



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, APRIL 7, 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 March 24, 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. Approve minutes from the March 17, 2015, regular meeting.
3. Final Plat - Consider a request for a Final Plat for Montgomery Ridge Phase I, being 40.93± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and west of Montgomery Boulevard. (FP-3/2/15-8) [Montgomery Ridge Phase I]

**Regular Agenda**

4. Alternative Lighting Request – Consider a request for alternative lighting for Twin Creeks Crossing Phases 1 and 2, situated in the Michael See Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract 110, City of Allen, Collin County, Texas; located at the northwest corner of Bray Central Drive and Exchange Parkway. [Twin Creeks Crossing Phases 1 and 2]

**Executive Session** *(As needed)*

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, April 3, 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 3/24/2015 City Council Meeting**

- Chairman Cocking presented the Planning and Zoning Commission's Annual Report.



**PLANNING AND ZONING  
COMMISSION**

**Regular Meeting  
March 17, 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  
John Ogrizovich  
Michael Orr  
Stephen Platt, Jr.

**Absent:**

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Community Development  
Shawn Poe, PE, Assistant Director of Engineering  
Kevin Laughlin, City Attorney  
Tiffany McLeod, Senior 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 7:02 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 February 24, 2015, and March 10, 2015, regular meetings attached.

**Consent Agenda**

2. Capital Improvement Plan CIP Status Report.
3. Approve minutes from the February 17, 2015, regular meeting.
4. Final Plat – Consider a request for a Final Plat for Assured Self Storage, Lot 1, Block A, being 5.3620± acres of land situated in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; located southeast of Exchange Parkway and Alma Drive. (FP-9/2/14-62) [Assured Self Storage]

**Motion:** Upon a motion by Commissioner Platt, and a second by 2<sup>nd</sup> Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

**The motion carried.**

### **Regular Agenda**

5. Tabled Item/Public Hearing (**WITHDRAWN**) – 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]

Chairman Cocking opened the item. He stated that the applicant has requested to withdraw the item. He closed the public hearing.

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 54 and adopt a Concept Plan and Building Elevations relating to the Property. The Property is a 5.37± acre portion of Planned Development PD No. 54 located in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; and generally located southeast of the intersection of Alma Drive and Exchange Parkway. (Z-3/3/15-11) [Twin Creeks Marketplace – Streetlevel]

Mr. Ogden “Bo” Bass, Director of Community Development, presented to the Commission. He stated this is a request to amend PD-54 which has been in place since 1993.

The proposed development is on approximately 5.37 ± acres of land, and is generally located southeast of the intersection of Exchange Parkway and Alma Drive. Mr. Bass explained that all PD amendments include three components: a concept plan, building elevations, and development regulations. He stated that this project had been heard by the Commission before, and is largely the same except for activity that has occurred within that time period. He mentioned that the applicant has reached out to the surrounding citizens which has helped the project progress to make the grocery store a reality.

The properties to the south and west (across Alma Drive) are zoned Planned Development No. 54 Single Family Residential SF. The properties to the north (across Exchange Parkway) are zoned Shopping Center SC and Planned Development No. 54 Single Family Residential SF. The property to the east is zoned Planned Development No. 54 Shopping Center SC, for Assured Self Storage. He stated the area is within residential areas, but that this specific location was always intended for shopping center elements to serve the needs for the immediate residential areas.

Mr. Bass went over the site plan, which has not significantly changed. He pointed out that there are two reasons for this hearing. The first reason is to fit the size and shape of the grocer as well as the amount of parking required by the grocer on this lot. Because of these reasons, the 50’ setback cannot be met. Initially, this area was intended to be a large-scale shopping center, with an HEB or Kroger. Over time, this property has been partially converted it to a self-storage use. The Assured Self Storage included a provision for 8’ masonry screening for the entire property. This project has been delayed, but staff is currently reviewing their screening wall permit and their building plans. The plat has already been approved. There will still be a single-style masonry wall, depending on which project is completed first. If

Streetlevel is completed first, their portion of the wall will match the Assured Self Storage wall section. The first change, then, is the setback from 50' to 34'. Additional items are in place to mitigate this reduced setback – the dock-high area has been moved to the eastern side instead of the rear of the building, 360 architecture (similar colors and design features so it doesn't look like the back of a typical grocery building), and no penetration, storage, or activity at the back of the building. Thus, even though there is a reduced setback, there is an 8' masonry screening wall, enhanced landscaping, a building with no penetration or activity on the southern side, and enhanced elevations. The second reason for the zone change is the spacing of the driveways on Exchange Parkway. Edge-to-edge driveways have a certain standard – this distance has been vetted and the Engineering Department is satisfied with a reduced distance (which is only 1 foot less than the standard). This provision will be included in the Development Regulations. If the changes for these two items (reduced setback and driveway spacing) were not proposed, then this project would not have been a public hearing.

There are a total of four (4) access points into the property. There are two (2) access points on Exchange Parkway and two (2) access points on Alma Drive. Mr. Bass stated that the Concept Plan shows four buildings: an approximately 30,000 square foot grocery store building with about 140 parking spaces, a 5,180 square foot building with a common wall and additional parking spaces, a 3,400 square foot restaurant building with a drive-thru (on the hard corner), and a 5,100 square foot building for retail and restaurant uses, also with a drive-thru. The applicant volunteered to self-limit the hours of operation for restaurants with drive-through from 4:00 a.m. to midnight. An informal poll conducted shows coffee vendors usually open up at 4:00 a.m. The closing hours are also typical. Mr. Bass asked that the Commission make the hours of operation a part of the recommendation. The hours of operation will be in the deed restrictions, included as a note on the Concept Plan, and in the Development Regulations.

Mr. Bass then presented the building elevations. The grocer building includes brick, cornice elements, and storefront glass. He pointed out the 360 architecture of the building. He also stated there are no penetrations at the rear of the grocer building, prohibiting any activity in that area. A note is placed on the elevations regarding the dock-high area that the wall be tall enough to hide the trucks. The contiguous building is modern and includes awnings as well as stucco and stone materials. This same design theme carries to all the outparcel buildings. The elevations will generally conform to the graphics shown. Lot 2 and Lot 3, with the restaurants and drive-thru component, will limit the hours of operation as mentioned earlier.

