



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 17, 2013 – 7:00 P.M.
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 December 10, 2013 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 December 3, 2013, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the use and development regulations of Planned Development No. 46 to allow a 5.176± acre portion of Lot 3B-R, Block A, Deer Crest Addition, City of Allen, Collin County, Texas, bounded by Prestige Circle on the north, Jupiter Road on the east, the easternmost drive for the Greenville Oaks Church of Christ on the west and the alley for the Oak Hill subdivision on the south, to be developed and used for an Assisted Living and Senior Independent Living use. (Z-10/7/13-68) [CCC Allen Senior Living Community]
5. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations for a 76.14± acre portion of District D of Planned Development No. 108 and to adopt a Concept Plan, Street Width and On-Street Parking Diagram, Street Section Exhibits, Screening and Entry Signage Diagram, Screening Elevations, Open Space and Trail Diagram, and Product Type Lot Layout and Building Elevation Exhibit, located in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas, and generally located south of Exchange Parkway, west of Watters Road, and east of Bray Central Drive. (Z-9/18/13-65) [The Village at Twin Creeks]

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, December 13, 2013, at 5:00 p.m.

Shelley B. George, City Secretary

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

Director's Report from 12/10/13 City Council Meeting

There were two items taken to the December 10, 2013 City Council Meeting.

- A request for a Specific Use Permit for outdoor display and storage uses for Wal-Mart Supercenter (730 W. Exchange Pkwy.), was approved.
- A request for a Specific Use Permit for a Bottling Works and Distribution use for Nine Band Brewing (9 Prestige Circle), was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
December 3, 2013**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
John Ogrizovich
Stephen Platt, Jr.
Ben Trahan

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Shelby Griffin, Planner
Kevin Laughlin, City Attorney
Meagan Tucker, Planning Intern

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Conference 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 November 26, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the November 19, 2013 regular meeting.

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the consent agenda.

The motion carried.

Regular Agenda

3. Preliminary Plat – Consider a request for a Preliminary Plat for Morgan Crossing Phase 4. The property is 24.653± acres in the D.B. Hearne Survey, Abstract No. 427, City of Allen, Collin County, Texas; located on Angel Parkway, between Shelley Drive and Chaparral Drive. (PP-10/23/13-73) [Morgan Crossing Ph. 4]

Meagan Tucker, Planning Intern, presented to the Commission. This property is located on Angel Parkway, between Shelley Drive and Chaparral Road.

Ms. Tucker explained that the Preliminary Plat is 24.653± acres and shows 71 residential lots and 2 open space lots, both to that will be owned and maintained by the HOA.

There are two (2) access points for the subdivision. She reminded the Commission that there will be an eight foot (8') masonry wall that runs on the outside perimeter of the entire property and that a hike and bike trail will be constructed along the flood plain.

Ms. Tucker stated that the Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan and meets the standards of the Allen Land Development Code (ALDC).

Motion: **Upon a motion by 1st Vice Chair Cocking, and a second by 2nd Vice Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Morgan Crossing, Ph. 4.**

The motion carried.

4. Public Hearing – Conduct a Public Hearing and consider a request to amend Planned Development No. 58 for a Grocery Store and Fueling Station use. The property is 14.48± acres of land situated in the Henry Wetsel Survey, Abstract No. 1026, City of Allen, Collin County, Texas; located at the northwest corner of Greenville Avenue and Exchange Parkway. (Z-9/3/13-61) [Grocery Anchor]

Ogden “Bo” Bass, AICP, Director of Community Development, presented to the Commission. The property is located at the northwest corner of Greenville Avenue and Exchange Parkway.

He explained that the property is zoned Planned Development PD No. 58 for Shopping Center (SC) use and that the applicant is requesting an amendment to a portion of PD No. 58 to develop a grocery store, fueling station with car wash and a bank.

Director Bass explained that the Concept Plan shows the property divided into three (3) lots. Lot 1 is for the grocery store use and shows a one-story 87,000 square foot building. Truck docks, storage areas and mechanical equipment closest to Greenville Avenue are screened from view with a combination of masonry screening wall and landscaping (as shown on the attached Landscape Plan). The plan also shows designated outdoor display areas in the front of the building for the display of seasonal merchandise. Lot 2 is for a fueling station, with an automated car wash as an accessory use. The fueling station will be affiliated with the grocery store use and have an architectural style consistent with the grocery store building. Lot 3 is for the bank use. The parking provided for all three lots exceeds ALDC standards.

There are three access points to the site; two off of Exchange Parkway and one off of Greenville Avenue. Improvements will be made to Greenville Avenue/Exchange Parkway intersection at the time the grocery store is developed.

He stated that there would be an eight foot (8') masonry wall built on the entire west and north side of the property when the first lot develops. In addition, the Grocery Store to comply with noise standards, a twelve foot (12') section will be built along the north side of the grocery store building.

The buildings on all three lots will comply with the masonry standards of the *ALDC*. Lastly, Director Bass informed the Commission that the applicant is exceeding the open space requirement.

Mr. Bass explained that as part of the development regulations there is a requirement that the screening wall needs to be substantially complete prior to a Certificate of Occupancy being granted to the first lot being developed.

He recommended approval of the request.

2nd Vice Chair Mangrum asked if there was any consideration taken toward pedestrians using the intersection of Greenville Avenue and Exchange Parkway to attend events at the high school. Assistant Director of Engineering, Shawn Poe, stated that a Traffic Impact Analysis (TIA) was submitted for this project and that it measures the normal day to day traffic. Director Bass also added that at the time of construction of Eagle Stadium, the school district also submitted a TIA.

Commissioner McNutt suggested moving the sidewalks further away from the street on the Concept Plan.

2nd Vice Chair Mangrum asked about the truck maneuvering. Director Bass indicated that there is a truck turning exhibit showing how the trucks would be entering and exiting the site off of Greenville Avenue. He stated that there will be deliveries throughout the entire day.

Mr. John Rose, applicant, 4215 Walnut Hill Ln., Dallas, TX, explained the grocery store concept. He explained that deliveries are made all day long and that the store is stocked during the evening and night hours.

Commissioner McNutt inquired about the hours of operation. Mr. Rose explained that the hours have not been determined yet, but typically 6:00 am till 12:00 am.

Chairman Wendland opened the Public Hearing.

Pat Ford, 1900 Market Center, representing the Bank property came forward. He inquired about the Landscape Plan shown as part of the PD Amendment.

With no one else choosing to come forward, the Public Hearing was closed.

Director Bass responded to the question posed during the Public Hearing and stated that the Conceptual Landscape Plan is conceptual and that what is represented meets the standards of the *ALDC* as far as quantity and area however, the exact location of the trees and landscape elements will be vetted at Site Plan review.

1st Vice Chair Cocking added that he would like to see the open space on Lot 2 be amenitized and enhanced.

Chairman Wendland added that he was supportive of the request.

Motion: Upon a motion by Commissioner Trahan, and a second by Commissioner McNutt, the Commission voted 7 IN FAVOR, and 0 OPPOSED recommend approval of the request to amend Planned Development No. 58 for a Grocery Store and Fueling Station use for 14.48± acres of land located at the northwest corner of Exchange Parkway and Greenville Avenue.

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:36 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 11/26/13 City Council Meeting

There were two items taken to the November 26, 2013 City Council Meeting.

- A request for a Specific Use Permit for a Minor Automotive Repairs use for Waterfalls Car Wash and Lube for the Property located at 811 and 813 S. Greenville Avenue, was approved.
- A request for a Specific Use Permit to develop and use the property at 123 N. Greenville Avenue as a Minor Automotive Repairs use for Midas Auto Care Center, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: December 17, 2013

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: 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

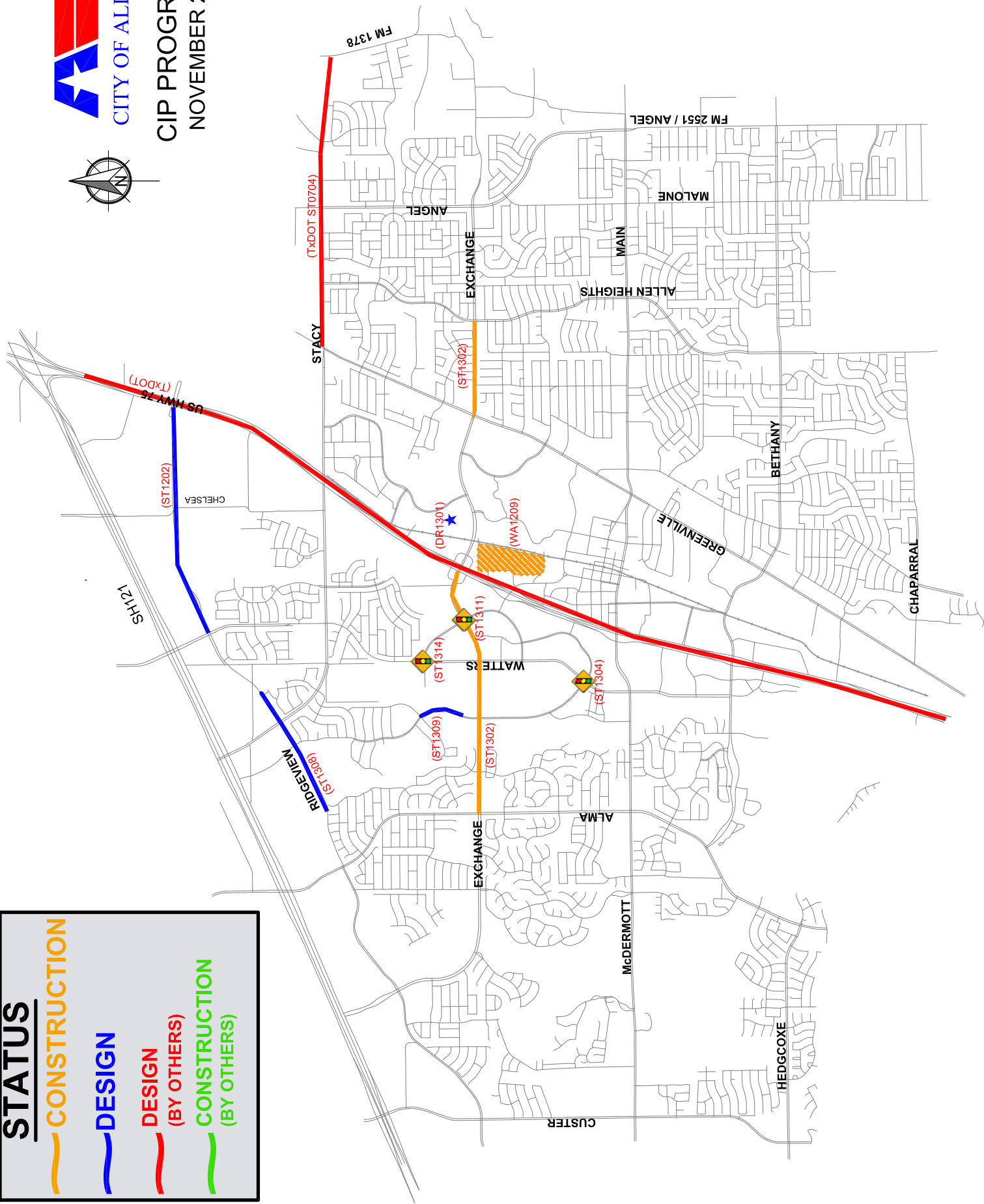
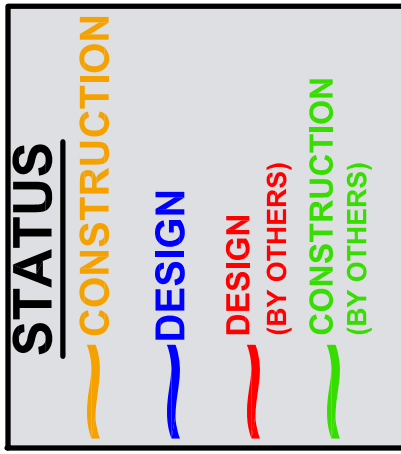
CIP Progress Report through November 2013
CIP Map through November 2013

