



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, OCTOBER 4, 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 September 27, 2016, regular meeting.

**Election of Officers**

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

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

3. Approve minutes from the September 20, 2016, regular meeting.
4. Final Plat – Consider a Final Plat for Lot 1, Block A, Allen ISD Elementary 18; being 18.4022+/- acres, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (FP-7/14-16-54) [Allen ISD Elementary 18]

**Regular Agenda**

5. Preliminary Plat – Consider a Preliminary Plat for Bethany Pet Hospital, Lots 1, 2, & 3, Block 1; being 6.527+/- acres, generally located at the northeast corner of Bethany Drive and Heritage Parkway. (PP 8/1/16-66) [Bethany Pet Hospital]
6. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; being a 6.245+/- acre tract of land in the Henry Wedsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue. (Z-2/29/26-22) [Ashwood Creek Place]

**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, September 30, 2016 at 5:00 pm.

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Shelley B. George, City Secretary

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

### **Director's Report from 9/27/2016 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 149 for a Beer and Wine Package Sales use on a portion of Lot 7A-1, Block A, Village at Allen; generally located south of Stacy Road and east of US Highway 75, was approved.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

October 4, 2016

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

**STAFF RESOURCE:**

Ogden “Bo” Bass, AICP  
Director of Community Development

**PREVIOUS COMMISSION/COUNCIL  
ACTION:**

None

**BACKGROUND**

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

**STAFF RECOMMENDATION**

Elect officers





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**PLANNING AND ZONING COMMISSION**

**Regular Meeting  
September 20, 2016**

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**ATTENDANCE:**

**Commissioners Present:**

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

**Absent:**

**City Staff Present:**

Chris Flanigan, PE, Director of Engineering  
Lee Battle, AICP, LEED AP, Assistant Director of Community Development  
Brian Bristow, Assistant Director of Parks and Recreation  
Madhuri Kulkarni, AICP, Senior Planner  
Meredith Nurge, Planner

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

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 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 September 13, 2016, regular meeting, attached.

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

2. Approve minutes from the September 6, 2016, regular meeting.

**Motion:**            **Upon a motion by 2<sup>nd</sup> Vice-Chair Platt, 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**

3. Preliminary Plat – Consider a Preliminary Plat for Lot 1, Block A, Allen ISD Elementary 18, being 93.557+/- acres; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard (PP-7/28/16-57) [Allen ISD Elementary 18]

Ms. Madhuri Kulkarni, Senior Planner, stated that the property is generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard, and is currently zoned Agriculture Open Space AO. The properties to the north are zoned Planned Development PD No. 92 Corridor Commercial CC and Community Facilities CF. The properties to the west are zoned Community Facilities CF and Planned Development PD No. 92 Single-Family Residential District R-3. The properties to the south are zoned Planned Development PD No. 92 Single-Family Residential District R-3, Planned Development PD No. 92 Single-Family Residential District R-5, and Planned Development PD No. 92 Single-Family Residential District R-7. To the east (across Chelsea Boulevard), the property is zoned Agriculture Open Space AO.

Ms. Kulkarni stated that the General Development Plan was approved in July 2016 for Allen ISD Elementary 18 (for which an Alternative Screening Request was approved in June 2016) and a proposed conceptual single-family residential development. The elementary school is permitted by right in the Agriculture Open Space AO district. The proposed single-family residential use will require a zone change prior to development. Preliminary platting is the next phase in the development process.

The subject Preliminary Plat shows 93.557± acres of land. There are a total of sixteen lots and seven Open Space lots. As the proposed single-family residential use will require a zone change, the configuration shown on the Preliminary Plat is illustrative only.

Ms. Kulkarni stated that there are three access points into the site; two access points on Chelsea Boulevard (one of which will be removed as the single-family portion develops) and one access point on Ridgeview Drive. The plat also shows right-of-way dedication and various easements required for development.

Ms. Kulkarni said the Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the General Development Plan, and meets the requirements of the Allen Land Development Code.

Chairman Cocking asked if all three access points were going to be built for the school.

Ms. Kulkarni described the access point areas, but stated that the final plat for the school site is still being reviewed.

**Motion:**        Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Orr the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve a Preliminary Plat for Lot 1, Block A, Allen ISD Elementary 18, being 93.557+/- acres; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard.

**The motion carried.**

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lots 1R1 and 5, Block A, Kids R Kids Addition, being 5.511+/- acres; generally located at the northwest corner of Exchange Parkway and Alma Drive. (RP-8/1/16-62) [Kids R Kids]

Chairman Cocking stated that Agenda Item number 4 was withdrawn by the applicant.

**Executive Session** (*As Needed*)

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

**Adjournment**

The meeting adjourned at 7:06 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Jeff Cocking, Chairman

\_\_\_\_\_  
Meredith Nurge, Planner

**Director's Report from 9/13/2016 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations and adopt a Concept Plan and Building Elevations for a 29.001± acre portion of Planned Development No. 76, generally located on the southeast corner of Bethany Drive and Montgomery Boulevard, for Angel Field East, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations and adopt a Concept Plan and Building Elevations for a 13.605± Acre Portion of Planned Development No. 92, generally located north of Stacy Road and west of Chelsea Boulevard, for the Garage Condos and Self-Storage, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance approving Specific Use Permit No. 148 for a Minor Automotive Repair Use for Lots 1 and 2, Block A, Harley-Davidson Allen Addition, generally located north of Motorsport Court and west of US Highway 75, for Discount Tire, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations of Planned Development No. 55 and adopt a Concept Plan and Building Elevations for a 3.21± acre portion of Lot 2, Block A, Millennium Office Park, generally located on the northwest corner of Central Park Avenue and Bethany Drive, for Millennium Office Park Lot 2, was approved.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 4, 2016
<b>SUBJECT:</b>	Consider a Final Plat for Lot 1, Block A, Allen ISD Elementary 18; being 18.4022+/- acres, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (FP-7/14-16-54) [Allen ISD Elementary 18]
<b>STAFF RESOURCE:</b>	Madhuri Kulkarni, AICP Senior Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Alternative Screening Request - Approved June, 2016 General Development Plan - Approved July, 2016 Preliminary Plat - Approved September, 2016
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