Other elements negotiated include enhanced landscaping. There is a 10' wide landscape area with a row of trees to the south, along with the 8' masonry screening. Specifically, Skyrocket Juniper will be planted and will be 10' high with spacing of 25' (rather than the typical 40') to further mitigate the southern setback. Mr. Bass pointed out that the same provision was applied to Assured Self Storage – a reduced setback in exchange for enhanced landscaping. Thus, the precedence for a reduced setback is in place. Any loading dock, according to the Code, is not permitted to be visible from the public street. However, to mitigate the impact on the rear of the building, the loading dock location was changed. Due to this change and a potential view from Exchange, the landscaping in that area has been enhanced. Additionally, the loading dock colors match the main building. These elements are in place to hide the loading dock from view.

Mr. Bass then explained the third element of zoning, the Development Regulations.

- Lot 1 Rear Yard Setback – 34 feet
- Truck Loading Area – on the exchange side, doors to be painted the same color as the main building, and high screening wall at sufficient height to adequately screen trucks from view
- Street Standards – off-site improvements put into place by the applicant:
  1. A double left turn lane constructed on northbound Alma Drive at its intersection with Exchange Parkway; and

2. A hooded left turn lane constructed on southbound Alma Drive and aligned with the southernmost driveway on Lot 4 of the Property.

Street standards also include the reduced driveway spacing on Exchange Parkway as well as that the fire lane on the southern end of the building be in place before a Building Permit is issued.

- Screening – 8' masonry wall and landscaping on the southern property boundary, with no building permits or Certificate of Occupancies issued until the wall is complete. Additionally, if the Assured Self Storage project does not construct the wall first, then a portion will be constructed by Streetlevel to match with the Assured Self Storage screening.
- Operations:
  1. The shipping or receiving of goods, materials, inventory, equipment, and/or any other personal property into or out of the building(s) is prohibited.
  2. The location, placement or storage of trash, debris, refuse and/or recyclables and/or any containers in which such trash, debris, refuse and/or recyclables might otherwise be contained, regardless of whether such containers are in actual use is prohibited.
  3. The temporary or permanent location, placement, or storage of goods, materials, inventory, equipment, motorized or non-motorized vehicles and/or any other personal property, whether or not placed in a storage container is prohibited.
- Fire Code: Assurance for adequate hose pull requirements if the Assured Self Storage project lags.
- Deed restrictions: Enforced by the land owner and the City. An Ordinance ultimately approved by the City Council will include the Deed restrictions.

Prohibited Uses (six among several listed in the Deed Restrictions):

1. Manufacturing facility
2. Any facility for the sale, lease, rental of automobiles, trucks, motorcycles, RVs, boats, or other vehicles
3. Car wash, tire store, automobile repair shop or service station or any facility storing or selling gasoline or diesel fuel in or from tanks
4. Any facility whose primary business is a smoke shop (including cigars, cigarettes, vapor cigarettes, and e-cigarettes)
5. Amusement center, carnival, virtual reality, laser tag, jump/trampoline facility, game arcade, or children's recreational facility or play center of any kind
6. Hotels or lodging facilities intended for human use

Mr. Bass stated that the ordinance and deed restrictions run with the land. Additionally, the deed restrictions cannot be amended or terminated without a public hearing before City Council. The City has the power to take action in a court or may withhold any building permit or other permit for development, Certificate of Occupancy, or final inspection.

1<sup>st</sup> Vice-Chair Mangrum asked if there is a fire escape door on the backside of the grocery store. Mr. Bass stated that it would be vetted through the Site Plan review process. The requirement would have to meet all Fire Codes. He stressed that no activity is allowed in the back.

1<sup>st</sup> Vice-Chair Mangrum stated that her concern is the safety of employees in the grocery store, and asked if there are doors on the east and west side towards the back.

Maxwell Fisher, 900 Jackson St. Suite 640, Dallas, Texas, applicant/representative, answered that he will answer that in his presentation.

Commissioner Ogrizovich sought clarification that smoke shops of any kind are not allowed. Mr. Bass stated that he is correct – smoke shops are not allowed.

2nd Vice-Chair Trahan asked if there are any warning signs or stop signs when traffic exists from Alma into the rear fire lane since there is no outlet towards the east. He does not want cars turning in that back area. Mr. Bass stated that ultimately, signage will be provided.

Commissioner Platt asked about the double left-hand turns and if it is actually a right-hand turn. Mr. Bass stated there are double left-hand turns on Alma Drive northbound to turn on Exchange Parkway westbound. Mr. Bass also stated there is the hooded turn southbound on Alma Drive.

Commissioner Ogrizovich asked about the vacant parcel that is remaining and if it would also have the same restrictions as this project. Mr. Bass stated that it is not part of the zoning case and it is subject to the previous zoning regulations of PD-54. Usually PD amendments are required as what was marketable in 1993 does not fit in today's time, but he said there are no promises that the PD will be amended.

Commissioner Ogrizovich asked if there was a reason that piece was not included in this development. Mr. Bass answered that he didn't think it was part of the sale.

Commissioner Orr clarified the truck route – it would go east on Exchange and loop into the dock. Mr. Bass answered yes. It is not intended for trucks to access from Alma. If it consistently occurred, it would require an enforceable action.

Chairman Cocking opened the public hearing.