ENGINEERING CIP PROGRESS REPORT - THROUGH NOVEMBER 2013

	PROJECT		STATUS / COMMENTS
ROADS	CITY	1 2013 Street and Alley Rehabilitation Project	ST1305 Street, alley, accessibility, and sidewalk improvements. Completion anticipated Spring 2014 .
		2 Bray Central Widening	ST1309 Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Anticipated design completion by December 2013 with construction beginning February 2014 .
		3 Exchange Parkway (Alma - Allen Heights)	ST1302 Addition of 2 lanes. Construction anticipated to be complete October 2014 .
		4 Ridgeview Drive (Watters - US75)	ST1202 No formal construction schedule. Awaiting development trends in this area.
		5 Ridgeview Drive (Alma through Stacy) Ph 1	ST1308 Roadway connection through the Bush/Elkin and Johnson properties. Design contract for 4-lane roadway and 6-lane bridge began Spring 2013. Construction anticipated Spring 2014 . 2-lane or 4-lane construction to be determined by funding available.
OTHERS		6 Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 TxDOT project in design. ROW acquisition and utility relocation underway. NTMWD waterline relocation to begin December 2013. Anticipate TxDOT letting date of December 2014 with construction starting Spring 2015 .
		7 US 75 Widening	TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of December 2013 with construction starting in Spring 2014 .
UTILITIES		8 Whis-Lynge Water/SS Replacement	WA1209 Water, sanitary sewer, and paving improvements for Whis-Lynge and Rolling Hills Estates. Construction has begun with an anticipated completion January 2015 .
MISC.		9 Allen Old Stone Dam Gabion Repair	DR1301 Repair of existing gabion walls. Design is 95% complete. Construction anticipated when CDC funding is disbursed in Summer 2014 .
		10 Signal - Exchange / Bossy Boots	ST1311 Construction anticipated to begin November 2013 in conjunction with Exchange widening to assist with traffic phasing.
		11 Signal - Watters / Bossy Boots	ST1314 Will be constructed with the AISD Service Center Project and completion required prior to opening the facility. Engineering planned to begin November 2013 . The design is being managed by AISD.
		12 Signal - Watters / Bray Central	ST1304 Design is complete and project has been bid and was awarded on November 12. Construction anticipated to begin in December 2013 .



CIP PROGRESS
NOVEMBER 2013



PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: December 17, 2013

SUBJECT: Conduct a Public Hearing and consider a request to amend the use and development regulations of Planned Development No. 46 to allow a 5.176± acre portion of Lot 3B-R, Block A, Deer Crest Addition, City of Allen, Collin County, Texas, bounded by Prestige Circle on the north, Jupiter Road on the east, the easternmost drive for the Greenville Oaks Church of Christ on the west and the alley for the Oak Hill subdivision on the south, to be developed and used for an Assisted Living and Senior Independent Living use. (Z-10/7/13-68) [CCC Allen Senior Living Community]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 46 Approved - August, 1987
PD No. 46 Amended – June, 1999
Final Plat Approved – November, 1987
Replat Approved – October, 1999

ANTICIPATED MEETING DATE: January 14, 2014

LEGAL NOTICES: Public Hearing Sign – Installed December 6, 2013
Public Hearing Notices - Mailed December 6, 2013

BACKGROUND

The property is located at the southwest corner of Prestige Circle and Jupiter Road. The property to the north is zoned Planned Development No. 6 for Multi-family (MF-12) use. The properties to the east (across Jupiter Road) are zoned Planned Development No. 49 for Single Family Residential (R-7) use. The properties to the south are zoned Single Family Residential (R-5) and the property to the west is zoned Planned Development No. 46 for Community Facilities (CF) use.

The property is zoned Planned Development No. 48 for Community Facility (CF) use. The applicant is requesting to amend a portion of PD No. 48 to develop an assisted living, memory care, and independent living senior community. The portion of the Planned Development being amended is located directly east of the Greenville Oaks Church of Christ.

There are three (3) access points into the site. One access point off of Prestige Circle and two (2) access points located off of the existing firelane, access, and utility easement located on the west side of the subject property.

The Assisted Living and Memory Care portion of the development will be located within the larger two (2) story building. There will be a total of 32 Assisted Living units and 32 Memory Care units. This building will also house the community's clubhouse. There will be interior courtyards for the residents living in the building.

The cottage units on the north half of the subject property will be for the Independent Living use. There are a total of eleven (11) units. The cottages will provide front porches and are intended to create a single family residential setting. Some of the cottage unit parking spaces are covered; the carport exhibit is attached.

An eight foot (8') masonry wall will be built along the entire south side of the property. The screening along Jupiter Road and Prestige Circle will consist of an 8' wrought iron fence with stone columns and landscaping, which is attached. Additionally, the required street trees will be planted along Jupiter and Prestige Circle.

The Assisted Living and Memory Care building complies with the masonry standards in the *ALDC*. The applicant is requesting that the Independent Living cottages comply with the residential masonry requirement in the *ALDC*, requiring 75% of exterior structure façade to be masonry.

The site exceeds the required parking space requirement for the various uses and the site shows more open space than required.

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 Planned Development No. 46 to be developed and used for an Assisted Living and Senior Independent Living use for a 5.176± acres portion of Lot 3B-R, Block A, Deer Crest Addn. for CCC Allen Senior Living Community.

ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Building Elevations
Carport and Screening Exhibit



Property Ownership Notification
CCC Senior Living
Center

Legend

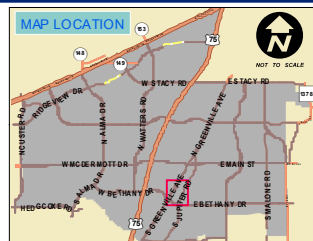
- City Limit
- Parcels within 200'
- Greenville Oaks Church of Christ
- CollinCAD Parcels



0 180 360
Feet

Community Development - GIS
Date Saved: 11/20/2013

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



PROPOSED DEVELOPMENT REGULATIONS FOR CCC ALLEN SENIOR LIVING COMMUNITY

- A. **BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the development regulations of Planned Development PD No. 46 and the Community Facilities “CF” zoning regulations of the Allen Land Development Code, except as otherwise provided herein.
- B. **PERMITTED USES:** The Property shall be used and developed only for uses permitted in the Community Facilities “CF” zoning district; provided, however, the Property may additionally be developed for Assisted Living and Senior Independent Living uses.
- C. **REGULATIONS FOR ASSISTED LIVING AND SENIOR INDEPENDENT LIVING USES:** If developed and used for Assisted Living and/or Senior Independent Living Uses, the Property shall be developed subject to the following regulations:
- (1) **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference. Minor modifications to the location of streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
 - (2) **BUILDING ELEVATIONS:** The buildings to be constructed on the Property shall be designed and constructed in general conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference.
 - (3) **FRONT YARD SETBACK:** The minimum front yard setback shall be 25 feet as shown on the attached Concept Plan.
 - (4) **REAR YARD SETBACK:** The minimum rear yard setback shall be 25 feet as shown on the attached Concept Plan.
 - (5) **BUILDING MATERIALS:** The exterior building materials for the senior independent living cottage units, as shown on the attached Concept Plan, shall be 75% masonry at a minimum.
 - (6) **SCREENING:** The screening for the Property shall consist of an eight foot (8’) masonry wall along the southern property line and an eight foot (8’) wrought iron fence with masonry columns along the eastern and northern property lines.

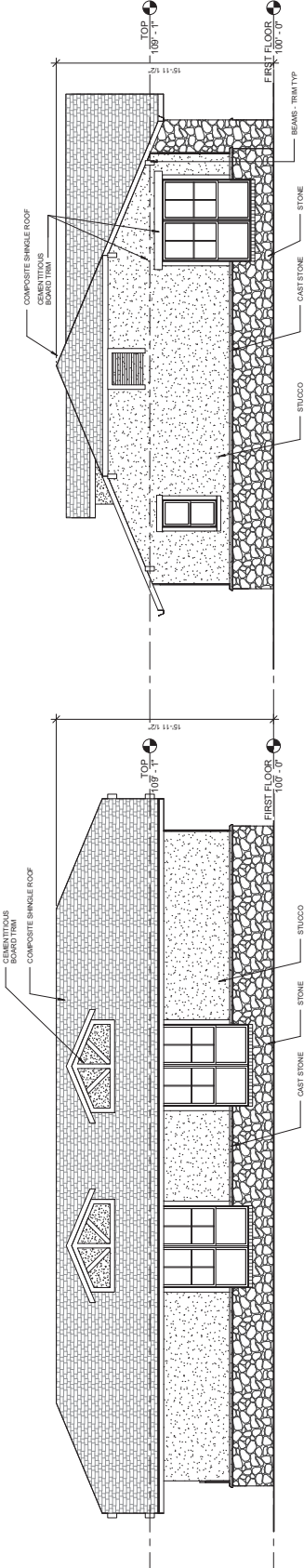


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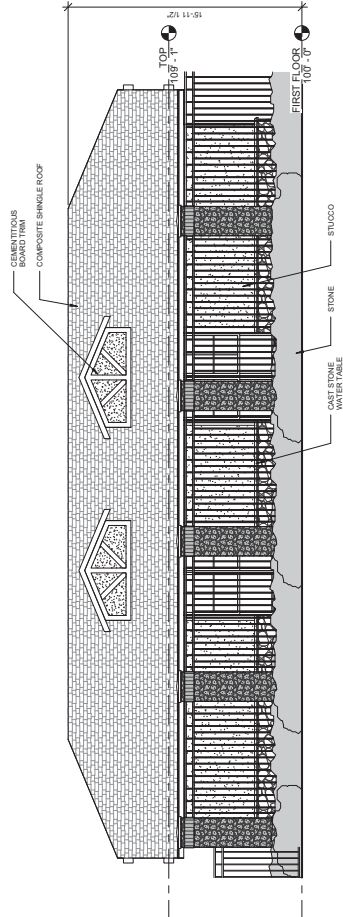
CCC ALLEN SENIOR COMMUNITY
Christian Care Centers
ALLEN, TEXAS

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Revisions	
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Checked	
Approved	
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PLAN NORTH	
PLANNED DEVELOPMENT	
COTTAGE ELEVATIONS	
Sheet No.	PD 07
Drawn No.	
Sheet Date	NOVEMBER 15, 2013
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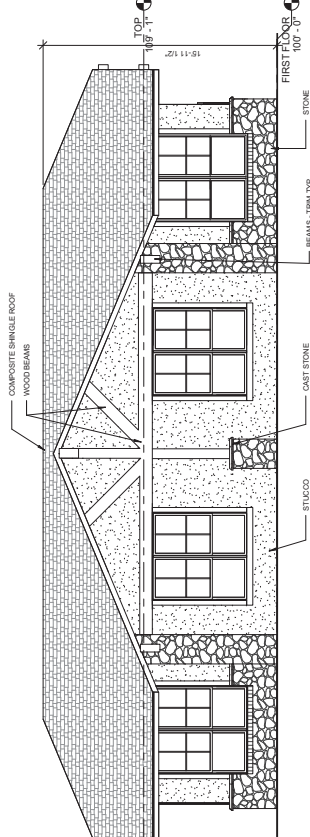
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1/4" = 1'-0"



2 BACK WITH FENCE

1/4" = 1'-0"



1 ONE BEDROOM - FRONT ELEVATION

1/4" = 1'-0"

3 ONE BEDROOM - SIDE ELEVATION

1/4" = 1'-0"



CCC ALLEN SENIOR LIVING COMMUNITY WEST - ENTRY AND ASSISTED LIVING



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CCC ALLEN SENIOR LIVING COMMUNITY SOUTH - MEMORY CARE Christian Care Centers



