessary utility, pedestrian access, and trail easements.

A 12-foot wide trail will be constructed along the eastern property line of Block M. The trail will be located on Lot 2, Block X. It will be constructed concurrent with the development of townhomes on the property and will be completed to the satisfaction of the Director of Parks and Recreation, prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.

A 30-foot wide landscape buffer with a 12-foot wide meandering hike and bike trail is proposed along the frontage on Ridgeview Drive. The landscape buffer and trail along the frontage of the property on Ridgeview Drive will be constructed prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.

The Preliminary 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 move to approve the Preliminary Plat for The Farm as presented.

ATTACHMENTS:

Preliminary Plat-The Farm

0 30 60 120

SCALE: 1" = 60'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	10°56'29"	225.00'	42.97'	42.90'	N09°07'16"E
2.	17°21'21"	266.50'	80.14'	80.43'	N08°15'24"E
3.	13°21'11"	233.50'	54.43'	54.30'	S06°15'19"W
4.	18°22'10"	36.50'	30.62'	30.49'	S22°07'03"W
5.	11°49'38"	275.00'	56.77'	56.57'	S08°25'24"W
6.	09°41'02"	853.50'	45.45'	45.42'	S87°48'47"E
7.	51°39'29"	77.50'	69.87'	67.53'	S85°31'43"E
8.	05°41'02"	853.50'	45.45'	45.42'	N59°18'02"E
9.	19°33'58"	1312.0'	448.04'	445.87'	N71°44'30"E
10.	52°07'08"	87.50'	52.49'	51.05'	N59°10'25"E
11.	42°11'22"	86.50'	63.84'	62.41'	N49°58'02"E
12.	32°07'08"	20.30'	20.33'	20.30'	N49°04'13"E
13.	48°39'48"	36.50'	31.00'	30.08'	S52°38'23"E
14.	03°46'16"	37.50'	40.18'	39.18'	S89°00'00"E
15.	03°46'16"	1086.0'	71.48'	71.46'	S87°48'23"E
16.	09°46'11"	316.00'	31.87'	31.86'	S88°48'20"E
17.	91°38'31"	31.50'	59.99'	53.19'	N31°12'24"E
18.	15°04'26"	241.50'	63.54'	63.35'	N22°09'07"W
19.	09°50'31"	863.50'	50.21'	50.21'	S89°45'11"W
20.	01°00'58"	1516.5'	29.89'	29.89'	N89°17'26"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 11°09'13"E	60.43'
2.	N 00°25'19"W	104.77'
3.	N 00°56'18"E	56.77'
4.	S 25°34'25"W	49.90'
5.	N 54°34'25"E	16.81'
6.	S 76°58'16"E	18.26'
7.	S 76°58'16"E	14.36'
8.	S 77°01'42"E	22.46'

$\Delta = 25^{\circ}58'55"$
 $R = 1500.00'$
 $L = 680.21'$
 $C = 674.39'$
 $B = N75^{\circ}23'01"E$

$\Delta = 01^{\circ}01'22"$
 $R = 1533.00'$
 $L = 27.37'$
 $C = 24.36'$
 $B = S89^{\circ}17'38"E$

$\Delta = 02^{\circ}55'31"$
 $R = 967.00'$
 $L = 49.37'$
 $C = 49.37'$
 $B = N89^{\circ}45'17"E$

$\Delta = 06^{\circ}13'56"$
 $R = 1500.00'$
 $L = 163.16'$
 $C = 163.08'$
 $B = N65^{\circ}30'32"E$

$\Delta = 23^{\circ}07'02"$
 $R = 1265.50'$
 $L = 510.59'$
 $C = 507.13'$
 $B = S73^{\circ}31'02"W$

$\Delta = 10^{\circ}12'05"$
 $R = 1039.50'$
 $L = 185.08'$
 $C = 184.84'$
 $B = N85^{\circ}46'22"W$