Maxwell Fisher, 900 Jackson St. Suite 640, Dallas, Texas, applicant/representative, presented to the Commission. Mr. Fisher, the land use consultant with MasterPlan, went over the project. The only two amendments are the driveway spacing and the setbacks. He said they spoke with neighbors and increased the setback from 30' to 34', which is the most they can compromise on setbacks. He stated that the uses allowed there will be maintained, but some will be taken away or restricted. He said they met with Twin Creek neighbors in August. They met with select neighbors in late February to continue working on the project. Mr. Fisher discussed the concessions for the project, including deed restrictions for restaurant hours, restricting certain uses, and buffering to the south. Mr. Fisher stated that citizens have been concerned about the outparcels, which will most likely be used by a national coffee user (hard corner) and other personal service user (medical or retail). He then showed a list of targeted users. Mr. Fisher then mentioned specific prohibited uses such as smoke shops, bowling alley, and adult movie store. The uses they want to target are for immediate neighbors, so they are capturing trips that are already generated. Mr. Fisher then went over architecture and stated it will be built as to what is shown. Next, he touched on the loading area on the site (increased setback and enhanced landscaping). The loading area will be recessed and dip down, so trees will be the only thing that will be seen. Mr. Fisher provided an example of a Sprouts store as an anchor and supporting retail (coffee, bike mart, hobby store) which are low trip generators. Mr. Fisher showed examples of stores with loading in the back – in the back, there is no policing. If it's in the front, it's self-policing as the store would not want a mess. He then showed a profile of the store to a potential neighbor – there will be a 24' fire lane, landscape buffer and Junipers which will be 20' tall, a masonry wall, and the deep setback of the residential structure. The back of the building will be extended and will buffer the loading area from the residential area. He then discussed the surrounding proposed storage units, which would be a buffer and would also keep the traffic low. The tax information was then presented – taxes would increase by 8 to 9 times after full build-out. He discussed the TIA and stated it is very conservative. With the targeted users, traffic counts would be 80% or lower than what the TIA shows. If the property was developed by right, piecemeal development with undesirable uses would be permitted. However, this is a comprehensive development.



Chris Fair, 1102 Italy Dr., Allen, Texas addressed the Commission. He said he and Debbie Jacobs met with staff members and was appreciative of everyone's time. The concerns for residents were hours of operation, which is acceptable if time was restricted to no operations from midnight to 4:00 a.m. He wanted to see a time restriction on delivery time. His other concern was regarding traffic, which was addressed through another TIA that was conducted. He was concerned with commercial traffic through neighborhoods all involving accidents with children, which he understands is not preventable, but is a concern. He concluded by stating he is happy with the project.

Greg Jacobs, 1421 Salado Dr., Allen, Texas, spoke to the Commission. He complimented City staff and the developer for listening to the concerns of the residents of Allen. A lot of his concerns have been addressed. The biggest concern was the restaurant operation hours, which is now a reasonable compromise. His other concern was traffic volumes and the exiting traffic on Alma, which has not yet been fully addressed. The City will need to monitor the routing of traffic after the site is developed. His last point was on the screening wall on the south side – and that it is not open at the bottom due to concern with rodents. He requested it be closed to minimize animal impacts.

Mary Vail Grube, 918 Granger Dr., Allen, Texas, addressed the commission. She is in support of the project. This project will enhance Allen with the elevations and landscaping. Sprouts and the additional retail will be beneficial for the surrounding residents. It will enhance the sense of community in that area. She would love to walk to Sprouts or a coffee user to meet friends and family and not take a car. There has been tremendous effort from the developer and staff to meet the concerns of the neighbors.

Chairman Cocking closed the public hearing.

The following letters were received in support of the project:

- Steve Aman, 1220 Granger Dr., Allen, Texas
- Don Valk, 1251 W. Exchange Pkwy., Allen, Texas
- Gerry and Diane Angeli, 504 Bristol Dr., Allen, Texas
- John and Mary Frampton, 1232 Granger Dr., Allen, Texas
- Kendall Hutton, [somerset2005@sbcglobal.net](mailto:somerset2005@sbcglobal.net)

2<sup>nd</sup> Vice-Chair Trahan stated this looked like a good proposal.

Commissioner Hollingsworth asked about the screening wall and if it would be open or closed at the bottom. Mr. Bass stated that staff will minimize or eliminate the opening, but it's a grading/drainage issue, and will be examined closely during the Site Plan process.

Commissioner Platt stated that the screening wall would be a benefit in general.

Commissioner Ogrizovich commended the applicant and staff and supported the project.

Commissioner Orr asked if the first left-turn lane heading north on Alma would be a U-Turn lane. Mr. Bass answered yes.

1<sup>st</sup> Vice-Chair Mangrum repeated her question about the doors towards the back. Mr. Fisher answered that there is a door planned on the west elevation and on the other side, for fire emergency or employee access. There are no doors on the rear elevations.

1<sup>st</sup> Vice-Chair Mangrum stated her concern was fire. Mr. Fisher stated they have to meet the minimum fire access requirements.

Mr. Bass further stated that the Fire Marshall and the Building Division would review this in the Site Plan process. However, anything south of that main lot will not have any activity.

Chairman Cocking asked discussed cut-through traffic on Comanche Drive and Granger Drive and that those roads were designed so that the traffic and speed would be reduced. Mr. Bass agreed. That path may still be taken by drivers, but it would be discouraged.

Chairman Cocking asked about the prohibited use listed as “Surplus Store,” and wanted examples of what that meant. Mr. Fisher stated that used good sales or thrift stores would not be permitted.

1<sup>st</sup> Vice-Chair Mangrum asked about truck delivery time and the store hours for Sprouts.

Mr. Fisher stated that delivery to Sprouts occurs early in the morning and that the timing varies. He said it also depends on shipping schedules and that they cannot regulate the timing. He did not know the store hours for Sprouts.

Anne Kuta, 5846 Mercedes Ave., Dallas, Texas, stated that Sprouts’ general hours are 7:00 a.m. to 10:00 p.m.

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Mangrum, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations for a 5.37± acre property, generally located southeast of the intersection of Alma Drive and Exchange Parkway, for Twin Creeks Marketplace – Streetlevel, with the additional provision that restaurants with drive-thrus can only be open for business from 4:00 a.m. to 12:00 a.m. midnight.**

**The motion carried.**

### **Adjournment**

The meeting adjourned at 8:10 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 2/24/2015 City Council Meeting**

- There were no items taken to the February 24, 2015 City Council Meeting.

**Director's Report from 3/10/2015 City Council Meeting**

- There were no items taken to the March 10, 2015 City Council Meeting.

