



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 17, 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 April 26, 2016, and May 10, 2016, regular meetings.

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 April 19, 2016, regular meeting.
4. Final Plat – Consider a request for a Final Plat for Parkview Lane, being 9.979+/- acres of land located in the David Wetzell Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street, and between Greenville Avenue and Jupiter Road. (FP-3/14/16-21) [Parkview Lane]
5. Final Plat – Consider a request for a Final Plat for The Village at Twin Creeks Phase 2, being 10.555+/- acres of land, located in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; generally located south of Exchange Parkway and east of Bray Central Drive. (FP-4/6/16-27) [The Village at Twin Creeks Ph. 2]

Regular Agenda

6. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 3R2, Allen Business Centre, being a Replat of Lot 3R, Tract D and Tract E, Allen Business Centre, being 3.250+/- acres of land located in the William Perrin Survey, Abstract 708, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Prestige Circle. (FP-4/12/16-31) [Allen Business Center, Lot 3R2]

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, May 13, 2016, 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 4/26/2016 City Council Meeting

- The request to adopt an Ordinance changing the zoning of 69.07± acres of land generally located northeast of the Allen Premium Outlet Mall to Planned Development No. 78 for Corridor Commercial CC, by amending the existing Development Regulations, Concept Plan, Building Elevations, and Landscape Plan, and adopting a Sign Plan, and Carts and Kiosks Site Plan for the Allen Premium Outlet Mall Expansion, was approved.

Director's Report from 5/10/2016 City Council Meeting

- The request to adopt an Ordinance for Specific Use Permit SUP No. 147 for an approximate 5,474 square foot portion of a building located at 604 W. Bethany Drive, Suite 200 for a Dance/Martial Arts Studio use, for Plano Dance Theatre, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: May 17, 2016

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None.

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through April, 2016
CIP Map through May, 2016

ENGINEERING CIP REPORT - THROUGH APRIL 2016

	PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Masonry began on upper portions of the east side the week of April 25th. Roofing structure is up and wood trusses have begun being installed. Design team is finalizing shingle order. Rain delays continue. Anticipated opening early Fall 2016.	Complete Fall 2016
	2	Library Chiller	PS1602	Awarded to EEC Enviro Service Co., Inc. New chiller will be nearly 30% larger and have 6-scrolling compressors enabling the equipment to cool at 100% if half the compressors fail at the same time. Chiller being ordered May 5th and will have a 12-week lead time. Energy management controls will be bid to tie into the new chiller. Existing chiller will remain as a back-up if needed.	Complete July 2016
ROADS	3	2015 Intersection Improvements	ST1504	Pyles Whatley is currently appraising the parcels. Property acquisition and negotiation phase will begin once appraisals are received.	TBD
	4	2015/2016 Street and Alley Repair	ST1502	Annual repair/replacement of street and alley pavement in various locations. Included in this project is approx. 14,021 square yards of street and 1,238 square yards of alley pavement.	Complete Oct. 2016
	5	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Adding lanes within median to have six continuous lanes from Hedgcoxe to SH 121. Award for Exchange intersection on April 12, 2016. Intersection construction has begun with completion in September. Intersection tree transplants complete.	TBD
	6	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.	TBD
	7	FM 2551 (Main St - Parker Rd)	ST0316	Design is being managed by Collin County to widen to six lanes. Project is awaiting funding agreements between the County, TxDOT, and stakeholder Cities.	TBD
	8	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT project. Construction on road has begun and will take 23 months to complete.	Complete Jan. 2018
UTILITIES	9	Watters / Bray Central Street Lights	JBG L	Contractor has ordered new approved street lights. Contractor awaiting approved boring design and permit from Design Engineer	TBD
	10	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.	Complete Feb. 2017
	11	Fountain Park Water/SS Rehab, Ph 2	WA1403	Awarded to SYB Construction on March 22, 2016. Pre Construction Meeting held on April 7, 2016. Public Meeting held on April 28, 2016. Construction start date May 9, 2016	Complete Jul. 2017
	12	SCADA System Upgrade	WA1402	Project was awarded to WHECO Controls on February 23, 2016.	Complete Sept. 2016
OTHER	13	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. Construction anticipated to begin in Fall 2016.	Complete Winter 2016

