



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 5, 2016 – 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 December 22, 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 December 15, 2015, regular meeting.
3. Request for Extension – Consider a request for a 60-day extension to file the Replat for Park View Addition, Lots 2RR, 3RR and 4R; being 8.296± acres situated in the David Wetsel Survey, Abstract No. 977, City of Allen, Collin County, Texas, generally located east of Greenville Avenue and south of Main Street. (RP-7/6/15-44) [Park View Addition]

Regular Agenda

4. Combination Plat – Consider a request for a Combination Plat for Lot 1, Block A, The Learning Experience; being 3.482± acres situated in the R.C. Whisenant Survey, Abstract No. 1012, City of Allen, Collin County, Texas, generally located south of Bethany Drive and west of Allen Heights Drive. (FP-12-18/15-91) [The Learning Experience]
5. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 4R and 5XR, Block A, Twin Creeks Crossing, being a replat of Lots 4 and 5X, Block A, Twin Creeks Crossing; being 14.540± acres of land situated in the Michael Lee Survey, Abstract No. 544, City of Allen, Collin County, Texas, generally located west of Bray Central Drive and north of Exchange Parkway. (RP-11/19/15-85) [Twin Creeks Crossing]
6. Public Hearing – Conduct a Public Hearing and consider a request to change the base zoning relating to a 74.601± acre portion of Planned Development PD No. 105 from Agriculture Open Space AO to Single-Family Residential District R-7, and adopt a Concept Plan,

Development Regulations, and Building Elevations; said portion consisting of a tract out of the T.G. Kennedy Survey, Abstract No. 500, and Lot 1R, Block 1, Williams-Old Bethany Addition, City of Allen, Collin County, Texas, generally located south of the Bethany Drive and east of Brett Drive. (Z-4/14-15-19) [Montgomery Farm Estates]

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. (Closed to Public as Provided in the Texas Government Code.)

- Executive Session pursuant to Texas Government Code Section 551.076: Deliberation Regarding Deployment of Security Personnel and Devices.

Reconvene and Consider Action on Items Discussed During Executive Session.

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 Thursday, December 31, 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 12/22/2015 City Council Meeting

- No meeting was held by City Council on December 22, 2015.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
December 15, 2015**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Luke Hollingsworth
Shirley Mangrum
John Ogrizovich
Michael Orr

Absent:

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Lee Battle, AICP, LEED AP, Assistant Planning Director
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, AICP, Senior Planner
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 the December 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. Capital Improvement Program (CIP) Status Report.
3. Approve minutes from the December 1, 2015, regular meeting.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Combination Plat – Consider a Combination Plat for Lots 1 & 2, Block A, Stacy Village Addition. The property is 3.76± acres of land situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; generally located at the northeast corner of Watters Road and Stacy Road. (F-11/12/15-84) [Stacy Village]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a Combination Plat for Stacy Village.

The property is located at the northeast corner of Stacy Road and Watters Road. The properties to the north and east are zoned Planned Development PD No. 92 Single Family Residential R-7. The property to the south (across Stacy Road) is zoned Planned Development PD No. 86 Shopping Center SC. The property to the west (across Watters Road) is zoned Planned Development PD No. 43 Garden Office GO.

Ms. Kulkarni said that the zoning for the property, amended in October 2015, is Planned Development PD No. 92 Shopping Center SC. A Site Plan for retail/restaurant and medical office uses is currently being reviewed.

A Combination Plat may be submitted if a tract of land is subdivided into three lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met. The Combination Plat is the last step in the development process.

Ms. Kulkarni presented the Combination Plat and said that it shows two (2) lots on 3.76± acres. There are three (3) access points for the site; one (1) access point on Watters Road and two (2) access points on Stacy Road. Two additional right-turn lanes will be built, one on Watters Road and one on Stacy Road. The plat also shows various firelane, access, and utility easements required for development as well as right-of-way dedication.

Motion: **Upon a motion by Commissioner Mangrum, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for a Combination Plat for Lots 1 & 2, Block A, Stacy Village Addition, generally located at the northeast corner of Watters Road and Stacy Road, for Stacy Village.**

5. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 2R-2F & 2R-2G, Block G, Bray Central One Addition, being a replat of Lot 2R-2E, Block G, Bray Central One Addition. The property is 5.514± acres of land situated in the William J. Jackson Survey, Abstract No. 484, and the John Fyke Survey, Abstract No. 325, Collin County, City of Allen, Texas; generally located south of Exchange Parkway and west of Junction Drive. (RP-10/20/15-78) [Allen Medical Offices]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a public hearing and a Replat for Allen Medical Offices.

The property is generally located south of Exchange Parkway and west of Junction Drive, and is zoned Planned Development PD No. 54 for Industrial Technology IT. The property to the north (across

Exchange Parkway) is zoned Planned Development No. 108 for Mixed-Use MIX. The properties to the west, south, and east are zoned Planned Development PD No. 54 for Industrial Technology IT.

Ms. Kulkarni explained that a Site Plan for two buildings for Medical Offices to be developed on the proposed Lot 2R-2F was approved in November 2015. Replatting the property is the last step in the development process.

Ms. Kulkarni stated that the property is 5.514± acres and is currently platted as Lot 2R-2E. The Replat shows two (2) lots – Lot 2R-2F and Lot 2R-2G. There are three (3) access points into the site; one (1) access point on Exchange Parkway and two (2) access points on the property to the west, all three through a Fire Lane, Mutual Access, and Utility Easement. The plat also shows various easements and right-of-way dedication required for development.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 2R-2F & 2R-2G, Block G, Bray Central One Addition, generally located south of Exchange Parkway and west of Junction Drive, for Allen Medical Offices.**

6. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 3R-3A, Block G, Bray Central One Addition, being a replat of 3R-3, Block G, Bray Central One Addition. The property is 2.372± acres of land situated in the William Jackson Survey, Abstract No. 484, Collin County, City of Allen, Texas; generally located south of Exchange Parkway and west of Raintree Circle. (RP-11/5/15-81) [Affiliated Physicians Group]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a public hearing and a Replat for Affiliated Physicians Group.

The property is generally located south of Exchange Parkway and west of Raintree Circle, and is zoned Planned Development PD No. 108 for Office O. The properties to the north are zoned Planned Development No. 54 for Industrial Technology IT and Planned Development PD No. 108 for Office O. The properties to the west and south are zoned Planned Development No. 54 for Industrial Technology IT. The property to the east (across Raintree Circle) is zoned Planned Development No. 54 for Corridor Commercial CC.

Ms. Kulkarni explained that a Site Plan for a Medical Office was approved in November 2015. Replatting the property is the last step in the development process.