<b>PLANNING &amp; ZONING COMMISSION</b>	<b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** April 7, 2015

**SUBJECT:** Consider a request for a Final Plat for Montgomery Ridge Phase I. The property is 40.93± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500, City of Allen, Collin County, Texas; generally located south of Bethany Drive and west of Montgomery Boulevard. (FP-3/2/15-8) [Montgomery Ridge Phase I]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD 74 Adopted– October, 1998  
Preliminary Plat – April, 2005  
PD 74 Amended – August, 2014  
Phase 1 Preliminary Plat - January, 2015

**BACKGROUND**

The property is generally 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.

A PD Concept Plan for the property was approved in August 2014 and a Preliminary Plat was approved in January 2015. The Final Plat is the last step in the development process.

The Final Plat shows 169 residential lots and 12 open space/HOA lots on approximately 40.93 ± acres. The main access point for the development is Montgomery Boulevard, which connects to Bethany Drive. Ultimately, Montgomery Boulevard will be extended to US Highway 75. The plat also shows various easements required for development of the site.

The Final Plat has been reviewed by the Technical Review Committee, is consistent with the PD Concept Plan and Phase 1 Preliminary Plat, and meets the requirements of the *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to approve the Final Plat for Montgomery Ridge Phase I, generally located south of Bethany Drive and west of Montgomery Boulevard.*

**ATTACHMENTS**

Final Plat



BLOCK A			
LOT #	ADRES	SQARE FEET	
1	0.1502	6545	
2	0.1373	5981	
3	0.1969	6838	
4	0.1041	8890	
5	0.2255	9824	
6	0.1502	5920	
7	0.1502	6545	
8	0.1477	6434	
9	0.1360	6013	
10	0.1505	6586	
11	0.1326	5775	
12	0.1026	5250	
13	0.1026	5251	
14	0.1026	5251	
15	0.1026	5251	
16	0.1026	5252	
17	0.1026	5252	

BLOCK B			
LOT #	ADRES	SQARE FEET	
1	0.1359	5920	
2	0.0992	4322	
3	0.1353	5500	
4	0.0992	4322	
5	0.1359	5920	

BLOCK C			
LOT #	ADRES	SQARE FEET	
1	0.1466	6385	
2	0.1263	5500	
3	0.1320	5750	
4	0.1263	5500	
5	0.1320	5750	
6	0.1361	6844	

BLOCK D			
LOT #	ADRES	SQARE FEET	
1	0.1743	7594	
2	0.1864	6900	
3	0.1320	5750	
4	0.1320	5750	
5	0.1320	5750	
6	0.1864	6900	
7	0.1743	7594	

BLOCK E			
LOT #	ADRES	SQARE FEET	
1	0.1659	7226	
2	0.1263	5500	
3	0.1263	5500	
4	0.1263	5500	
5	0.1263	5500	
6	0.1263	5500	
7	0.1714	7727	

BLOCK F			
LOT #	ADRES	SQARE FEET	
1	0.1659	7226	
2	0.1263	5500	
3	0.1263	5500	
4	0.1263	5500	
5	0.1263	5500	
6	0.1263	5500	
7	0.1714	7727	

BLOCK G			
LOT #	ADRES	SQARE FEET	
1	0.2201	8587	

BLOCK H			
LOT #	ADRES	SQARE FEET	
1	0.1659	7226	
2	0.1263	5500	
3	0.1263	5500	
4	0.1263	5500	
5	0.1263	5500	
6	0.1263	5500	
7	0.1714	7727	

BLOCK I			
LOT #	ADRES	SQARE FEET	
1	0.1321	5384	
2	0.0992	4320	
3	0.0992	4320	
4	0.1240	5400	
5	0.1240	5400	
6	0.0992	4320	
7	0.1221	5319	

BLOCK J			
LOT #	ADRES	SQARE FEET	
1	0.1812	7892	
2	0.1761	7670	
3	0.2108	9183	
4	0.2481	10808	
5	0.1835	7992	
6	0.1263	5500	
7	0.1263	5500	
8	0.1669	7268	
9	0.1669	7268	
10	0.1584	6900	
11	0.1584	6900	
12	0.1809	7878	
13	0.1786	7782	
14	0.1584	6900	
15	0.1584	6900	
16	0.1584	6900	
17	0.1584	6900	
18	0.1584	6900	
19	0.1584	6900	
20	0.1818	7920	

BLOCK K			
LOT #	ADRES	SQARE FEET	
1	0.1659	7226	
2	0.1263	5500	
3	0.1263	5500	
4	0.1263	5500	
5	0.1263	5500	
6	0.1263	5500	
7	0.1714	7727	

BLOCK L			
LOT #	ADRES	SQARE FEET	
1	0.1436	7177	
2	0.1263	5500	
3	0.1263	5500	
4	0.1263	5500	
5	0.1263	5500	
6	0.1263	5500	
7	0.1715	7611	

BLOCK M			
LOT #	ADRES	SQARE FEET	
1	0.1336	5386	
2	0.0992	4320	
3	0.0992	4320	
4	0.0992	4320	
5	0.0992	4320	
6	0.1240	5400	
7	0.1240	5400	
8	0.0992	4320	
9	0.1305	5880	

BLOCK N			
LOT #	ADRES	SQARE FEET	
1	0.1514	6586	
2	0.0995	4332	
3	0.1263	5500	
4	0.1263	5500	
5	0.0992	4320	
6	0.1240	5400	
7	0.1240	5400	
8	0.1263	5500	
9	0.1263	5500	
10	0.1263	5500	

BLOCK O			
LOT #	ADRES	SQARE FEET	
1	0.1402	6106	
2	0.1263	5500	
3	0.1263	5500	
4	0.1263	5500	
5	0.1263	5500	
6	0.1263	5500	
7	0.1263	5500	
8	0.1263	5500	
9	0.1263	5500	
10	0.1263	5500	

BLOCK P			
LOT #	ADRES	SQARE FEET	
1	0.1054	6050	
2	0.1054	6050	
3	0.1054	6050	
4	0.1054	6050	
5	0.1054	6050	
6	0.1054	6050	
7	0.1054	6050	
8	0.1054	6050	
9	0.1054	6050	
10	0.1054	6050	
11	0.1054	6050	

BLOCK Q			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK R			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK S			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK T			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK U			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK V			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK W			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK X			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

