



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JANUARY 20, 2015 – 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 January 13, 2015, 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. Capital Improvement Program (CIP) Status Report.
3. Approve minutes from the January 6, 2015, regular meeting.

**Regular Agenda**

4. Floodplain Reconfiguration – Consider a request for Floodplain Reconfiguration for a portion of Montgomery Ridge, Phase 1; generally located south of Bethany Drive and west of Montgomery Boulevard.
5. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of a 4.0± acre tract in the David Wetsel Survey, Abstract No. 977 (located along Jupiter Road approximately 219 feet south of Main Street) and Lots 3R and 4 Parkview Addition, City of Allen, Collin County, Texas (located southeast of Main Street and Greenville Avenue) from Shopping Center-SC and PD-113 for Multifamily Residential MF-18 to a Planned Development with a base zoning of Townhome Residential District TH, and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-9/24/14-68) [Parkview Lane]
6. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for a 10.04± acre portion of Planned Development PD No. 105 located in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, and the James H. Wilcox Survey, Abstract No. 1017, City of Allen, Collin County, Texas; and generally located southeast of the intersection of Alma Drive and Bethany Drive. (Z-10/7/14-73) [Montgomery Urban Tree Farm Headquarters]

**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, January 16, 2015 at 5:00 p.m.

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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 1/13/2015 City Council Meeting**

- The request to adopt an ordinance amending the Allen Land Development Code amending Sec. 4.20.4 adding "Private Park" as a use, amending 7.09 by amending the definitions of "Vehicle Signs," and "Electronic Message Board;" and amending Appendix A by amending the definition of "Park or Playground (Public)" and adding definition of "Private Park," was approved.
- The request to adopt an ordinance to change the zoning to Community Facility "CF" for Public Park use for Watters Branch Community Park, Rowlett Creek Park, Allen Historic Dam, Custer-Ridgeview Park, Bolin Park, and Molsen Farms, was approved.
- The request to adopt an ordinance to create Planned Development No. 119, for single-family residential R-6 uses, and approve a Concept Plan, Building Elevations and Development Regulations for Lot 1, Block A, Fellowship Christian Center Church Addition, generally located northeast of Malone Road and Lake Travis Drive (Malone Meadows), was continued to the February 10, 2015 City Council meeting.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** January 20, 2015

**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 December 2014  
CIP Map through December 2014

# ENGINEERING CIP PROGRESS REPORT - THROUGH DECEMBER 2014

		PROJECT	STATUS / COMMENTS
FACILITIES		1 Fire Station 2 Reconstruction	PS1303 Construction drawings at 50%. Working with the church on temporary facilities and site coordination. Completion anticipated for <b>Spring 2016</b> .
		2 Fire Station 3 & 4 and Animal Shelter Lighting	PS1408 FSG Electric was low bidder. Working with Oncor to qualify projects for energy rebates. Animal Shelter pole lights work pending further warranty research. Work is anticipated to occur in <b>March 2015</b> .
		3 City Hall Basement Remodel	PS1501 Contracted with Quorum Architects; initial Staff meeting and concepts designs, along with detailed direction from City Manager, have been issued to Architect. Completion anticipated by <b>December 2015</b> .
ROADS	CITY	4 2014 Street and Alley Repair	ST1401 Awarded to Jim Bowman Construction. Also included is several accessibility improvements. Construction is anticipated to begin by December and be complete <b>Fall 2015</b> .
		5 Bray Central Widening	ST1309 Roadway is open to traffic. Waiting on power source for street lights. Project anticipated to be completed <b>February 2015</b> .
		6 Ridgeview Drive (Watters - US75)	ST1202 No formal construction schedule. Awaiting development trends in this area.
		7 Ridgeview Drive (Alma through Stacy) Ph 1	ST1308 Piers have been poured. The storm sewer trunk line is 90% complete. Estimated completion <b>Fall 2015</b> . Traffic will be impacted on Stacy through the month of January.
		8 Montgomery Boulevard Extension	ST1403 Design is underway. Planned construction completion on <b>March 31, 2016</b> .
		9 FM 2551	ST0316 Design is being managed by Collin County to widen FM 2551 to six lanes.
		10 Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD NTMWD waterline relocation in progress. TxDOT let in December 2014 and construction is scheduled to start <b>Summer 2015</b> .
		11 US 75 Widening	TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Construction estimated to be complete <b>October 2016</b> .
UTILITIES		12 Fountain Park Water/SS Rehabilitation	WA1403 Water, sanitary sewer, and paving improvements for Sections 1 & 2. Design is 90% complete. Construction anticipated to begin in <b>2015</b> .
		13 Whis-Lynge Water/SS Replacement	WA1209 Project substantially complete. Final punchlist items remain.
		14 SCADA System Upgrade	WA1402 Design has begun. Completion anticipated <b>December 2015</b> .
OTHER		15 Cottonwood Creek Wastewater Rehab	WA1501 City to determine if Buy Board Contractor will be used or if project will be bid through traditional means.
		16 Cottonwood Creek Bank Stabilization	DR1401 Proposed project addresses erosion along the Cottonwood Creek Tributary No. 1, north of Bethany. City evaluating a design-build contract for this project.
		17 Olsen & Beverly Elementary Sidewalk Improvements	ST1501 Project scheduled to go before STTC and RTC early 2015. Federal approval to follow in spring of 2015.
		18 Signal - Watters / Bossy Boots	ST1314 Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening.



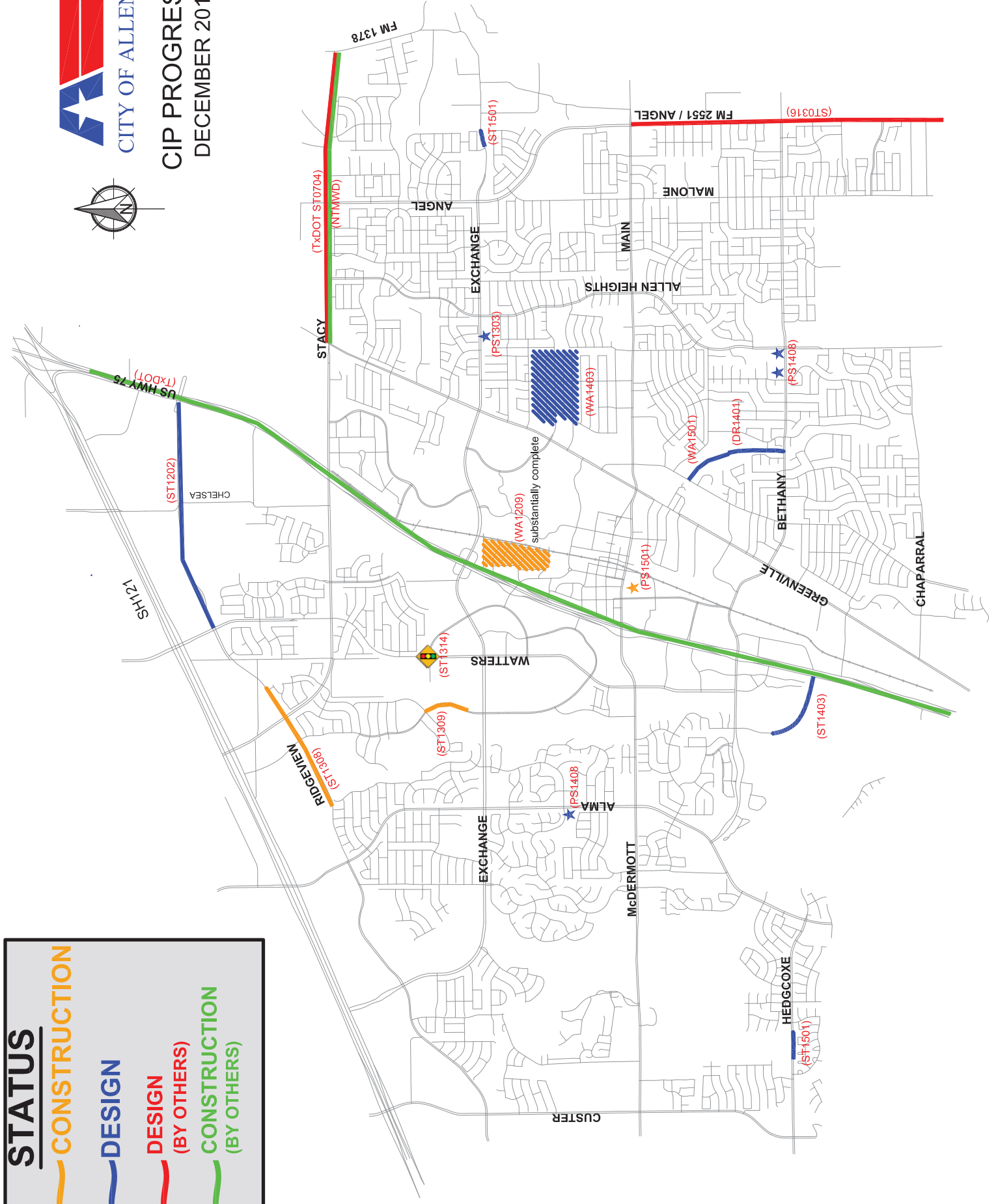
**STATUS**

**CONSTRUCTION**

**DESIGN**

**DESIGN**  
(BY OTHERS)

**CONSTRUCTION**  
(BY OTHERS)





**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
January 6, 2015**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking, Chair  
Shirley Mangrum, 1<sup>st</sup> Vice-Chair  
Ben Trahan, 2<sup>nd</sup> Vice-Chair  
Luke Hollingsworth  
Stephen Platt, Jr.  
Michael Orr