Ms. Kulkarni said that the replat shown on the screen is slightly different from what was sent in the Commissioner's packets – the updated version adds two additional mutual access points after an agreement between this property owner and the property owner to the south. The property is 2.372± acres of land and is currently platted as Lot 3R-3. The Replat shows five (5) access points into the site; one (1) access point on Raintree Circle and four (4) access points on the south through existing Fire Lane, Utility, and Mutual Access Easements. The plat also shows various easements and right-of-way dedication required for development.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat for Lot 3R-3A, Block G, Bray Central One Addition, generally located south of Exchange Parkway and west of Raintree Circle, for Affiliated Physicians Group.**

7. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 2A & 2B, Freedom Self Storage Addition, being a replat of Lot 2, Freedom Self Storage Addition. The property is 1.34± acres of land situated in the David Wetsel Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street and between Jupiter Road and West Way Drive. (R-11/12/15-83) [1-800 Flowers/Taco Casa]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a public hearing and a Replat for 1-800 Flowers/Taco Casa.

The property is generally located south of Main Street and between Jupiter Road and West Way Drive, and is zoned Planned Development PD No. 89 for Shopping Center SC. The properties to the north (across Main Street) are zoned Planned Development No. 5 for Shopping Center SC and Community Facilities CF. The properties to the west, south, and east are zoned Planned Development PD No. 89 for Shopping Center SC.

Ms. Kulkarni stated that a Site Plan for a retail building and restaurant building, on one lot, was approved in September 2013. A revised Site Plan showing the property subdivided into two lots (one for the retail building and one for the restaurant building) was approved in December 2015. Replatting the property is the last step in the development process.

Ms. Kulkarni explained that the entire property is 1.34± acres and is currently platted as Lot 2. The Replat shows two (2) lots – Lot 2A and Lot 2B. There are three (3) fire lane and access easement points into the site; one (1) on Main Street, one (1) from the adjacent property to the west, and one (1) from the adjacent property to the east. The plat also shows various easements required for development.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for a Replat for Lots 2A & 2B, Freedom Self Storage Addition, for 1-800 Flowers/Taco Casa.**

8. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Restaurant (Drive-in or through) use for Lot 6, Block A, Greenville Center Addition, City of Allen, Collin County, Texas; generally located south of Stacy Road and west of Greenville Avenue (commonly known as 386 East Stacy Road). (SUP-9/15/15-64) [El Pollo Loco]

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a public hearing and a Specific Use Permit for El Pollo Loco.

The property is generally located south of Stacy Road and west of Greenville Avenue, and is zoned Corridor Commercial CC. The property to the north (across Stacy Road) is the City of Fairview. The properties to the west and east are zoned Corridor Commercial CC, and the property to the south is zoned Single-Family Residential District R-5.

Ms. Kulkarni said that the applicant is requesting a Specific Use Permit (SUP) for the El Pollo Loco restaurant which has a drive through window. The Corridor Commercial CC zoning district requires an SUP for a restaurant with a drive through.

The SUP Site Plan shows a one-story, 2,998 square foot building on approximately 1.9± acres of land. The property has six (6) shared points of access through existing firelane, utility, and access easements – one (1) on Stacy Road, three (3) on the west side, and two (2) on the east side.

The primary exterior building material is brick and stucco.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by Commissioner Orr, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the Specific Use Permit SUP request for a Restaurant (Drive in – through) use for Lot 6, Block A, Greenville Center Addition, generally located south of Stacy Road and west of Greenville Avenue (commonly known as 386 East Stacy Road), for El Pollo Loco.**

9. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of Lot 1, Block A, Allen Watters – NTB Addition, City of Allen, Collin County, Texas, generally located south of McDermott Drive and west of Watters Road (commonly known as 270 S. Watters Road), from Shopping Center SC to a Planned Development with a base zoning of Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-8/24/15-58) [Vera Watters Creek]

Ms. Tiffany McLeod, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing for a PD request to change the zoning of approximately six acres from Shopping Center to a Planned Development with a base zoning of Multi-Family Residential District MF-18 for Vera Watters Creek.

Ms. McLeod stated that the property is currently zoned Shopping Center (SC), and is located south of McDermott Drive and west of Watters Road; and commonly known as 270 S. Watters Road. The properties to the west and south are zoned Planned Development PD No. 55 Office/Multi-family Residential (O/MF). The properties to the north are Shopping Center (SC). The properties to the east are zoned Shopping Center (SC) and Planned Development PD No. 55 Commercial/Office (C/O).

Staff considers the approximately six acre piece an infill site. At one time, the entire corner was planned to develop as a big box strip center with frontage pads. With the development pattern, however, the property was subdivided and parceled, and the frontage properties were developed, leaving the interior

property vacant. Since this is a Shopping Center zoned property, it is difficult to market retail users to the interior of the site as it does not have visibility along the frontage roads. The question then is whether the property should remain vacant and await retail users or consider other uses that may be suitable.

The applicant is requesting to create a Planned Development for Multi-Family Residential, which staff believes is suitable at this location.

Ms. McLeod went over the surrounding land use. She pointed out the Hidden Creek apartments to the west and south. In addition, she mentioned the Twin Creeks Crossing apartments and Benton Point apartments. Moving south, she mentioned the recently approved Dolce at Twin Creeks apartments. Multi-Family residential is not a new land use at this general area. Also, this property is in close proximity to the recently approved Watters Creek Office Park/Allen Convention Center site on Bethany Drive (including a 300 room hotel, full Convention Center, and the future office development). Further south on Bethany Drive is the Watters Creek Retail development. This proposed development would support the office, hotel, retail, and convention center projects that will be constructed in the near future on Bethany Drive. It would also provide future workers an opportunity to live close to where they work. Therefore, multi-family makes sense at this location.

Ms. McLeod then introduced the proposed Concept Plan. The property is approximately 6.06± acres. The applicant is requesting a Planned Development which is required to have a Concept Plan, Building Elevations, and Development Regulations.

Ms. McLeod went over the first component, the Concept Plan. The Concept Plan shows a 286,817 square foot building with a structured parking garage. Ms. McLeod went over the recently approved multi-family projects and the progression in their design. Many multi-family projects now have tuck-under parking, smaller building setbacks, higher densities and building heights, civic space networks, and other such features. This project is the first stand-alone multi-family project that provides over 90% of its parking within a structured parking garage. The parking garage is a new element to the multi-family development, but is also essential due to the size of the site which does not physically allow surface parking.