### **BACKGROUND**

The property is generally located at the southwest corner of Ridgeview Drive ROW and Chelsea Boulevard, and is zoned Agriculture Open Space AO. The properties to the east, north, and west are zoned Agriculture Open Space AO. The properties to the south are zoned Planned Development PD No. 92 Single-Family Residential District R-5 and Planned Development PD No. 92 Single-Family Residential District R-7.

A General Development Plan was approved for Allen ISD Elementary 18 and a proposed conceptual single-family residential development in July 2016. An Alternative Screening Request, specifically for Allen ISD Elementary 18, was approved in June, 2016. The Preliminary Plat was approved for the overall site in September, 2016. The Final Plat is the last step in the development process.

The Final Plat shows an 18.4022± acre lot. There are two (2) primary points of access into the lot; one (1) on Chelsea Boulevard and one (1) on Ridgeview Drive ROW. The plat also shows various easements and right-of-way dedication required for development of the site.

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

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **RECOMMENDED MOTION**

*I make a motion to approve the Final Plat for Allen ISD Elementary 18, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard.*

### **ATTACHMENTS**

Final Plat



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** October 4, 2016

**SUBJECT:** Consider a Preliminary Plat for Bethany Pet Hospital, Lots 1, 2, & 3, Block 1; being 6.527+/- acres, generally located at the northeast corner of Bethany Drive and Heritage Parkway. (PP 8/1/16-66) [Bethany Pet Hospital]

**STAFF RESOURCE:** Meredith Nurge  
Planner

**PREVIOUS COMMISSION/ COUNCIL ACTION:** None.

**LEGAL NOTICES:** None.

**ANTICIPATED COUNCIL DATE:** None.

**BACKGROUND**

The property is generally located at the northeast corner of Bethany Drive and Heritage Parkway. The property to the north is zoned Single-Family Residential R-3. The property to the west (across Heritage Parkway) is zoned Planned Development PD No. 22 Single-Family Residential SF. To the south (across Bethany Drive), the properties are zoned Planned Development PD No. 22 Single-Family Residential SF, Planned Development PD No. 22 Community Facilities CF, and Planned Development PD No. 22 Shopping Center SC. To the east, the property is zoned Community Facilities CF.

A Site Plan was approved in September 2016 for a Veterinary Hospital. Preliminary platting is the next phase in the development process.

The subject Preliminary Plat shows 6.527± acres of land subdivided into three (3) lots. Specifically, the Veterinary Hospital will be developed on Lot 2. Access for Lot 2 is provided through a primary access point on Heritage Parkway and through two (2) internal access points - one on the north to Lot 1 and one on the east to Lot 3 through a firelane and mutual access easements. An access point is also proposed on the northern portion of Lot 1 on Heritage Parkway.

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

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to approve the Preliminary Plat for Bethany Pet Hospital, generally located at the northeast corner of Bethany Drive and Heritage Parkway.*

**ATTACHMENTS**

Preliminary Plat







<b>PLANNING &amp; ZONING COMMISSION</b>	<b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** October 4, 2016

**SUBJECT:** Conduct a Public Hearing and consider a request to change the zoning to a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; being a 6.245+/- acre tract of land in the Henry Wedsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue. (Z-2/29/26-22) [Ashwood Creek Place]

**STAFF RESOURCE:** Madhuri Kulkarni, AICP  
Senior Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** None.

**LEGAL NOTICES:** Public Hearing Sign – September 21, 2016  
Public Hearing Notices – September 23, 2016

**ANTICIPATED COUNCIL DATE:** October 25, 2016

**BACKGROUND**

The property is generally located south of Main Street and east of Greenville Avenue. The property to the north is zoned Community Facilities CF and Planned Development PD No. 113 Townhome Residential TH. The property to the east is zoned Community Facilities CF and Townhome Residential TH. To the south, the property is zoned Townhome Residential TH. To the west (across Greenville Avenue, the property is zoned Single-Family Residential R-3.

The property is currently zoned Single-Family Residential R-3. The applicant is requesting to change the zoning by creating a Planned Development for a townhome development, and adopting Development Regulations, a Concept Plan, Open Space Plan, and Building Elevations for the property.

The proposed residential development is approximately 6.245± acres. The attached Concept Plan shows a total of nineteen (19) residential lots. All lots have a minimum lot size of 24'X90' (2,160 square feet) and will be front-entry with a minimum dwelling unit area of 2,000 square feet. The gross lot density equates to 3.04 units/acre.

The Concept Plan also shows four (4) open space lots. Open Space provided meets ALDC standards. The attached Open Space plan shows proposed amenities such as benches, a water feature, and a park.

There are three (3) access points into the development. The primary access point is on Greenville Avenue. A secondary, emergency access point is also shown on Greenville Avenue. A third access point is provided through the existing alley on the south.

