



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 6, 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 September 22, 2015, regular meeting.

Election of Officers

2. Elect a Chair, First Vice-Chair and Second Vice-Chair.

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.)*

3. Approve minutes from the September 15, 2015, regular meeting.

Regular Agenda

4. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1-14, Block A, and Lots 1-29, Block B, Malone Meadows, being a Replat of Lot 1, Block A, Fellowship Christian Center Church Addition; generally located north of Lake Travis Drive and east of Malone Road. (RP-6/16/15-39) [Malone Meadows]
5. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 2RR, 3RR, and 4R, Park View Addition, being a Replat of Lots 2R, 3R, and 4, Park View Addition; generally located east of Greenville Avenue and south of Main Street, Allen, Texas. (RP-7/6/15-44) [Park View Addition]
6. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 1R & 4, Block 1, Bethany Park Place, being a Replat of Lot 1, Block 1, Bethany Park Place; generally located south of Bethany Drive and east of Allen Heights Drive. (RP-5/18/15-29) [Bethany Park Place]

7. Alternative Lighting Request – Consider a request for Alternative Lighting for Allen Heritage Village on Lot 1, Block A, Allen Station Park, City of Allen, Collin County, Texas (and commonly known as 450 E. St. Mary Drive); generally located south of St. Mary Drive and east of Cedar Drive. [Allen Heritage Village]

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, October 2, 2015 at 5:00 p.m.

Shelley B. George, City Secretary

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

Director's Report from 9/22/2015 City Council Meeting

- There were no items taken to the September 22, 2015 City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 6, 2015

Election of Officers – Elect a Chair, First Vice-Chair, and Second Vice-Chair.

STAFF RESOURCE:

Ogden “Bo” Bass, AICP
Director of Community Development

PREVIOUS COMMISSION/COUNCIL ACTION:

None

BACKGROUND

The Commission should elect a Chair, First Vice-Chair, and Second Vice-Chair.

STAFF RECOMMENDATION

Elect officers



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
September 15, 2015**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Absent:

Ben Trahan, 2nd Vice-Chair
Luke Hollingsworth

City Staff Present:

Bo Bass, AICP, Director of Community Development
Shawn Poe, Assistant Director of Engineering
Madhuri Kulkarni, Planner
David Dodd, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at September 8, 2015, regular meeting, attached.

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

2. Approve minutes from the September 1, 2015, regular meeting.
3. Capital Improvement Program CIP Status Report.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for 9.979± acres situated in the David Wetzell Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street and east of Greenville Avenue. (PP-7/6/15-43) [Parkview Lane]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated the item is a Preliminary Plat for Parkview Lane.

The property is located on the south side of Main Street and between Greenville Avenue and Jupiter Road. The property is currently zoned PD-120 TH. Surrounding zoning includes SC to the north, SC and PD-19 MF to the east, CF and R-3 to the south, and CF, R-3 and SC to the west.

Ms. Kulkarni stated that the property was rezoned for a Planned Development for Townhomes in June 2015. Preliminary platting is the next step in the development process. The plat shows 9.98± acres, with 91 single-family lots and 12 open space lots. There are two primary access points into the site – one on Greenville Avenue and one on Jupiter Road.

Ms. Kulkarni pointed out that the Preliminary Plat boundary does not include the fire lane, access, and utility easement on the northwestern portion of the property, which is consistent with the Concept Plan. This northwestern area will be subsequently replatted and incorporated into Lot 2R (Walgreens).

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

Chairman Cocking asked the City Engineer if the deceleration lane on Jupiter Road is completed or pending.

Mr. Shawn Poe, Assistant Director of Engineering, stated that the deceleration lane is still pending and will be reviewed in the construction plan stage.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for 9.979± acres generally located south of Main Street and east of Greenville Avenue for Parkview Lane.**

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Tract M of Planned Development No. 92 and adopt a Concept Plan and Building Elevations for 3.76± acres situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located at the northeast corner of Stacy Road and Watters Road. (Z-6/16/15-41) [Stacy Village]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated the item is a public hearing and a PD Amendment for Stacy Village.

The subject property is located on the northeast corner of Watters Road and Stacy Road, and currently zoned PD-92 for Shopping Center. Surrounding zoning includes PD-92 R-7 to the north and the east, PD-86 SC to the south, and PD-43 GO to the west.

The original PD for this entire site was adopted in 2004. It was subsequently amended in 2004 and 2012. The most recent PD amendment adopted a Concept Plan, which showed four lots for retail, restaurant, and office uses. The PD also adopted elevations and development regulations. The original PD addressed uses, screening, and driveway access.

In this request, the applicant is proposing to revise the concept plan and the building elevations for the development of this property. This concept plan shows 3.76± acres and shows the area being divided into two lots. Lot 1 is 2.7± acres and will include an approximate 21,600 square foot building which is for retail and restaurant uses. Lot 2 is about one acre and includes an approximately 9,900 square foot building to be used for medical office use.

Detention is required for this site – it was shown on the northern side of the property on the original ordinance, and is now located on the eastern side of the property. Access on the site has not changed. There are still 3 access points – two (2) on Stacy Road and one (1) on Watters Road. The stacking depths are reduced on the access points to accommodate the development, and in lieu, there will be two right-turn lanes (one on Stacy Road and one on Watters Road).