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**CCC ALLEN SENIOR LIVING COMMUNITY
NORTH - CLUBHOUSE**

PAGE: PD 7 11/07/13



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CCC ALLEN SENIOR LIVING COMMUNITY EAST - ASSISTED LIVING



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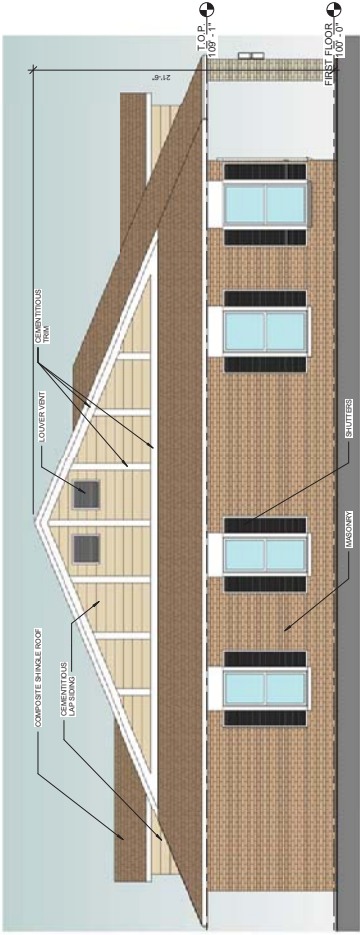
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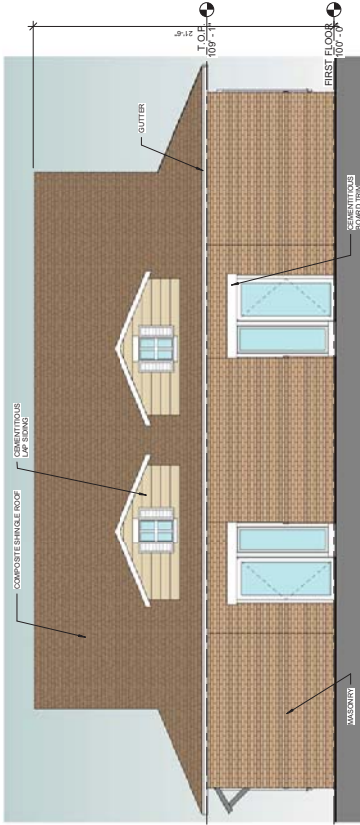
CCC ALLEN SENIOR COMMUNITY

Christian Care Centers
ALLEN, TEXAS

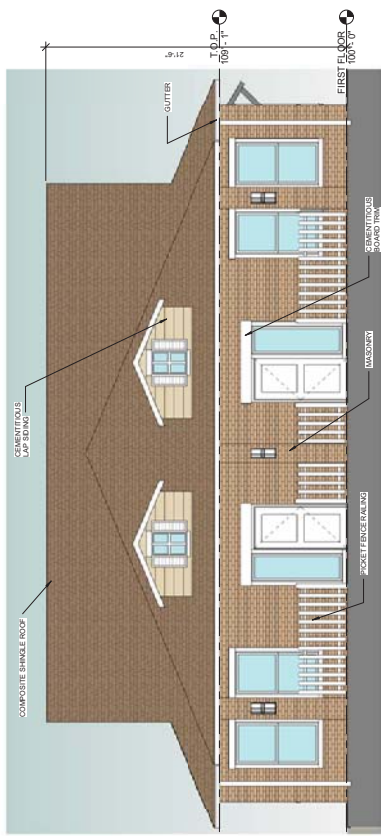
No.	Date
Revisions	
Project No. 21300.00 Drawn These documents have been prepared under the supervision of the Professional Engineer, ROBERT GARY DUNN, P.E., and are NOT intended for bidding, permitting or construction purposes.	
Checked	Approved
PLAN NORTH	
PLANNED DEVELOPMENT	
COTTAGE ELEVATIONS	
Scale: 1/4" = 1'-0"	
Drawing No.	
PD 2-C	
Name	Date
NOVEMBER 15, 2013	
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3 2 BED ROOM COTTAGE OPTION 1 - SIDE ELEVATION
1/4" = 1'-0"



4 2 BED ROOM COTTAGE OPTION 1 - BACK ELEVATION-COLOR
1/4" = 1'-0"



1 2 BED ROOM COTTAGE OPTION 1 - FRONT
1/4" = 1'-0"



2 2 BED ROOM COTTAGE OPTION 1 - BACK ELEVATION WIFENCE-COLOR
1/4" = 1'-0"

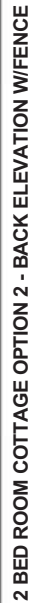


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CCC ALLEN SENIOR COMMUNITY



Christian Care Centers
TEXAS
"Going to Our Calling"
ALLEN, TEXAS

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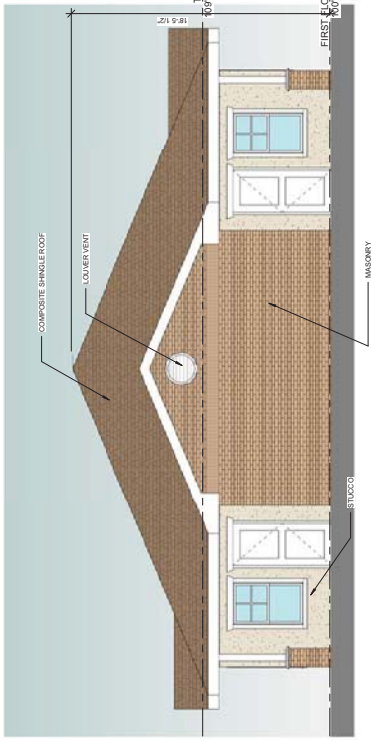
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CCC ALLEN SENIOR COMMUNITY

Christian Care Centers
ALLEN, TEXAS

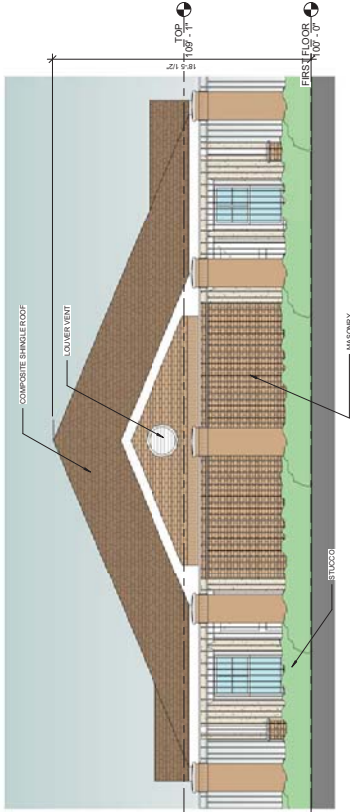
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Revisions	
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Checked	Approved
PLANNED DEVELOPMENT COTTAGE ELEVATIONS	
Scale: 1/4" = 1'-0"	
Drawing No. PD 5-C	
Issue Date: NOVEMBER 15, 2013	
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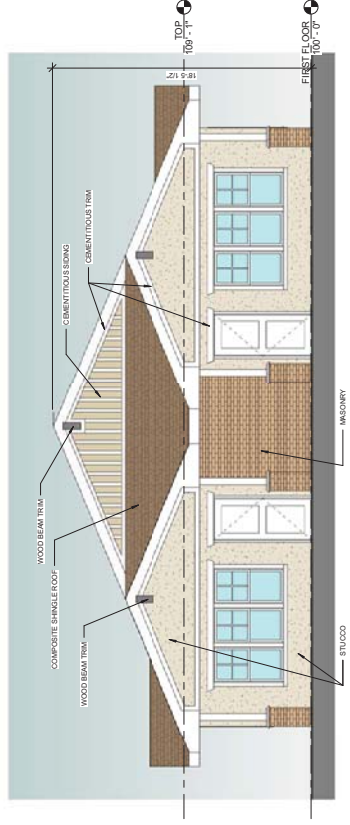
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1/4" = 1'-0"



3 ONE BEDROOM DELUXE - OPTION 1 SIDE ELEVATION
1/4" = 1'-0"



2 BACK WITH FENCE
1/4" = 1'-0"



1 ONE BEDROOM DELUXE - OPTION 1 FRONT ELEVATION
1/4" = 1'-0"

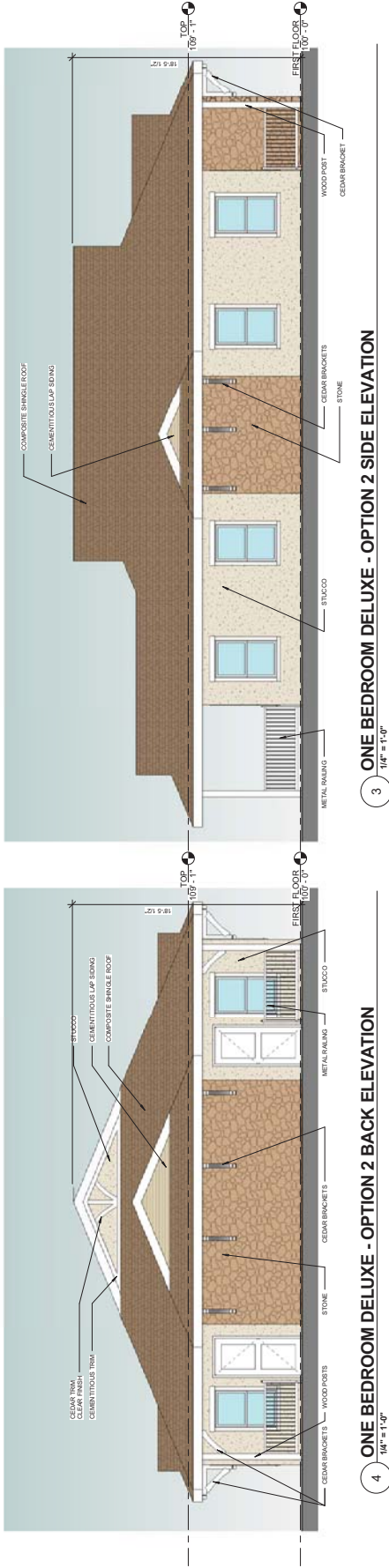


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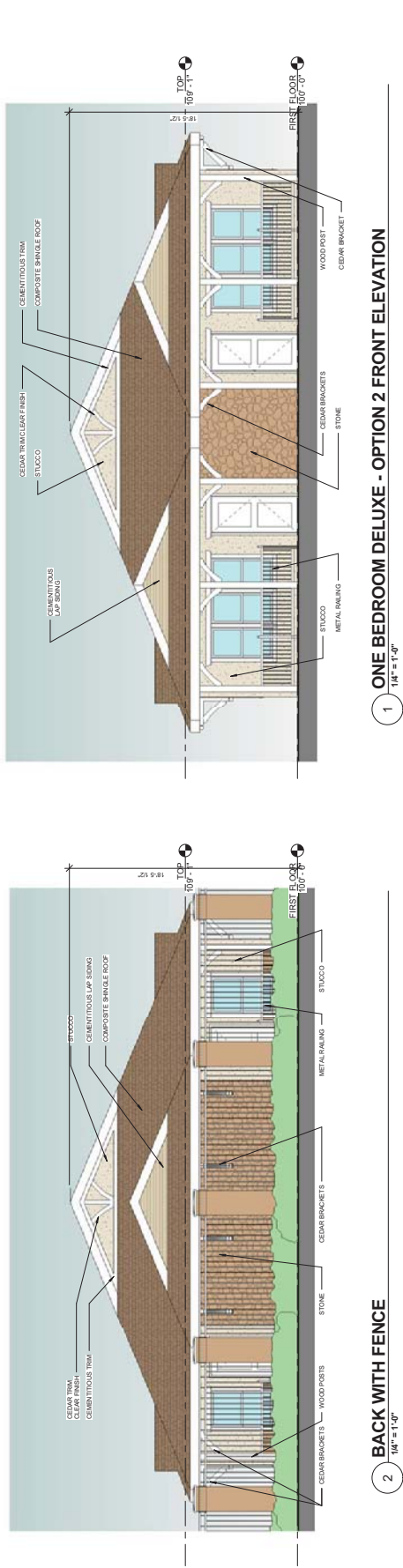
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CCC ALLEN SENIOR COMMUNITY
Christian Care Centers
ALLEN, TEXAS

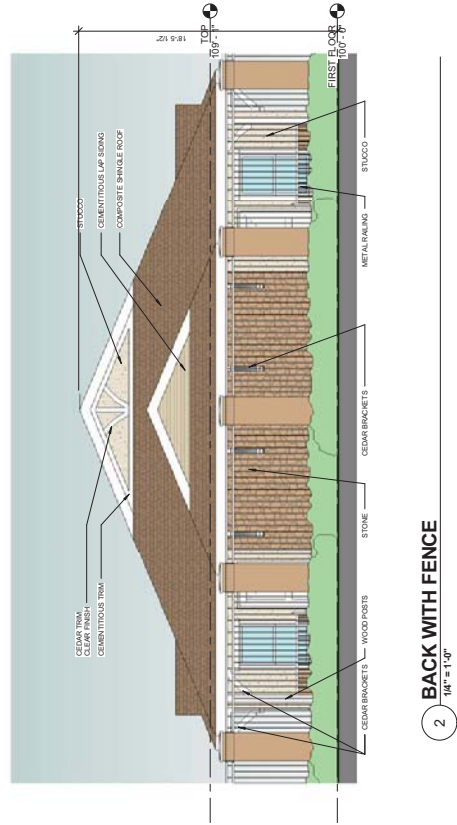
No.	Date
Revisions	
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Drawn	Robert E. Smith
Check	Robert E. Smith
Approved	
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PLAN	SECTION
PLANNED DEVELOPMENT	
COTTAGE ELEVATIONS	
Sheet No.	PD 6-C
Date	NOVEMBER 15, 2013
Drawn By	JOSEPH HELMER/REES ASSOCIATES, INC.