Screening for the property will consist of an eight foot (8') masonry screening wall on the west (along Greenville Avenue) adjacent to the townhome development. Screening will continue along Greenville Avenue to the north of the townhome development (adjacent to the floodplain) through an eight foot (8') wrought-iron fence where permitted by the Engineering Department. The eight foot (8') wrought-iron fence is also proposed on the northern boundary of the townhome development (adjacent to the floodplain).

Primary building materials, shown on the three types of building elevations (attached) are brick and stone. Garage doors and driveways will be enhanced and treated.

The attached development regulations include design standards to establish the Planned Development, including minimum dwelling unit size, driveways, screening, floodplain reclamation, and a regulation to remove the structure in the floodplain.

The request has been reviewed by the Technical Review Committee.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

*I make a motion to recommend approval of the request to create a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations for Ashwood Creek Place, generally located south of Main Street and east of Greenville Avenue.*

### **ATTACHMENTS**

Property Notification Map  
Development Regulations  
Concept Plan  
Open Space Plan  
Building Elevations

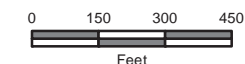




Property Ownership Notification  
Ashwood Creek

### Map Legend

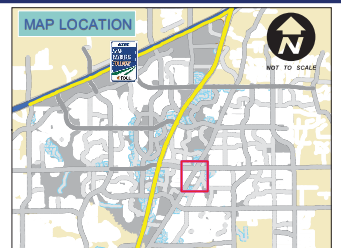
- 200' Notification Buffer
- Railroad
- Public Rezone
- CollinCAD Parcels



Community Development - GIS

Date Saved: 9/21/2016

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 ASHWOOD CREEK PLACE**

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

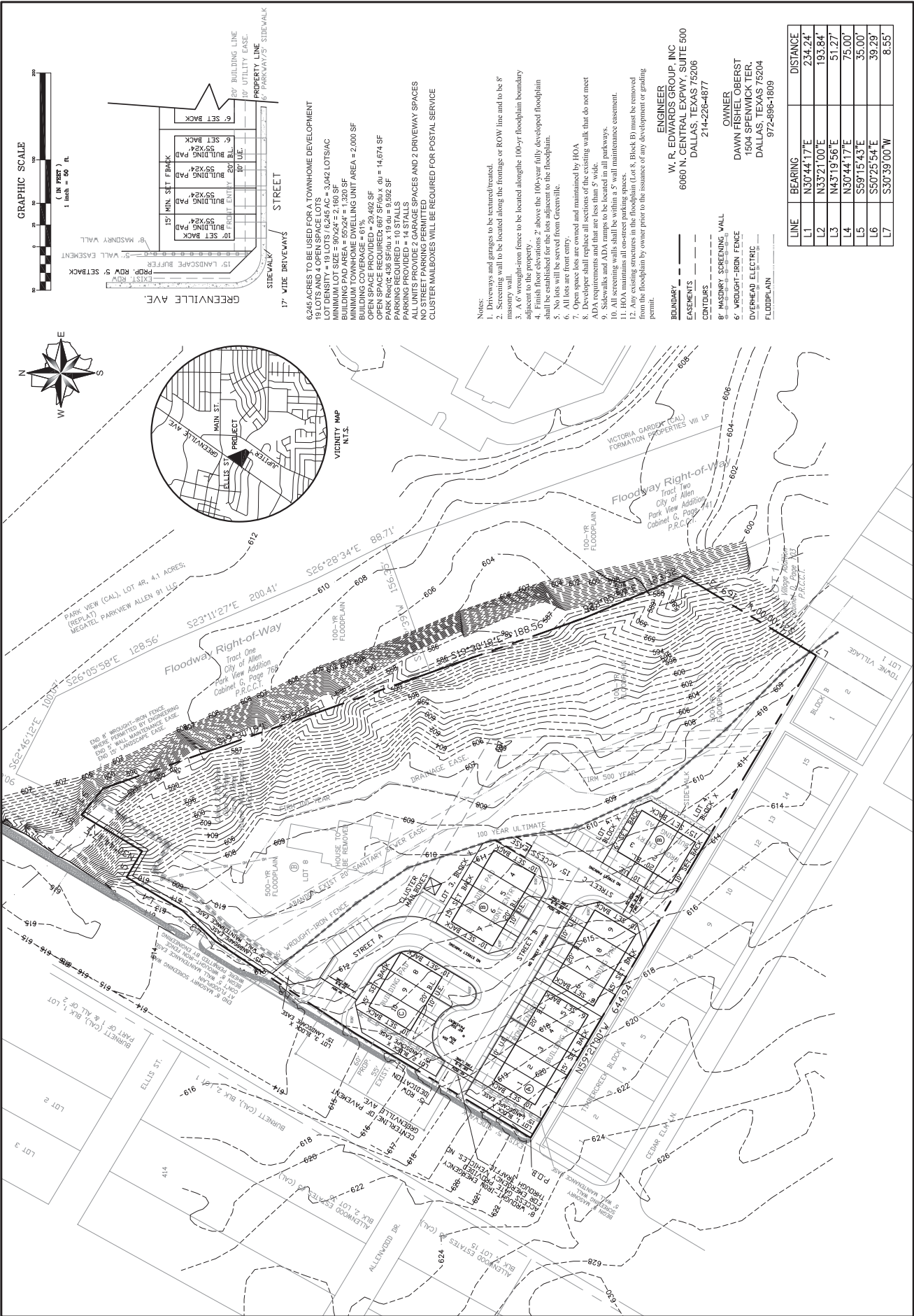
- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Townhome Residential District TH standards of the ALDC, except as otherwise provided in this Ordinance.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of platting.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference.
- D. OPEN SPACE:** The development of the Property shall include development of open space as shown on the Open Space Plan attached hereto as Exhibit “C” and incorporated herein by reference.
- E. MINIMUM DWELLING UNIT SIZE:** 2,000 square feet.
- F. DRIVEWAYS:** The driveways shall be textured and treated with a decorative concrete aggregate.
- G. SCREENING:** Screening on the Property shall be developed in general conformance with the Concept Plan (Exhibit “A”). No building permit shall be issued until the fence permit has been issued and screening wall construction begun. No final building inspections shall be conducted for any building constructed on the property until the Director of Community Development or designee has determined that construction and installation of all required screening has been completed.
- H. FLOODPLAIN RECLAMATION:** No application for final plat of the Property shall be considered for approval by the Planning and Zoning Commission until the owner or developer establishes to the reasonable satisfaction of City’s Director of Engineering that the floodplain reconfiguration shown on the Concept Plan complies with City policy prohibiting any floodplain changes adversely impacting the floodplain by creating a rise or increase in velocity and/or a decrease in valley storage within the floodplain area and/or a rise in the 100-year fully urbanized water surface elevation. An amendment to the Concept Plan shall be required if compliance with the foregoing floodplain policy cannot be achieved without revising the general layout of lots as set forth on the Concept Plan.
- I. REMOVAL OF STRUCTURE IN FLOODPLAIN:** Any existing structures in the floodplain (Lot 8, Block B) must be removed from the floodplain by owner prior to the issuance of any development or grading permit.