Perimeter screening has not changed as well, and consists of an existing retaining wall and a 6.5' masonry screening wall. In addition, there is an 11' space along the eastern and northern sides for additional landscaping such as trees and shrubbery. Staff believes that the screening with additional landscaping is still a fair trade to demolishing the existing screening and building an 8' masonry wall.

The building architecture is changing from the original ordinance to the elevations Ms. Kulkarni presented. Both buildings (Lots 1 and 2) will be one story and will consist of brick, stone, and stucco.

Ms. Kulkarni then presented the development regulations. These included a change in the language from the original ordinance regarding Drive-Through to state “Tract M” instead of “Lot 1” (which may be constructed in association with a use other than a restaurant) as well as a stacking depth to be as shown on the Concept Plan.

Commissioner Platt commented that a drive-through does not seem feasible on either of the lots according to the Concept Plan. He asked if the development intends to have a drive-through.

Ms. Kulkarni stated that the intent is to not have a drive-through for a restaurant use. If the developers want to fit a drive-through, it would be open to a use other than a restaurant use.

Commissioner Platt stated the way that the Concept Plan is drawn, the development does not seem suitable for a drive-through.

Chairman Cocking asked what the process would be if the developers want to do a drive-through.

Ms. Kulkarni stated that a drive-through is permitted with this Concept Plan and the PD. When the developers submit a Site Plan, they will show it on there. This will most likely affect the western side of Lot 2, but said she does not think it will be major enough to go back and revise the Concept Plan.

Mr. Bass stated that the configuration would have to be in substantial conformance with the Concept Plan. If the drive-through affects circulation, access points, or creates traffic issues, it would come back through the zoning process. He stated that staff's understanding is that there is no intention of putting a drive-thru and it is not designed for such.

Commissioner Ogrizovich said that he wanted to clarify that the developers could potentially do a drive-through for a non-restaurant.

Ms. Kulkarni answered yes.

Commissioner Ogrizovich asked for examples.

Ms. Kulkarni stated that the drive-through could be for a pharmacy or dry-cleaners.

Commissioner Ogrizovich asked where the drive-through would be located to not significantly change traffic patterns.

The applicant, Moshe Golan, 5164 Village Creek Drive, Plano, TX, stated he is the property owner and developer. He said they currently don't have any plans to have a drive-through and are not considering it. If it will happen, they will have to make changes in the plans.

Commissioner Ogrizovich said that with the original zoning, quite a few neighbors from the north were quite concerned about the drive-through. Is it possible to bar a drive-thru restaurant?

Mr. Bass said that that provision would be more clearly worded than what the commissioners have seen in the case report to specifically prohibit drive-through restaurants from this entire site. The things that would be taken into consideration for a potential drive-through would be queuing. He suggested that based on this current design, if something changed, it would come back through this process.

Chairman Cocking opened the public hearing.

Mr. Dave Linberg, 2206 Thornbury Lane, Allen, TX, commented that he looked through the original design with the peaked roof and asked why that architectural style was not followed since the surrounding neighborhood is an upper scale area with many multistory homes.

Chairman Cocking closed the public hearing.

Ms. Kulkarni stated that the applicant submitted elevations that were similar to elevations across the street. The elevations submitted showed flat roofs, which was acceptable to staff.

Chairman Cocking commented that this developer has also developed the other side of Stacy Road. The elevations will match and provide continuity along that portion of Stacy Road.

Motion: **Upon a motion by Commissioner Platt, and a second by 1st Vice-Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve to amend the Development Regulations of Tract M of Planned Development No. 92 and adopt a Concept Plan and Building Elevations for Stacy Village.**

Executive Session (As Needed)

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

Adjournment

The meeting adjourned at 7:18 p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 9/8/2015 City Council Meeting

- The request to adopt an Ordinance to amend the Development Regulations of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to 8.142± acres, generally located on the southeast corner of the intersection of Raintree Circle and Junction Drive for the Alders at Twin Creeks, was tabled to the October 13, 2015, City Council meeting.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: October 6, 2015

SUBJECT: Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1-14, Block A, and Lots 1-29, Block B, Malone Meadows, being a Replat of Lot 1, Block A, Fellowship Christian Center Church Addition; generally located north of Lake Travis Drive and east of Malone Road. (RP-6/16/15-39) [Malone Meadows]

STAFF RESOURCE: Tiffany McLeod, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Zoning Approved –February, 1985
Preliminary Plat Approved – August, 2011
Final Plat Approved – November, 2011
PD 119 Approved – February, 2015

LEGAL NOTICES: Public Hearing Notices – 9/18/15
Newspaper Notice – 9/17/15

BACKGROUND

The property is generally located east of Malone Road and north of Lake Travis Drive. The property to the north is zoned Agricultural Open Space AO. The properties to the east and south are zoned Single Family Residential R-2. The properties to the west (across Malone Road) are zoned Planned Development PD No. 2 Community Facilities CF and Planned Development PD No. 59 Single Family Residential R-5.

The 9.948± acre property was platted as one lot in November, 2011. In February, 2015 Planned Development No. 119 was approved for a single family residential subdivision named Malone Meadows. The last step in the development process is to replat the property to subdivide this one lot into single family residential lots for the Malone Meadows development.

The Replat subdivides the property into 41 single family residential lots and two (2) open space lots (along Malone Road). There are four (4) access points into the development. There are two (2) access points on Malone Road and two (2) access points on Windmill Crossing. The extension of Windmill Crossing (from its current terminus to Indigo Trail) will be built with this development. The plat shows various easements and right-of-way dedication required to develop the site.