The building is 286,000 square feet. There are a total of 314 units within the building; comprising of one, two, and three bedroom units. The one bedroom units make up 61% of the total units (191 units). The two bedroom units make up 35% of the total units (111 units). The three bedroom units make up 4% of the total units (12 units).

Ms. McLeod provided examples of the other multi-family developments in the City and discussed the number of units:

- Jefferson Creek Side: 444 units
- Twin Creeks Crossing: 644 units
- Dolce at Twin Creeks: 740 units
- Benton Point Apartments: 456 units

She said that the 314 units proposed is a comparable number of units if the most recent multi-family residential developments are considered.

The multi-family inventory in Allen represents 14% of the housing inventory. Adding 314 units increases the number of apartment units by less than 1% to Allen's total residential inventory. Thus, staff does not have a concern with an over-saturation of apartment units due to this development.

Ms. McLeod said that 591 parking spaces are provided. Of those, 552 spaces are provided in the parking garage. Thus, roughly ninety three percent (93%) of the parking for the development will be provided in the structured parking garage. The number of parking spaces provided equates to a parking ratio of 1.88

spaces/unit, which is comparable to the multi-family residential that has recently been approved. Staff believes that the parking provided on-site is adequate.

There are five (5) access points into the development. Two (2) access points are located on Watters Road. The remaining three (3) access points are provided through existing firelane, access, and utility easements. Ms. McLeod pointed out the entry/exit point to the parking garage. She also explained that there is a network of firelanes throughout the property. There is also a 26' firelane towards the western and southern end of the property, gated on both ends, with an exclusive access point on Watters Road.

A Traffic Impact Analysis was reviewed by the Engineering Department. In order to mitigate any negative impacts to traffic flow, the applicant will construct deceleration lanes on McDermott Drive and Watters Road, and a right-turn lane for emergency vehicles on Watters Road. The applicant will also construct a 5' sidewalk along their property boundary on Watters Road.

Ms. McLeod presented the Screening Plan. Approximately 1.36± acres of open space is provided on the site. The Open Space Exhibit shows the open space primarily distributed around the perimeter of the building. Four acres of open space per the ALDC would be required, but with the limited amount of land area (only six acres), would not be viable. Thus, the developer will pay cash in lieu of providing the open space on site. The Parks Department will use the funds to make park improvements for parks in the general area. The applicant, as of this afternoon, has a proposal for amenitizing the emergency access and firelane area. The applicant indicated grass crete in strategic locations for providing more green area and outdoor seating for the residents.

There is an existing six foot (6') metal fence along the western and southern property lines, and a six foot (6') metal fence with shrubs and ornamental trees will be provided along the eastern and northern property lines.

Ms. McLeod presented the Building Elevations, the second component of the Planned Development, and stated that the building height ranges between 4-5 stories and 54-65 feet in height. The reason for the height variation is because the applicant is taking advantage of the site grading. The property slopes to the west towards the creek. On the west side of the property, the budding height is 5 stories and 65 feet. On the east end, the building is 4 stories and 54 feet in height.

There is a four story apartment building to the north (Dolce), 5 story future building (Hotel/Convention Building), and the office buildings in the Watters Creek Office Park. In addition, the closest single-family residential structures are over 500 feet away (1 ½ football fields or two full widths of US 75). Because of these reasons, staff believes the proposed building height of 4 to 5 stories is appropriate for this location.

The building has an urban styling with strong vertical and horizontal elements along the roof line. There are no open corridors (the building includes interior corridors only). The primary building materials are brick, stone, metal and stucco. Ms. McLeod said that living screening wall be provided for the parking garage.

The last element of the Planned Development is the Development Regulations. Ms. McLeod summarized the regulations:

- Base Zoning District: Multi-family Residential District MF-18
- Concept Plan and Building Elevations to be incorporated
- Screening Plan: Consisting of six foot (6.0') tall metal fencing with shrubs and ornamental trees along the northern and eastern property boundaries and six foot (6.0') tall metal fencing on the western and southern property boundaries

- Parking Ratio: 1.88 spaces per dwelling unit; with a minimum of 90% of the parking provided within the parking structure
- Building Setbacks: To follow the Concept Plan
- Minimum Lot Area per Dwelling Unit: MF-18 is intended for garden style apartments which have more land area. In this case, due to the smaller lot area, the dwelling areas are smaller. The MF-18 standard is 775 square feet. The applicant is proposing an average dwelling unit size that exceeds that at 840 square feet
- Minimum Open Space: 1.36 acres on site
- Percent Lot Coverage: 55% (MF-18 requires a maximum of 50%), with the building footprint including the parking garage
- Maximum Density: 52 dwelling units per acre
- Building Height: Five (5) stories; but in no case taller than 65 feet

The request has been reviewed by the Technical Review Committee and staff recommends approval of the request. Ms. McLeod said that staff has recommend the applicants to contact surrounding properties early in the process, and has been informed that the developer has done so.

Commissioner Ogrizovich wanted to understand how the Parks Department determines where [geographically] the fee (in lieu of open space) applies. Does it go to parks nearby?

Ms. McLeod answered that the City is divided into quadrants for Park fees, and the money in this case would go to the various parks in the quadrant of the proposed project.

Commissioner Hollingsworth asked about the height of the adjacent apartments.

Ms. McLeod answered that the Hidden Creek apartments are two stories. The apartment complex across the street (Benton Pont) is three stories.

Chairman Cocking said that Hidden Creek is one of the earliest apartment complexes in Allen on the west side.

Fred Hazel, 407 Oxmoor Lake Drive, McDonough, Georgia, applicant and developer, presented to the Commission. He said he is joined by Mr. Gene Babb, another developer. He thanked staff for help with the technical aspects of the project. He spoke about Davis Development– they are a private, Atlanta based multi-family developer of luxury communities. They develop throughout the southeastern and southern United States. They will also be the general contractor of the building, so they will be accountable for the project from start to finish. They also manage these facilities and provide all on-site staff to manage and operate the communities. He stated that their company has decades of experience and has done several quality developments. Mr. Hazel said that this is not a project that needs any type of funding. They have the financial capability and are prepared to do this if successful through the entitlement process.

Mr. Hazel highlighted the product and said it will be upscale. There will be a parking garage, air conditioned corridors, high-end apartment unit interiors (granite, light fixtures, etc.). On-site amenities will include a pool, fitness, lounges, theater rooms, and many internal amenities for residents to enjoy.

Mr. Hazel said that they would have liked to have a pedestrian area. The fire marshal is concerned about full grass crete around the area. Thus, the developers have proposed areas of grass crete so the fire lane would look like a lawn area. They would amenitize that area to create a pedestrian experience along the rear end of the building.

The building has AC corridors, granite countertops, four elevators, and an internal trash chute.