3 ONE BEDROOM DELUXE - OPTION 2 BACK ELEVATION
1/4" = 1'-0"



3 ONE BEDROOM DELUXE - OPTION 2 SIDE ELEVATION
1/4" = 1'-0"



2 BACK WITH FENCE
1/4" = 1'-0"



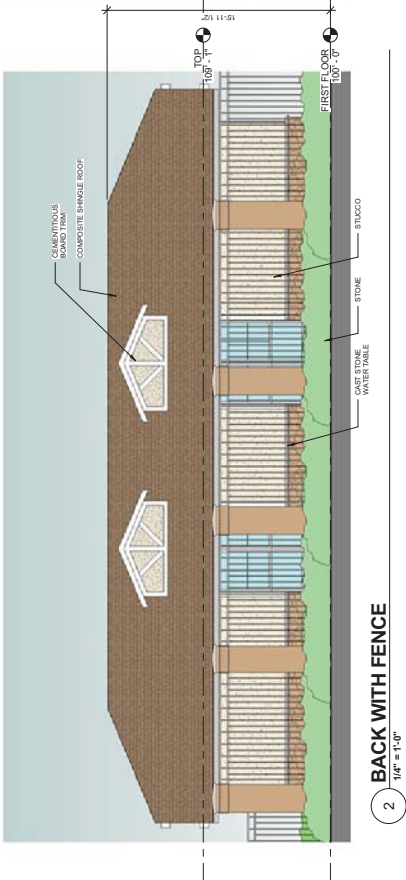
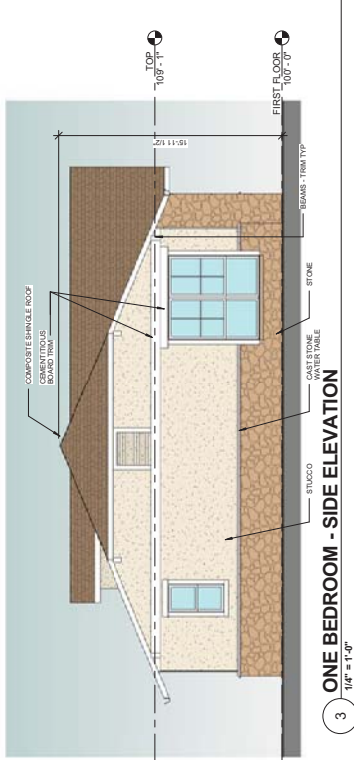
REES ASSOCIATES INC.
ARCHITECTURE PLANNING INTERIORS
DESIGN CENTER
1020 N. STEPHENSON, SUITE 727
DALLAS, TEXAS 75207
P: 214.527.7337
F: 214.527.4444

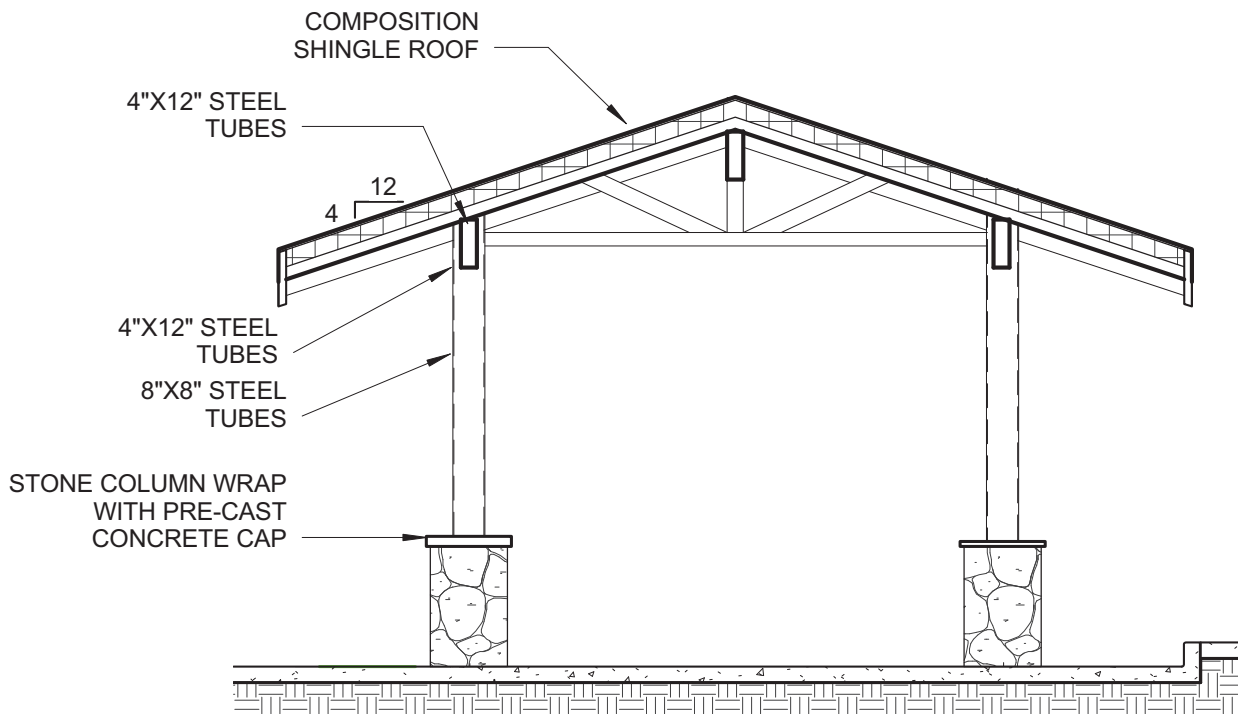
Civil Engineer
HELMBERGER ASSOCIATES, INC.
JOSEPH HELMBERGER
REGISTERED PROFESSIONAL ENGINEER
WYLER, TEXAS 75086
972.442.1428 FAX

CCC ALLEN SENIOR COMMUNITY

Christian Care Centers
ALLEN, TEXAS

No.	Date
Revisions	
Project No. 12345.00 These documents have been prepared under the supervision of the Professional Engineer, Joseph Helmburger, and are NOT intended for construction or for any other purpose.	
Checked	Approved
Drawn	
PLAN NORTH	
PLANNED DEVELOPMENT	
COTTAGE ELEVATIONS	
Scale: 1/4" = 1'-0"	
Drawing No.	PD 7-C
Name	NOVEMBER 15, 2013
© COPYRIGHT REES ASSOCIATES, INC. 2013	

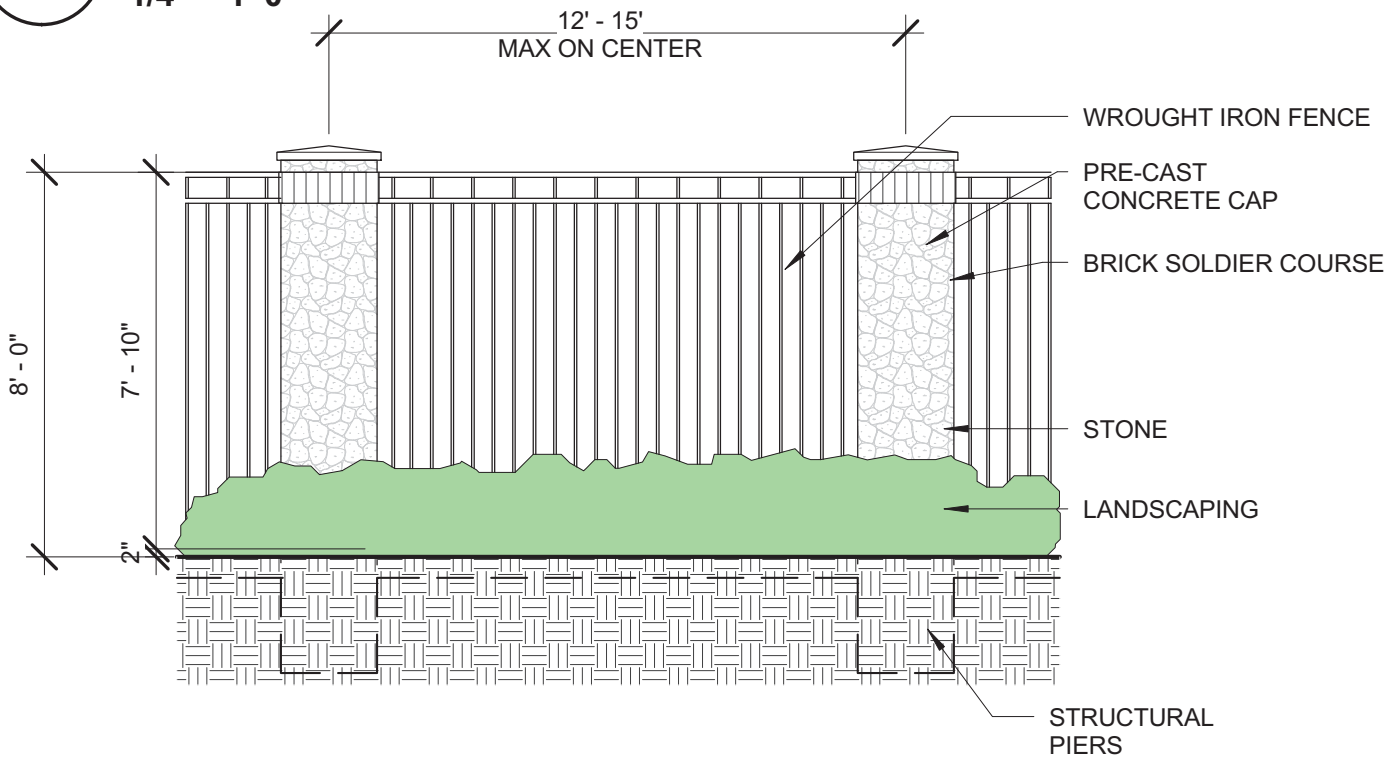




2

CARPORT DETAIL

1/4" = 1'-0"



1

METAL FENCE WITH STONE COLUMNS

1/4" = 1'-0"

SITE DETAILS

REES

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

December 17, 2013

SUBJECT:

Conduct a Public Hearing and consider a request to amend the development regulations for a 76.4± acre portion of District D of Planned Development No. 108 and to adopt a Concept Plan, Street Width and On-Street Parking Diagram, Street Section Exhibits, Screening and Entry Signage Diagram, Screening Wall Elevations, Open Space and Trail Diagram, and Product Type Lot Layout and Building Elevation Exhibits, located in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas, and generally located south of Exchange Parkway, west of Watters Road, and east of Bray Central Drive. (Z-9/18/13-65) [The Village at Twin Creeks]

STAFF RESOURCE:

Ogden “Bo” Bass, AICP
Director, Community Development

PREVIOUS COMMISSION/COUNCIL ACTION:

PD No. 108 Adopted – October, 2011

LEGAL NOTICES:

Public Hearing Sign – Installed December 6, 2013
Public Hearing Notices – Mailed December 6, 2013

BACKGROUND

The property is located south of Exchange Parkway in between Bray Central Drive and Watters Road. The property is zoned Planned Development No. 108 for Single Family Residential (SF) use. The property to the north is zoned Planned Development No. 108 for Mixed Use (MIX) uses. The property to the east (across Watters Road) is zoned Planned Development No. 54 for Industrial Technology (IT) use. The property to the south is zoned Planned Development No. 54 for Multi-family Residential (MF-18) use. The property to the west (across Bray Central Drive) is zoned Planned Development No. 54 for Multi-family Residential (MF) and Single Family Residential (R-7) uses.