ENGINEERING CIP MONTHLY REPORT

MAY 2016

CONSTRUCTION

DESIGN

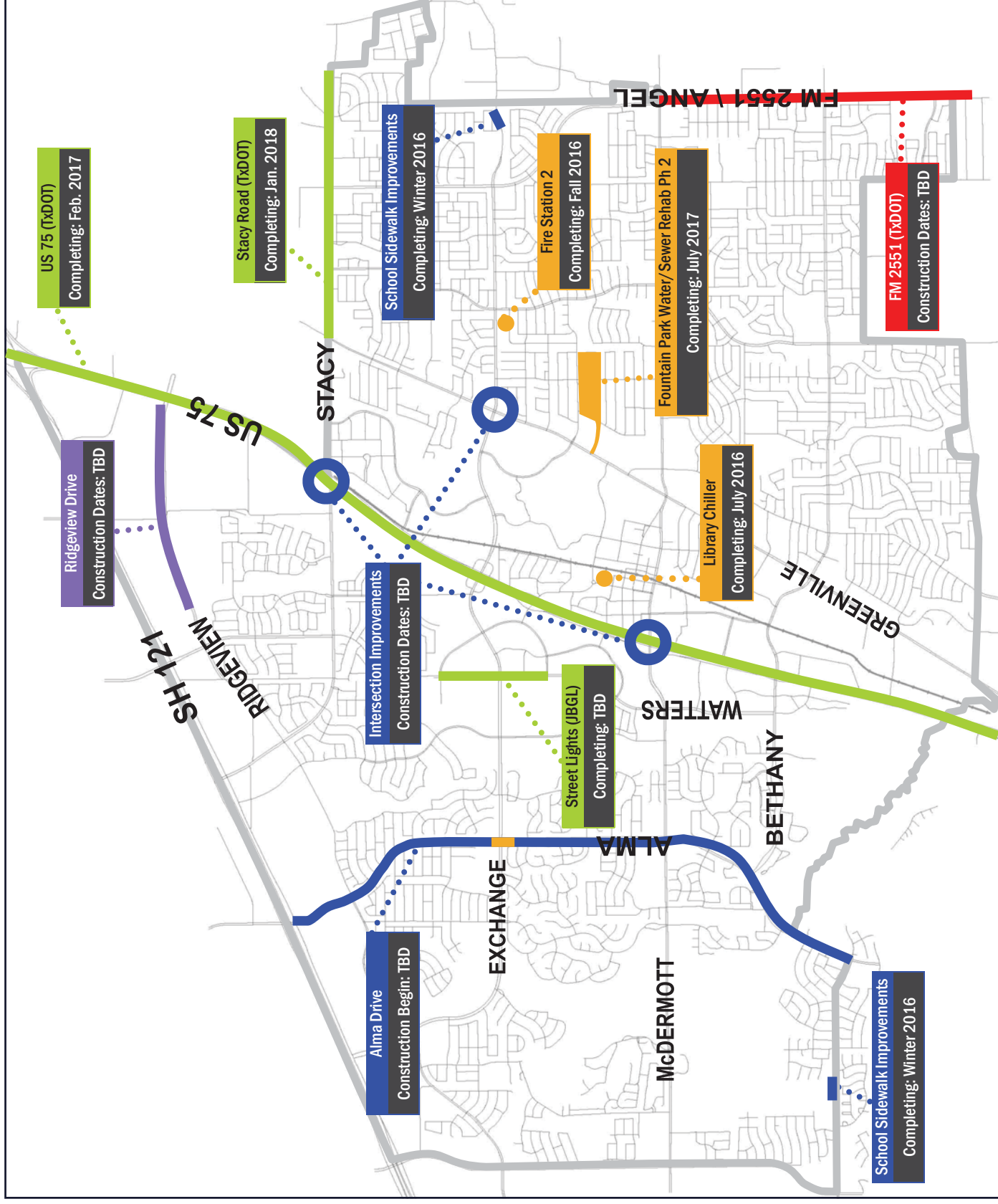
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN





**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
April 19, 2016**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Stephen Platt, Jr., 2nd Vice-Chair
Shirley Mangrum
John Ogrizovich

Absent:

Ben Trahan, 1st Vice-Chair
Luke Hollingsworth
Michael Orr

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, AICP, Senior Planner
Madhuri Mohan (Kulkarni), AICP, Planner
Julie Doshier, 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 March 22, 2016, and April 12, 2016, regular meetings, 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 March 15, 2016, regular meeting.

Motion: Upon a motion by Commissioner Mangrum, and a second by Commissioner Ogrizovich, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request for an SUP on an approximately 5,474 square foot portion of a building located on Lot 3, Block 1, Allen Tech Center Addition, City of Allen, Collin County, Texas; generally located north of Bethany Drive and east of US Highway 75, and commonly known as 604 W. Bethany Drive, Suite 200. (SUP-3/29/16-26 [Plano Dance Theatre])

Ms. Madhuri Kulkarni, Planner, presented the item to the Commission. She stated that the item is a Specific Use Permit for Plano Dance Theatre.

The property is generally located north of Bethany Drive and east of US Highway 75, and commonly known as 604 W. Bethany Drive, Suite 200. The property to the north is zoned Planned Development PD No. 68 Corridor Commercial and Light Industrial LI. The property to the west is zoned Planned Development PD No. 68 Corridor Commercial. The properties to the south (across Bethany Drive) and to the east are zoned Light Industrial LI.

Ms. Kulkarni stated that the applicant is proposing to tenant a 5,474 square foot suite space in an existing building for a new performing arts educational facility. Staff categorizes this type of use as a Dance/Martial Arts Studio use.

The property is zoned Planned Development No. 68 with Corridor Commercial as the base zoning. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Dance/Martial Arts Studio use within the CC zoning district.

Ms. Kulkarni stated that staff has reviewed the business summary and believes that the amount of parking is adequate for the proposed use. There are also no proposed changes to the exterior of the building.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking said that one letter was received, in support of the request:
Pat McNeff, 604 W. Bethany – Support

Motion: **Upon a motion by 2nd Vice-Chair Platt and a second by Commissioner Mangrum, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the Specific Use Permit request for a Dance/Martial Arts Studio use for the property located at 604 W. Bethany Drive, Suite 200, for the Plano Dance Theatre.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of a 22.681± acre tract of land situated in the Joseph Dixon Survey, Abstract No. 276 (generally located northeast of the Allen Premium Outlet Mall) (“the Unplatted Tract”) from Corridor Commercial “CC” to Planned Development No. 78 for Corridor Commercial “CC”, to amend the Development Regulations, Concept Plan, Building Elevations, and Landscape Plan of Planned Development No. 78, and to adopt a Sign Plan and Carts and Kiosks Site Plan for Planned Development No. 78. The Property consists of Lot 1-R, Block 1, Allen Premium Outlets, City of Allen, Collin County, Texas

(presently zoned Planned Development No. 78) and the Unplatted Tract. (Z-1/15/16-9) [Allen Premium Outlet Expansion]

Ms. Tiffany McLeod, Senior Planner, presented the item to the Commission. She stated that the item is a PD Amendment request for PD-78 for the Allen Premium Outlet Mall Expansion.

The property is located northwest of Stacy Road and US Highway 75. The properties to the north are zoned Planned Development No. 102 for Corridor Commercial CC and Corridor Commercial CC. The properties to the west are zoned Planned Development No. 102 for Corridor Commercial CC and Planned Development No. 92 for Shopping Center SC (across Chelsea Boulevard Blvd). The property to the south (across Stacy Road Road) is zoned Planned Development No. 45 for Corridor Commercial CC. The Town of Fairview is located to the east (across US 75).

Ms. McLeod explained that the subject property is a total of 69.07± acres. It consists of the existing Allen Premium Outlet Mall development (46.389± acres) and an unplatted 22.681± acre parcel to the northeast of the existing development (currently straight zoned Corridor Commercial).