A traffic study has been conducted, and Mr. Hazel said that they have responded to it by agreeing to provide deceleration lanes on McDermott Drive and Watters Road. The parking ratio is 1.88, and Mr. Hazel commented that is important to them as developers to have adequate parking. They have 191 one-bedroom, 111 two-bedroom, and 12 three-bedrooms units. In their experience, the parking will be ample and adequate.

For construction, Mr. Hazel said they believe in heavy landscaping, and achieve it above and beyond the standard of the City.

Chairman Cocking opened the public hearing.

Pete March, 1201 Sonoma Drive, Allen, Texas, spoke against the proposal. He said he had forwarded an email to staff earlier in the day. He said that this area was zoned Shopping Center, and it is expected that it would be developed as such. Mr. March said it seems like staff is pushing whatever they can in that area. Changing the zoning to MF-18 is fine, but this is a Planned Development, which changes the entire meaning of an MF-18 District.

MF-18 has a minimum lot area of 2400 square feet, and this is 840 square feet. The open space is much smaller than required. He has heard that the money will be contributed to offset open space, but this just sounds like the developer is trying to buy their way in the City and not meeting development standards. The percent coverage is going to be 55% instead of 50%. The height of MF-18 is 35' or 2 ½ stories. This is 54'-65'. Surrounding apartments are only two stories. This is double the height.

Mr. March touched on the Convention Center. The elevations are commendable and it looks like an upscale building that would match Watters Creek. However, unlike Watters Creek, which has lots of restaurants and shops, this apartment complex does not fit the area, which includes a tire store, Home Depot, and banks. People will not work here. It is a drive-in and drive-out type of use.

He said he is not opposed to MF-18 zoning, but the density is too much in this small space. Two-story multi-family will be fine in this area, and would match the adjacent apartments. This, at 4 to 5 stories, will tower above the trees and will be seen by the neighborhood to the west. This was never planned here, and does not understand why it is being proposed here.

David Reysa, 1002 Edgemont Court, Allen, Texas, spoke against the item as well. He said what was not mentioned is the effect to single-family homes due to the elevation. He can see the top of the existing apartments from his neighborhood to the west. Those do not stand out. The design of this apartment complex, however, will alter the view and affect home prices. The area south of Bethany Drive makes sense. This just sticks out like a sore thumb. While it is two football fields away, this apartment is still right there. That is not something him or his neighbors would like to see. Two stories is fine, but this does not fit the make or model in that area.

Mr. Reysa then addressed traffic. Adding 500-600 cars that would be confined to small areas would create more havoc. If someone wants to live where they work, they already have plenty of opportunities. Another less than 1% increase in apartments will not affect that. He gets that the City wants to grow and evolve, but does not like that it is happening at the cost of losing culture. Many areas along US 75 in other cities are jamming more retail and commercial in smaller spaces, and if done right, it is great. But this complex does not fit in that location.

Deny Adelman, 1413 San Mateo Drive, Allen, Texas, opposed the request. He said he has worked in retail for 43 years. He said he is not opposed to the multi-family, but opposed to the height. He has been

involved in Watters Creek and speaks for some of the homeowners in that area. All of the buildings along Watters Road are one story or two stories. Even the adjacent apartments are two stories. All the Watters Crossing homes are single story houses since 1996. The two-story existing apartments can be seen at the edge of the tree tops. The five stories, however, will be seen clearly. That same slope on the western edge of the proposed development happens on the other side as well.

Mr. Adelman said that the multi-level deck is a great idea, but if it has rooftop parking, it will have lighting, which will be visible to the homes in that area. For all these reasons, he is opposed to the proposal.

Shawn Eldridge, 1115 Hampton Drive, Allen, Texas, spoke in opposition of the request. He said that he lives in Watters Crossing. His biggest point is the infrastructure. To get in and out of his neighborhood is difficult and dangerous, and adding 800 more cars will get even harder. This is an infrastructure issue. He said people cut across his neighborhood. Their streets are getting more congested, and this will just complicate more things and add more pressure. He reiterated that there is no infrastructure to support more multi-family development.

David Hicks, 401 Woodlake Drive, Allen, Texas, spoke in favor of the development. He said that Allen is a great place to live, but that it suffers from a lack of daytime employment. Thus, it is difficult to attract office users to provide more daytime employment. Allen is a bedroom community, and businesses suffer in the midday. He said he hears that if there are more options for the younger millennial generation, that businesses could attract the best and brightest talent. The younger generation wants to live in denser communities like Uptown. The younger generation is renters, and this product type needs to be provided. This is a great urban-style, structured parking project, and should be supported.

Pete March spoke against the proposal again and added that other apartments have greater densities, which is fine. However, this is a smaller area. The other apartments might be bigger complexes, but this has a smaller lot area. If these are luxury apartments, these people might not be the ones working at the Convention Center or the Hotel.

Deny Adelman spoke to the Commission again, and said that he is not opposed to multi-family, but rather the height. The 5 story building is out of context.

Chairman Cocking closed the public hearing.

Chairman Cocking said that several letters were received for and against the item:

Dennis Adelman, 1413 San Mateo Drive, Allen, Texas – Opposed
Nikkie Milner, 309 Sonoma Drive, Allen, Texas – Opposed
Pete March, pmarch@ti.com – Opposed
Jacqueline Shipchandler, 506 Bel Air Drive, Allen, Texas – Opposed
Lanese Barnett, lanese@trademarkwash.com – Support
Tom Miller, 1007 W. McDermott, Allen, Texas – Support
William Dahlstrom, 2323 Ross Avenue, Dallas, Texas – Support

Chairman Cocking asked about Planned Development versus straight MF-18 zoning. He clarified that a Planned Development with a base zoning actually includes more effort to construct a plan.

Ms. McLeod expanded that if a property is straight zoned (MF-18), then all of the MF-18 standards in the ALDC have to comply. A Planned Development is tailored made for a particular project. Hidden Creek,

Benton Point Apartments, and several other projects are all Planned Developments. They all have elements that meet the ALDC requirements.

Chairman Cocking asked whether this would be a Planned Development in the 140s.

Ms. McLeod stated that the Planned Developments are currently in the 120s.

Chairman Cocking said that Planned Developments are very common in Allen and a large percentage of land in Allen is zoned as PDs.

Chairman Cocking asked about the park fees. He clarified that negotiation with the Parks Department is not uncommon.

Ms. McLeod said that the Parks Department usually negotiates with developers during Planned Developments if they believe that the request is reasonable and acceptable.

Commissioner Orr asked if the guest parking will be included in the parking structure.