Planned Development No. 108 was adopted in October of 2011. The PD created various districts with unique development standards for each district. The subject property falls within District D of PD No. 108. District D was intended to create a unique development for Allen; providing for a mix of housing types, diversity of housing sizes and architectural styles, strategically located civic space, streetscapes with urban character and pedestrian oriented streets and walkways.

The proposed residential development is for a 76.4± acre portion of District D. The attached Concept Plan shows a total of 352 front and rear entry lots, of various lot sizes (ranging from 60’x115’ to 31’x90’), integrated within the development. The density is 4.6 units/acre; which falls within the permitted density for PD No. 108 (allowing a density range of 3.8 - 6.2 units/acre). There are a total of four (4) access points along the perimeter arterial roads. There are two access points on Bray Central Drive, one access point on Exchange Parkway and one access point on Watters Road. The plan also shows approximately 16.0± acres of open space; which is distributed throughout the development as community parks, mews space, passive open space and periphery landscaping.

The existing development regulations for PD No. 108 are being modified to accommodate the proposed development in the following way:

- The existing regulation to deed restrict the property to individuals 55 years and older is being removed.
- Design standards and exhibits are being incorporated and/or modified to establish the various housing types and lot dimensions, architectural styles, streetscapes, parking provisions, entryway signage and screening, open space areas and maintenance of common areas.

It is the intention of the developer that the target market for this development will be young professional and older active adult/empty nester due to the floor plan designs, size of private open space on each lot and anticipated housing price points. This market element does not generally produce a large number of school aged children. Therefore, impact to the school district will be minimal. This has been confirmed through meetings with City staff, the developer and senior officials at the Allen Independent School District. The position of the superintendent's office is that the project will not generate a quantity of students that places a burden on the school district or adjacent school sites.

Staff believes the proposed development meets the purpose and intent of Planned Development No. 108 District D. The overall design will create a dynamic, walkable and diverse neighborhood that offers a wide range of housing choices, large amount of public gathering areas and livable outdoor space.

All of the conceptual designs, engineering details and architectural exhibits included with the request and shown on the attached plans have 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 for a 76.4± acre portion of District D of Planned Development No. 108 and to adopt various design plans for the property generally located south of Exchange Parkway, west of Watters Road, and east of Bray Central Drive for The Village at Twin Creeks.

ATTACHMENTS

Property Notification Map
Concept Plan
Street Width and On-Street Parking Diagram
Street Section
Screening and Entry Signage Diagram
Screening Wall Elevations
Open Space and Trail Diagram
Product Type Lot Layout and Building Elevations

56.878 ACRES
PART OF TRACT 3
BRIAR RIDGE INVESTMENTS
DOCUMENT NUMBER #92-0019155

EXCHANGE PKWT

**MICHAEL LEE SURVEY
ABSTRACT 544**

**JOHN FYKE SURVEY,
ABSTRACT 325**

CATHERINE PARSONS SURVEY
ABSTRACT 711W.J. JACKSON SURVEY,
ABSTRACT 484

THE VILLAGE AT TWIN CREEKS

GATHERIN PARSONS SURVEY, ABSTRACT NO. 711
BOSSY BOOTS HOLDINGS, Ltd.
DOC # 2003-0068932
VOL. 539B, PG. 6447
D.R.C.C.T.

PHASE ONE


**AMENITY
CENTER**

PHASE TWO

THE VILLAGE AT TWIN CREEKS

PLANNED DEVELOPMENT ZONING

ACREAGE: 76.4

DENSITY: 4.6			
A	SF	60' x 115' (TYP)	- 30 LOTS
B	SF	46' x 105' (TYP)	- 81 LOTS
C	SF	40' x 100' (TYP)	- 134 LOTS
D	SF	31' x 90' (TYP)	- 107 LOTS

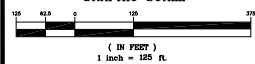
***NOTE:** Trees shown on the Concept Plan are conceptual in nature and the final location of the trees will be determined during the review process of the construction and landscape plans.

Roadway geometry may be revised to accommodate line of sight at intersections, large vehicle turning maneuvers, and employ effective traffic calming.

THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED. AERIAL PHOTOGRAPH TAKEN MARCH 2010.



GRAPHIC SCALE

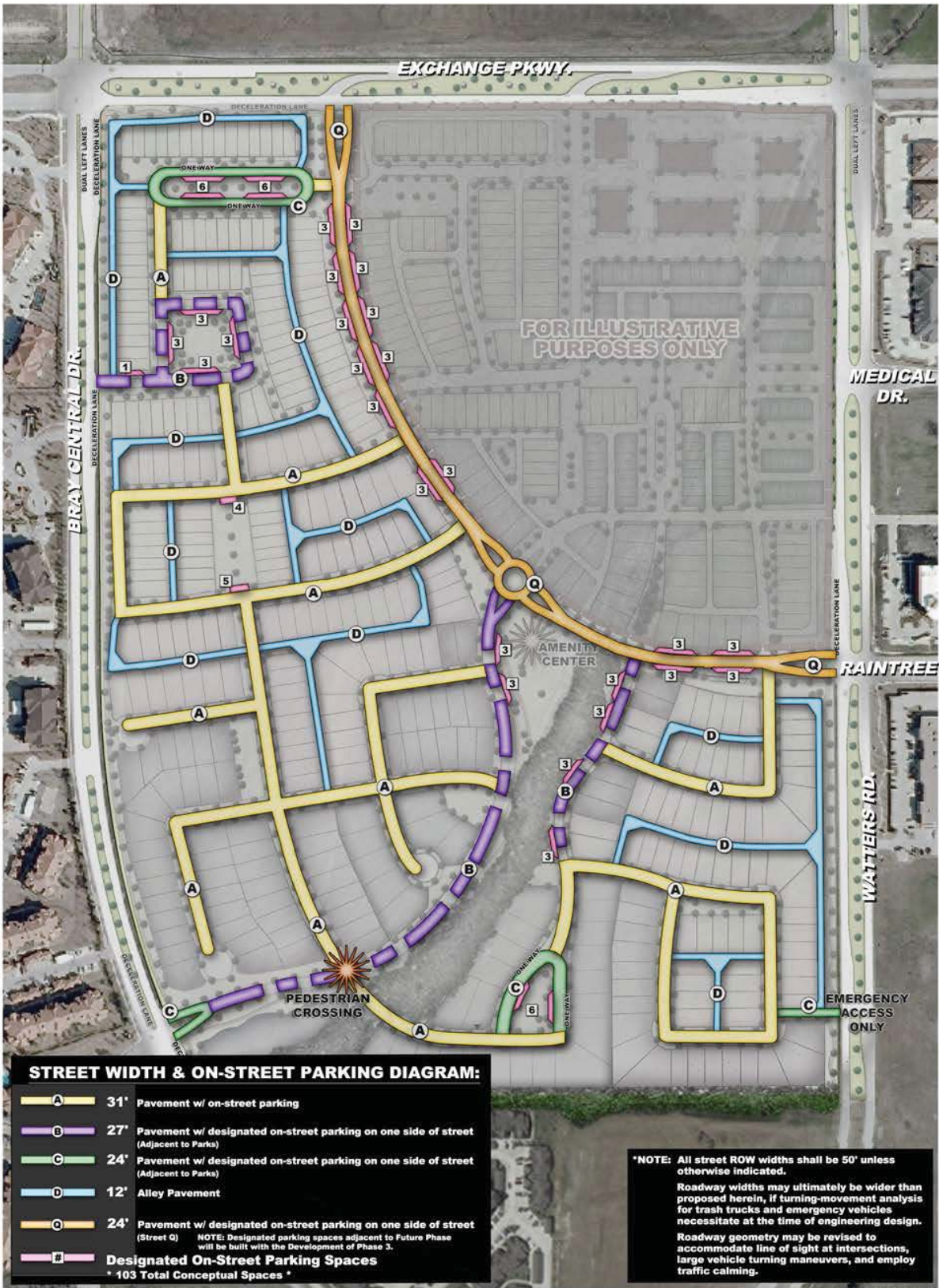


DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

JBGL CAPITAL LP

3131 Harvard Avenue, Suite 103
Dallas, Texas 75205
PHONE: (214) 453-0629

EXHIBIT "B"

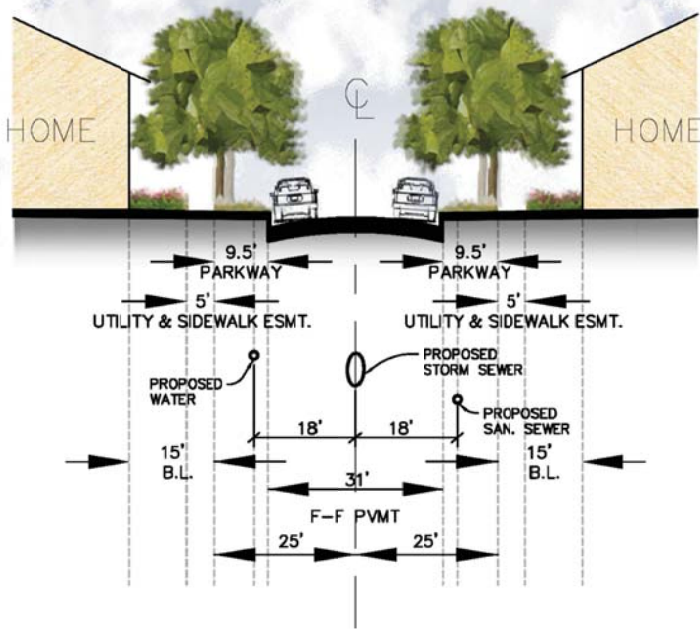


DOWDEY, ANDERSON & ASSOCIATES, INC.
3225 Village Creek Drive, Suite 200 | Plano, Texas 75093 | 972.931.0694

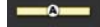
JBGL CAPITAL LP

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Dallas, Texas 75205
PHONE: (214) 453-0629

EXHIBIT "B-1"



31' Pavement w/ on-street parking: NTS



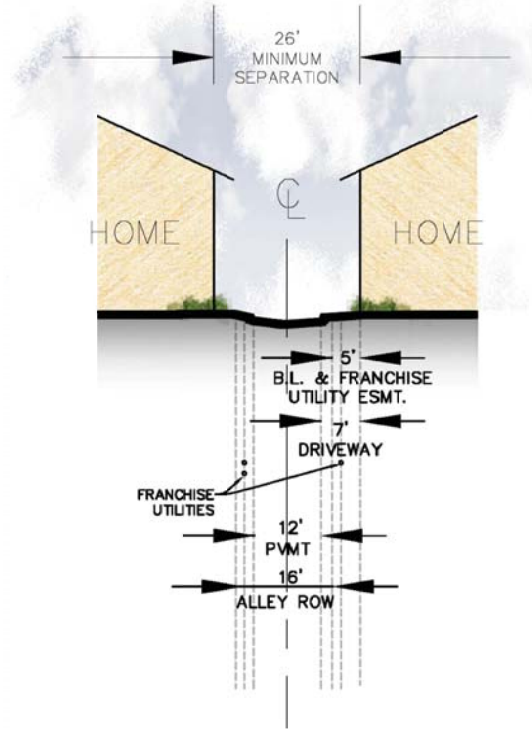
STREET WIDTH SECTIONS:

*NOTE: All street ROW widths shall be 50' unless otherwise indicated.