The existing mall was constructed in 2000, and has become very successful over the years. Due to its success, the applicant desires to renovate and expand the mall. The purpose of the PD Amendment request is to amend the development regulations, incorporate a new Concept Plan, new Landscape Plan, Building Elevations (including renovation and adding new buildings), and adopt a Sign Plan and Carts and Kiosks Site Plan (to expand the number and location of cart and kiosk locations) for the redesign and expansion of the mall.

Ms. McLeod went over the Concept Plan. The existing Lot 1R, Block 1 includes several changes. The redesign of the existing development will consist of the exterior remodel of Buildings 1, 2, 3 and 4, the expansion of Building 5, and addition of Building 6. Buildings 5 and 6, in the center of the mall, will face outwards, which creates a corridor at the northern end of the site. The parking will also be reconfigured.

There are six existing access points into the site which will remain unchanged. As a result of the Traffic Impact Analysis, there will be improvements made to mitigate traffic that Shawn Poe, Assistant Director of Engineering, will present. Generally, two deceleration lanes will be added along US 75, a hooded island on the northern driveway of Chelsea Boulevard, and the entrance off Chelsea Boulevard will be modified so that it is ingress only for better traffic circulation for the interior of the mall.

The site will connect to the expansion piece through a roundabout. The 22 acre unplatted piece will be subdivided into five lots. Two of the lots will be used for limited or full service hotels. Site plans will be submitted for those sites once ready to be developed. Lots 4 and 5 are outparcel pads for either retail or single-tenant restaurant pads. The remainder of the lot is for the mall and will contain over 750 additional parking spaces. Lot 3 will be replatted with the mall into a single lot.

There will be three new access points provided for the expansion area. One on Allen Commerce Parkway and two on US 75. Deceleration lanes along US 75 for each of the driveways will be constructed. A sidewalk will also be built on Allen Commerce Parkway and US 75, and will connect to the exiting sidewalk further south.

Ms. McLeod then went through the Conceptual Landscape Plan. New landscaping will be added to the parking lot areas. Shrubs and trees will be added to the perimeter of the entire development.

Next, Ms. McLeod presented the Building Elevations and showed both the existing buildings and new buildings. The percentage of EIFS on the existing buildings does not meet the current ALDC standards,

which is 100% masonry. However, it is not practical to tear down the mall to build to the new standards. Thus, there will be a regulation in the ordinance for the existing material to remain. The exterior of the existing buildings will be renovated with new paint, awnings, stone columns and tower elements for architectural accent. The exterior of the new buildings will consist of brick, stone and stucco, and will comply with the 100% masonry standard. The new buildings will also have similar tower elements for architectural accent.

Ms. McLeod covered the Sign Plan – this plan shows the quantities, locations, and design scheme for the perimeter and interior signage for the site. Ms. McLeod pointed out an existing pylon sign at Stacy Road and US 75 which will be refaced. A new pylon sign will be located at the northern end of the site by Allen Commerce Parkway and US 75. These sign dimensions are comparable to LED pylon signs at the Village at Allen and Watters Creek, and consistent with these large commercial developments. Interior signage will include pedestrian way finding signage and vehicular signage.

The Carts and Kiosks Site Plan shows proposed locations for additional outdoor retail and/or food kiosks and carts. The existing Planned Development ordinance currently allows for four retail and/or food kiosks and carts within the development on the northern portion of the mall. The applicant is requesting to increase the number of kiosks and carts to a maximum of 12 carts/kiosks at any one time, as well as an increase in the number of permitted locations with this PD Amendment. Ms. McLeod reiterated that only a maximum of 12 carts/kiosks can be placed at any of the six locations at a given time.

Ms. McLeod stated the Development Regulations accomplish three things: establish the plans that were presented, establish regulations to accommodate the expansion and renovation, and carry over regulations from the existing PD so that this amendment will become the new comprehensive PD for the outlet mall.