**Absent:**

John Ogrizovich

**City Staff Present:**

Kevin Laughlin, City Attorney  
Lee Battle, AICP, Assistant Planning Director  
Shawn Poe, PE, Assistant Director of Engineering  
Tiffany McLeod, Senior Planner  
Patrick Blaydes, Planner  
Madhuri Kulkarni, Planner

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:05 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

**Director's Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the December 23, 2014, regular meeting attached.

**Consent Agenda**

2. Approve minutes from the December 16, 2014, regular meeting.

**Motion:**        Upon a motion by 2<sup>nd</sup> Vice-Chair Trahan, and a second by 1<sup>st</sup> Vice-Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

**The motion carried.**

**Regular Agenda**

3. Preliminary Plat – Consider a request for a Preliminary Plat for Montgomery Ridge Phase I. The property is 40.8± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; located south of Bethany Drive and west of Montgomery Boulevard. (PP-9/24/14-69) [Montgomery Ridge Phase I]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a Preliminary Plat for Montgomery Ridge Phase I.

The property is generally located south of Bethany Drive and west of Montgomery Boulevard, and is zoned Planned Development PD No. 74 for Single-Family Residential R-7. The property to the north is zoned Planned Development PD No. 105 for Single-Family Residential R-5. The property to the east is zoned Planned Development PD No. 74 for Office O. The property to the south is zoned Planned Development PD No. 105 for Agriculture Open Space AO and Planned Development PD No. 74 for Office O. The property to the west is zoned Planned Development PD No. 105 for Agriculture Open Space AO.

Ms. Kulkarni stated that a Concept Plan for a new residential community (Montgomery Ridge) intended to offer diverse lot sizes, housing sizes, and architectural styles, was approved in August 2014. Preliminary platting is the next phase in the development process. The subject Preliminary Plat, approximately 40.8± acres, shows the property subdivided into 170 residential lots and 12 open space/HOA lots.

The main access point for the development is Montgomery Boulevard; which connects to Bethany Drive. Ultimately, Montgomery Boulevard will be extended to the US 75 access road. The plat also shows various easements required for development of the site.

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

**Motion:**            **Upon a motion by Commissioner Platt, and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Montgomery Ridge Phase I, generally located southwest of Bethany Drive and Montgomery Boulevard.**

**The motion carried.**

4. Preliminary Plat – Consider a request for a Preliminary Plat for CLA Allen Addition, Lot 6A and 6B, Block A. The property is a 5.814± acre tract of land situated in the L.K. Pegues Survey, Abstract No. 702, City of Allen, Collin County, Texas; located at the northeast corner of US75 and Exchange Parkway. (PP-11/4/14-79) [Children's Learning Adventure]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a Preliminary Plat for Children's Learning Adventure.

The property is generally located east of US Highway 75 and north of Exchange Parkway. The properties to the north and east are zoned Planned Development PD No. 58 for Shopping Center SC. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 21 for Garden Office GO. The property to the west (across US Highway 75) is zoned Planned Development PD No. 54 for Corridor Commercial CC.



Ms. Kulkarni stated that a Concept Plan for Children's Learning Adventure (daycare use) was approved in October 2014. Preliminary platting is the next phase in the development process. The subject Preliminary Plat shows the approximately 5.8± acre property subdivided into two (2) lots, one for the daycare use (Lot 6A) and the other for future development (Lot 6B).

Ms. Kulkarni discussed access and said that there are a total of five (5) access points for the property. One point of access is on Exchange Parkway. The remaining access points are provided through access easements from the surrounding properties. The plat also shows various easements and ROW dedication required for development of the site.

A Site Plan for the day care facility (on Lot 6A) has been submitted and is currently under review.

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

**Motion:**            **Upon a motion by 1<sup>st</sup> Vice-Chair Mangrum, and a second Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for CLA Allen Addition, Lots 6A and 6B, Block B, for Children's Learning Adventure.**

**The motion carried.**

5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Fitness and Health Center use. The property is an approximately 9,610 square foot portion of a building located on Lot 1, Block 1, Bethany Corner Addition, City of Allen, Collin County, Texas; generally located south of Bethany Drive and east of Greenville Avenue (and commonly known as 801 S. Greenville Ave., Suite 101, 108 and 115). (SUP-12/19/14-86) [Crossfit TX]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a public hearing and a Specific Use Permit for Crossfit TX.

Ms. Kulkarni identified the location of the property – it is generally located on the southeast corner of Greenville Avenue and Bethany Drive. The property to the north (across Bethany Drive) and to the south of the subject property is zoned Planned Development PD No. 4 for Shopping Center SC. The property to the west (across Greenville Avenue) is zoned Light Industrial LI. The property to the east is zoned Multi-Family Residential MF-24.

The applicant is proposing to tenant three suites in the Bethany Corner shopping center: Suite 101 (1,440 square feet), Suite 108 (5,970 square feet), and Suite 115 (2,200 square feet) in an existing building for weightlifting, Crossfit group classes, and wellness and corrective exercise, respectively, as part of a CrossFit exercise facility. Staff categorizes all of these types of uses within this facility as "Fitness and Health Center."

Ms. Kulkarni stated that a Fitness and Health Center use within a Shopping Center zoning district, such as this, requires a Specific Use Permit (SUP) according to the Allen Land Development Code.

She then stated that a business summary was submitted from which staff analyzed class size, class frequency, total classes per day, and hours of operation for each of the lease spaces. Staff has determined that parking will not be negatively impacted on the site.

There are no proposed changes to the exterior of the building.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

1<sup>st</sup> Vice-Chair Mangrum said she had a question for the applicant. She asked if they had something like this in other cities where the facility is split into different centers.

Melissa Gautreaux, 525 Mefford Lane, Allen, Texas, applicant, answered 1<sup>st</sup> Vice-Chair Mangrum. She said their facility was located two blocks to the north, but because they have grown in size, they have relocated here and branched off into other suites to focus on specific aspects, such as corrective exercises and weightlifting.

1<sup>st</sup> Vice -Chair Mangrum asked if the applicant will continue to have Crossfit across the street as well as these suites.

Ms. Gautreaux answered no; they are moving Crossfit to this new location.

Ms. Kulkarni stated that this item will be on the City Council agenda on January 27, 2015.

**Motion:**           **Upon a motion by Commissioner Orr, and a second by 2<sup>nd</sup> Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the Specific Use Permit request for a Fitness and Health Center use for the property located on Lot 1, Block 1, Bethany Corner Addition, and commonly known as 801 S. Greenville Avenue, Suites 101, 108, and 115, for Crossfit TX.**

**The motion carried.**

6. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to Community Facility “CF” for Public Park use. The properties are currently zoned Planned Development No. 72 for Residential “R-5” use, Planned Development No. 98 for Residential “R-4” use, Planned Development No. 109 for Residential “R-5” use, Planned Development No. 58 for Shopping Center “SC” use, Planned Development No. 58 for Light Industrial “LI” use, Planned Development No. 63 for Commercial Corridor “CC” use, and Planned Development No. 63 for Multi-Family “MF” use, Light Industrial “LI” use, and Garden Office “GO” use, Planned Development No. 54 for Garden Office “GO” use and Agricultural and Open Space “AO” use. The properties are located south of Ridgeview and west of Bray Central Drive [Watters Branch], south of Ridgeview Drive and east of W. Exchange Parkway [Rowlett Creek Park], east of US 75 and north of W. Exchange Parkway, [Allen Historic Dam], north of Ridgeview Drive and east of N. Custer Road, [Custer-Ridgeview Park], north of W. McDermott Drive and west of Twin Creeks Drive [Bolin Park] and between US 75 and Greenville Avenue, at Chaparral Road, [Molson Farms].

Commissioner Orr recused himself due to a conflict.

Chairman Cocking removed this item from the table so it is open.

Mr. Lee Battle, Assistant Planning Director, presented to the Commission.