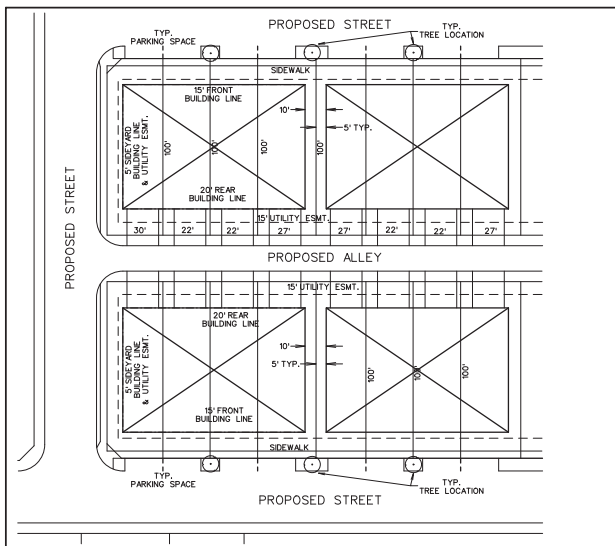
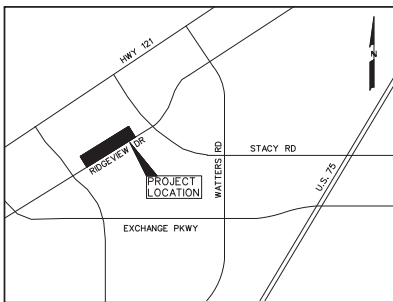
$\Delta = 06^{\circ}41'02"$
 $R = 940.00'$
 $L = 109.65'$
 $C = 109.59'$
 $B = S65^{\circ}18'02"W$

$\Delta = 22^{\circ}37'05"$
 $R = 200.00'$
 $L = 78.95'$
 $C = 78.44'$
 $B = N37^{\circ}10'25"W$

WATERFORD CROSSING
PHASE I
CAB. L, PG. 833

NOTES:

- Bearings are referenced to The Farm, an addition to the City of Allen, as described in Doc. No. in the Plat Records of Collin County, Texas.
- Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas and requirements for irrigation design and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
- All open space and common properties shall be owned and maintained by a property/homeowner's association established in accordance with Allen Land Development Code Sections 8.20.2 and 8.20.4.
- A sodded buffer not less than 30' wide constructed with a trail with at least one (1) shade tree, minimum four caliper inches, and one (1) ornamental tree planted on an average spacing of not less than 30 feet along the street frontage of Ridgeview Dr. All work shall be completed to the satisfaction of the Director of Parks and Recreation prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.
- All landscaping, irrigation, landscape lighting and landscape drainage systems located within public street ROW shall be maintained by a Property Owner's Association.
- Street cross section shall comply with the PD regulations to the satisfaction of the City Engineer.
- The Replat for The Farm, Block L1, Block L2 & Block M (said Replat associated with this preliminary plat) will not be able to be submitted until a revised flood study for The Farm has been submitted, reviewed, and approved by the City of Allen Engineering Department which removes all floodplain from Block M as depicted on The Farm Final Plat recorded on February 24, 2021.
- The 12' trail along Ridgeview Drive shall be constructed and all trail amenities shall be provided to the satisfaction of the Director of Parks and Recreation during any construction on the subject property. The trail shall be completed to the satisfaction of the Director of Parks and Recreation prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.
- The 12' trail along the eastern property line, located on Block X, Lot 2, (approx. 300' of trail) shall be constructed and all trail amenities shall be provided to the satisfaction of the Director of Parks and Recreation during any construction on the subject property. The trail shall be completed to the satisfaction of the Director of Parks and Recreation prior to the issuance of a final building inspection or certificate of occupancy for any building to be constructed on the townhome property.
- Block X on the preliminary plat refers to land designated as Open Space.
- B.L. - Building Line
U.E. - Utility Easement
P.A.E. - Pedestrian Access Easement



Parking Summary
Required Parking - 59
Proposed Parking - 71

PRELIMINARY PLAT
OF
**THE FARM
BLOCK L LOT 1 &
BLOCK M LOT 1**

LOTS 1-45 BLOCK L1
LOTS 1-33 BLOCK L2
LOTS 1-34 BLOCK M
LOTS 3-7 BLOCK X
112 TOTAL RESIDENTIAL LOTS
5 OPEN SPACE LOTS (1.794 ACRES)
10.822 TOTAL ACRES
2.428 TOTAL R.O.W. ACRES

OUT OF THE
J.W. ROBERTS SURVEY, ABSTRACT NO. 762
J.W. PARSONS SURVEY, ABSTRACT NO. 705
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718

IN THE
CITY OF ALLEN
COLLIN COUNTY, TEXAS
OWNER

THE FARM DEVELOPMENT CO.
714 S. GREENVILLE AVE., STE. 120
ALLEN, TEXAS 75002
214-495-8581

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS FIRM #10031700

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 2021 SCALE: 1"=60'