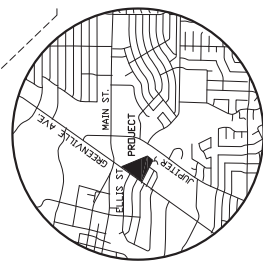
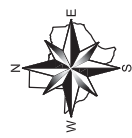
DESIGNED:	WRE
DRAWN:	WRE
CHECKED:	WRE
DATE:	8-16-2016
REVISIONS	
DATE	

PD CONCEPT PLAN  
ASHWOOD CREEK PLACE  
ALLEN, TEXAS

PROJECT NO:  
1502801  
SHEET NO:  
1.0



GRAPHIC SCALE  
(IN FEET)  
1 inch = 60 ft



6.245 ACRES TO BE USED FOR A TOWNHOME DEVELOPMENT  
19 LOTS AND 4 OPEN SPACE LOTS  
LOT DENSITY = 19 LOTS / 6.245 AC = 3.042 LOTS/AC  
MINIMUM LOT SIZE = 9,924 S.F. (228' x 43')  
MINIMUM TOWNHOME DWELLING UNIT AREA = 2,000 SF  
BUILDING COVERAGE = 61%  
OPEN SPACE PROVIDED = 29,492 SF  
TOTAL LOT AREA = 100,000 S.F.  
PARKING REQUIRED = 10 STALLS  
PARKING PROVIDED = 14 STALLS  
ALL UNITS PROVIDE 2 GARAGE SPACES AND 2 DRIVEWAY SPACES  
CLUSTER MAILBOXES WILL BE REQUIRED FOR POSTAL SERVICE


- Notes:
1. Driveways and garages to be textured/treated.
  2. Screening wall to be located along the frontage or ROW line and to be 8' masonry wall.
  3. A 6' wrought-iron fence to be located along the 100-yr floodplain boundary adjacent to the property.
  4. Finish floor elevations 2' above the 100-year fully developed floodplain.
  5. No lots will be sold from this development.
  6. All lots are front entry.
  7. Open space lots are owned and maintained by HOA.
  8. Developer shall replace all sections of the existing walk that do not meet ADA requirements and that are less than 2' wide.
  9. Sidewalks and ADA ramps to be located in all parkways.
  10. Existing structures in the floodplain (Lot 8, Block B) must be removed.
  11. HOA must maintain all on-site parking (Lot 8, Block B) must be removed from the floodplain by owner prior to the issuance of any development or grading permit.

ENGINEER  
W. R. EDWARDS GROUP, INC.  
6060 N. CENTRAL EXPY., SUITE 500  
DALLAS, TEXAS 75206  
214-226-4877

OWNER  
DAWN FENNEL COBBERT  
1604 SPENCER TER.  
DALLAS, TEXAS 75204  
972-986-1809

LINE	BEARING	DISTANCE
L1	N30°44'17"E	234.24'
L2	N32°21'00"E	193.84'
L3	N43°19'56"E	51.27'
L4	N30°44'17"E	75.00'
L5	S59°15'43"E	35.00'
L6	S50°25'54"E	39.29'
L7	S30°39'00"W	8.55'





**W. R. EDWARDS GROUP, INC.**  
Civil Engineering Design, Since 2004  
wredwardsgroup.com

6060 N. Central Expwy, Suite 500 • Dallas, Texas 75206 • (214) 226-4877

DESIGNED:		WRE:	DATE:
1	1	8-16-2016	
CHECKED:		WRE:	DATE:
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DRAWN:		WRE:	DATE:
1	1		
REVISIONS		DATE	