Mr. Battle stated that this is a City initiated rezoning for parkland, and that there are six different areas that are included in this rezoning.

Mr. Battle explained that the purpose of this request is to take land that is either owned or controlled by the City for the purpose of parkland and get it into the same zoning district. When the City acquires land, it comes through the City through dedication or donation or purchase, and comes with some zoning designation already on the property. The City then acquires this parkland with different existing zoning designations. As a matter of policy, all parks should be classified as the Community Facility (CF) zoning district to prevent unintended consequences. This request will clean up zoning for park uses and prevent unintended consequences. Conflicts in zoning and platting can occur if the parks are not zoned to the CF district.

There are no specific development plans, concepts, or proposals to how these parks might develop. Some land may remain natural open space and as greenbelt.

There are six areas as a part of this zoning request:

1. Custer-Ridgeview Park: Located north of Ridgeview Drive and east of N. Custer Road; currently zoned CC, MF, and R-6.
2. Rowlett Creek: Located south of Ridgeview Drive and east of W. Exchange Parkway; currently zoned R-4 and AO.
3. Watters Branch Park: Located south of Ridgeview Drive and west of Bray Central Drive; currently zoned R-5 and AO.
4. Allen Historic Dam: Located east of US Highway 75 by the railroad track; currently zoned LI, SC, and CC.
5. Molson Farms: Located between US 75 and Greenville Avenue, at Chaparral Road; currently zoned LI and GO.
6. Bolin Park: Located north of McDermott Drive and west of Twin Creeks Drive; currently zoned GO.

Mr. Battle summarized that the request is to change the various zoning districts of all of the land mentioned above to Community Facilities as a cleanup.

Chairman Cocking reiterated that this request is just house-keeping. Many of the parks, as identified on the map shown, are already zoned Community Facilities. The last of the major parks acquired in the last few years are just now being changed to the common zoning of Community Facilities.

Mr. Battle agreed. He expanded that a majority of the parks are already zoned Community Facilities. The City has done this in the past with other parkland. These are the remaining big pieces to clean up the zoning on what will be City parkland.

Chairman Cocking opened the public hearing.

Marc Perna, 1305 Caliche Trail, Allen, Texas, addressed the Commission. He is in favor of this request. He thinks it is fantastic to have parks. He had a question for clarification on who will maintain the parks – is it by the City's Parks and Recreation Department or by the communities around the Parks.

Chairman Cocking closed the public hearing.

The following are correspondences received for this case:

Virginia Fuller, [ginnyfuller@comcast.net](mailto:ginnyfuller@comcast.net) - Oppose  
Sachin Aggarwal, 2003 Creekway Drive – Support  
Ann Pipton – 1110 Waterford Way – Support  
Craig Barnard – 304 Twin Creeks Drive – Support  
Karen and Larry Lantz, 1205 Caliche Trail – N/A  
Danny Badeaux, 1065 Arches Park – Oppose  
Daniel Flick, [Daniel.flick@siemens.com](mailto:Daniel.flick@siemens.com) – Support  
Shakira Boone, 1606 Singing Water Drive – Support  
Billy Aylor – 1530 Bellnap – Support  
Neville P. Skead, 1528 Astoria Drive – Support  
Rebecca Giordano, 1612 Summer Oaks Drive – Support  
David Gunther, 1605 Woodrose Court – Support

Chairman Cocking asked the question over maintenance.

Mr. Battle answered that all of the parks discussed will be maintained by the City with possibly some joint-agreements.

Mr. Battle stated that the item will be on the City Council agenda on January 13, 2015.

**Motion:**            **Upon a motion by 1<sup>st</sup> Vice-Chair Mangrum, and a second by Commissioner Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning of various park facilities to Community Facility “CF” for Public Park use.**

**The motion carried.**

### **Adjournment**

The meeting adjourned at 7:27 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

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Jeff Cocking, Chairman

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Madhuri Kulkarni, Planner

**Director's Report from 12/23/2014 City Council Meeting**

- No meeting was held by City Council on December 23, 2014.

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

<b>AGENDA DATE:</b>	January 20, 2015
<b>SUBJECT:</b>	Consider a request for Floodplain Reconfiguration for a portion of Montgomery Ridge, Phase 1, generally located south of Bethany Drive and west of Montgomery Boulevard.
<b>STAFF RESOURCE:</b>	Shawn Poe, PE Assistant Director of Engineering  Tiffany McLeod Senior Planner
<b>PREVIOUS BOARD/COUNCIL ACTION:</b>	PD 74 Adopted – October, 1998 PD 74 Amended – August, 2014 Preliminary Plat – January, 2015

### **BACKGROUND**

Montgomery Ridge Phase 1 is located south of Bethany Drive and west of Montgomery Boulevard. The property to the north is zoned Planned Development PD No. 105 for Single-Family Residential R-5. The property to the east is zoned Planned Development PD No. 74 for Office O. The property to the south is zoned Planned Development PD No. 105 for Agriculture Open Space AO and Planned Development PD No. 74 for Office O. The property to the west is zoned Planned Development PD No. 105 for Agriculture Open Space AO. The portion of the property, related to the reconfiguration request, is located along Rowlett Creek on the southwestern portion of this phase.

The Allen Land Development Code, Section 8.13.6 states:

“All properties located in the 100-year floodplain shall be maintained in a natural state. Any deviations or modification to the natural state shall require review and approval of the commission.”

The subject property is zoned Planned Development PD No. 74 for Single-Family Residential R-7. This zoning was approved in August 2014 for a new residential community (Montgomery Ridge). A Preliminary Plat was also recently approved. During the Preliminary Plat review process, it was determined that a small portion of the development encroached into the 100-year fully developed floodplain; which affects five residential lots in Phase 1.

The attached exhibit shows the proposed lot layout and the area where the floodplain is proposed to be re-delineated. A retaining wall is planned to be constructed along the property lines adjacent to the creek.

The Engineering Department has received a detailed drainage study, signed and sealed by a licensed professional engineer, which analyzes the request based on the following criteria:

1. Minimal impact to flora and fauna.
2. No net decrease in valley storage
3. No net rise in the fully-urbanized 100-year base flood elevation
4. No increase in velocity

The attached Floodplain Workmap demonstrates the scope of the work and verifies that there is no negative impact to the 100-year floodplain. As a result, the Engineering and Community Development Departments take no exception to the proposal put forth by the applicant. Since this floodplain reconfiguration does not

affect the FEMA regulatory 100-year floodplain, neither a Conditional Letter of Map Revision (CLOMR) nor a Letter of Map Revision (LOMR) is required.