Ms. McLeod said that there are 39 surface parking spaces, and the rest of the spaces are in the parking garage.

Mr. Hazel, applicant, expanded that the guest parking will be included both within the parking garage and surface parking. Final determination regarding specific parking spaces will be made later. The parking ratio of 1.88 per unit is ample for residents as well as guests.

Commissioner Orr asked whether the amenities are available to the public at large or only to the residents.

Mr. Hazel said that the amenities are only available for the residents as the majority of those (pool, fitness center) are interior to the development. The firelane area could be accessed by the public, but typically, the amenities are not open to the public.

Commissioner Ogrizovich wanted to know what could be done to offset the height concerns that were mentioned.

Mr. Hazel said that they have visited this site multiple times to visually assess the area. With the trees today, standing in the cul-de-sacs, the existing apartment buildings can be seen. There is an avenue from where this structure may be seen once constructed. In the summer when trees have leaves, it may be more difficult to see this building. The top of the building may be seen in the summer. Though this building is four stories, the architecture fits with the commercial areas near US 75. There are water towers, high tension power lines, and many vertical elements in that area. He said this building will not be too out of scale. They will have upgraded architecture and enhanced landscaping. Mr. Hazel acknowledged that this building will be seen.

Commissioner Ogrizovich clarified Mr. Hazel's statements. The existing adjacent apartments are two stories on a downward slope. These are five stories on an upward slope. He questioned how this development cannot be seen.

Mr. Hazel said he was speaking about the homeowners. He said that obviously the residents in that apartment community will see this apartment complex.

Commissioner Ogrizovich said he is asking about the residents in the single-family homes, and if they can see the two-story existing apartment complex today, how can they not see the five-story building?

Mr. Hazel clarified that he said he “would not insult anyone’s intelligence in the room that you would never see it.” He said the adjacent waterway acts as a buffer. Being in the cul-de-sac, the top of the structure might be seen in certain spots, but with full leaves on the trees, one might not even be able to see this structure.

Ms. McLeod reminded the commissioners that the Shopping Center zoning district today allows a 3 story, 45’ tall building. Even without any kind of zoning process, a commercial building could locate on the site and build a 3 story building.

Commissioner Ogrizovich said that this is a 5 story building.

Ms. McLeod said yes, five stories on the western end and four stories on the eastern end.

Chairman Cocking said it would be one additional story by Watters Road.

Commissioner Mangrum asked the applicants if they have a manager that actually lives on the complex.

Mr. Hazel answered that they have a mixture – some managers or assistant managers do live on the property and some live off the property. This is not a mandate in their business.

Commissioner Mangrum asked about the other properties that the applicants own and if there are any others which are less than 5 stories.

Mr. Hazel said yes. They have developed 2 story, 3 story, and 4 story products.

Chairman Cocking said that some of the letters that were received asked about lighting from the parking deck from the roof.

Mr. Hazel said that the community has to be lit to be safe for the residents. A photometric plan has been created and all lighting will shine downwards. It is also not intrusive to any adjacent property owners. Lighting will stay within the confines of the apartment complex.

Ms. McLeod added that the ALDC requires that there is no bleed-over. A photometric plan is reviewed by staff at the time of site planning and must have 0 footcandles at the property lines. Glare is regulated as well.

Chairman Cocking asked about traffic infrastructure.

Shawn Poe, Assistant Director of Engineering, addressed the Commission. He stated that most developments over 1,000 trips per day are required to have a Traffic Impact Analysis which was submitted to and reviewed by Engineering Department. It was shown that the existing roadway network successfully incorporates the traffic generated by this development.

Chairman Cocking made some general comments. He said it appears that there are no concerns about the multi-family zoning, but rather the height, based on the letters and comments made by citizens. A usual apartment complex needs about 300 units to be viable. Most apartments in Allen are now approved at four stories. The apartment complex to the west and the south was approved years ago. If that apartment complex was built now, it would also be proposed as a 3-4 story apartment complex. This is now very

common. Chairman Cocking said he spent hours walking the property to see if the apartment complex was intrusive to the single-family. Yes, something will always be seen from a distance. The current complex is barely seen today. His biggest test was Benton Point, which is 500 feet away. The very top of this complex may be seen, but it will not be glaring. This is an infill piece, and will never be Shopping Center. This will be a good buffer – apartments are usually placed between Shopping Center and residential districts. This is just another type of buffer. He hears the concerns of the citizens, but the height is not much of a concern to him.

Commissioner Ogrizovich asked the developer if they maintain ownership for a long period of time.

Mr. Hazel said they maintain ownership of some of the communities and sell some as well. They are a private company so they sell to generate capital.

Commissioner Orr commended the development team and the architects on the aesthetics of the building. He said that the context of the neighborhood has to be studied and cannot be ignored. There are several low level buildings in that area. He said that this is not the best location for an apartment complex. The adjacent single-family neighborhood has a point in controlling the views that they have. This complex also has no public amenities. The open space has been reduced to just the circulation of the site. He is not in favor of the project.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 2 OPPOSED to recommend approval of the request to change the zoning of Lot 1, Block A, Allen Watters – NTB Addition, generally located south of McDermott Drive and west of Watters Road and commonly known as 270 S. Watters Road, from Shopping Center SC to a Planned Development with a base zoning of Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, and Building Elevations for Vera Watters Creek with the condition that the Screening Plan shows how the firelane area will be amenitized.**

10. Public Hearing – Conduct a Public Hearing and consider amendments to the Allen Land Development Code relating to Section 4.20.2 “Schedule of Principle Uses” relating to “Public Service Facility”.

Mr. Lee Battle, Assistant Planning Director, presented the item to the Commission. He said this item is a short amendment to the Allen Land Development Code (ALDC).

He said that the amendment is related to a land use which is in the landuse chart of the ALDC. The land use is a Public Service Facility, which is defined as a utility infrastructure facility. This could mean electric substation or sanitary sewer pump station, railroad facility, or a gas company facility. It could be publically or privately owned.

The primary reason for the amendment is to provide some additional protection for the vacant land that will be developed in the near future. The amendment is for two zoning districts. The first is the Corridor Commercial District, which makes up a significant portion of the 121 Corridor. The concern is that if permitted by right, some of these uses (private utility agencies/companies) may carve off a piece in that area which may impact the ability to develop the large tracts of land or impact the corridor which is

contrary to the Comprehensive Plan. The recommendation is that instead of being permitted by right, the use be permitted through a Specific Use Permit to give staff the ability to scrutinize the request in detail.

The second district is the AO District, which is really a holding zone until the property is ready to be developed. Limited uses are allowed here. Much of the AO zoned land has large tracts located near the 121 area which could be impacted through this use being by right.