The Replat has been reviewed by the Technical Review Committee, meets the requirements of the Allen Land Development Code and is consistent with the approved Concept Plan. This includes fulfilling the requirement to plant a row of trees within the ROW along the south side of Primrose Place, construct a 6' wide trail on the south side of Indigo Trail, and provide a trail connection on the west side of Malone Road.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Residential Replat for Lots 1-14, Block A, and Lots 1-29, Block B, generally located north of Lake Travis Drive and east of Malone Road, for Malone Meadows.

ATTACHMENTS

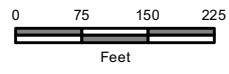
Property Notification Map
Replat



Property Ownership Notification
Malone Meadows

Map Legend

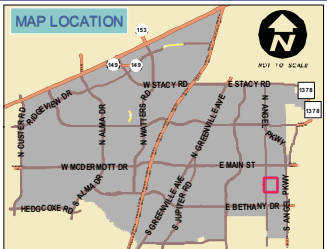
- 200' Notification Buffer
- Property Rezone
- Railroad
- CollinCAD Parcels
- City Limit

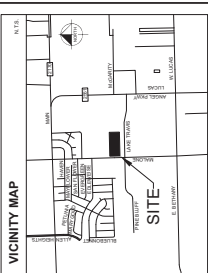


Planning & Development - GIS

Date Saved: 9/11/2015

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





NOTES:

- All bearings shown are based on grid north of the Texas Coordinate System of 1983. North Central Zone (NAD83). North American Datum of 1983. All bearings are given in degrees, minutes and seconds.
- According to Community-Parcel Map, 4806030301 and 4806030401, used for the purpose of this survey, the project is located within the boundaries of the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- According to the City of Allen, Texas, the project is located within the boundaries of the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the south of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the north of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the east of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the west of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the south of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the north of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the east of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.
- The common area to the west of the project is owned by the City of Allen, Texas, and is subject to the jurisdiction of the City of Allen, Texas.

REPLAT

MALONE MEADOWS
LOTS 1 HOA - 14, BLOCK A
LOTS 1 HOA - 29, BLOCK B

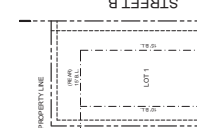
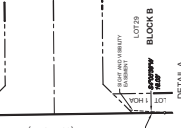
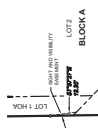
41 RESIDENTIAL LOTS AND
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
BEING A REPLAT OF LOT 1, BLOCK A
FELLOWSHIP CHRISTIAN CENTER
CHURCH ADDITION
VOLUME 2012, PAGE 03
PLAT RECORDS OF COLLIN COUNTY, TEXAS
BEING 9.948 ACRES OUT OF
WILLIAM SNIDER SURVEY,
ABS TRACT NO. 821
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Kimley»Horn

Scale	1" = 60'	Drawn by	SSG	Checked by	KCHA	Date	SEPT 2015	Project No.	061170020	Sheet No.	1 OF 1
State	TX	City	Allen	County	Collin	State	TX	Project No.	061170020	Sheet No.	1 OF 1

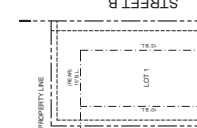
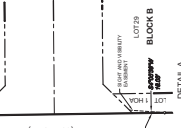
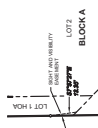
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L2	2	N 84° 18' 37" W	21.16
L3	3	S 84° 18' 37" W	21.16
L4	4	N 89° 11' 17" W	21.27

LEGEND	LINE TYPE LEGEND
1. LOT BOUNDARY	1. LOT BOUNDARY
2. BLOCK BOUNDARY	2. BLOCK BOUNDARY
3. CHURCH ADDITION	3. CHURCH ADDITION
4. REPLAT	4. REPLAT
5. EASEMENT	5. EASEMENT
6. EASEMENT	6. EASEMENT
7. EASEMENT	7. EASEMENT
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11. EASEMENT	11. EASEMENT