**STAFF RECOMMENDATION**

Staff recommends approval

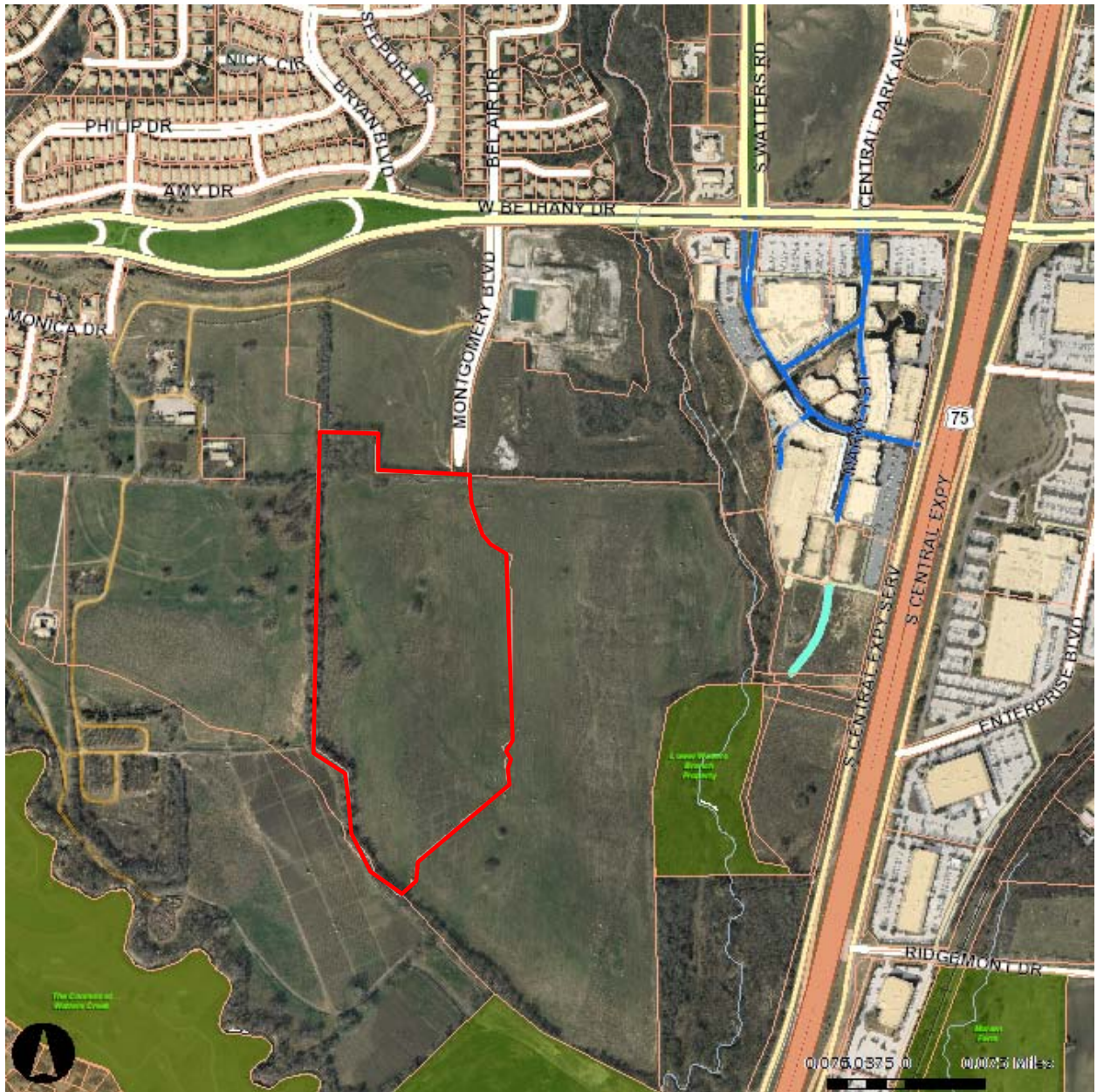
**MOTION**

*I make a motion to approve the request for Floodplain Reconfiguration for a portion of Montgomery Ridge, Phase 1; generally located south of Bethany Drive and west of Montgomery Boulevard.*

**ATTACHMENTS**

Aerial Photograph  
Preliminary Plat for Montgomery Ridge Phase 1  
Proposed Approved Floodplain Workmap

## Montgomery Ridge Phase 1





[illegible]

LEGEND \*

[illegible]

170 RESIDENTIAL LOTS & 12 OPEN SPACE/HOA LOTS (40.8 Ac.)  
AN ADDITION TO THE CITY OF ALLEN,  
COLLIN COUNTY, TEXAS.  
LOCATED IN THE THOMAS G. KENNEDY SURV  
ABSTRACT NO. 500,  
CITY OF ALLEN, COLLIN COUNTY, TEXAS.

**OWNER:**  
JEN TEXAS XII, LLC  
551 MADISON AVENUE  
3RD FLOOR  
NEW YORK, NY 10022

**SURVEYOR:**  
BURY-DFW, INC.  
5310 HARVEST HILL, SUITE 100  
DALLAS, TEXAS 75230  
PH: (972) 991-0011  
CONTACT: DAVID J. DE WEERT, R.P.L.S.

PROJECT: R0109111-30001 SHEET 1 OF 2



- CRF (CM)  
5/8" CRF  
"CARTER+BURGESS"  
BEARS 555'43"25"W



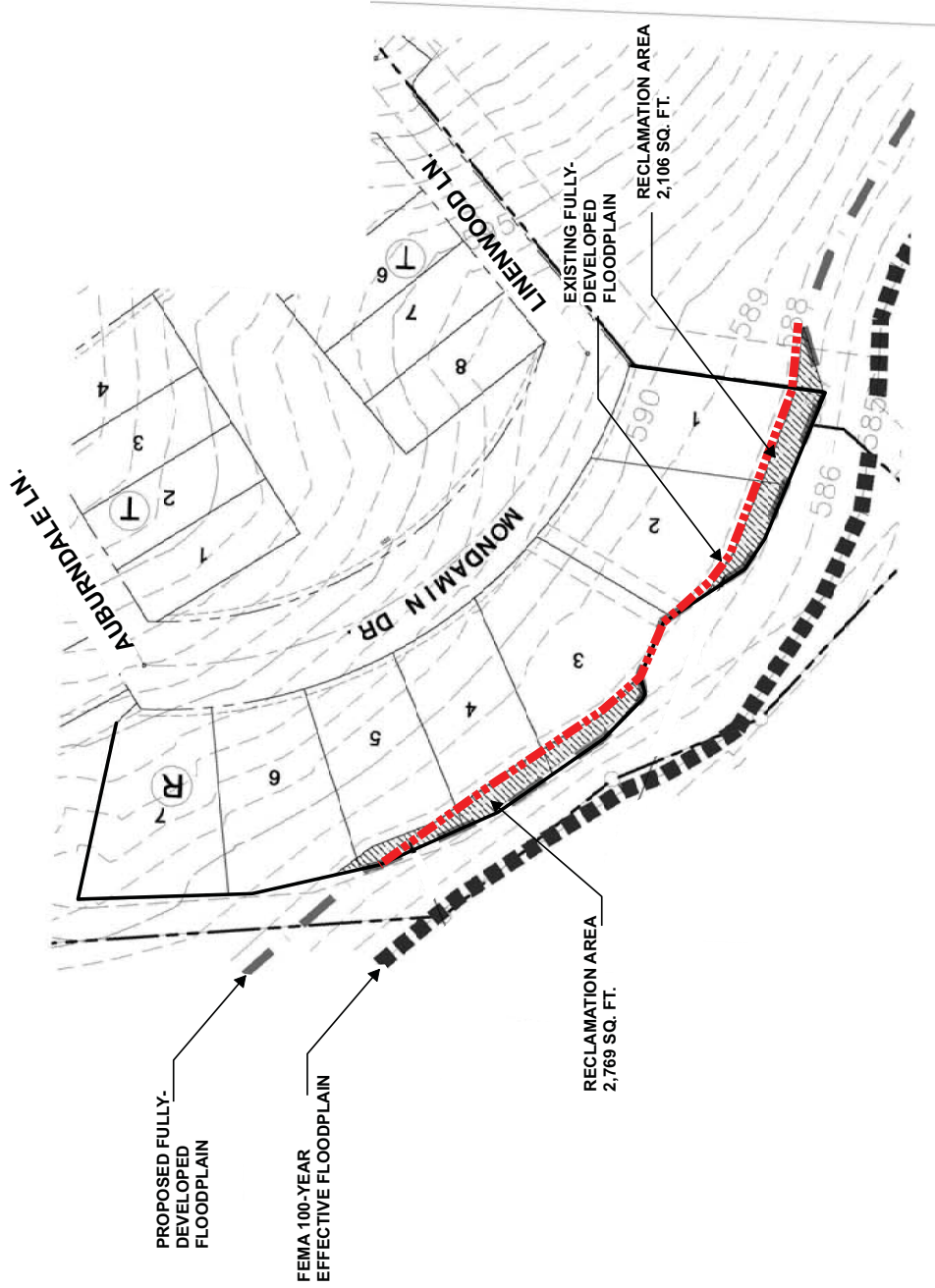
**APPLICANT:**  
ASHTON DALLAS RESIDENTIAL, LLC  
1800 VALLEY VIEW LANE, SUITE 100  
FARMERS BRANCH, TEXAS 75234  
PH: (972) 428-5403  
CONTACT: BOB BOWO

630- Preliminary  
This document shall not be  
recorded for any purpose.  
For Review Purposes Only  
David J. De Weirdt, R.P.L.S.  
Registration No. 5066  
October 13, 2014

NOTE: 1. SEE SHEET 1 OF 2 FOR GENERAL NOTES.

NOTE.  
1. SEE SHEET 1 OF 2 FOR GENERAL NOTES.

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**BURY**

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Dallas, Texas 75226  
(972) 991-0001, Phone  
TDD: #F-048  
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MONTGOMERY RIDGE  
ALLEN, TEXAS

ROWLETT CREEK  
FLOODPLAIN LIMIT  
EXHIBIT-B

ASHTON WOODS

Date: January 15, 2015  
File: MONTGOMERY RIDGE FLOODPLAIN EXHIBIT.mxd  
Scale: 1 inch = 75 feet  
By: BEC  
Project Number: 010911-30-001

<b>PLANNING &amp; ZONING COMMISSION</b> <b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** January 20, 2015

**SUBJECT:** Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of a 4.0± acre tract in the David Wetsel Survey, Abstract No. 977 (located along Jupiter Road approximately 219 feet south of Main Street) and Lots 3R and 4 Parkview Addition, City of Allen, Collin County, Texas (located southeast of Main Street and Greenville Avenue) from Shopping Center-SC and PD-113 for Multifamily Residential MF-18 to a Planned Development with a base zoning of Townhome Residential District TH, and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-9/24/14-68) [Parkview Lane]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** Final Plat Approved – September, 1989  
Replat Approved – July, 1998  
PD 113 Adopted - September, 2013

**LEGAL NOTICES:** Public Hearing Sign – January 9, 2015  
Public Hearing Notices – January 9, 2015

**ANTICIPATED COUNCIL DATE:** February 10, 2015

**BACKGROUND**

The property is generally located southeast of Greenville Avenue and Main Street. The property to the north is zoned Shopping Center SC. The property to the east (across Jupiter Road) is zoned Shopping Center SC and Planned Development PD No. 19 for Multi-Family MF. To the south, the property is zoned Community Facilities CF. To the west, the property is zoned Community Facilities CF. Further to the west (across Greenville Avenue), the property is zoned Shopping Center SC and Single-Family Residential R-3.