Street trees shall conform to approved street tree list, herein.

Roadway widths may ultimately be wider than proposed herein, if turning-movement analysis for trash trucks and emergency vehicles necessitate at the time of engineering design.

Roadway geometry may be revised to accommodate line of sight at intersections, large vehicle turning maneuvers, and employ traffic calming.



12' Alley Pavement: NTS



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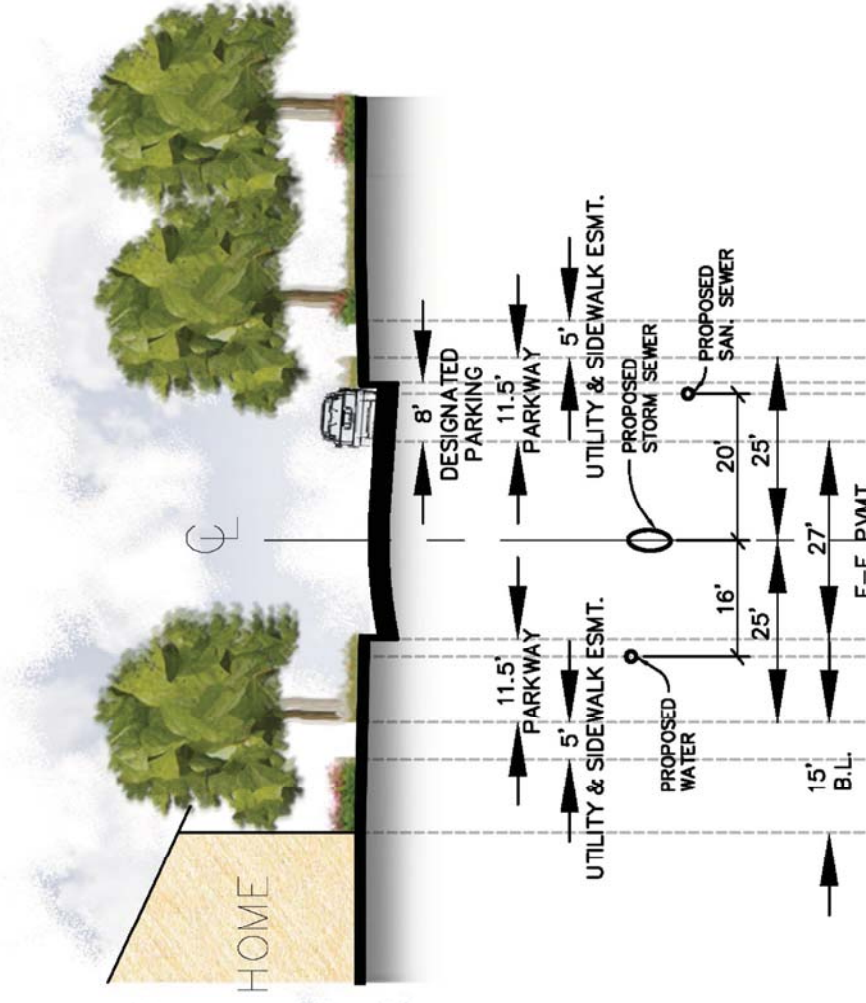
DOWDEY, ANDERSON & ASSOCIATES, INC.
2225 Village Creek Drive, Suite 100, Dallas, Texas 75205 972-441-0844

JBGL CAPITAL LP
3131 Harvard Avenue, Suite 103
Dallas, Texas 75205
PHONE: (214) 453-0829



NOT TO SCALE

EXHIBIT "B-2"



27' Pavement w/ designated on-street parking on one side of street (Adjacent to Parks): nrs



STREET WIDTH SECTIONS:

- *NOTE: All street ROW widths shall be 60' unless otherwise indicated.
- Street trees shall conform to approved street tree list, herein.
- Roadway widths may ultimately be wider than proposed herein, if turning-movement analysis for trash trucks and emergency vehicles necessitate at the time of engineering design.
- Roadway geometry may be revised to accommodate line of sight at intersections, large vehicle turning maneuvers, and employ traffic calming.

THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT
 REPRESENT A FINAL DESIGN. THE DESIGN SHALL BE DEVELOPED
 AFTER A PHOTOGRAPH TAKEN TO MATCH THE
 EXHIBIT PREPARED NOVEMBER 2013

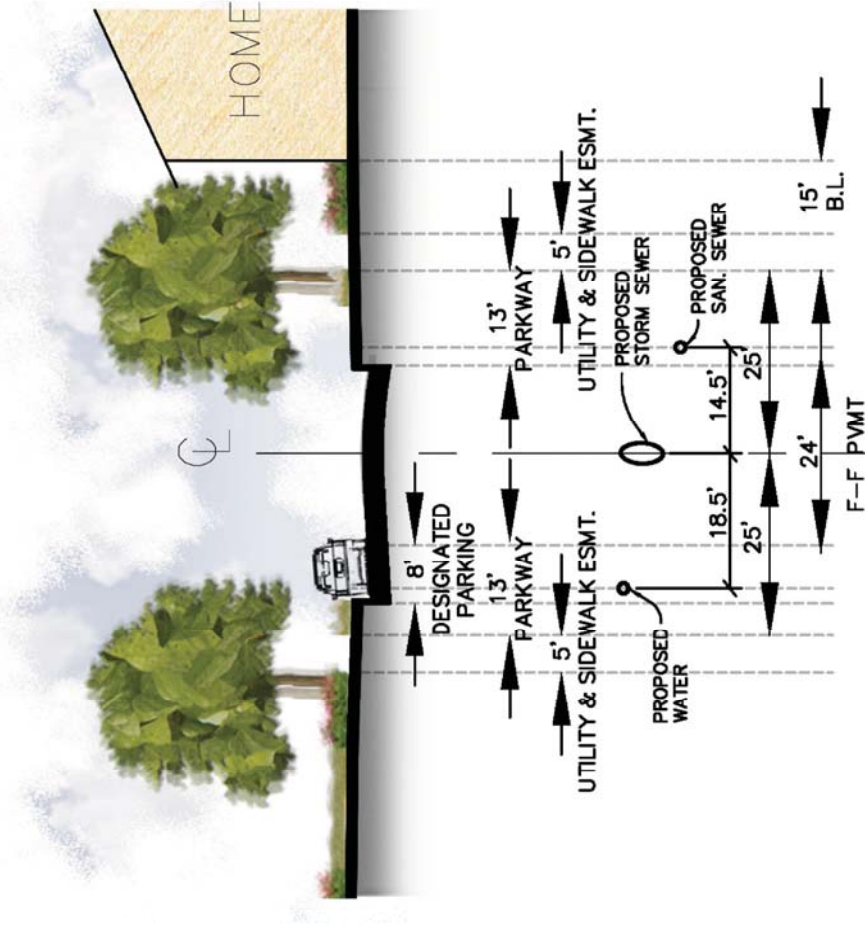
DOWNEY, ANDERSON & ASSOCIATES, INC.
 2201 Highway 100, Suite 200, Dallas, Texas 75205
 PHONE: (214) 453-6229

JBGL CAPITAL LP
 3131 Harvard Avenue, Suite 103
 Dallas, Texas 75205
 PHONE: (214) 453-6229



NOT TO SCALE

EXHIBIT "B-3"



24' Pavement w/ designated on-street parking on one side of street (Adjacent to Parks): nts



NOTE: Street C shall be a one-way street with signage as required.

STREET WIDTH SECTIONS:

*NOTE: All street ROW widths shall be 60' unless otherwise indicated.

Street trees shall conform to approved street tree list, herein.
 Roadway widths may ultimately be wider than proposed herein, if
 turning-movement analysis for trash trucks and emergency vehicles
 necessitate at the time of engineering design.

Roadway geometry may be revised to accommodate line of sight at
 intersections, large vehicle turning maneuvers, and employ traffic calming.

11035

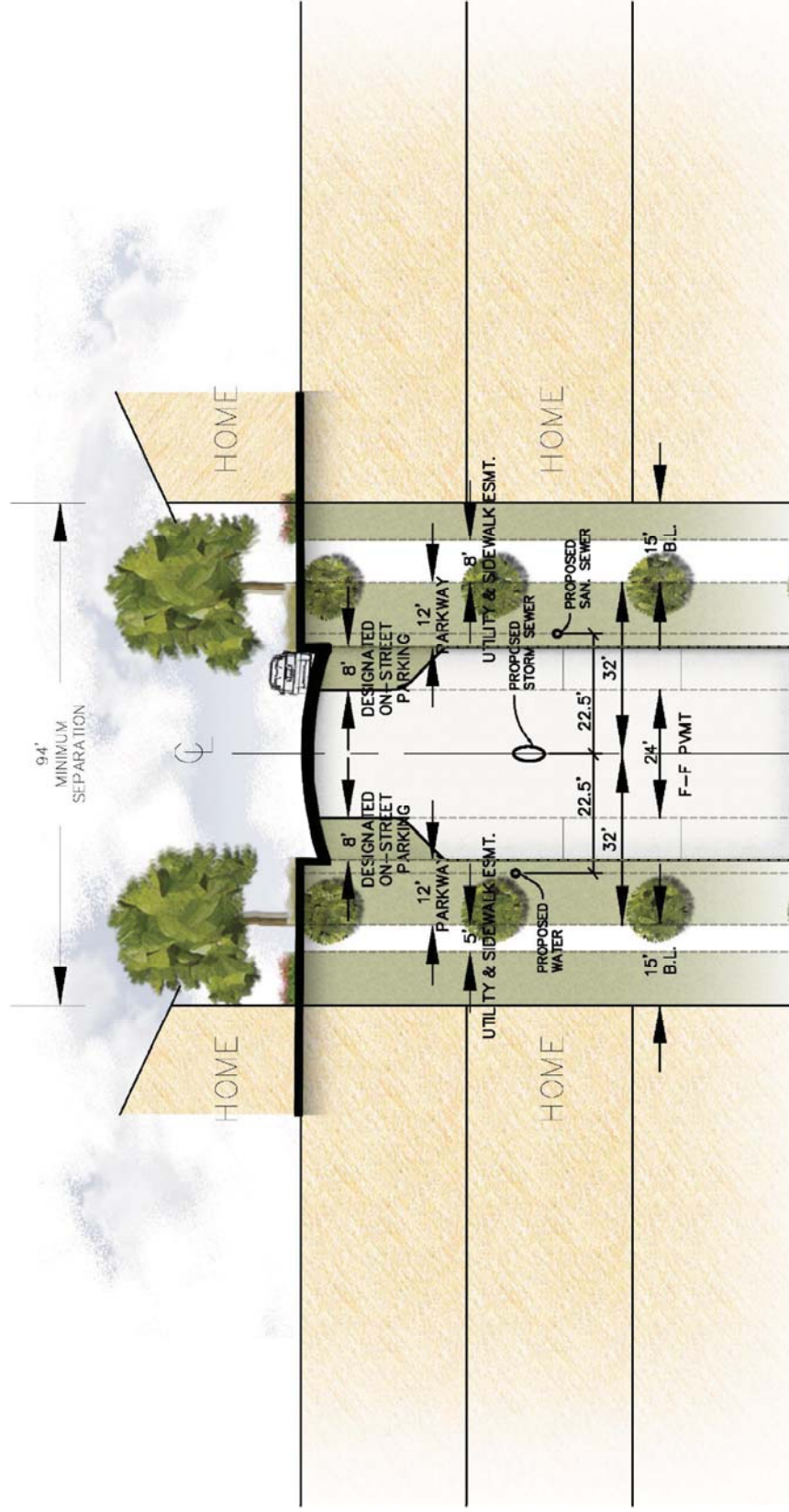
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 AERIAL PHOTOGRAPH TAKEN MARCH 2010.
 EXHIBIT PREPARED NOVEMBER 2013



NOT TO SCALE



EXHIBIT "B-4"



24' Pavement w/ designated on-street parking on both sides of street (Street Q): nrs

- *NOTE: Landscape and street trees allowed within on-street parking "hump-outs"
- *NOTE: Designated parking spaces adjacent to Future Phases will be built with the Development of Phase 2.