These changes would ensure that the City will get the types of uses that the City has planned for in those areas.

1st Vice-Chair Trahan asked that if the land is owned by an owner and the owner wants to put a public service facility on the land they own, such as a substation, they can lease the land – is that what this is?

Mr. Battle answered that the property owner usually sells the land or carves a piece of the property for development.

1st Vice-Chair Trahan clarified that the land would be sectioned into a separate piece and could be sold and for a public facility service station.

Mr. Battle said typically there would be a plat.

1st Vice-Chair Trahan said that this would limit the use based on the zoning.

Mr. Battle said that instead of the buyer just platting the property and building by right, there would now be an additional Specific Use Permit step in the process to allow staff to look at the design and additional detail.

1st Vice-Chair Trahan clarified that previously the developers could just build, but now they have to go through a Specific Use Permit.

Mr. Battle said yes.

Chairman Cocking said this is similar to the El Pollo Loco restaurant request that was just passed. Documents would now be submitted and would give the commissioners an opportunity to discuss the proposal.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by Commissioner Mangrum, and a second by 1st Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.**

Executive Session(As Needed)

December 15, 2015

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 8:33p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 12/8/2015 City Council Meeting

- The request to adopt an Ordinance to amend the Development and Use Regulations of Lots 2, 3R, 4 and 5, and adopt a Concept Plan and Building Elevations for a 6.862± acre portion of Lot 3R, generally located on the northwest corner of US 75 and Bethany Drive, and in Tracts 10A and 10B of Planned Development No. 55, for the Millennium Office Park/Allen Convention Center, was approved.
- The request to adopt an Ordinance to amend various definitions and sections of the Allen Land Development Code regarding Residential Accessory Uses, Medical Office and Urgent Care Facilities, Telecommunication Towers, Parking Lot Lighting, Sign Regulations, the Recommended Tree List, and Related Matters, was approved.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: January 5, 2016

SUBJECT: Consider a request for a 60-day extension to file the Replat for Park View Addition, Lots 2RR, 3RR and 4R; being 8.296± acres situated in the David Wetsel Survey, Abstract No. 977, City of Allen, Collin County, Texas, generally located east of Greenville Avenue and south of Main Street. (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
Replat Approved – October, 2015

LEGAL NOTICES: None

BACKGROUND

The Allen Land Development Code, Section 8.03.4, paragraph 5, states that a Final Plat/Replat shall expire if not filed of record within 90 days of approval. However the Planning & Zoning Commission, at its discretion, may grant an extension of time not to exceed sixty (60) days.

The Replat for Park View Addition, Lots 2RR, 3R, and 4R, was approved on October 6, 2015. The applicant has submitted a request for a 60-day extension of approval to allow more time to finalize the Plat for recording purposes. With this extension, the Replat would expire on March 4, 2016.

STAFF RECOMMENDATION

Staff recommends approval of the 60-day extension of the Replat to March 4, 2016.

MOTION

I make a motion to approve the 60-day extension for recording the Replat for Park View Addition, Lots 2RR, 3RR, and 4R, generally located east of Greenville Avenue and south of Main Street.

ATTACHMENTS

Letter from applicant requesting extension



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

December 21, 2015

Ms. Madhuri Kulkarni
City of Allen
305 Century Parkway
Allen, Texas 75013

RE: 60-Day Extension for Park View Addition
Replat
DAA Job No. 14029

Dear Ms. Kulkarni:

On behalf of our client, RDI McDermott, LP and RSI McDermott, LP, we respectfully request a 60 day extension for filing the Park View Addition Replat.

Our current plat expiration date is 1/6/2016. Additional time is needed to resolve the outstanding engineering fees associated with this property. The requested 60 day extension would provide us with the necessary time to resolve this outstanding issue.

Please do not hesitate to call me should you have any questions regarding this request.

Sincerely,

Carol Self on behalf of J. Casey Ross, P.E.

cc: Jonathan Kagan, RDI McDermott, LP and RSI McDermott, LP
Steve Lenart, Lenart Development Company

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: January 5, 2016

SUBJECT: Consider a request for a Combination Plat for Lot 1, Block A, The Learning Experience; being 3.482± acres situated in the R.C. Whisenant Survey, Abstract No. 1012, City of Allen, Collin County, Texas, generally located south of Bethany Drive and west of Allen Heights Drive. (FP-12-18/15-91) [The Learning Experience]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD 22 Approved – June, 1992

LEGAL NOTICES: None

BACKGROUND

The property is generally located south of Bethany Drive and west of Allen Heights Drive. The property to the north is zoned Planned Development PD No. 22 Shopping Center SC. The property to the west is zoned Planned Development PD No. 22 Community Facilities CF. The properties to the south are zoned Planned Development PD No. 22 Community Facilities CF and Planned Development PD No. 22 Single-Family Residential District R-6. To the east (across Allen Heights Drive), the property is zoned Shopping Center SC.

The property is zoned Planned Development PD No. 22 Shopping Center SC. A Site Plan for a daycare use was approved in December 2015. Platting the property is the last step in the development process.

A Combination Plat may be submitted if a tract of land is subdivided into three lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows one (1) 3.482± acre lot. There is one (1) access point for the site on Allen Heights Drive. The plat also shows various firelane, access, and utility easements required for development.

The Combination Plat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the request for a Combination Plat for Lot 1, Block A, The Learning Experience, generally located south of Bethany Drive and west of Allen Heights Drive.

ATTACHMENTS

Combination Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: January 5, 2016

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Lots 4R and 5XR, Block A, Twin Creeks Crossing, being a replat of Lots 4 and 5X, Block A, Twin Creeks Crossing; being 14.540± acres of land situated in the Michael Lee Survey, Abstract No. 544, City of Allen, Collin County, Texas, generally located west of Bray Central Drive and north of Exchange Parkway. (RP-11/19/15-85) [Twin Creeks Crossing]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

PD 54 Approved – May, 1993 (Tract 18 for MF)
PD 108 Approved – October, 2011 (District A)
PD 108 Amendment Approved – June, 2012
Preliminary Plat Approved – December, 2012
Final Plat for Phase 1 Approved – April 2, 2013
Final Plat for Phase 2 Approved – September, 2015
Replat Approved – September, 2015

BACKGROUND

The property is generally located west of Bray Central Drive and north of Exchange Parkway. The property to the north is zoned Planned Development PD No. 54 for Single-Family Residential SF and Planned Development PD No. 54 Community Facilities CF as well as Planned Development PD No. 54 Industrial Technology IT (across Bray Central Drive). The property to the west is zoned Planned Development PD No. 54 Single Family Residential SF and Planned Development PD No. 54 Medium Density Single-Family Residential MDSF. The property to the south is zoned Planned Development PD No. 108 for Multifamily Residential MF-24 (Phase 1 of Twin Creeks Crossing). The properties to the east (across Bray Central Drive) are zoned Planned Development PD No. 54 Industrial Technology IT and Planned Development PD No. 108 for Mixed Use MIX.