She summarized the Development Regulations as follows:

- Base Zoning District: Corridor Commercial CC
- Uses: Hotel use permitted on Lots 1 and 2. Other retail related uses carried over from the original PD No. 78.
- Landscaping: The landscaping for Lot 3 (parking expansion and existing mall) will be installed prior to CO issuance for any tenant space within the new portion of Building 5 or within Building 6.
- Dimensional Standards: Parking setbacks, building setbacks, landscape buffers along US 75, Allen Commerce Parkway and Chelsea Boulevard will be tied down.
- Building Materials: EIFS on existing buildings is allowed to remain. Any new buildings will have to be 100% masonry.
- Driveway Spacing and Stacking Depth: Spacing and stacking depth of driveways along US 75 are clarified.
- Roadway Improvements: The deceleration lanes and sidewalks shown on the Concept Plan will be constructed prior to CO issuance for any tenant space within the new portion of Building 5 or within Building 6.
- Rooftop Equipment: Rooftop equipment screening requirement carried over from the original PD No. 78.
- Temporary Uses and Special Events:
 1. Temporary Uses and Special Events shall not be limited by number in a calendar year, but shall require the issuance of a temporary use permit.
 2. Temporary Uses and Special Event locations may not obstruct fire lanes/emergency access.

The request has been reviewed by the Technical Review Committee. Ms. McLeod then stated that the Assistant Director of Engineering will present the mitigation efforts for the project.

Mr. Shawn Poe, Assistant Director of Engineering, presented to the Commission. Mr. Poe mentioned that traffic on Stacy Road is sensitive and Engineering always looks for ways to mitigate traffic along this road, especially with new developments, which is done through a Traffic Impact Analysis (TIA). With any large retail development, traffic is expected, but can be mitigated.

Mr. Poe first discussed the TIA that was submitted, which analyzed the impact of the existing traffic in three scenarios: a “no-build” scenario with 6% growth (very conservative); traffic generated from the site with the background; and five years beyond build out. The study area intersections were US 75 and Stacy Road, Stay Road and Chelsea Boulevard, and Allen Commerce Parkway and US 75. A trip generation was estimated for the site. For weekdays, 9,000 trips/day is anticipated, and on Saturdays, around 12,000 trips/day is anticipated.

Mr. Poe then went over six locations on the entire site which were identified to make improvements. These areas generally include the entrance into the site off Stacy Road and five entrances (existing and proposed) along US 75.

In the existing mall site, the entrance by Stacy Road will be for in-bound traffic only, with no exit on Stacy Road. Traffic can still exit the intersection, but only for the hotel and developments that front on Stacy Road. Exits will be on Chelsea Boulevard or through the second phase of development. The developer anticipates significant way-finding signs within the development. The other three improvement areas are along US 75 where deceleration lanes will be installed. TxDot improvements will help the intersection traffic as well. On the northern side (the undeveloped tract), deceleration lanes will be installed along US 75 as well. TxDot will be installing a deceleration lane on Allen Commerce Parkway. The ramps will also be switching, so the off-ramp will be located north of Allen Commerce Parkway – this will provide greater stacking area. Mr. Poe cautioned that the mall is a destination, so during peak times, this area could queue, as with all successful large-scale retail projects.

Mr. Poe then went over a comprehensive, larger scale discussion regarding traffic and mitigation. Mr. Poe provided the bearings and general location of the area which spanned from Stacy Road to Exchange Parkway and US 75 to Watters Road. He mentioned that Curtis Lane will be extended to US 75 with the new Ansley Meadow development. This roadway (to be opened next week or the week after) will allow residents the ability to access US 75 without having to access Stacy Road. A roundabout was installed at Stockton Drive and Curtis Lane to calm traffic in anticipation of cut-through traffic. Stockton Drive will be extended to Bossy Boots Drive, making access to Wal-Mart and other areas easier. The signals on Watters Road have also been recently timed and sequenced – this is another avenue to travel south and avoid US 75. Long-term, Chelsea Boulevard will be extended south to US 75. The other long-term improvement is another right turn lane at Stacy Road which can provide dual-right turn lanes at the Stacy Road/US 75 intersection.