BLOCK Y			
LOT #	ADRES	SQARE FEET	
1	0.1462	6389	
2	0.1462	6389	
3	0.1462	6389	
4	0.1462	6389	
5	0.1462	6389	
6	0.1462	6389	
7	0.1462	6389	
8	0.1462	6389	
9	0.1462	6389	
10	0.1462	6389	
11	0.1462	6389	
12	0.1462	6389	

LINE TABLE		
LINE #	BEARING	LINE TABLE
L1	S63°22'05"E	
L2	S26°37'55"W	
L3	S63°22'05"E	
L4	S0°40'43"W	
L5	S89°19'17"E	
L6	S87°42'08"E	
L7	S0°40'43"W	
L8	S55°34'53"W	
L9	S34°25'07"E	
L10	S55°34'53"W	
L11	S23°28'11"W	
L12	S8°38'16"E	
L13	S38°40'22"E	





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

**AGENDA DATE:**

April 7, 2015

**SUBJECT:**

Consider a request for alternative lighting for Twin Creeks Crossing Phases 1 and 2, situated in the Michael See Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract 110, City of Allen, Collin County, Texas; located at the northwest corner of Bray Central and Exchange Parkway. [Twin Creeks Crossing Phases 1 & 2]

**STAFF RESOURCE:**

Kurt Kasson, CBO  
Building Official

**PREVIOUS BOARD/COUNCIL ACTION:**

PD No. 108 Created – October 2011  
PD No. 108 Amended – June 2012  
Preliminary Plat – December 2012  
Final Plat – April 2013  
Final Plat Extension – June 2013

**BACKGROUND**

Section 7.03.4 8b (v), of the *Allen Land Development Code* ALDC allows an applicant to request an alternative lighting design. The authority to take action on such requests is within the purview of the Planning and Zoning Commission. This authority is utilized on a limited basis and reserves them for unique or unusual circumstances.

This property is located on the northwest corner of Exchange Parkway and Bray Central Drive. The properties to the north are zoned Planned Development No. 54 for Single Family Residential SF, Community Facilities CF, and Industrial Technology IT. The property located to the east is zoned Planned Development No. 108 for Mixed-Use MIX. To the south, across Exchange Parkway, the property is zoned Planned Development No. 54 for Multi-Family Residential MF. The property to the west is zoned Planned Development No. 54 for Single Family Residential SF.

The overall Concept Plan for this multi-family development was approved in June 2012. A Site Plan for Phase 1 was approved in February 2013 and this phase is currently under construction. A Site Plan for Phase 2 is currently under review. The ALDC requires all parking lot and loading area lighting to comply with the following requirements:

- Base cover and base, pole, light arm, and luminaire housing shall all be dark bronze in color;
- Light pole must be square straight steel;
- Luminaire shall be rectangular or square in shape and have either high pressure sodium or LED fixture;
- All lighting fixtures shall be fully shielded;
- Alternative designs may be approved by the commission (Planning and Zoning Commission) and must be compatible with the architecture of the building.

The approved site plan for Phase 1 included the proposed pole lights as accent lighting. Per the attached letter, the applicant proposes to add more of these pole lights throughout the entire development to provide attractive, well-lit street entries and add more security and safety throughout the site. The lighting plan for the development consists of 68 fifteen foot (15') tall lights with round dark bronze poles and round luminaires. Please see attachments.



The pole height complies with ALDC standards. The light levels will ultimately be reviewed when a photometric plan is submitted to ensure that light levels comply with ALDC standards.

### **STAFF RECOMMENDATION**

Staff recommends approval of the request. The alternative lighting will provide an enhanced look for the development. The number and proposed location of the lights will also provide an additional level of safety.

### **MOTION**

*I make a motion to approve the alternative lighting for Twin Creeks Crossing Phases 1 and 2, located at the northwest corner of Bray Central and Exchange Parkway.*

### **ATTACHMENTS**

Aerial  
Alternative Lighting Request Letter  
Photographs of Proposed Lighting  
Alternative Lighting Location Maps  
Product Data Sheet

## Twin Creeks Crossing, Phases 1 & 2





PRA CONSTRUCTION, LP

March 31, 2015

Kurt Kasson  
City of Allen, Building Official  
Community Development  
305 Century Parkway  
Allen, Texas 75013

RE: Twin Creeks Crossing – Site Lighting  
Location: Allen, Texas

Dear Mr. Kasson,

Thank you for taking the time last week to meet with me regarding the site lighting at Twin Creeks Crossing.

As discussed in the meeting, the approved site plan for phase 1 only showed 13 pole lights. However, the revised site lite plan for Phase 1 now shows 40 and the total anticipated pole lights for both phases are 68. The overall site lighting plan was revised because it was thought that by adding additional decorative pole lights would provide attractive, well-lit street entries and add more security and safety throughout the site.

During our meeting, some concerns were also voiced regarding the height and shape of pole light. It was said that while the mounting pole is approximately 15' tall, the lamp itself would hang approximately 12'/13' high above concrete base.

To sum up, I believe the decorative lighting will be a positive improvement to the Twin Creeks Crossing project.