STREET WIDTH SECTIONS:

- *NOTE: All street ROW widths shall be 60' unless otherwise indicated.
- Street trees shall conform to approved street tree list, herein.
- Roadway widths may ultimately be wider than proposed herein, if turning-movement analysis for trash trucks and emergency vehicles necessitate at the time of engineering design.
- Roadway geometry may be revised to accommodate line of sight at intersections, large vehicle turning maneuvers, and employ traffic calming.



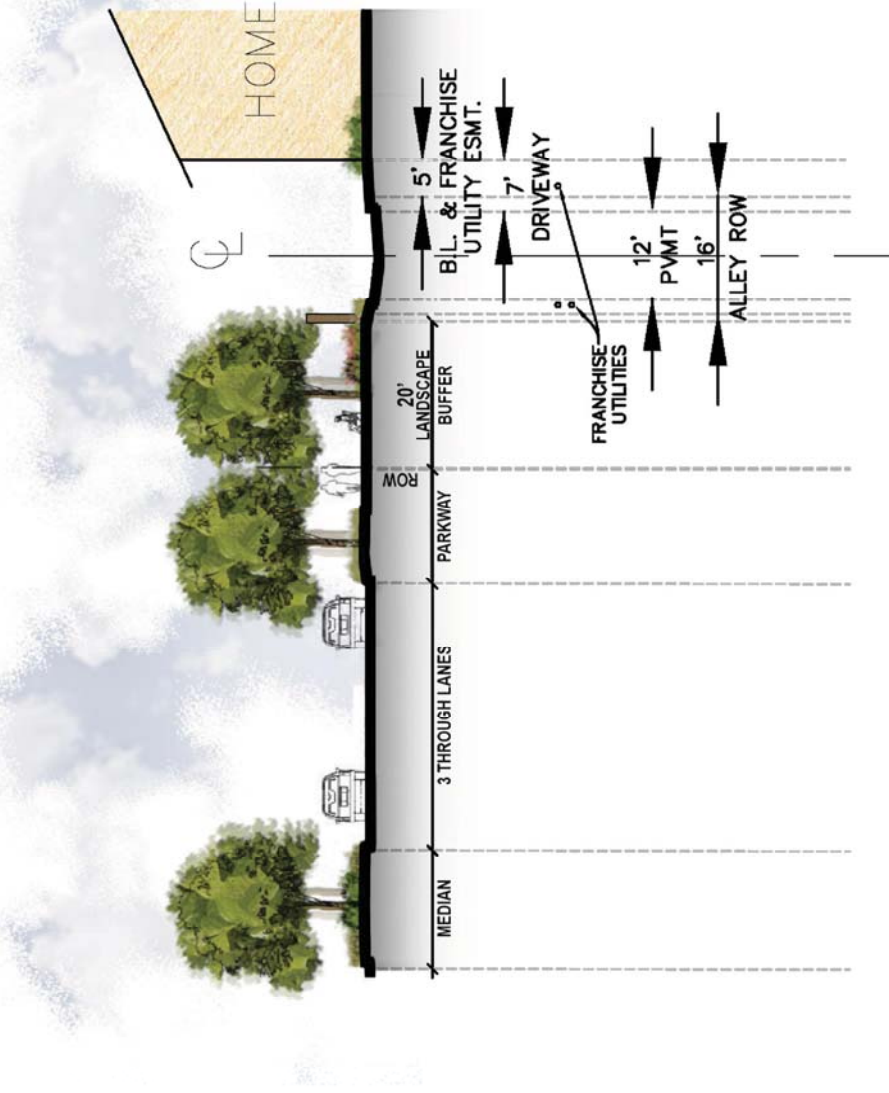
NOT TO SCALE

THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT
 REPRESENT A FINAL DESIGN. THE DESIGN SHALL BE DEVELOPED
 AFTER THE NECESSARY PERMITS HAVE BEEN OBTAINED.
 AERIAL PHOTOGRAPH TAKEN MARCH 2010.
 EXHIBIT PREPARED NOVEMBER 2013

DOWDEY, ANDERSON & ASSOCIATES, INC.
 2201 Maple Valley Road, Suite 200
 Dallas, Texas 75205
 PHONE: (214) 453-6229

JBGL CAPITAL LP
 3131 Harvard Avenue, Suite 103
 Dallas, Texas 75205
 PHONE: (214) 453-6229

EXHIBIT "B-5"



EXCHANGE PARKWAY SECTION: NTS

STREET WIDTH SECTIONS:

*NOTE: All street ROW widths shall be 60' unless otherwise indicated.

Street trees shall conform to approved street tree list, herein.
 Roadway widths may ultimately be wider than proposed herein, if turning-movement analysis for trash trucks and emergency vehicles necessitate at the time of engineering design.

Roadway geometry may be revised to accommodate line of sight at intersections, large vehicle turning maneuvers, and employ traffic calming.



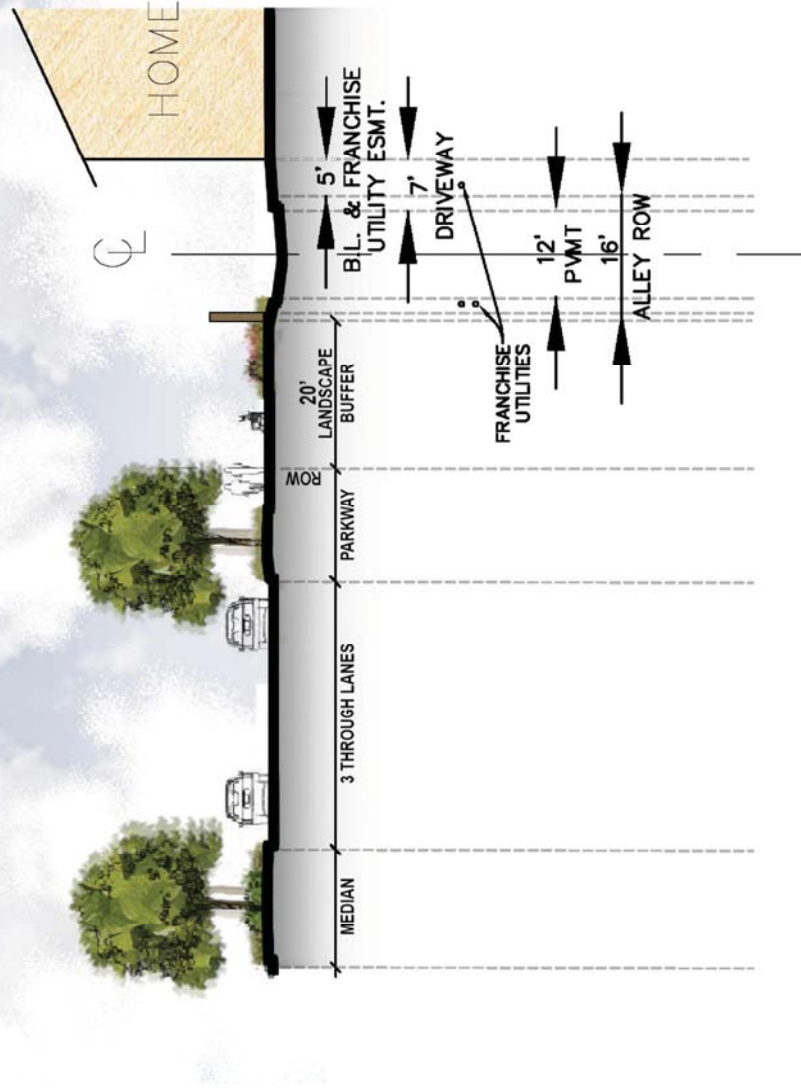
NOT TO SCALE

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 REPRESENT A FINAL DESIGN. THE DESIGN SHALL BE DEVELOPED
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 EXHIBIT PREPARED NOVEMBER, 2013

DOWNEY, ANDERSON & ASSOCIATES, INC.
 2001 Highway 100, Suite 200, Dallas, Texas 75205
 Phone: (214) 453-6299

JBGL CAPITAL LP
 3131 Harvard Avenue, Suite 103
 Dallas, Texas 75205
 PHONE: (214) 453-6299

EXHIBIT "B-6"



WATERS ROAD & BRAY CENTRAL DRIVE SECTION: NTS

STREET WIDTH SECTIONS:

*NOTE: All street ROW widths shall be 60' unless otherwise indicated.

Street trees shall conform to approved street tree list, herein.

Roadway widths may ultimately be wider than proposed herein, if turning-movement analysis for trash trucks and emergency vehicles necessitate at the time of engineering design.

Roadway geometry may be revised to accommodate line of sight at intersections, large vehicle turning maneuvers, and employ traffic calming.

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 EXHIBIT PREPARED NOVEMBER 2013



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EXCHANGE PKWY.

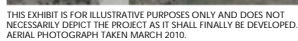
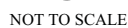
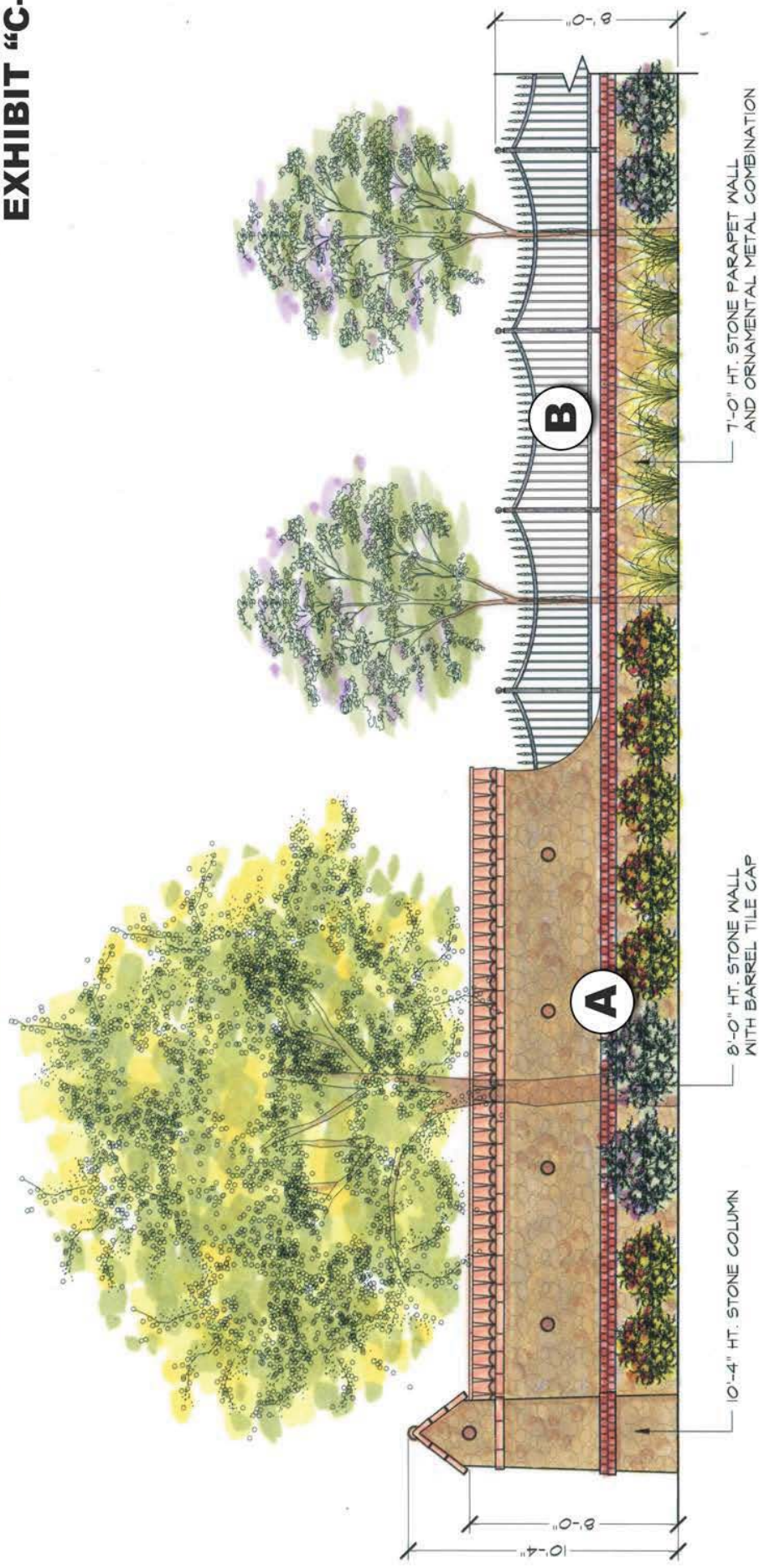


EXHIBIT PREPARED DECEMBER 2013




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EXHIBIT "C-1"



THESE DOCUMENTS ARE FOR INTERIM
REVIEW ONLY AND NOT INTENDED FOR
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	Sheet #	EX-1
Studio 188 18811 N. Loop West, Suite 100 Dallas, Texas 75244 Phone: 214.343.1888 Fax: 214.343.1889	Date	09/26/2013
	Drawn By	CLJ
SCREENING EXHIBIT		
Twin Creeks		
City of Allen, Collin County, Texas		

Not to scale and not intended for construction or bidding purposes. If used, please refer to the original drawing for all dimensions and details.