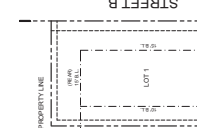
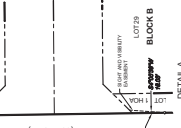
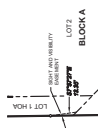
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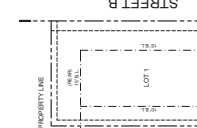
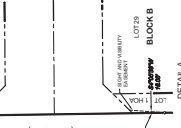
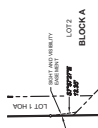
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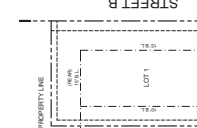
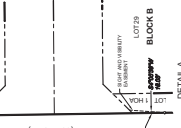
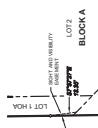
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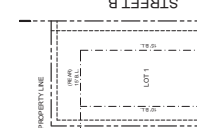
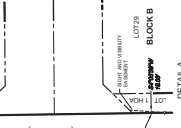
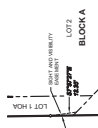
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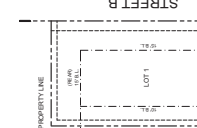
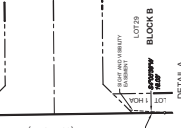
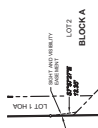
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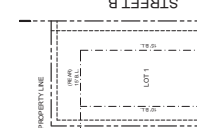
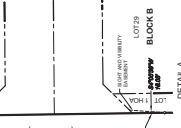
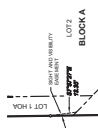
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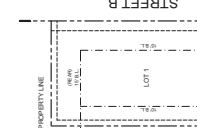
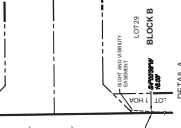
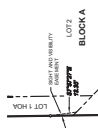
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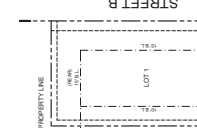
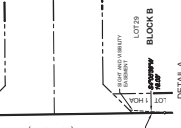
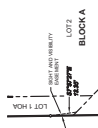
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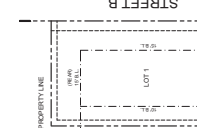
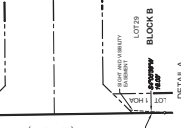
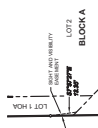
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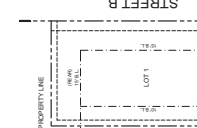
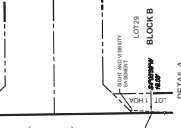
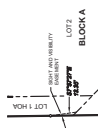
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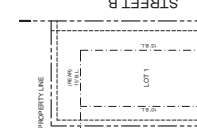
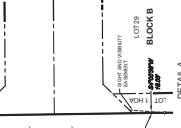
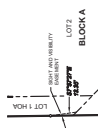
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PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE:	October 6, 2015
SUBJECT:	Conduct a Public Hearing and consider a request for a Residential Replat for Lots 2RR, 3RR, and 4R, Park View Addition, being a Replat of Lots 2R, 3R, and 4, Park View Addition; generally located east of Greenville Avenue and south of Main Street, Allen, Texas. (RP-7/6/15-44) [Park View Addition]
STAFF RESOURCE:	Madhuri Kulkarni Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Final Plat Approved – September, 1989 Replat Approved – July, 1998 PD 113 Adopted - September, 2013 PD 120 Adopted – June, 2015
LEGAL NOTICES:	Public Hearing Notices – 9/18/15 Newspaper Notice – 9/17/15

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 is zoned Shopping Center SC and Planned Development PD No. 120 for Townhome Residential TH. To the south, the property is zoned Community Facilities CF. To the west, the property is zoned Community Facilities CF, and further west (across Greenville Avenue), zoned Single-Family Residential R-3 and Shopping Center SC.

PD No. 120 for a residential subdivision for townhomes (called Parkview Lane) was adopted in June 2015. The PD Concept Plan consisted of 10.49± acres and showed 91 townhome units, 1.88 acres of open space, and two (2) access points on Greenville Avenue. The northern access point is an existing 24' Fire Lane, Access, and Utility Easement. The Concept Plan specified that this 24' Fire Lane, Access, and Utility Easement would be replatted and owned by the commercial lot to the north (Walgreens). This Replat fulfills that requirement.

Currently, the 24' Fire Lane, Access, and Utility Easement is a part of Lot 3RR and 4R. The replat removes the firelane from these lots and incorporates it into Lot 2RR. The Replat also revises the western boundary line and adds utility and access easements to accommodate the townhome development. All other elements remain the same.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the request for a Residential Replat for Lots 2RR, 3RR, and 4R, generally located east of Greenville Avenue and south of Main Street, for Park View Addition.

ATTACHMENTS

Property Notification Map
Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: October 6, 2015

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Lot 1R & 4, Block 1, Bethany Park Place, being a Replat of Lot 1, Block 1, Bethany Park Place; generally located south of Bethany Drive and east of Allen Heights Drive. (RP-5/18/15-29) [Bethany Park Place]

STAFF RESOURCE: Nabiha Ahmed
Planning Intern

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – December, 1997

BACKGROUND

The property is generally located south of Bethany Drive and east of Allen Heights Drive. The property to the east is zoned for Single Family Residential R-7. The property to the north is zoned for Community Facilities CF. The property to the west (across Allen Heights Drive) is zoned Planned Development PD No. 22 for Shopping Center SC. The property to the south is the City of Parker.

The property is currently platted as one (1) lot for the existing Kroger grocery store and retail/commercial building. A Site Plan is currently being reviewed by staff to subdivide the lot into two (2) separate lots. Replatting the property is the last step in the development process.

The Replat is for 10.872± acres of land. Lot 1R is the lot for the Kroger and Lot 4 is the lot for the retail/commercial Building. There are four (4) access points for Lot 1R. There is one (1) on Allen Heights Drive and three (3) are provided through existing Firelane, Access, and Utility Easements. Lot 4 has three (3) access points. There is one (1) on Allen Heights Drive and two (2) are provided through existing Firelane, Access, and Utility Easements. The plat also adds and adjusts easements to reflect how the site is actually developed.