Sincerely,

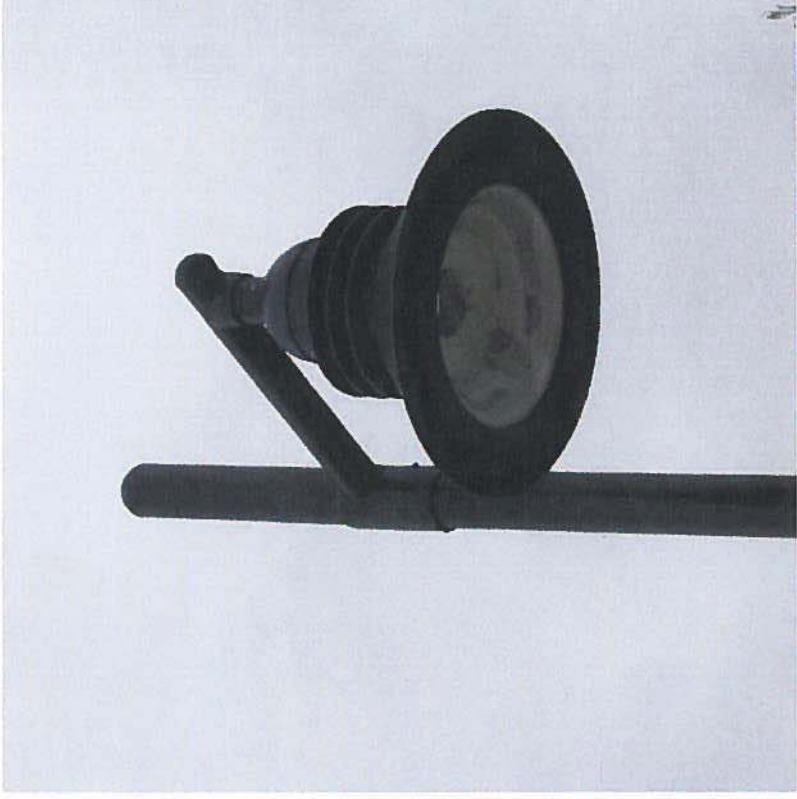
Will Clark  
PRA Construction



Twin Creeks Light Pole



Twin Creeks Light Pole





REVISIONS			
OWNER COMMENTS	01-31-13		
CITY COMMENTS	02-15-13		
CITY COMMENTS	01-10-14		
COORDINATION	02-18-14		
SITE REVISION	03-17-14		
COORDINATION	08-16-14		
COORDINATION	08-29-14		
RFI #39	09-12-14		
SITE REVISION	03-24-15		

## SITE LIGHTING GENERAL NOTES:

- [illegible]

## SITE PLAN ELECTRICAL SYMBOLS

- ☐ POWER COMPANY PAD-MOUNTED TRANSFORMER
- ☒ WEATHERPROOF JUNCTION BOX (PVC OR GALVANIZED)  
MOUNTED FLUSH W/GRADE FOR SIGNS, SECURITY GATES

**NOTE:**

REFER TO LANDSCAPE PLANS FOR DECORATIVE SITE LIGHTING.

KEYED NOTES:

- [illegible]



1 SITE - ELECTRICAL

TWIN CREEKS CROSSING

347 UNITS IN ALLEN, TX FOR  
PRESIDENT REALTY ADVISORS

CONSTRUCTION SET  
ISSUED  
JANUARY 10, 2014



1144 N. Central Expy.  
Suite 855  
Dallas, TX 75204  
214.520.8878  
bgoarchitects.com

DATE 11-15-12

PROJECT  
9417-12

SHEET NUMBER

## E1.01

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[illegible]

# TWIN CREEKS CROSSING, PHASE II



DATE  
10-02-14

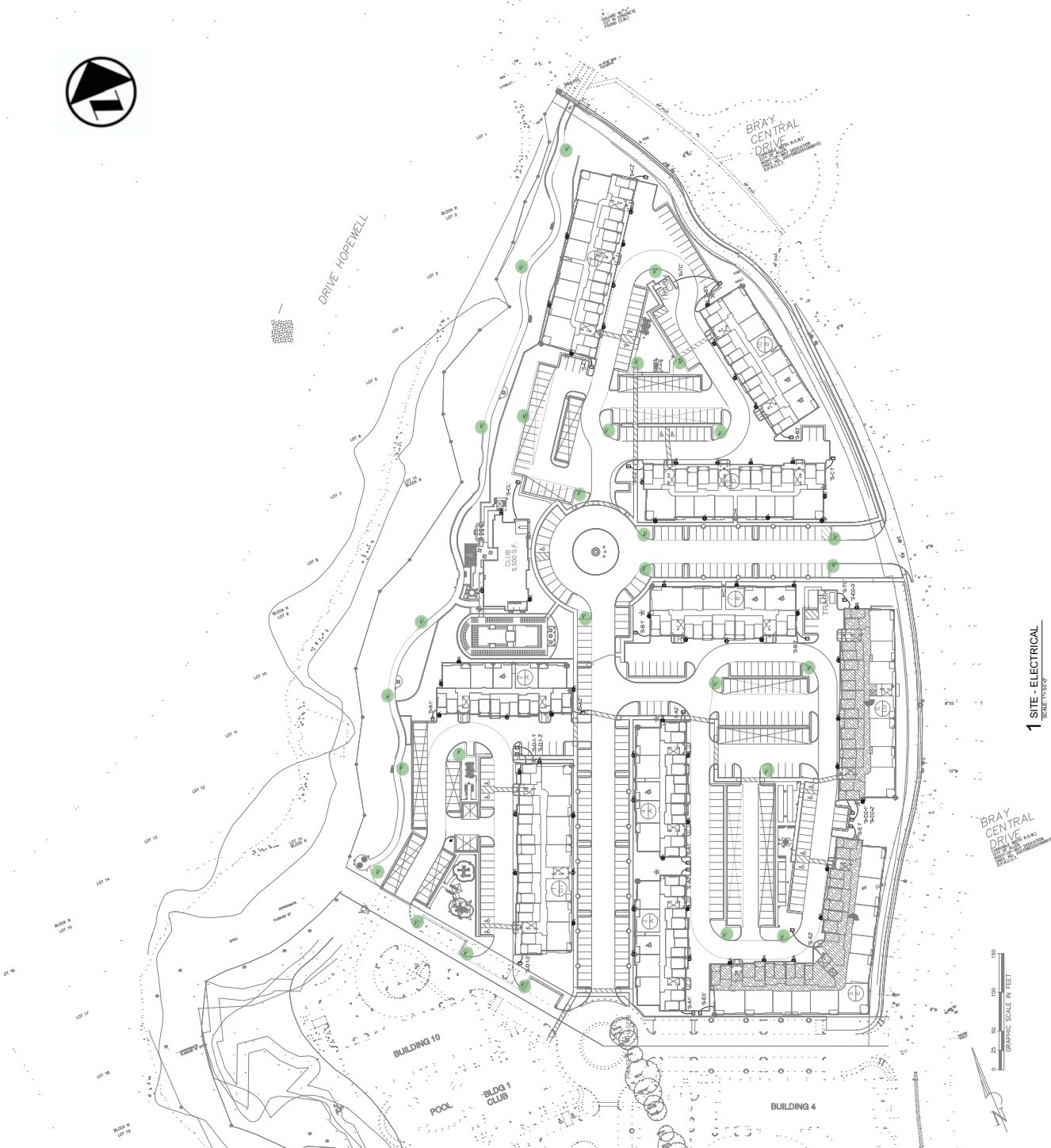
PROJECT  
9438-15  
SHEET NUMBER

E1.01

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**KEYED NOTES:**

- [illegible]



**1 SITE - ELECTRICAL**  
SCALE: 1"=50'-0"



Submitted by Value Lighting Inc.