Commissioner Ogrizovich asked about the location of the children’s play area.

Ms. McLeod pointed out the area and stated that it is within the existing space right before the roundabout.

Commissioner Ogrizovich asked about the kiosk/carts and wondered why it is limited to 12 carts/kiosks even though 14 are shown.

Ms. McLeod stated that the number was requested by the applicant. More than 12 are shown because the plan shows how many can fit in each location based on adequate spacing for pedestrian flow.

Commissioner Ogrizovich said he did not understand why the applicants chose 12, but understood.

Commissioner Mangrum asked if there was current hotel interest on the two lots.

The applicants answered no.

Chairman Cocking asked about the parking on Lot 3 and if that will be completed before any building on Lots 5 and 6 can get a CO.

Ms. McLeod said yes. There is a construction phasing plan on the Concept plan that shows the parking on the expansion piece as the first phase, with the work on the existing site as the second phase.

Chairman Cocking asked if the large pylon sign on the north will be a static sign or an LED electronic sign.

The applicant answered static.

Mr. Bo Bass, Director of Community Development, added that if the sign type were to change, it would require a PD Amendment.

Chairman Cocking asked about TxDot timing versus construction timing. TxDot is working on US 75 and the ramps will be changed – will everything line up?

Mr. Poe answered that it is hard to tell. The timing of the US 75 project completion is March 2017, but is not sure of the timing of the mall expansion. TxDot is aware of the expansion plans, and the City will partner with TxDot to mitigate any development concerns.

Chairman Cocking asked when the applicants are planning to have tenants in the facility, particularly in relation to TxDot build out.

Jessica Fields, Senior Manager of Development for Simon, addressed the Commission. She stated that the current construction schedule is to have everything open for the tax free holiday in August 2017.

Chairman Cocking asked about the driveway that connects the existing mall area to the proposed mall area. He asked if the children's play area exists today.

Ms. Fields answered no.

Chairman Cocking asked if there would be enough space for ingress/egress from the existing mall to the 700+ parking spaces to the north.

Ms. Fields said that there is an existing tenant on the corner of Building 4, which will be demolished to have greater area to widen that roadway, creating enough space for two lanes.

Chairman Cocking asked if the internal drive is wide enough.

Ms. Fields said that combined with other methods of ingress/egress, she believes it will be adequate. The signage plan also shows sufficient signs for directing traffic.

Chairman Cocking stated that the drive has a major function but does not appear to be a major ingress/egress point when viewed from the inside of the shopping center.

Chairman Cocking opened the public hearing.

Barry Knight, 2728 N. Harwood, Dallas, Texas, spoke in favor of the project to the Commission. He said he worked on this project in 1998, and thinks it turned out pretty well. It has been a successful project for Simon and also successful for the City as it generated other developments in that area, showing the importance of the Stacy Road and US 75 intersection. A comprehensive presentation has been made, and he did not want to add anything other than to ask the Commission to recommend approval.

Chairman Cocking closed the public hearing.

Chairman Cocking said no letters were received on this item.

Motion: **Upon a motion by Commissioner Ogrizovich and a second by Commissioner Mangrum, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning of 69.07± acres of land (being the platted Lot 1-R, Block 1, Allen Premium Outlets and an unplatted 22.681± acre tract of land generally located northeast of the Allen Premium Outlet Mall) to Planned Development No. 78 for Corridor Commercial CC, by amending the existing Development Regulations, Concept Plan, Building Elevations, and Landscape Plan, and adopting a Sign Plan, and Carts and Kiosks Site Plan for the Allen Premium Outlet Mall Expansion.**

The motion carried.

Chairman Cocking made an announcement of the departure of Senior Planner Tiffany McLeod. This is her last night as an employee and her last presentation. He said he wants to thank her for the work she has done for the City. Ms. McLeod has been with the Planning Department for eight years, and has touched many parts of Allen and made it what it is today. He thanked her for her work and diligence.

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.