The Replat has been reviewed by the Technical Review Committee, is consistent with the Site Plan, and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Replat for Lot 1R & 4, Block 1, generally located south of Bethany Drive and east of Allen Heights Drive, for Bethany Park Place.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

October 6, 2015

SUBJECT:

Consider a request for Alternative Lighting for Allen Heritage Village on Lot 1, Block A, Allen Station Park, City of Allen, Collin County, Texas (and commonly known as 450 E. St. Mary Drive); generally located south of St. Mary Drive and east of Cedar Drive. [Allen Heritage Village]

STAFF RESOURCE:

Brian Bristow
Assistant Director, Parks & Recreation

PREVIOUS BOARD/COUNCIL ACTION:**BACKGROUND**

The property for the subject request (known as Allen Heritage Village) is located south of St. Mary Drive and east of Cedar Drive; within the Central Business District CBD zoning district. The surrounding properties to the north, south, east and west are also zoned Central Business District CBD. The City of Allen Parks and Recreation Department is requesting to install six (6) decorative parking lot lights that are complimentary, in style, to the time period of the Allen Heritage Village structures and street lighting along St. Mary Drive. These lights would also architecturally match the pedestrian lighting that will be installed within the village.

Section 7.03.4 8b (v), of the *Allen Land Development Code* ALDC allows an applicant to request an alternative parking lot 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.

The ALDC requires all parking lot 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 must be compatible with the architecture of the building;
- Maximum height of fourteen (14) feet.

The proposed parking lot lighting varies from the ALDC standards in the following ways:

- The base cover and base, pole, light arm, and luminaire housing are black in color;
- The light pole is round;
- The luminaire is not rectangular or square in shape.

The locations and specifications for the proposed parking lot lights are attached.

STAFF RECOMMENDATION

Staff recommends approval of the request. The alternative lighting will provide a consistent look by matching the proposed pedestrian lights and theme of the village. The alternative lighting will also compliment the lighting along St. Mary Drive.

MOTION

I make a motion to approve the alternative lighting for Allen Heritage Village, located at 450 E. St. Mary Drive.

ATTACHMENTS

Alternative Lighting Request Letter
Allen Heritage Village Site Plan
Allen Heritage Village Electrical Plan
Proposed Lighting Specifications



305 CENTURY PARKWAY • ALLEN, TEXAS 75013 • 214-509-4100

September 26, 2015

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

Subject: Allen Heritage Village – Site Lighting

Mr. Kasson,

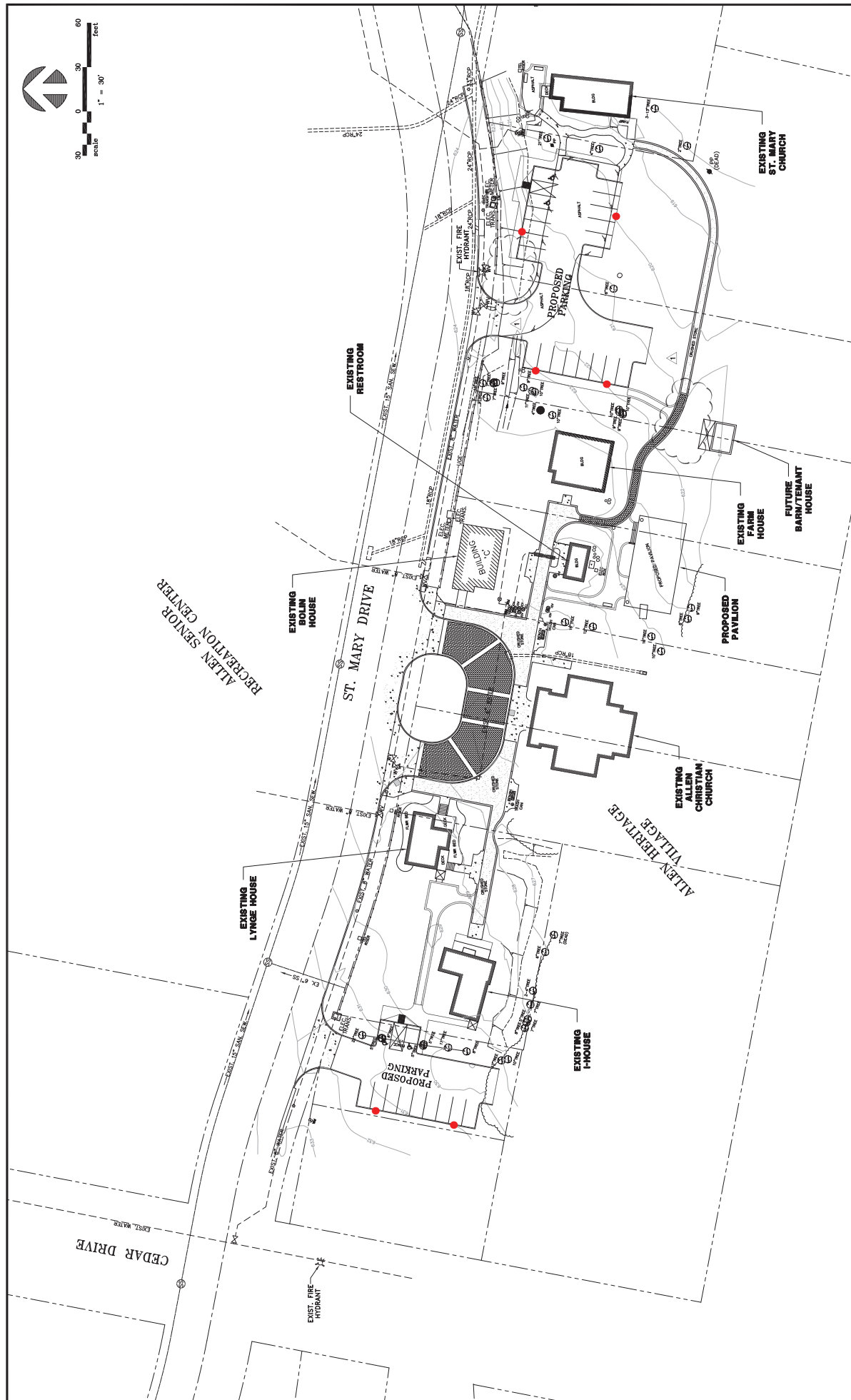
The City of Allen Parks Department would like to request a variance from the City Code pertaining to Site Lighting at the Allen Heritage Village. St. Mary's Drive currently has black time period specific lighting along both sides for the road way. We would like to maintain this look by installing 12 foot pedestrian lighting and 14 foot parking lot lighting that are similar in style as those on St. Mary's Drive.