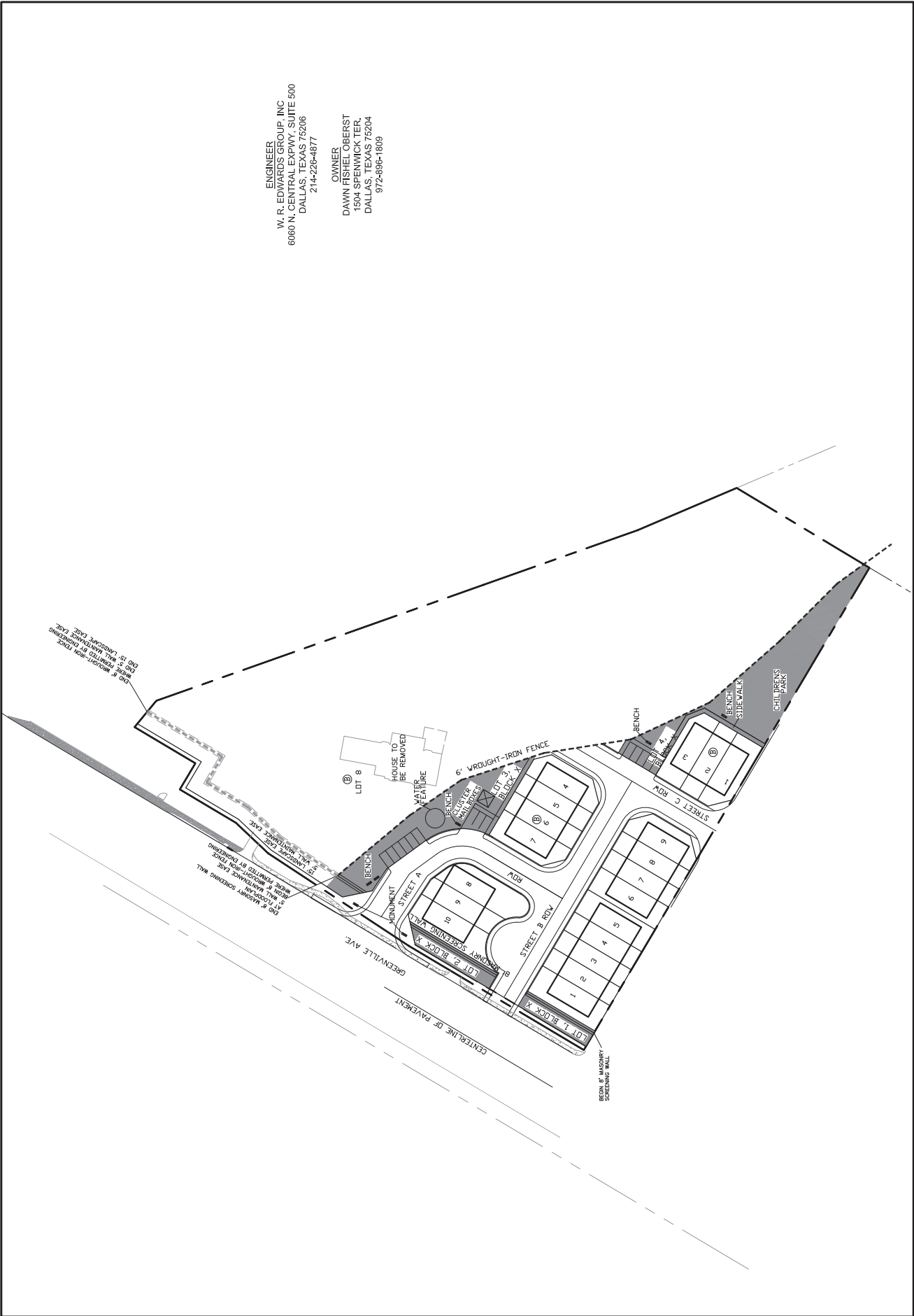
OPEN SPACE PLAN

ASHWOOD CREEK PLACE

ALLEN, TEXAS

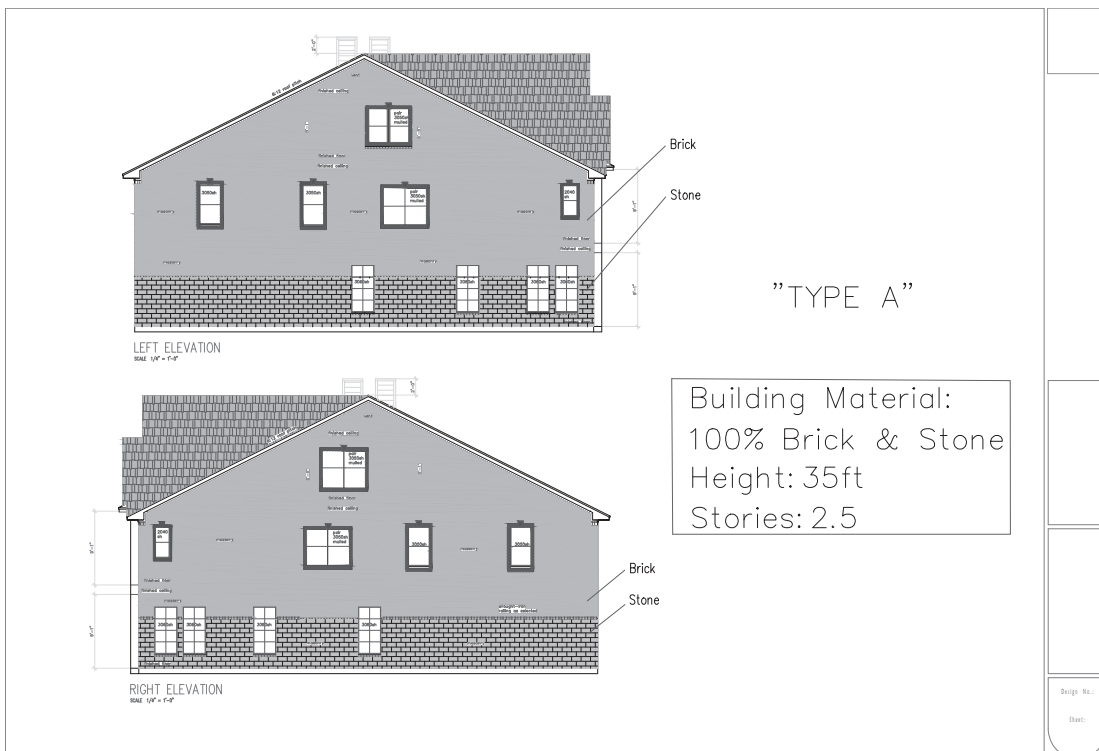
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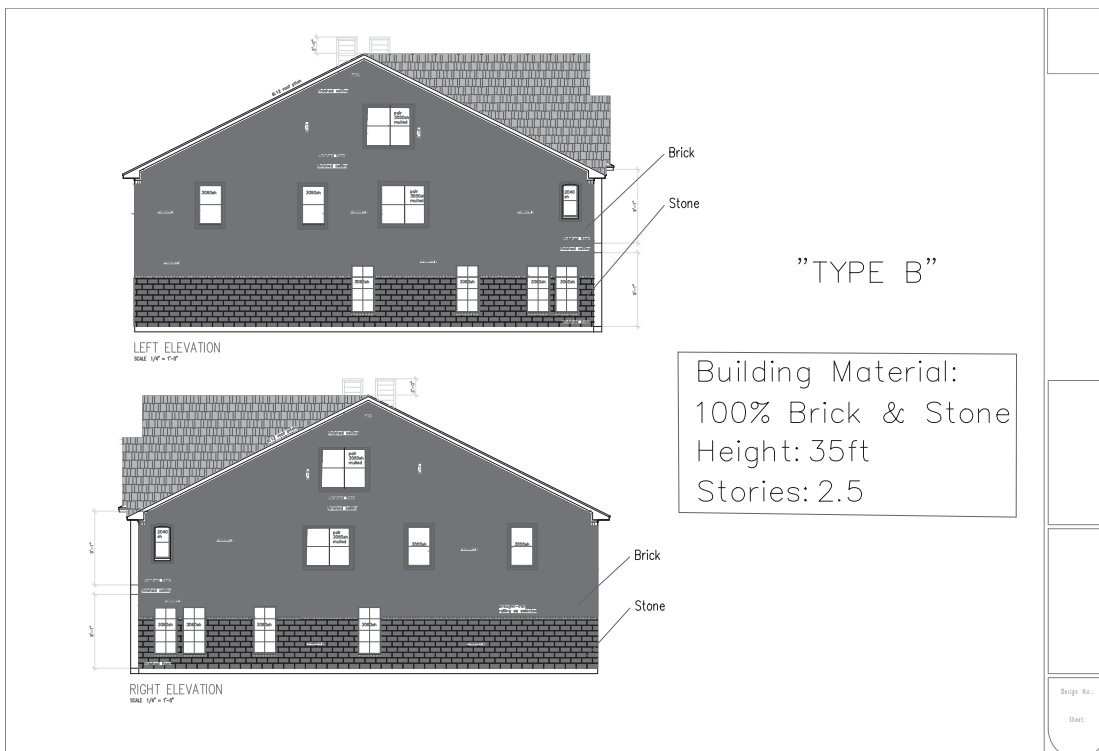