April 19, 2016

Adjournment

The meeting adjourned at 7:49 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Madhuri Mohan (Kulkarni), AICP, Planner

Director's Report from 3/22/2016 City Council Meeting

- The continued item to adopt an Ordinance to change the base zoning from Agriculture Open Space to Single-Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for a 74.601± acre portion of Planned Development No. 105 generally located south of Bethany Drive and east of Brett Drive, for Montgomery Farm Estates, was approved.

Director's Report from 4/12/2016 City Council Meeting

- There were no items taken to the April 12, 2016, City Council Meeting.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: May 17, 2016

SUBJECT: Consider a request for a Final Plat for Parkview Lane, being 9.979+/- acres of land located in the David Wetzell Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street, and between Greenville Avenue and Jupiter Road. (FP-3/14/16-21) [Parkview Lane]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – September, 1989
Replat Approved – July, 1998
PD 113 Adopted – September, 2013
PD 113 Amended/PD 120 Adopted – June, 2015
Preliminary Plat Approved – September, 2015
Replat Approved – October, 2015

BACKGROUND

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

The property was zoned Planned Development PD No. 120 for Townhome Residential TH (called Parkview Lane) in June 2015. A Preliminary Plat was approved in September 2015. A Replat was consequently approved to remove a Fire Lane, Access, and Utility Easement and revise the western boundary line. The Final Plat is the last step in the development process.

The Final Plat is for 9.979± acres of land consisting of 91 residential lots and 12 open space lots. There are two (2) access points into the development. There is one (1) access point on Jupiter Road and (1) access point on Greenville Avenue. The plat also shows ROW dedication and various easements required for development.

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

STAFF RECOMMENDATION

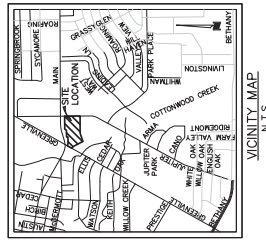
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Parkview Lane, being 9.979+/- acres generally located south of Main Street, and between Greenville Avenue and Jupiter Road.

ATTACHMENTS

Final Plat



NOTES:

1. BASIS OF BEARING DERIVED FROM TEXAS STATE PLANE COORDINATES.
2. COORDINATES COMPILED FROM U.S. GEOLOGICAL SURVEY, DIRECTION FOR BEARING AND DISTANCE, NORTH CENTRAL AREA, 1960.
3. BEARING OF STATION 42, DEGREES 48 MINUTES 53 SECONDS.
4. BEARING OF STATION 43, DEGREES 48 MINUTES 53 SECONDS.
5. "X" CUTS SET IN CONCRETE STRIP PAVING AT ALL INTERSECTIONS
6. AND POINTS OF CURVATURE.
7. ALL POINTS OF CURVATURE MARKED WITH A 1/2" RIBBON WITH A YELLOW PLASTIC CAP STAMPED "X42".
8. NO RESIDUAL FEENCES SHALL BE ALLOWED WITHIN THE 5' MILE.
9. ALL INTERSECTIONS SHALL BE MARKED WITH A 1/2" RIBBON WITH A YELLOW PLASTIC CAP STAMPED "X42".
10. HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECTION 6-41
11. THIS PROJECT SHALL COMPLY WITH IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE, TITLE 30, CHAPTER 344 RULES.
12. IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN COUNTY WATER CONSERVATION DISTRICT, 70006.
13. ALL POINTS OF CURVATURE SHALL BE MARKED WITH A 1/2" RIBBON WITH A YELLOW PLASTIC CAP STAMPED "X42".
14. ALL POINTS OF CURVATURE SHALL BE MARKED WITH A 1/2" RIBBON WITH A YELLOW PLASTIC CAP STAMPED "X42".