We believe the decorative time period lights will be a positive improvement to the Allen Heritage Village and will create a Historical look about the Village.

Sincerely,

Randy Thompson

Randy Thompson
Park Planner
City of Allen Parks and Recreation Department
900 S. Greenville Ave.
Allen, TX 75002
(214) 509-3314 office (214) 509-4710 fax



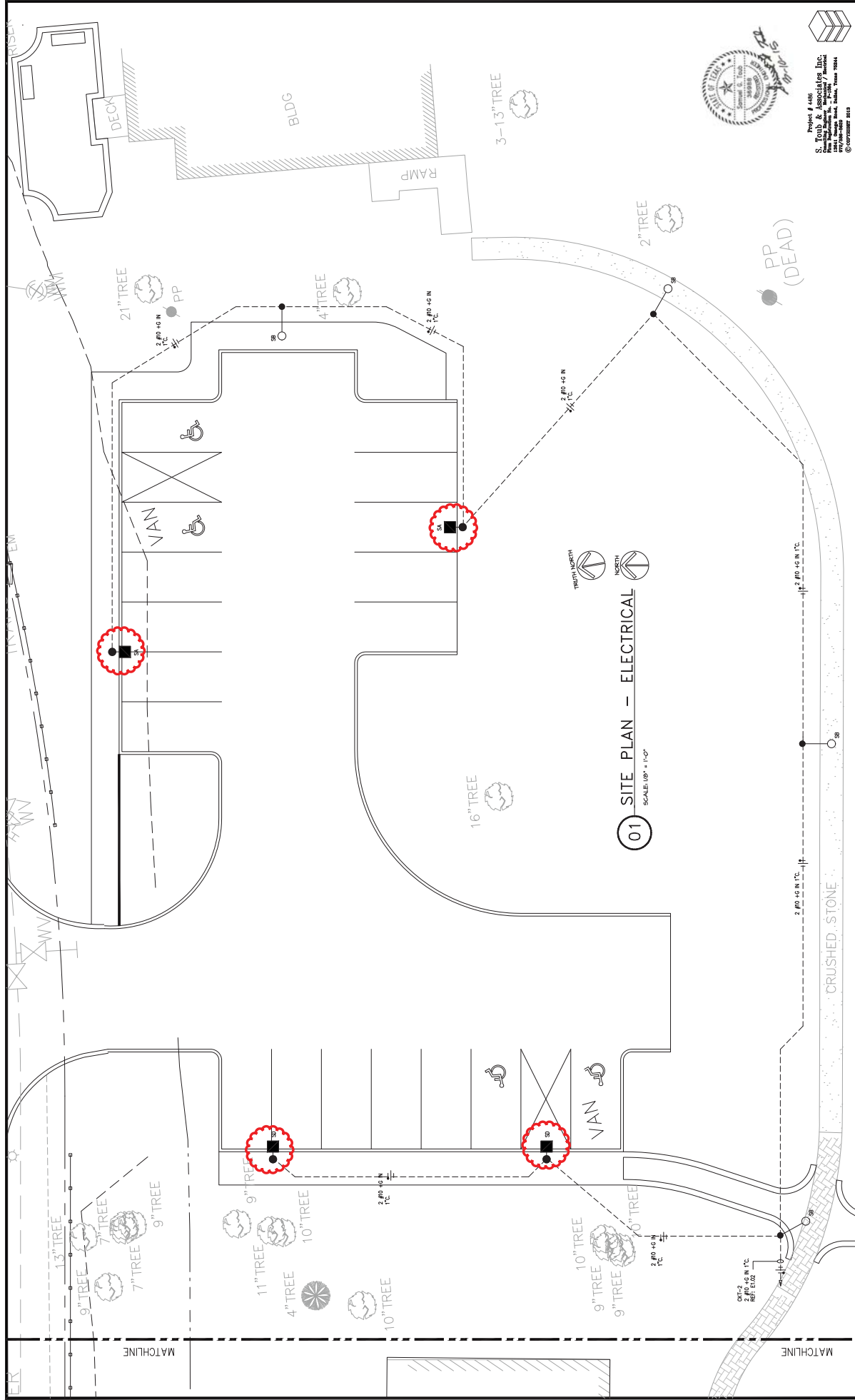
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5		DESIGN: JFW		2014 SITE IMPROVEMENTS	SHEET NO. 2	
4		REVIEWED: MBB				
3		SCALE: 1" = 30'		SITE PLAN	OF 10 SHEETS	
2		DATE: APRIL 2015				
1		JFW				
6/22/15		REVISED SIDEWALK				
16523TE		DWG. NAME:				
16523TE		PROJECT:				
16523TE		REVISION:				