**VALUE**  
LIGHTING

**Job Name:**

Twin Creeks Crossing - Current  
Contractor: Provident Realty Advisors

**Catalog Number:**

VC-250-MH-MT-V-FG-GS-1A-CJ

Notes: POST-ALTERNATE

**Type:**

**C**

VALUE13-3291



**PACIFIC LIGHTING & STANDARDS CO**

2831 Los Flores Blvd. Lynwood, CA 90262 Tel. 310.603.9344 Fax. 310.603.9421



**VC**

**S E R I E S**

Our VC series provides a unique style built on simplicity. The ringed mid-section adds an elegant glow to efficient reflector system below. This post-modern unit is fashionable enough to accent the character of a job sight, yet productive enough to light busiest of parking lots.

The versatility of this unit allows the user to mold the perfect look and functionality for any jobsite. Our line of mid-sections and reflector systems help to provide housing cut-offs or dark sky compliance for a proper fit to your lighting requirements.

**CONTEMPORARY**



The housing is made of 3/16" minimum cast aluminum wall thickness. Its heavy gauge-spun aluminum hood is welded together into a strong and durable wet-location-rated assembly.

The lamp can be mounted horizontally or vertically positioned to provide the appropriate IES light distribution.

The reflector is constructed of segmented specular aluminum available in Types 1, 2, 3 FT and 5 light distributions.

All electrical components are UL listed with electromagnetic high power factor ballast for HID lamps in voltages of 120 to 480 or an electronic ballast for compact fluorescent lamp in 120 or 277 volts. Ballasts are mounted on a removable tray for easy maintenance.



*Pacific Lighting & Standards Co.*

UL LISTED FOR WET LOCATIONS  
[www.pacificlighting.com](http://www.pacificlighting.com)



**Job Name:**Twin Creeks Crossing - Current  
Contractor: Provident Realty Advisors**Catalog Number:**

VC-250-MH-MT-V-FG-GS-1A-CJ

Notes: POST-ALTERNATE

**Type:****C**

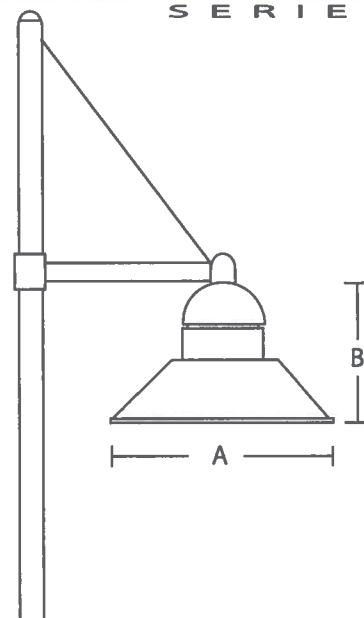
VALUE13-3291

**PACIFIC LIGHTING & STANDARDS CO.**

2831 Los Flores Blvd. Lynwood, CA 90262 Tel. 310.603.9344 Fax. 310.603.9421

**VC  
S E R I E S**

- Housing:** Corrosion resistant, cast A356 aluminum alloy, .188" min. wall thickness ballast compartment, and heavy gauge spun aluminum hood.
- Lens:** Flat tempered glass or convex tempered, white polycarbonate dome, or refractor sealed into cast aluminum frame.
- Electrical:** All electrical components are UL approved.
- Ballast:** High power factor - 20°C starting temperature. The ballast is removable as a unit for easy maintenance.
- Reflector:** Segmented specular Alzak, available on type 1, 2, 3, FT and 5 light distribution.
- Arm:** Extruded and/or cast aluminum.
- LED Engine:** All LED light boards and drivers are separate and removable for easy maintenance and replacement.
- Finish:** Polyester powder fuse coating is standard; other finishes are available upon request.

**Ordering Information:**

1. Model Number
2. Wattage **250**
3. Lamp Type  
**H - Metal Halide**  
S - High Pressure Sodium  
PS - Pulse Start  
CF - Compact Fluorescent\*  
LED - Light-emitting diode  
IND - Induction
4. Voltage  
**120, 208, 240, 277, 480 and**  
**MT (Multi Tap) - 120, 208, 240, 277**
5. Light Distribution  
1, 2, 3, FT and **5**
6. Lens  
**FG - Flat Glass**  
CG - Convex Glass  
PD - Polycarbonate Dome  
RF - Refractor
7. Mid Section  
**GS - Glow Section**  
SS - Solid Section  
IW - Illuminated Windows  
IS - Illuminated Slots
8. Mounting Style
9. Arm Style
10. Finish  
BK - Black  
BZ - Bronze  
GR - Green  
VG - Verde Green  
(Other color upon request)
11. Options  
HS - House Shield  
FS - Fuse  
PC - Photo Cell

MOD #	WATTAGE	A	B
VC	400 MAX	24"	13"

**Mid Section**

Glow Section



Solid Section



Illuminated Windows



Illuminated Slots

**Lens**

Flat Glass



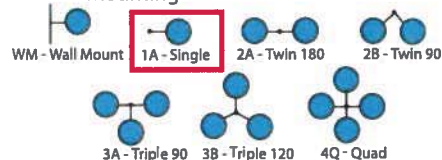
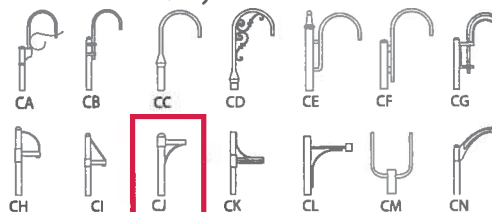
Convex Glass