The property is currently zoned Planned Development PD No. 113 for Multi-Family MF-18 and Shopping Center SC. The applicant is requesting to change the zoning by creating a Planned Development for a townhome development, and adopting development regulations, a concept plan, and building elevations for the property.

The proposed residential development is approximately 10.2± acres. The attached Concept Plan shows a total of 91 front-entry units (each 1,375 square feet), on 25' X 90' lots, with a density of 8.8 units/acre. The plan also shows approximately 1.5± acres of open space.

The attached development regulations include design standards to establish the Planned Development. The proposed base zoning for the property is Townhome Residential District TH. Other proposed standards include building setbacks, driveways, and screening.

There are three (3) access points into the development. There is one (1) access point on Jupiter Road and (1) access point on Greenville Avenue. A second access point, through an access easement, also exists on Greenville Avenue. This access easement will be replatted as a separate lot and owned and maintained by Lot 2R (Walgreens).

The screening for the property will consist of an eight foot (8') masonry wall to the west (along Greenville), north, and east (along Jupiter). The screening to the south will be a six foot (6') board-on-board fence with masonry columns. Interior fencing will include six foot (6') board-on-board fences and six foot (6') wrought-iron fences (for the lots in the center of the development). The wrought-iron fences and five foot (5') maintenance easements are provided for egress, safety, and visibility.

The primary building materials, shown on the attached Building Elevations, are brick, stone, and a composition shingle roof. Cedar garage doors with enhanced driveways are proposed.

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 create a Planned Development and adopt development regulations, a concept plan and building elevations for Lots 3R and 4 Parkview Addition and a 4.0± acre tract in the David Wetsel Survey, Abstract No. 977, generally located southeast of Greenville Avenue and Main Street, for Parkview Lane.*





### **ATTACHMENTS**

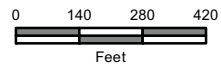
Property Notification Map  
Development Regulations  
Concept Plan  
Building Elevations





### Map Legend

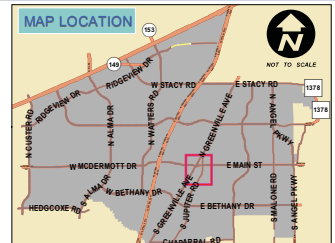
-  200' Notification Buffer
-  Railroad
-  CollinCAD Parcels
-  Public Rezone



Planning & Development - GIS

Date Saved: 1/7/2015

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 PARKVIEW LANE**

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

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Townhome Residential District TH standards of the ALDC, except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of platting.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference.
- D. BUILDING SETBACKS:** The side yard setbacks for the Property shall be modified as follows:
  - 1. Side Yard Setback: 5 Feet
  - 2. Corner Lot Side Yard: 5 Feet
- E. DRIVEWAYS:** The driveways shall be treated with a decorative concrete aggregate, with one of the following finishes:
  - 1. Exposed Aggregate
  - 2. Stained Concrete
  - 3. Salt Finished Concrete
- F. SCREENING:** Screening on the Property shall be developed in general conformance with the Concept Plan (Exhibit “A”).
- G. TREE PLANTING:** Two shade trees shall be planted for each dwelling unit. A minimum of one tree shall be planted within the front yard of each dwelling unit. If the remaining shade tree cannot be planted within the front yard it shall be planted within the open space areas of the Property.

<b>ZONING:</b>	PLANNED DEVELOPMENT
<b>ACREAGE:</b>	10.2± AC
<b>USE:</b>	TOWNHOME
<b>LOT COUNT:</b>	91 UNITS (25 X 55 PAD)
<b>DENSITY:</b>	8.8 U/A
<b>REQUIRED OPEN SPACE (O.S.):</b>	1.38 AC
<b>PROVIDED OPEN SPACE (O.S.):</b>	1.50 AC
<b>PARKING:</b>	TOTAL SPACES DEDICATED TO 31 SPACES
<b>RATIO:</b>	ON-STREET: 16 SPACES 0.52 SPACES/UNIT



- [illegible]

**PARKVIEW LANE**  
ALLEN, TX  
COLLIN COUNTY

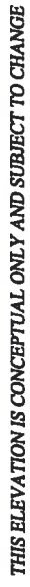
ALLEN, TX  
COLLIN COUNTY

**OWNERS**  
NORMA JO DANIEL JOHNSON  
14203 FAULKNER GUILY HOUSTON, TEXAS 77060  
14203 FAULKNER GUILY HOUSTON, TEXAS 77060

**DEVELOPER**  
LENNART DEVELOPMENT COMPANY, LLC  
15620 CENTRAL PARKWAY E. SUITE 104 PLANO, TEXAS 75075

**PLANNER/ENGINEER**  
BOWDOY ANDERSON & ASSOCIATES, INC.









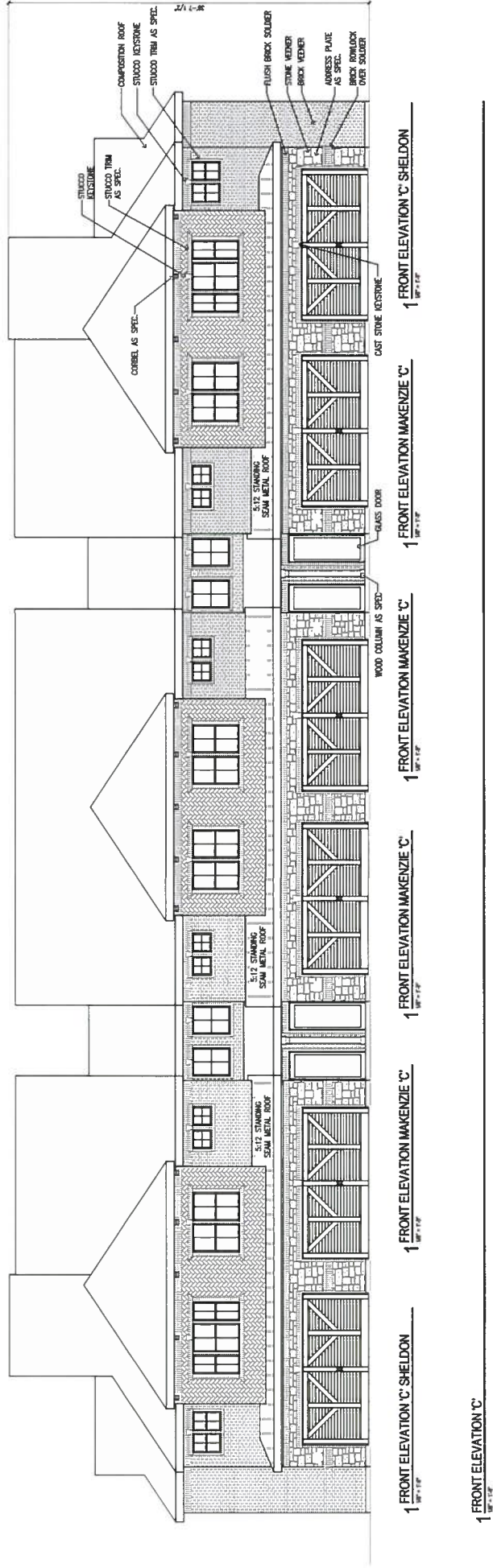
THIS ELEVATION IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE



1 FRONT ELEVATION B'



THIS ELEVATION IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE











THIS RENDERING IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE







# ELEVATION B

THIS RENDERING IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE







# ELEVATION C

THIS RENDERING IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE





# REAR ELEVATION

THIS RENDERING IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE



REAR ELEVATION SHELTON  
1/8" = 1'-0"

REAR ELEVATION WAKENZIE  
1/8" = 1'-0"

REAR ELEVATION WAKENZIE  
1/8" = 1'-0"

REAR ELEVATION WAKENZIE  
1/8" = 1'-0"

REAR ELEVATION WAKENZIE  
1/8" = 1'-0"

REAR ELEVATION SHELTON  
1/8" = 1'-0"

NOTE: REAR ELEVATION REPRESENT ELEVATION A, B, AND C.