1/4" = 1' - 0"

0 2 4

1/2" Scale

EXHIBIT "D"



NOT TO SCALE



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Dallas, Texas 75205
PHONE: (214) 453-0629

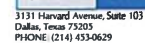
JBGL CAPITAL LP

PLAN 6 "TRADITIONAL"

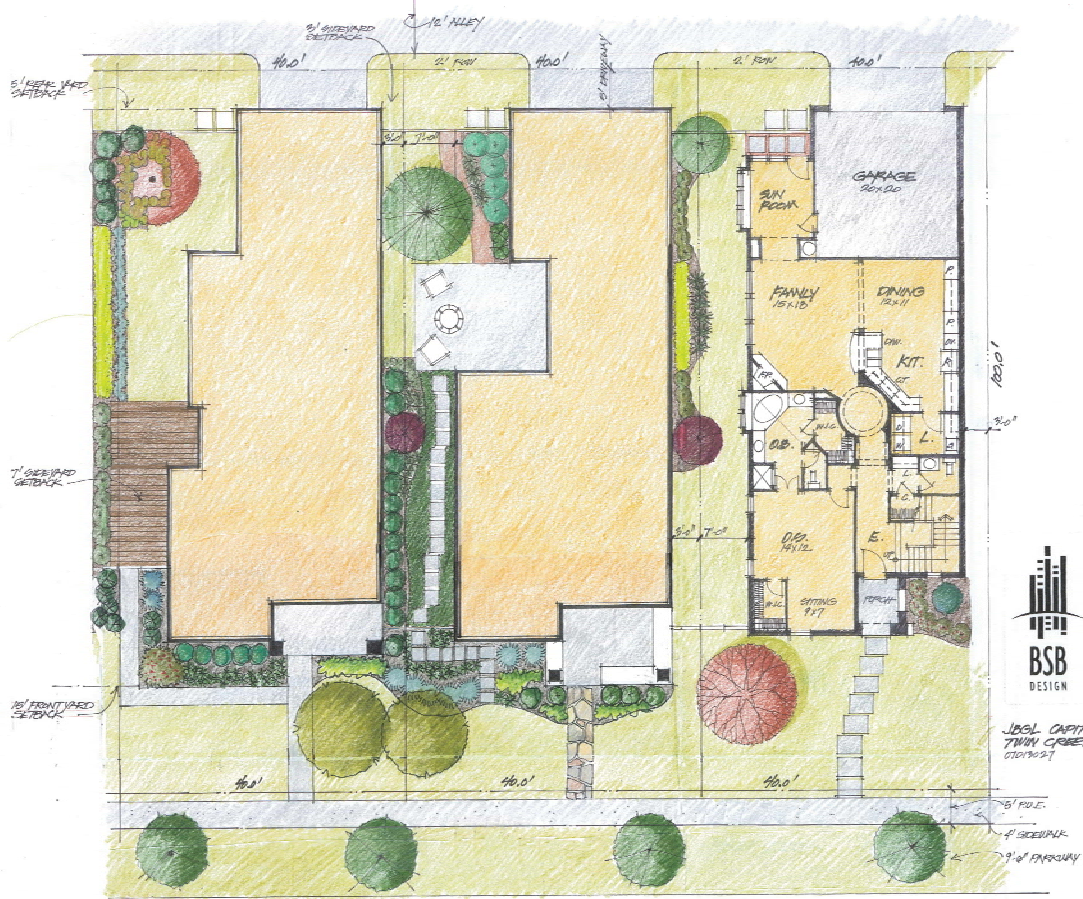


*ALL RENDERINGS SHOWN ARE CONCEPTUAL.

EXHIBIT PREPARED NOVEMBER 2013



This architectural elevation drawing shows three distinct house styles side-by-side. The first house on the left is a Cape Cod style, featuring a gabled roof, a central chimney, and a small arched entrance. The middle house is a Craftsman style, characterized by a wide, low-pitched roof with exposed rafters and a prominent front porch. The third house on the right is a French style, featuring a steep gabled roof, a stone chimney, and a small arched entrance. The drawing includes various height and depth annotations in feet and inches, such as '12' 0"', '10' 0"', and '8' 0"', to provide scale. The houses are set against a backdrop of a blue sky with soft clouds and green foliage.



***ALL RENDERINGS SHOWN ARE CONCEPTUAL.**

EXHIBIT PREPARED NOVEMBER 2013



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Dallas, Texas 75205
PHONE: (214) 453-0629

EXHIBIT "G"

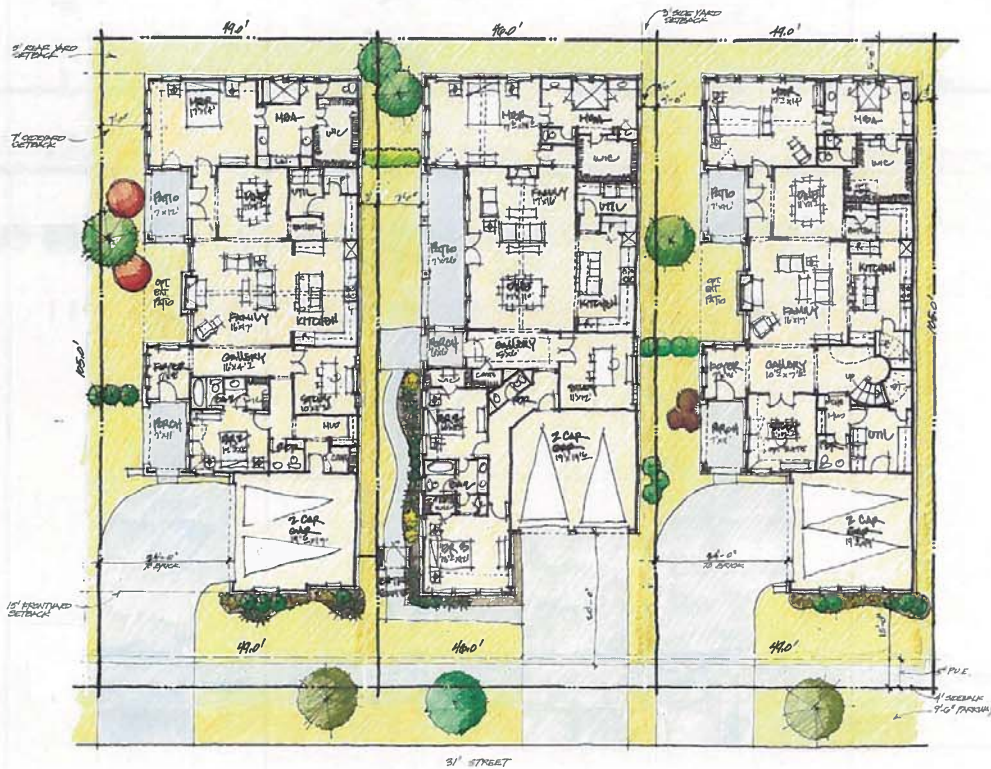


PLAN 802 "FRENCH COUNTRY"

PLAN 804 "TRADITIONAL"

PLAN 808 "ENGLISH COTTAGE"

JBGL CAPITAL, LLC
TWIN CREEKS



46-49-FOOT LOT CONCEPTUAL ELEVATION & CONCEPTUAL LOT LAYOUT

*ALL RENDERINGS SHOWN ARE CONCEPTUAL.

THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.

EXHIBIT PREPARED NOVEMBER 2013

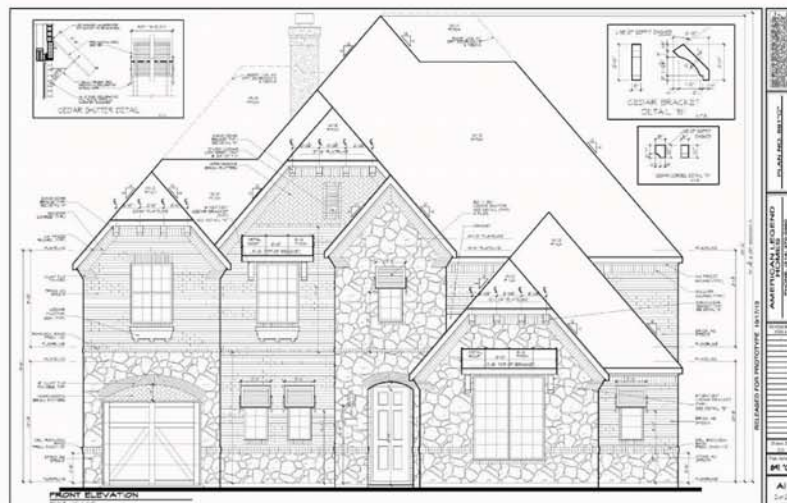
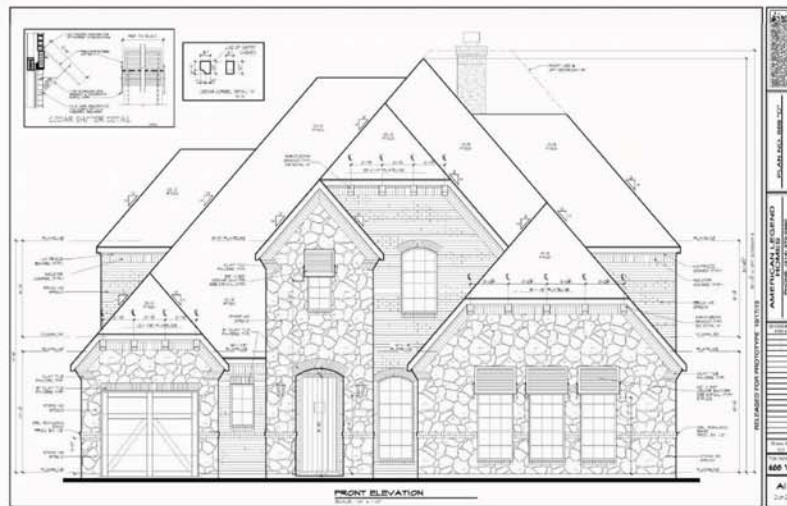


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5325 Village Creek Drive, Suite 200 | P.O. Box 72000 | 973-871-0004

JBGL CAPITAL LP

3131 Harvard Avenue, Suite 103
Dallas, Texas 75205
PHONE: (214) 433-0629

EXHIBIT "H"



60-FOOT LOT CONCEPTUAL ELEVATION & ILLUSTRATIVE

*ALL RENDERINGS SHOWN ARE CONCEPTUAL.

THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT NECESSARILY DEPICT THE PROJECT AS IT SHALL FINALLY BE DEVELOPED.

EXHIBIT PREPARED NOVEMBER 2013



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