The zoning for the property (previously called Ablon at Twin Creeks) was approved in June 2012 and a Preliminary Plat was approved in December 2012. A Final Plat consisting of two (2) lots (Lots 4 and 5X) was approved in September 2015. This purpose of this replat is to dedicate new utility easements. All other conditions remain the same. There are no impacts to existing utilities, structures, setbacks, or zoning regulations.

The Replat has been reviewed by the Technical Review Committee 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 Lots 4R and 5XR, Block A, Twin Creeks Crossing, generally located west of Bray Central Drive and north of Exchange Parkway.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: January 5, 2016

SUBJECT: Conduct a Public Hearing and consider a request to change the base zoning relating to a 74.601± acre portion of Planned Development PD No. 105 from Agriculture Open Space AO to Single-Family Residential District R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations; said portion consisting of a tract out of the T.G. Kennedy Survey, Abstract No. 500, and Lot 1R, Block 1, Williams-Old Bethany Addition, City of Allen, Collin County, Texas, generally located south of the Bethany Drive and east of Brett Drive. (Z-4/14-15-19) [Montgomery Farm Estates]

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director of Planning and Development

**PREVIOUS COMMISSION/
COUNCIL ACTION:** PD 105 Approved – June, 2010

LEGAL NOTICES: Public Hearing Sign installed on property – 12/21/15
Property Owner Notices mailed – 12/23/15

ANTICIPATED CITY COUNCIL DATE: January 26, 2016

The property is generally located south of Bethany Drive and east of Brett Drive. The property to the north (across Bethany Drive) is zoned Planned Development PD No. 76 Single-Family Residential R-5. The properties to the west are zoned Planned Development PD No. 96 Single-Family Residential R-4 and Agriculture-Open Space AO. The property to the south is zoned Agriculture-Open Space AO. The properties to the east are zoned Planned Development PD No. 105 Single-Family Residential R-5 and Planned Development PD No. 74 Single-Family Residential R-7.

The property is currently zoned Planned Development PD No. 105 Agriculture-Open Space AO. The applicant is requesting to create a Planned Development with a base zoning of Single Family Residential R-7 (cumulatively speaking, out of the 215±lots, 36% of the lots exceed R-2 and R-3 standards, 55% of the lots exceed R-5 standards, and 79% of the lots exceed R-6 standards). The PD request will include a Concept Plan, Building Elevations, and development regulations to establish design standards for a new residential community. This residential community will offer diverse lot and housing sizes, architectural styles, and strategically located community reserve areas.

The proposed residential development is approximately 74.6± acres. The Concept Plan shows a total of 215± front and rear entry lots of various lot sizes, ranging from 100’X140’ to 31’X100’ within the development, with the minimum dwelling unit size at 1,800 square feet. The maximum density is 3.5 units/acre. The plan also shows approximately 10.5± acres of open space labeled as Community Reserve Areas which is provided throughout the development as well as a Hike and Bike trail corridor.

There are three (3) access points into the development. There is one (1) access point on Brett Drive (which connects to Bethany Drive). There is one (1) access point on Monica Drive from the property to the west (The Meadow at Montgomery Farm), and one (1) access point on Spencer Street from the property to the east (Angel Field West).

Various building elevations will be incorporated in the development. The primary building materials are brick, stone, and stucco, with the roof materials consisting of asphalt shingles and standing seam metal roof.

The attached development regulations include lot standards, density, screening, setbacks, locations regulations, thoroughfare, street lighting, and floodplain reclamation standards.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

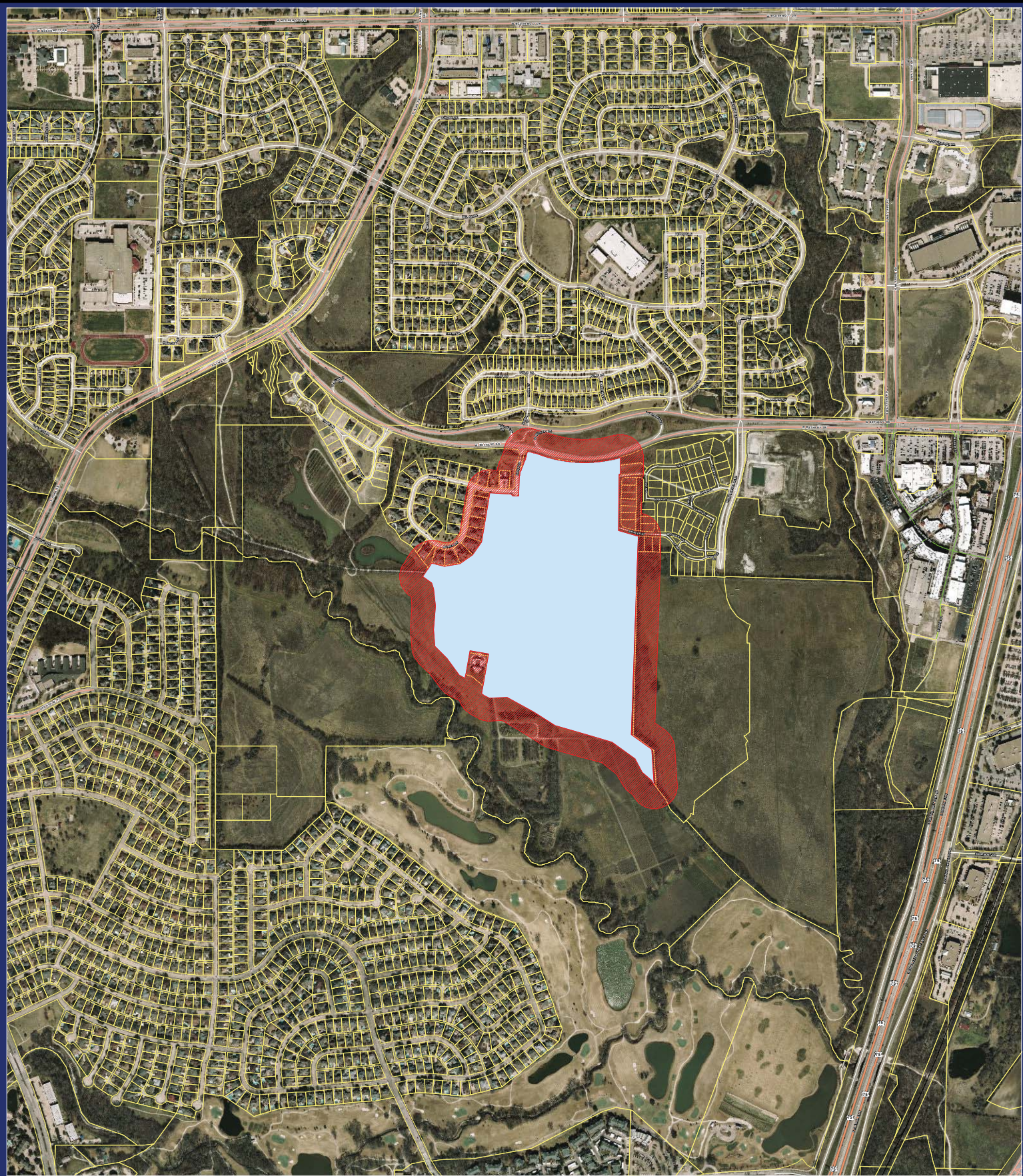
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to change the base zoning relating to a 74.601± acre portion of Planned Development PD No. 105 from Agriculture Open Space AO to Single-Family Residential District R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations, generally located south of the Bethany Drive and east of Brett Drive.





ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Color Elevations



Property Ownership Notification
Montgomery Farm Estates

Map Legend

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

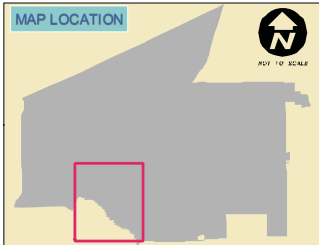


0 370 740 1,110
Feet

Community Development - GIS

Date Saved: 11/5/2015

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



DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
MONTGOMERY FARM ESTATES

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

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Single Family Residential District R-7 standards of the ALDC, except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “C”, and incorporated herein by reference.
- D. LOT STANDARDS:**

Product Type	Minimum Lot Width	Minimum Lot Depth	Minimum Front Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Lot Coverage	Minimum Dwelling Unit Size (sq. ft)
A	100 feet	140 feet	15 feet	25 feet	10 feet/15 feet	55%	1,800
B	75 feet	130 feet	15 feet	20 feet	7.5 feet/15 feet	60%	1,800
C	62 feet	120 feet	15 feet	5 feet	6 feet/15 feet	65%	1,800
D	50 feet	120 feet	15 feet	5 feet	5 feet/15 feet	65%	1,800
E	31 feet	100 feet	15 feet	6 feet	3 feet/15 feet	70%	1,800

- E. DENSITY:** The maximum density allowed shall be 3.5 dwelling units per acre.
- F. SCREENING:**
1. Screening along Bethany Drive may be provided in any one of the following ways:
 - a. An eight foot tall earth berm.
 - b. An eight (8) foot tall living wall system that provides a structural framework for evergreen plant material that can be trellised or espaliered within it and provides 80% opacity within three years of installation.
 - c. Eight (8) foot tall masonry screen wall.
 - d. Any screening technique including a combination of items mentioned in a. thru c., above that provides the same level of screening as approved by the Director of Community Development.
 2. Lots adjacent to the Neighborhood/Community Reserve Area may have decorative metal fencing where indicated on the Concept Plan.

G. BUILDING SETBACKS:

1. Front and rear entry garages must be a minimum of 20 feet between the face of the garage wall and the lot line.
2. Front porches on 31-foot wide and 50-foot wide lots shall be allowed to encroach 5 feet beyond the front building line.

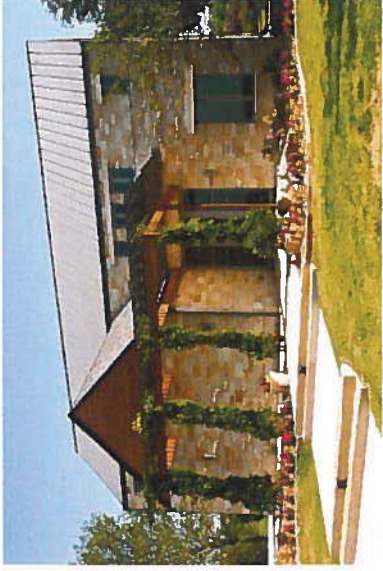
H. MAILBOXES: Mailboxes for lot types “D” and “E” shall be clustered mailboxes satisfying United States Postal Service Requirements and located so that on-street parking cannot obstruct mail delivery.

I. THOROUGHFARES: All internal rights-of-ways shall be a minimum of forty-five (45) feet.

J. STREET LIGHTING: LED luminaries may be used as street lighting within the neighborhood sections. The location of all LED luminaries shall be in accordance with plans approved by the City Engineer concurrent with approval of the plats and designs for public improvements for the Property and various portions thereof. LED luminaries will be maintained by the respective homeowners’ associations or the Master Maintenance Organization which owners and/or maintains the portion of the Property where such luminaries are located.

K. FLOODPLAIN RECLAMATION: The final lot layout and determination of the amount of developable area of the Property is contingent upon obtaining approval from the Director of Engineering of a floodplain reclamation plan that complies with the City of Allen Drainage Criteria Manual, applicable provisions of Article V of the ALDC, as amended, and otherwise does not present an adverse impact to the floodplain and downstream properties by providing for no rise or increase in storm water velocity and no decrease in valley storage. A minor reconfiguration or reduction in the number of lots in order to comply with an approved floodplain reclamation plan shall not require an amendment to the Concept Plan as long as the general alignment of streets as shown on the Concept Plan is maintained and approved at the time of plat approval.

100' Lots (Type A) – Elevation Concept Pictures



Façade Materials: Brick, Stone, Stucco

Roof Materials: Asphalt Shingles, Standing Seam Metal

75' Lots (Type B) – Elevation Concept Renderings



Façade Materials: Brick, Stone, Stucco

Roof Materials: Asphalt Shingles, Standing Seam Metal

62' Lots (Type C) – Elevation Concept Pictures



Façade Materials: Brick, Stone, Stucco

Roof Materials: Asphalt Shingles,
Standing Seam Metal

50' Lots (Type D) – Elevation Concept Pictures

Façade Materials: Brick, Stone, Stucco

Roof Materials: Asphalt Shingles,
Standing Seam Metal



31' Lots (Type E) – Elevation Concept Rendering



Façade Materials: Brick, Stone, Stucco

Roof Materials: Asphalt Shingles,
Standing Seam Metal