BW2 ENGINEERS, INC.
 1819 S. Sulphur Road
 Suite 500, L.B. 27
 Garland, Texas 75042
 (972) 864-8200 (T) (972) 864-8220 (F)
 Firm Registration No. F-2550

CITY OF ALLEN





01 SITE PLAN - ELECTRICAL
SCALE: 1/8" = 1'-0"

REVISION		DRAWING		PROJECT	
NO.	DATE	BY	DATE	NO.	DATE
6				1	
5				2	
4				3	
3				4	
2				5	
1				6	

BW2
BW2 ENGINEERS, INC.
1919 S. Shiloh Road
Suite 500, LB 27
Chattanooga, TN 37409
(972) 864-8200 (F) (972) 864-8220 (F)
Firm Registration No. F-5290

ALLEN HERITAGE VILLAGE
2014 SITE IMPROVEMENTS
ELECTRICAL PLAN
CITY OF ALLEN

SHEET NO. E1.03
OF SHEETS
JOB NO.

Project # 4486
S. Toth & Associates, Inc.
1000 West 10th Street, Suite 100
Arlington, Texas 76010
(817) 465-1000
© Copyright 2015





Job Name:
ALLEN HERITAGE PARK
Engineer: EIKON CARROLLTON
(Carrollton)

Catalog Number:
RTA500F-14-BKTX

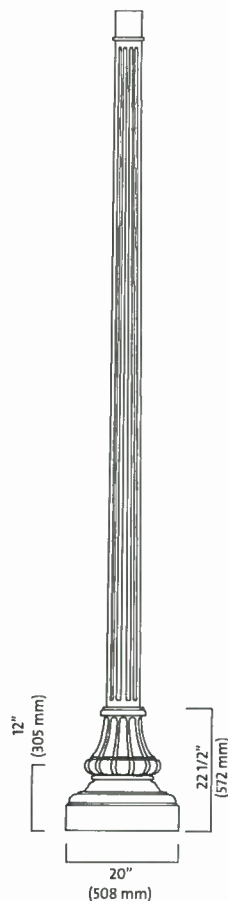
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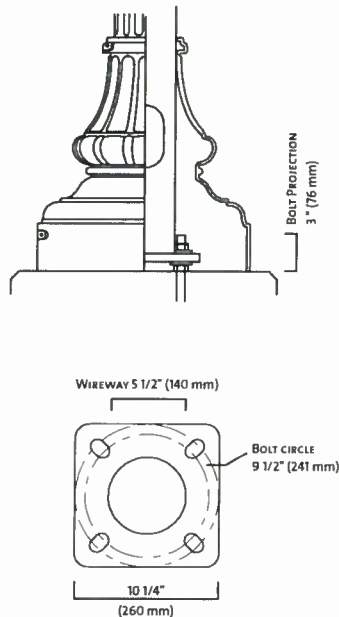
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ALA15-71624

ALUMINUM TWO PIECES DECORATIVE BASE COVER > RTA500



Base details



Comes with 4 anchor bolts,
8 nuts and 8 washers.
B.C. from: 9" to 10" (229 to 254 mm)

Specifications:

Pole: single-piece 12 flute, mandrel-formed, aluminum tapered shaft 6" round (152 mm) welded top and bottom to a cast-aluminum anchor plate. After tapering, forming and welding, the entire shaft assembly is heat-treated to T6 temper.

A 3" by 5" (76 by 127 mm) maintenance opening is complete with aluminum cover and copper ground lug.

Base cover: decorative base cover made from two cast-aluminum pieces fastened together with stainless steel hardware around the base of the pole. There is no door in the base cover to access the maintenance opening.

Finish: See page 142 for Finish details.

Options:

- LS:** Provision for loudspeaker outlet (see page 132)
- PH7:** Button-type photoelectric cell (specify operating voltage)
- DR:** Duplex receptacle (120V line voltage only)
- GFI:** DR with common ground fault interrupter (120V line voltage only)
- BA:** Banner arm (see page 136)
- PS:** Plant support (see page 137)
- MPL:** Mid-pole luminaire

Note: The recommended method for calculating EPA (Effective Projected Area) is in accordance with AASHTO 2001 standards: for three seconds, the pole is tested in wind gusts equivalent to the strongest winds on record over the past 50 years, and with a 50 pound load (22.7 kg) placed at 1 foot (305 mm) above its center.

CATALOG NUMBER	NOMINAL HEIGHT		TENON SECTION		WALL THICKNESS		WEIGHT		EPA RATING				ANCHOR BOLTS	
	ft	m	in	mm	in	mm	lbs	kg	90 MPH	110 MPH	120 MPH	150 MPH	in	mm
RTA500F-12	12	3.66	4	102	0.125	3.2	40	18	17.07	10.94	8.95	5.2	1 - 36	25-914
RTA500V-12	12	3.66	4	102	0.250	6.4	71	32	30	24.27	20.2	12.43	1 - 36	25-914
RTA500F-14	14	4.27	4	102	0.125	3.2	45	20	14.05	8.77	7.08	3.91	1 - 36	25-914
RTA500V-14	14	4.27	4	102	0.250	6.4	81	37	30	20.32	16.8	10.18	1 - 36	25-914
RTA500F-16	16	4.88	4	102	0.125	3.2	50	23	11.74	7.05	5.59	2.86	1 - 36	25-914
RTA500V-16	16	4.88	4	102	0.250	6.4	91	41	26.94	17.31	14.22	8.42	1 - 36	25-914
RTA500F-18	18	5.49	4	102	0.125	3.2	55	25	9.59	5.49	4.2	1.9	1 - 36	25-914
RTA500V-18	18	5.49	4	102	0.250	6.4	101	46	22.9	14.46	11.76	6.74	1 - 36	25-914