Dome



Refractor

**Mounting****Arm Style**

1. Mod. #	2. Wattage 3. Lamp Type	4. Voltage	5. Light Dist.	6. Lens	7. Mid Section	8. Mounting 9. Arm Style	10. Finish	11. Options

**Job Name:**Twin Creeks Crossing - Current  
Contractor: Provident Realty Advisors**Catalog Number:**

RSS-11-415-BZ-BC

Notes: POST-ALTERNATE

**Type:**

C

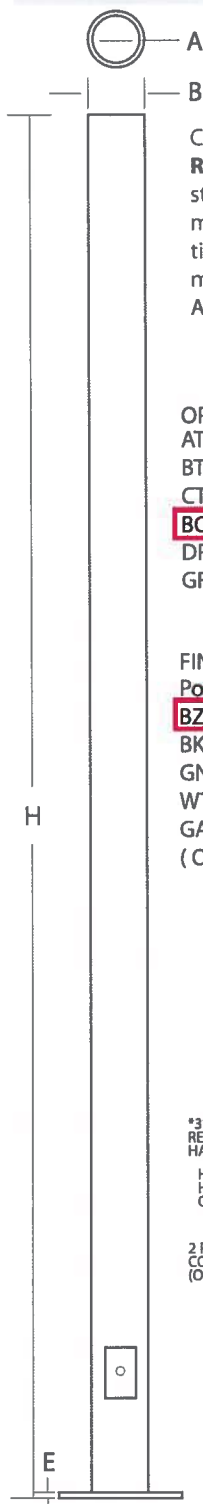
VALUE13-3291



# PACIFIC LIGHTING & STANDARDS CO.

2831 Los Flores Blvd. Lynwood, CA 90262 Tel. 310.603.9344 Fax. 310.603.9421

## RSS S E R I E S

**CONSTRUCTION:**

**Round straight steel** poles are fabricated from hot rolled carbon steel with minimum yield strength of 55,000 psi. The anchor base shall be fabricated from hot rolled carbon steel with minimum yield strength of 36,000 psi. The base telescopes the pole shaft and is circumferentially welded top and bottom. Anchor bolts are fabricated from hot rolled steel bar with a minimum yield strength of 50,000. Anchor bolts are hot dip galvanized in accordance to ASTM-A-153

**OPTIONS:**

AT - 2-3/8" O.D. x 5" long tenon

BT - 2-7/8" O.D. x 5" long tenon

CT - 3" O.D. x 5" long tenon

**BC - Two piece square base cover**

DR - Duplex receptacle

GFI - Ground Fault Interruptor

**FINISH:**

Polyester powder fuse coating.

**BZ - Bronze**

BK - Black

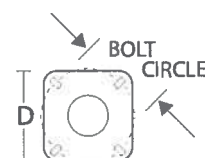
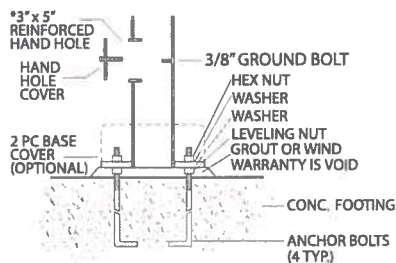
GN - Green

WT - White

GA - Hot dip galvanized

(Other colors upon request)

X	MOD NUMBER	WALL		SHAFT SIZE	HT.	BASE PLATE		BOLT CIRCLE	ANCHOR BOLTS	EPA 100 MPH	SHIP WT.
		A	B			D	E				
<input type="radio"/>	RSS-11-308	.120"	3" OD.	8'	8"	1/2"	8"	3/4x16x3	8.0	40#	
<input type="radio"/>	RSS-11-310	.120"	3" OD.	10'	8"	1/2"	8"	3/4x16x3	6.8	48#	
<input type="radio"/>	RSS-11-312	.120"	3" OD.	12'	8"	1/2"	8"	3/4x16x3	6.2	55#	
<input type="radio"/>	RSS-11-314	.120"	3" OD.	14'	8"	1/2"	8"	3/4x16x3	5.0	61#	
<input type="radio"/>	RSS-11-410	.120"	4" OD.	10'	9 1/2"	1/2"	9 1/2"	3/4x16x3	19.4	52#	
<input type="radio"/>	RSS-11-412	.120"	4" OD.	12'	9 1/2"	1/2"	9 1/2"	3/4x16x3	18	62#	
<input type="radio"/>	RSS-11-414	.120"	4" OD.	14'	9 1/2"	1/2"	9 1/2"	3/4x16x3	16.5	72#	
<input type="radio"/>	RSS-11-415	.120"	4" OD.	15'	9 1/2"	1/2"	9 1/2"	3/4x16x3	14.2	82#	
<input type="radio"/>	RSS-11-416	.120"	4" OD.	16'	9 1/2"	1/2"	9 1/2"	3/4x16x3	12	87#	
<input type="radio"/>	RSS-11-418	.120"	4" OD.	18'	9 1/2"	3/4"	9 1/2"	3/4x16x3	9.6	92#	
<input type="radio"/>	RSS-7-420	.120"	4" OD.	20'	9 1/2"	3/4"	9 1/2"	3/4x24x3	6.7	102#	
<input type="radio"/>	RSS-7-422	.120"	4" OD.	22'	9 1/2"	3/4"	9 1/2"	3/4x24x3	3.9	112#	
<input type="radio"/>	RSS-7-424	.120"	4" OD.	24'	9 1/2"	3/4"	9 1/2"	3/4x24x3		122#	
<input type="radio"/>	RSS-7-425	.120"	4" OD.	25'	9 1/2"	3/4"	9 1/2"	3/4x24x3		137#	
<input type="radio"/>	RSS-7-4.520	.188"	4.5" OD.	20'	9 1/2"	3/4"	9 1/2"	3/4x24x3	20	245#	
<input type="radio"/>	RSS-7-4.525	.188"	4.5" OD.	25'	9 1/2"	3/4"	9 1/2"	3/4x24x3	18	299#	
<input type="radio"/>	RSS-7-4.530	.188"	4.5" OD.	30'	9 1/2"	3/4"	9 1/2"	3/4x24x3	10	353#	



1. Mod. #	2. Pole Ht.	3. Options	4. Finish