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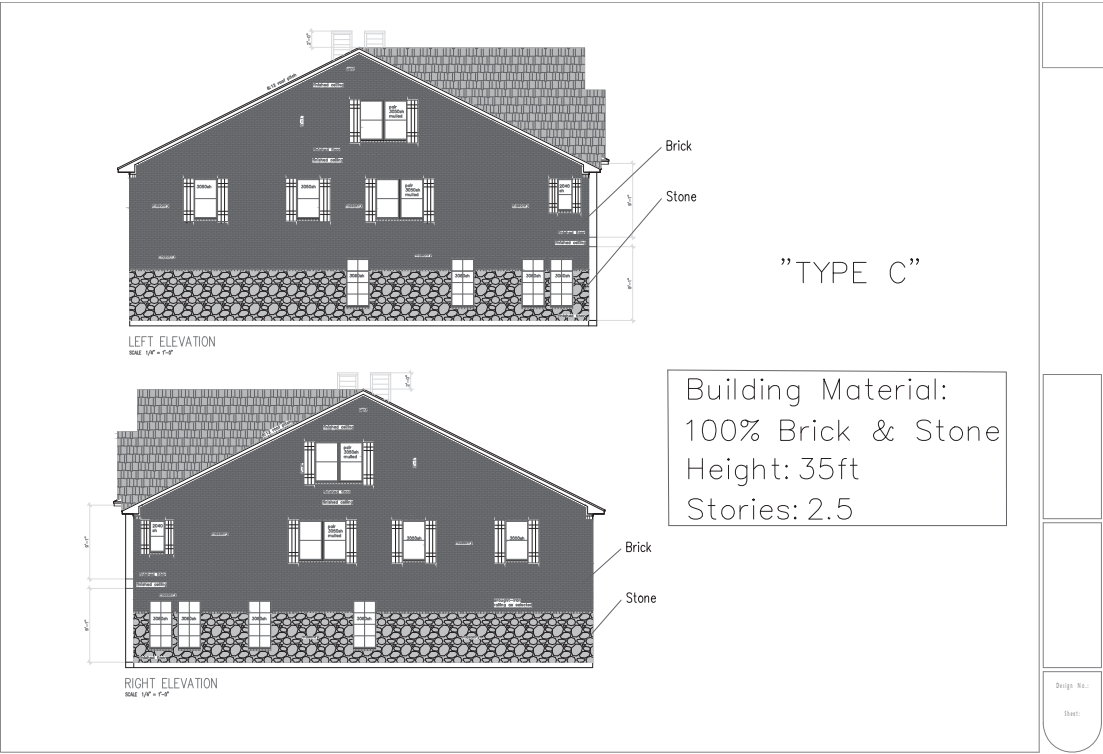
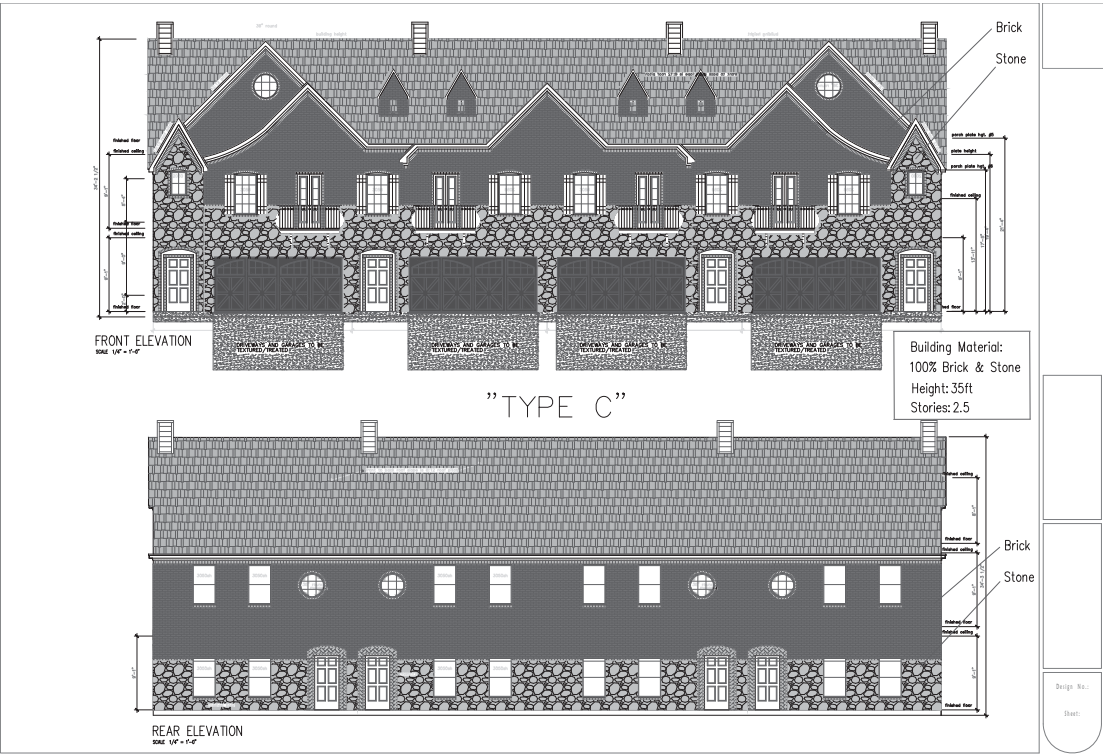
**ENGINEER**  
W. R. EDWARDS GROUP, INC.  
6060 N. CENTRAL EXPWY, SUITE 500  
DALLAS, TEXAS 75206  
214-226-4877