## Bo Bass

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**From:** Williams, Philip <PWilliams@emersonpartners.com>  
**Sent:** Friday, January 16, 2015 10:32 AM  
**To:** Bo Bass  
**Cc:** Hall, Lee; Jones, Caleb  
**Subject:** Request for delay in Public Hearing for MUTF

Dear Bo,

Please accept this email as a formal request to delay the P&Z Public Hearing on the Montgomery Urban Tree Farm until Feb. 17, 2015. We will use the time to have public meetings on the planned use and timing of the development.

Thank you for your cooperation.

Philip

Philip Williams  
EMERSON PARTNERS, INC  
1204 Old Bethany Rd.  
Allen, Texas 75013  
214.902.7101

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
--

**AGENDA DATE:** January 20, 2015

**SUBJECT:** Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for a 10.04± acre portion of Planned Development PD No. 105 located in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, and the James H. Wilcox Survey, Abstract No. 1017, City of Allen, Collin County, Texas; and generally located southeast of the intersection of Alma Drive and Bethany Drive. (Z 10/7/14-73) [Montgomery Urban Tree Farm Headquarters]

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

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** Planned Development No. 96 Adopted – December, 2004  
Planned Development No. 96 Amended - September, 2006  
Planned Development No. 105 Adopted - September, 2007

**LEGAL NOTICES:** Public Hearing Sign installed – January 9, 2015  
Property Owner Notices mailed – January 9, 2015

**ANTICIPATED COUNCIL DATE:** February 10, 2015

**BACKGROUND**

The property is located south of Bethany Drive and east of Alma Drive. The property to the north, across Alma Drive, is Planned Development PD No. 105 for Single Family Residential R-6. The property to the east is zoned Planned Development No. 105 for Mixed Use MIX. The properties to the south and west are zoned Agriculture Open Space AO.

The property is currently zoned Planned Development PD No. 105 for Mixed Use MIX development and is currently designated as a community center area for this section of Montgomery Farm. There are a number of commercial uses and lot standards already established in the PD. The applicant is proposing to amend the development regulations to expand on the allowed uses and establish design elements such as parking requirements, building materials, screening and lighting. The request also includes the adoption of a Concept Plan and illustrative Building Elevations for the property.

The Concept Plan shows six buildings (ranging from 3,000 square feet to 21,000 square feet) for various uses including retail, office, restaurant, and agriculture. The property is proposed to develop in three phases:

- Phase 1A - Includes an 8,600 square foot building for offices and temporary visitor/caregiver living quarters. Also includes a 10,100 square foot storage building for tree farm operation equipment.
- Phase 1B – Includes a 6,300 square foot office/retail building and 3,000 square foot building for a restaurant.
- Phase 2 – Includes two 21,000 square foot buildings for office and retail uses.

There are two access points for the development; both on Alma Drive. The driveways, firelanes and parking will be built in phases, as reflected on the attached Phasing Plans.

The attached elevations provide examples of the proposed building architecture and exterior materials; which are intended to create a rural theme for the development.

The request has been reviewed by the Technical Review Committee.

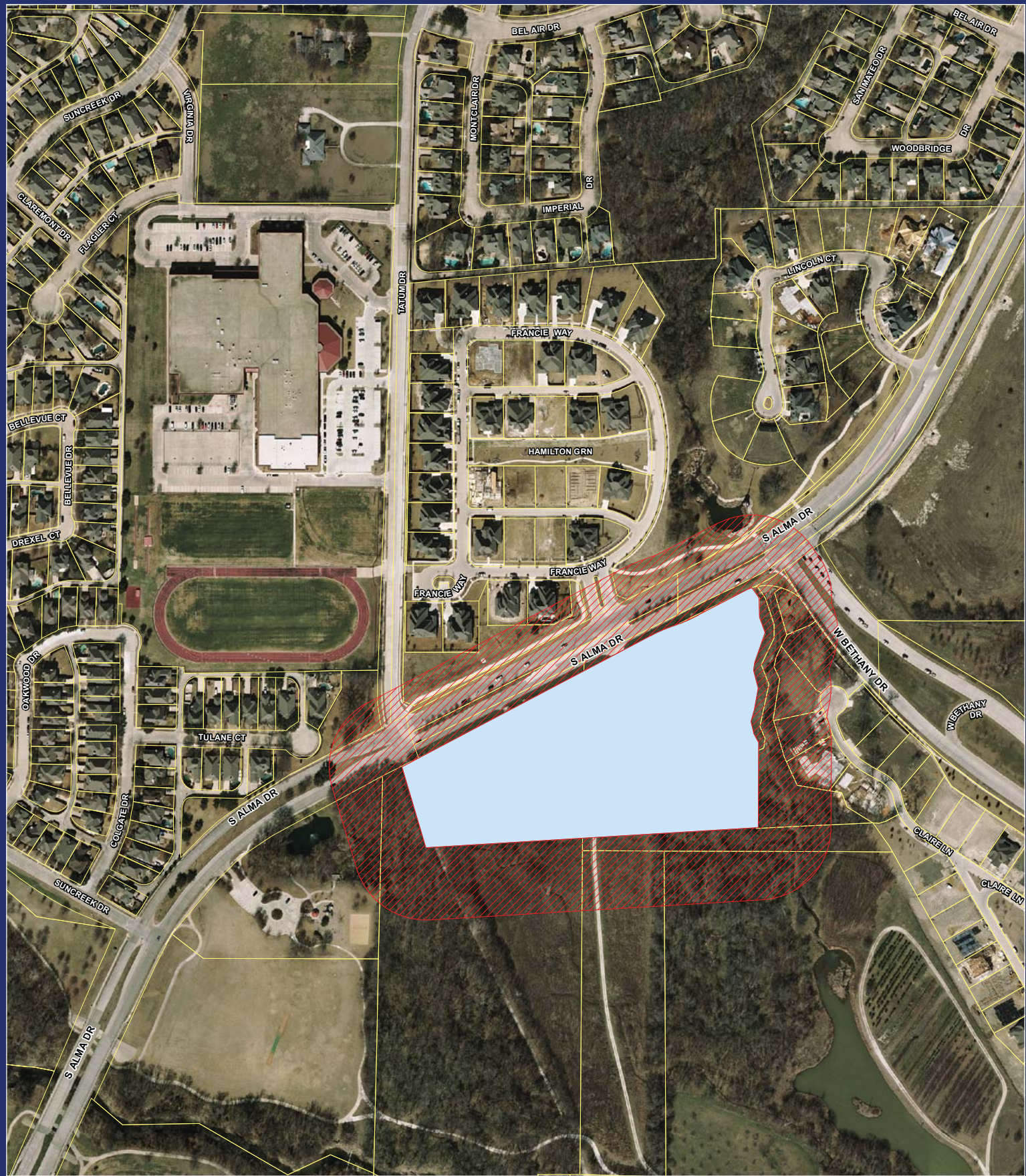
**STAFF RECOMMENDATION**

Staff recommends approval of the request.

**ATTACHMENTS**

Property Owner Notification  
Development Regulations  
Zoning Exhibit  
Concept Plan  
Phasing Plans  
Illustrative Building Elevations





Property Ownership Notification  
Montgomery Tree Farm

### Map Legend

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

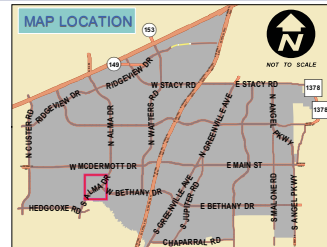


0 120 240 360  
Feet

Planning & Development - GIS

Date Saved: 1/6/2015

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 MONTGOMERY URBAN  
TREE FARM HEADQUARTERS**

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

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the General Business GB standards of the ALDC, except as otherwise provided herein.
- B. PERMITTED USES:** The Property shall be used and developed according to the following use chart:

<u>X</u>	Use Permitted in district
	Use Prohibited in district
<u>S</u>	Use may be permitted upon approval of Specific Use Permit
<u>T</u>	Use may be permitted as temporary use
<u>A</u>	Accessory Use

Type of Use	Proposed MUTFHQ
Acid Manufacture	
Adult Bookstore	
Adult Day Care	
Agricultural Use	X
Airport	
Amusement, Commercial (Indoor)	X
Amusement, Commercial (Outdoor)	S
Antique Shop	X
Apparel & Related Manufacture	
Assisted Living	
Auto Painting or Body Shop	
Auto Parts Sales	
Automotive Repairs, Major	
Automotive Repairs, Minor	
Automotive Sales & Service	
Bakeries (Wholesale)	
Bakery or Confectionery	X
Banks and Financial Institution	
Banquet Facilities	X
Beer & Wine Package Sales	X
Beer & Wine Package Sales with Greater than 50% of Revenue from Beer & Wine	S
Bicycle Shop/Repair	S
Birthing Center	
Boat Display Sales and Repair	
Boat Storage	
Book, Card or Novelty Shops	X
Bottling Works & Distribution	