U = UTILITY EASEMENT
WM = WALL MAINTENANCE EASEMENT
BL = BUILDING LINE'S ASSOCIATION
D.P.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.F.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
M.F.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
M.F.C.T. = MINIMUM FINISH FLOOR
SNE = SANITARY SEWER EASEMENT
SNE = SIDEWALK EASEMENT
FATE = AT & T EASEMENT
FATE = FIRE LANE AND ACCESS EASEMENT
DR = DRIVE
ST = STREET
AVE = AVENUE
▲ = DENOTES FRONT OF LOT
● 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP
● 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP ST

LEGEND

DE = DRAINAGE EASEMENT
PDE = PRIVATE DRAINAGE
HBTB = HIGH BAY TANK
HBE = HIKE, BIKE, & TRAIL
PAE = PUBLIC ACCESS EASEMENT
UE = UTILITY EASEMENT
WME = WALK MAINTENANCE EASEMENT
BL = BUILDING LINE
HOA = HOME OWNER'S ASSOCIATION
D.R.C.C.T. = DEED RECORD
M.F.F. = MINIMUM FINISH FLOOR
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT
SWE = SIDEWALK EASEMENT
ATTE = AT&T EASEMENT
FAE = FIRE LANE AND DRIVE EASEMENT
RD. = ROAD
DR. = DRIVE
ST. = STREET
AVE. = AVENUE
● = DENOTES FRONT LOT
▼ = 1/2" IRON ROD FOUR FEET LONG
★ = STAMPED "DAA" (UNIVERSITY OF ARIZONA)
● = 1/2" IRON ROD SET

REVISÉ: MAY 9, 2016

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: May 17, 2016

SUBJECT: Consider a request for a Final Plat for The Village at Twin Creeks Phase 2, being 10.555+/- acres of land, located in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; generally located south of Exchange Parkway and east of Bray Central Drive. (FP-4/6/16-27) [The Village at Twin Creeks Ph. 2]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 108 Adopted – October, 2011
PD 108 Amended – January, 2014
Preliminary Plat Approved – April, 2014

BACKGROUND

The subject property is generally located south of Exchange Parkway and east of Bray Central Drive. It is zoned Planned Development No. 108 for Single Family Residential SF. The property to the north, east, and south is also zoned Planned Development No. 108 for Single Family Residential SF. The property to the west (across Bray Central Drive) is zoned Planned Development No. 54 for Multi-Family Residential MF.

A Concept Plan for the property was approved in January 2014 for a portion of Planned Development PD No. 108 District D, known as The Village at Twin Creeks. A Preliminary Plat was approved in April 2014. The Final Plat is the last step in the development process.

The subject Final Plat is for the development of phase two; which is approximately 10.555± acres consisting of 64 residential lots and 10 common area lots. There are three (3) internal access points; one on Fullerton Drive, one on Margo Drive, and one on Nancy Lane. The plat also shows ROW dedication and various easements required for development.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for the Village at Twin Creeks Phase 2, being 10.555+/- acres, generally located south of Exchange Parkway and east of Bray Central Drive.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: May 17, 2016

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Lot 3R2, Allen Business Centre, being a Replat of Lot 3R, Tract D and Tract E, Allen Business Centre, being 3.250+/- acres of land located in the William Perrin Survey, Abstract 708, City of Allen, Collin County, Texas; generally located north of Bethany Drive and west of Prestige Circle. (FP-4/12/16-31) [Allen Business Center, Lot 3R2]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 3 for Light Industrial – October, 1981
Replat Approved – April, 1998
Replat Approved – May, 1999

BACKGROUND

The property is located north of Bethany Drive and west of Prestige Circle. The property to the north is zoned Single-Family Residential R-3. The property to the west is zoned Light Industrial LI. To the south, the properties are zoned Planned Development PD No. 3 Community Facilities CF and Planned Development PD No. 3 Light Industrial LI. The property to the east is zoned Planned Development PD No. 3 Light Industrial LI.

The property is currently zoned Planned Development PD No. 3 Light Industrial LI. A Site Plan for two buildings for warehouse and offices uses was approved in March 2016. Platting is the last step in the development process.

The Replat shows a 3.250± acre lot. There are two (2) access points for the property; both through the Private Access Easement to the south. The plat also shows various easements required for development.

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 3R2, Allen Business Centre, generally located north of Bethany Drive and west of Prestige Circle.

ATTACHMENTS

Replat