**OWNER**  
DAWN FISHEL OBERST  
1504 SPENWICK TER,  
DALLAS, TEXAS 75204  
972-996-1609











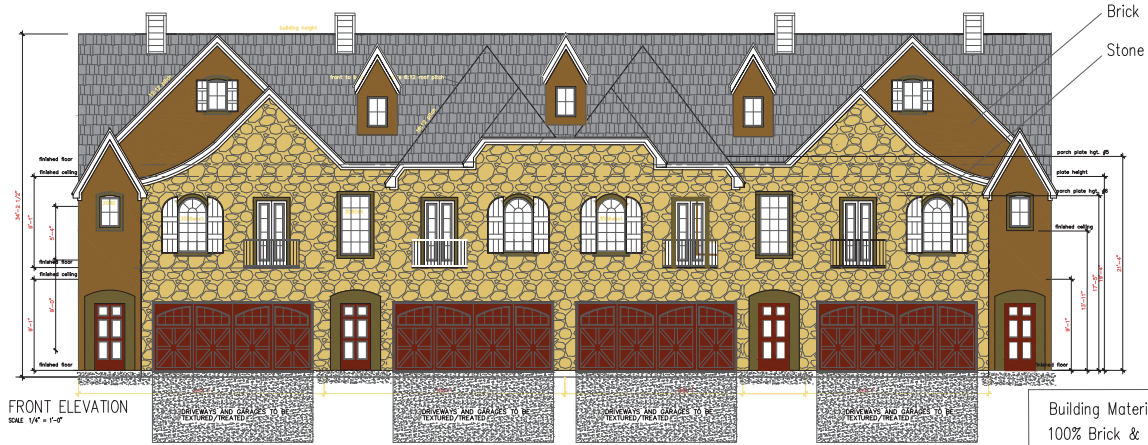
"TYPE A"