Type of Use	Proposed MUTFHQ
Gymnastics/Athletics	S
Hardware Store	X
Hatchery, Poultry, Egg Farm	S
Heavy Machinery Sales/Storage	S
Helipoint	
Helistop	X
Helistop (Temporary)	T
Hospice	S
Hospital	
Hotel	
Key Shop, Locksmith	S
Laboratories: Bio Safety Level 2	
Laboratories: Bio Safety Level 3	
Laboratories: Bio Safety Level 4	
Laboratories: Dental	
Laundry, Self-Service	
Laundry/Cleaning Plant, Commercial	
Laundry/Cleaning Plant, Retail w/PK/UP	
Laundry/Dry Cleaning, Pick-up Only	
Lawn Equipment Sales & Repair	S
Livestock Auction	T
Machine Shop or Welding	
Maintenance & Storage Facilities	S
Manufactured Housing Unit	
Manufactured or Mobile Home Park	
Manufacturing, Heavy	
Manufacturing, Light	



Building Materials Sales (Outdoor)	S
Building Materials Sales (Indoors)	X
Bulk Handling Facility	
Bus Stations/Terminals	S
Car Wash	
Carnival or Circus	
Carpentry, Painting Shop	
Catering	X
Cement, Lime, Gypsum Manufacture	
Cemetery	
Chemicals & Allied Products	
Church, Temple or Rectory	
Clinic, Medical	
Coal, Coke or Wood Yard	T
College or University	A
Community Center	X
Concrete Batch Plant (Non-Temporary)	
Concrete Batch Plant (Temporary) (Must be located a minimum of 500 feet from any existing residential structure)	T
*Congregate Residence (Short Term Residency)	A
Construction Office (Temporary)	T
Contractor's Yard	T
Convalescent Center	
Convenience Store	S
Country Club	X
Day Care Facility	A
Department or Discount Stores	X
Drug Store or Pharmacy	
Drugs, Pharmaceutical MFG.	
Dwelling, Condominium	
Dwelling, Multi-Family (Apartment)	
Dwelling, Single-Family (Attached)	
Dwelling, Single-Family (Detached)	
Dwelling, Two-Family	
Electrical Generating Plant, Public	
Electronic Assembly	
Equipment Rental	
Fabrics or Needlework Shop	X
Fairgrounds or Rodeo	S
Family Home	
Farm Implement Sales and Service	S
Farms and Nurseries	X
Fat Rendering, Animal Reduction	
Firearms Sale & Service	
Fitness and Health Center	X
Flea Market	
Florist	X
Food Processing (Heavy)	
Food Service	S
Forestry	X
Forge Plant	
Fraternal Org., Lodge, Civic Clubs	X
Fueling Station	
Funeral Homes and Mortuaries	
Furniture/Appliance Sales	
Garage, Public Parking	S
Golf Course	
Golf Course (Public)	
Grocery	X
Community Garden for Profit (Privately Owned)	X
Wind Generators	S

Mass Transit Commuter Pick-Up	
Massage Parlor	
Mining	
Mini-Warehouses	
Implement Display & Sales	
Monument Sales	
Motor Cycle Sales & Service	
Motor Freight Terminal	
Museum, Library, Art Gallery (Public or Private)	X
Nursery, Retail Plant	X
Nursing Home	
Office Showroom/Warehouse	
Office Use	X
Open Storage (Outdoor Display for Sales)	S
Outdoor Produce Market	X
Park or Playground (Private)	X
Pawn Shops	
Pest Control Service	S
Petroleum Products Refining/Storage	
Playfield or Stadium	
Printing or Newspaper Establishment	
Private Club	
Public Service Facility	
Radio or TV Broadcast Studio	
Railroad Freight Station	
Real Estate Sales Office (TEMP.)	T
Recreation Camp	
Recreation Center (Private)	S
Rental, Auto, Trailer, Truck	
Restaurant (Drive-In or Through)	
Restaurant (No Drive-in or Through)	X
Restaurant/Private Club	X
Retail Store	X
Sand or Gravel Mining or Storage	
Sanitary landfill	
School, Business and Trade	S
School, Proprietary or Denominational	
School, Public	
Sexually-Oriented Business	
Sign Shop	
Smelting of Ores or Metals	
Stable	
Stockyards or Slaughterhouse	
Swim or Tennis Club	S
Swim Pool (Public)	
Target Range	
Tattoo Studio (Res.#1512-7-97(R))	
Teen Club	
Theater (Limited to no more than 200 seats)	S
Tire Recapping	
Truck Sales and Repair – New	
Truck Storage	
Truck Terminal	
Upholstery Shop	
Veterinary Hospital or Clinic	S
Video Redemption Machines (8-Liner Machines) – 5 or more	
Warehouse/Distribution Center	
Wrecking, Junk or Auto Salvage Yard	
Winery/Vineyard	X
Caretakers Residence (Associated with activities on property) ...	A

\*Congregate Residence includes residential accommodations for the short term residency of visiting scientists, artists, authors and dignitaries.

**C. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of site planning.

**D. BUILDING ELEVATIONS:** In order to promote the “farm” theme of this Planned Development District, the exterior wall facades of buildings on the Property may be constructed with no masonry materials but only if:

1. The buildings are in general conformance with the illustrative Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference; and
2. The Exterior façade materials will be limited to wood planking, HardiePlank®, wood, rough sawn lumber, glued laminated timber (sometimes known as “glulam”), Trex lumber or similar, stucco, metal panels, corrugated barn metal, or a combination of the above materials including a combination with brick; and
3. The City’s Technical Review Committee has reviewed and approved such building materials, elevations, specifications, and samples prior to issuance of a building permit for the building.

**E. AREA AND HEIGHT REGULATIONS:**

1. Front Yard Setback: 25 Feet
2. Side Yard Setback: 0 Feet
3. Rear Yard Setback: 0 Feet
4. Maximum Height of Building: 35 Feet
5. Maximum Height of Building (Barn Only): 55 Feet
6. Maximum Lot Coverage: 95%
7. Maximum Floor Area Ratio: 0.30

**F. PARKING:**

1. For purposes of determining parking for uses in the Planned Development District the entire Property is considered one lot.
2. In the event the Property is developed with mixed uses, residential uses may share parking with other uses.
3. Parking lots, driveways, and sidewalks may be constructed with alternate pavement materials including, but not limited to 25% fly ash concrete, brick, pave stones, decorative pavers, asphalt, or similar materials except as otherwise required by the construction standards of the Americans with Disabilities Act (“ADA”) or by the ALDC for fire lanes, unless alternate materials for fire lanes are approved by the fire marshal.

4. Parking lots and driveways may be constructed with slotted curbs, no curbs, stone curbs, decorative curbs, or other alternate curb materials, configurations, and installation methods.
5. Covered parking is allowed at internal parking locations within the Property and does not count as lot coverage or floor area. Covered Parking must architecturally blend with building structure architecture. Covered parking is not allowed on parking contiguous with Alma Drive.

**G. OUTDOOR LIGHTING:** In addition to the lighting allowed pursuant to ALDC Section 7.03.4 “Outdoor Lighting,” LED lighting shall be allowed as follows:

1. Lamp Type: LED
2. Class I Lighting: Unshielded Permitted\*
3. Class II Lighting: Unshielded Permitted\*

\*with review and approval by the Technical Review Committee

Lighting levels will conform to the illumination requirements as specified by Section 7.03.4 relating to non-residential lighting. Any violations will be subject to Code Enforcement action. All light fixtures placed in the outdoor environment may be selected from the list of “Good Light Fixtures” maintained by the International Dark-Sky Association and as amended.

**H. SCREENING:** Outdoor display for the sale of plants and trees shall not be required to comply with ALDC Section 7.07.4.e.v. provided such outdoor displays occur only with one or more locations on the Property identified on a Site Plan approved in accordance with the ALDC.