Job Name:
ALLEN HERITAGE PARK
Engineer: EIKON CARROLLTON
(Carrollton)

Catalog Number:
RTA500F-14-BKTX

Notes:

Type:

SA

ALA15-71624

PHILIPS LUMEC STANDARD COLORS

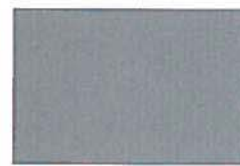
AVAILABLE IN TEXTURED AND SMOOTH



WHTX
Textured White



BKTX
Textured Black



GY3TX
Textured Medium Grey



BRTX
Textured Bronze



BG2TX
Textured Sandstone



BE2TX
Textured Midnight Blue



BE6TX
Textured Ocean Blue



BE8TX
Textured Royal Blue



GNTX
Textured Green



GN4TX
Textured Blue Green



GN6TX
Textured Forest Green



GN8TX
Textured Dark Forest Green



RD2TX
Textured Burgundy



RD4TX
Textured Scarlet

These colors are also available in a smooth finish (when ordering, remove TX from code); however, due to the porous nature of castings, a smooth finish may present minor imperfections. A textured finish will conceal pores and provide a more uniform finish.

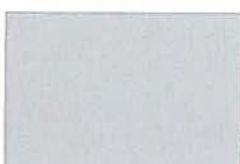
TEXTURED ONLY



TS
Hammer Tone Silver



TG
Hammer Tone Gold



NP
Natural Aluminum

SMOOTH ONLY

Color chart warranty / Philips Lumec offers a 5-year limited warranty on the quality of painted surfaces treated with the Lumital™ process (a powder coating finish electrostatically bonded to a well-prepared surface), including corrosion, loss of brilliance and color fading. You may consult this limited warranty on our Web site: www.lumec.com

As Philips Lumec constantly strives to improve its products, it reserves the right to substitute materials or alter the design of its products without prior notice.

Separate orders or releases shipped after a period of time may present slight color variations due to different color lots produced by our supplier, or to normal paint wear on previously installed units.

* The Philips Lumec color chart has been matched as closely as possible. Color chart production methods and the effects of light may result in a slight color deviation.

**PHILIPS
LUMEC**

Submitted by Architectural Lighting Associates, Inc.



Job Name:
ALLEN HERITAGE PARK
Engineer: EIKON CARROLLTON
(Carrollton)

Catalog Number:
L82-80W48LED4K-ES-PC-CS-LE3-
VOLT-SF80-FN3-BKTX
Notes: SELECT VOLTAGE

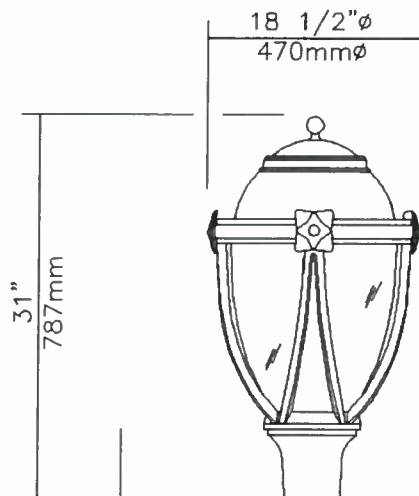
Type:

SA

ALA15-71624

MFG has upgrade the LED's

Specification



EPA: 1.75 sq ft / weight: 45 lb (20.5 kg)

Note: 3D image may not represent color or option selected.
Logos above include link, click to access.

Qty	1	Luminaire	L82-80W48LED4K-T-PC-CS-LE3-VOLT-SF80-COLT
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Description of Components:

Finial: Decorative cast 356 aluminum, mechanically assembled.

Hood: A die cast A360.1 aluminum dome, mechanically assembled on the luminaire.

Guard: In a round shape with 4 arms, this guard is a one-piece cast 356 aluminum mechanically assembled to the fitter.

Access-Mechanism: A gravity die cast 356 aluminum frame with latch and hinge. The mechanism shall offer tool-free access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing.

Heat Sink: Made of cast aluminum optimising the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device)

Globe: (PC-CS), Made of one-piece seamless injection-molded satin clear polycarbonate. The globe is assembled on the access-mechanism.

Lamp: LED Module (Included), LED type Philips Lumileds LUXEON T. Composed of 48 high-performance white LEDs. Color temperature of 4000 Kelvin nominal, 70 CRI. Operating lifespan based on TM-21 extrapolation to get results after which 50% of LEDs still emits over 70% (L70) of its original lumen output. Use of metal core board ensures greater heat transfer and longer lifespan of the light engine. The LED circuit board is included with a quick disconnect wiring connection for ease of replacement.

Optical System: (LE3), IES type III (asymmetrical). Composed of high-performance optical grade PMMA acrylic refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity.

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