**I. FLOODPLAIN IMPACTS:** Land within the fully developed 100-year floodplain may be reclaimed in accordance with the procedures for reclamation set forth by the City of Allen Engineering Department and Federal Emergency Management Agency (“FEMA”). Once land is reclaimed in accordance with these procedures, such land may be developed in accordance with this Ordinance. Development of Phase 2 is contingent upon, and shall not commence, prior to the approval of a flood study to identify the fully developed 100-year floodplain, and the issuance of a Letter of Map Revision (“LOMR”) to show parking and buildings out of the special flood hazard area. Phase 2 site/civil construction may commence following an approved CLOMR by FEMA, and Phase 2 occupancy will require an approved LOMR by FEMA. The flood study developed for the reclamation of the 100-year fully developed floodplain LOMR must demonstrate the following with respect to development of Phase 2:

1. The 100-year fully developed floodplain has been identified;
2. No rise in the fully urbanized 100-year water surface elevation will occur;
3. There will be no loss of valley storage within the remaining areas of the floodplain not being reclaimed; and
4. There will be no increase in velocity of downstream flow of water resulting from reconfiguration of the floodplain area.

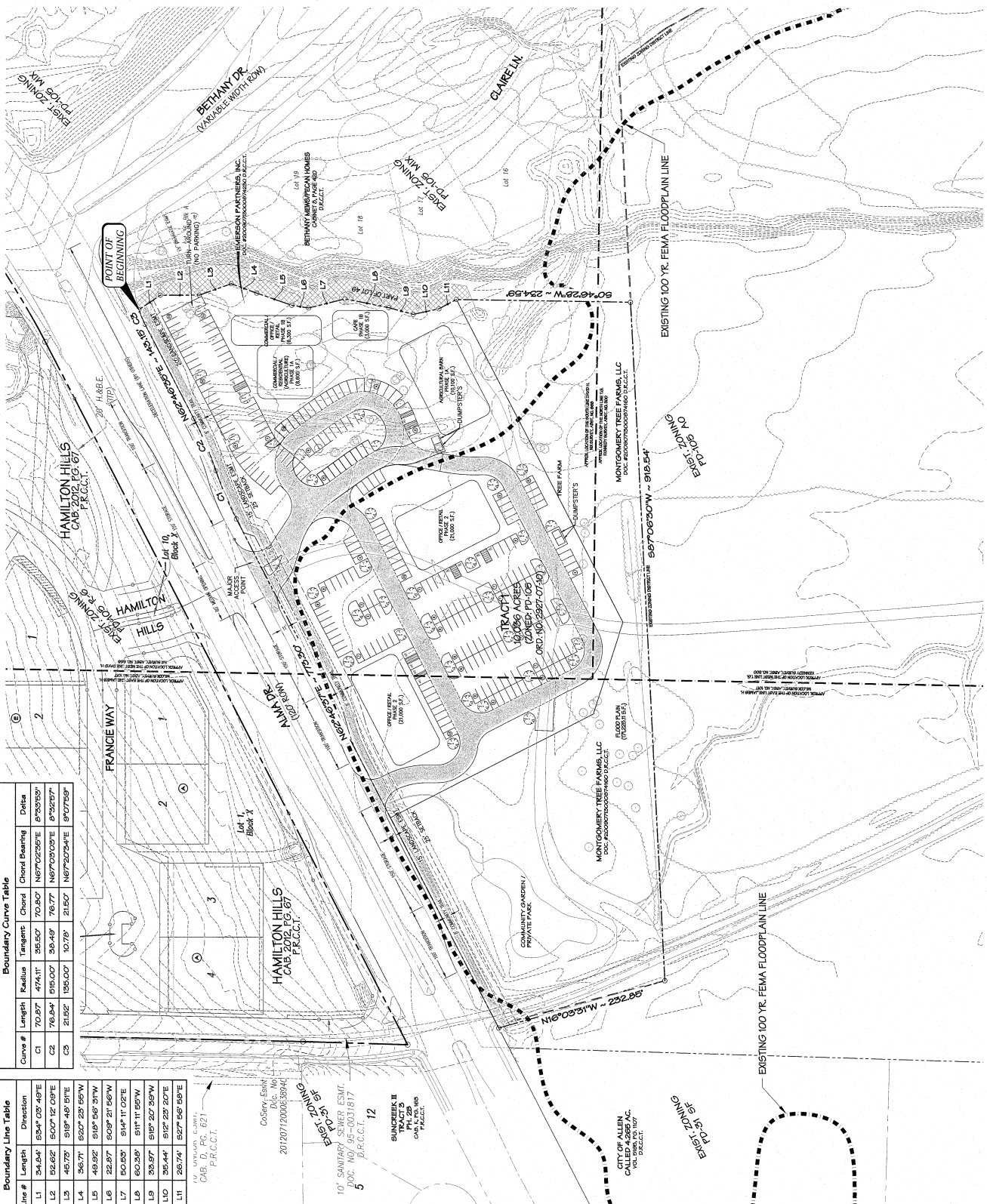


Boundary Line Table		
Line #	Length	Direction
L1	34.84'	S34° 03' 49"E
L2	52.62	S00° 12' 09"E
L3	45.79'	S19° 48' 51"E
L4	36.71'	S20° 23' 55"W
L5	49.92'	S18° 56' 31"W
L6	22.87'	S08° 21' 56"W
L7	50.93'	S14° 11' 02"E
L8	60.38'	S11° 11' 56"W
L9	33.97'	S16° 20' 39"W
L10	35.44'	S12° 23' 20"E
L11	26.47'	S27° 56' 59"E

LOCATION MAP

Line #	Length	Direction
L1	54.84'	S84° 03' 48"E
L2	80.62'	S00° 12' 08"E
L3	45.73'	S18° 48' 01"E
L4	56.71'	S07° 23' 55"W
L5	49.92'	S18° 56' 37"W
L6	22.97'	S09° 21' 55"W
L7	60.55'	S14° 11' 02"E
L8	60.38'	S11° 11' 58"W
L9	35.97'	S18° 20' 35"W
L10	55.44'	S12° 23' 20"E
L11	26.74'	S07° 56' 56"E

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	70.67'	474.11'	70.67'	55.50'	N67°02'55"E	8°30'55"
C2	76.94'	515.00'	39.49'	76.71'	N67°03'02"E	8°32'27"
C3	21.52'	156.00'	10.79'	21.50'	N67°23'45"E	9°07'58"



GENERAL SITE DATA	
EXISTING ZONING	PD-105 ORDINANCE NO. 2007-02-10
PROPOSED USE	PD-MIXED USE, RECREATION, SHARED PARKING
GROSS LOT AREA (ACRES)	10.037
GROSS LOT AREA (SQUARE FEET)	437,212
TOTAL BUILDING AREA (SQUARE FEET)	70,000
BUILDING HEIGHT (FEET)	55
FLOOR AREA RATIO (FAR) (100:1)	0.281
OPEN SPACE (ACRES)	3.083

**FLOOR AREA RATIO CALCULATIONS:**  
 GROSS: [70,000 S.F. / 10,037 AC.] / 43,860 = 0.16:1  
 NET: [70,000 S.F. / 10,037 AC. - 3,933 AC. (OPEN SPACE)] / 43,960 = 0.28:1

- NOTES:**
1. DEVELOPMENT OF PHASE 2 IS CONTINGENT UPON SUCCESSFUL COMPLETION OF PHASE 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FLOOD HAZARD MITIGATION MEASURES AND THE SCREENING OF THE FLOOD HAZARD MITIGATION MEASURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FLOOD HAZARD MITIGATION MEASURES AND THE SCREENING OF THE FLOOD HAZARD MITIGATION MEASURES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FLOOD HAZARD MITIGATION MEASURES AND THE SCREENING OF THE FLOOD HAZARD MITIGATION MEASURES.
  2. NO SCREENING WILL BE REQUIRED ADJACENT TO SINGLE FAMILY RESIDENTIAL PROPERTY ALONG THE EASTERN PROPERTY BOUNDARY.
  3. TRAILS AND CONNECTIVITY TO ADJACENT LAND USES ARE SUBJECT TO DEVELOPMENT AND APPROVAL FROM THE PARKS DEPARTMENT.

**LEGEND**

PROPOSED FIRE LANE

GENERALIZED LOCATION OF TREE AREAS

**EXHIBIT B-PD CONCEPT PLAN**

**MONTGOMERY URBAN TREE FARM HEADQUARTERS**

10.037 GROSS ACRES TRACT  
 SITUATED IN THE  
 DAVID H. SIX SURVEY ~ ABSTRACT 668  
 T.O. KENNEDY SURVEY ~ ABSTRACT 500  
 JAMES H. KENNEDY SURVEY ~ ABSTRACT 1017  
 ALLEN, COLLIN COUNTY, TEXAS

**Owner:**  
 EMERSON PARTNERS  
 1215 Old Bethany Road  
 Allen, TX 75013  
 Telephone: (972) 422-0077  
 214.962.7100

**Engineer / Surveyor:**  
 Shiers Engineering, Inc.  
 765 Quaker Road, Suite 100  
 Allen, TX 75013  
 Telephone: (972) 422-0077  
 Contact: Matt Dorsett  
 214.962.7100

December 5, 2014









### Illustrative Building Elevations