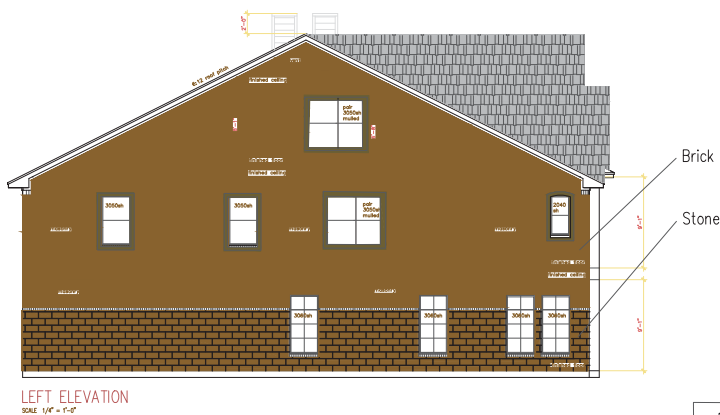
"TYPE A"



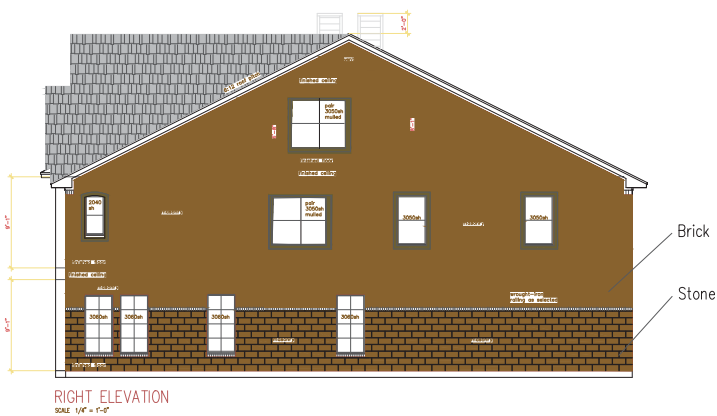
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Height: 35ft  
Stories: 2.5



"TYPE B"

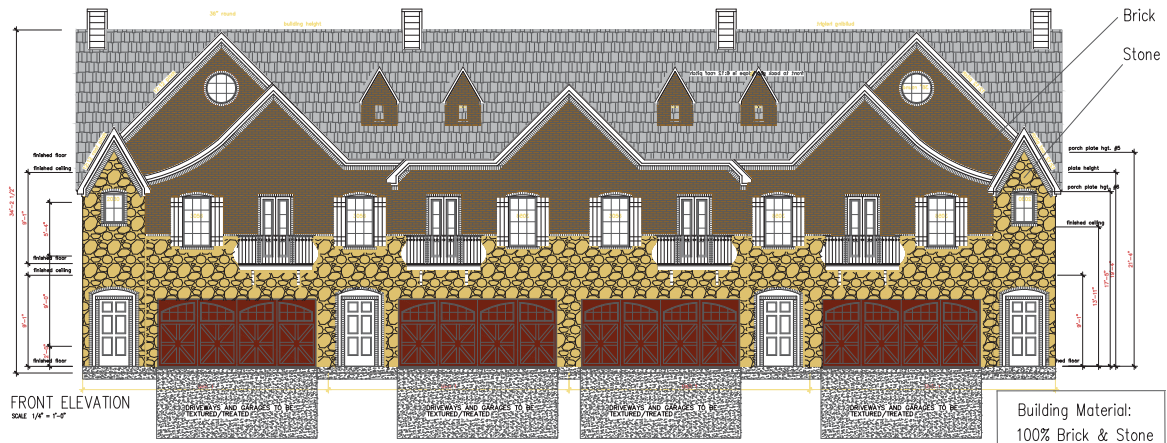


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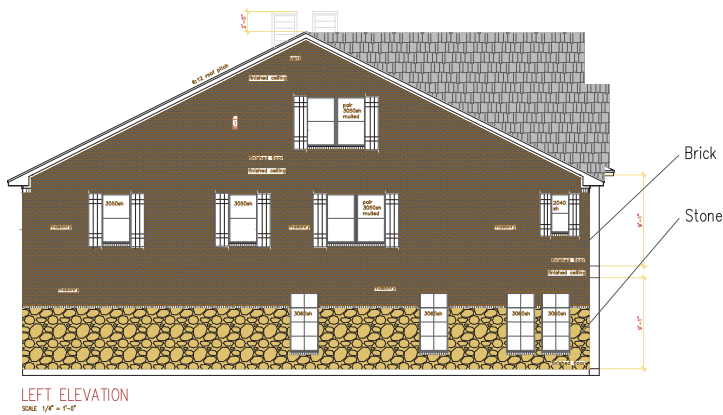


Design No.:  
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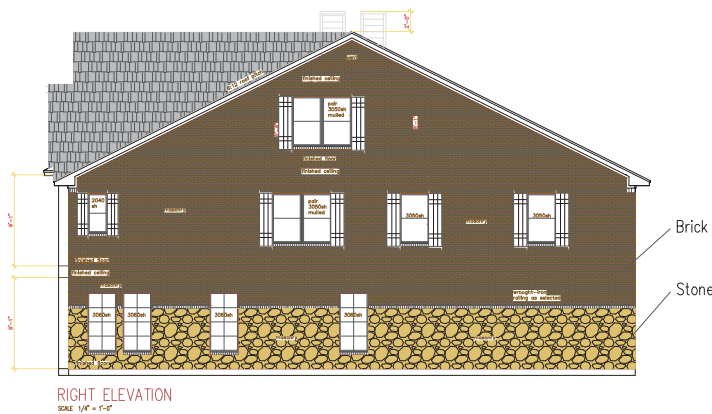
Design No.:  
Sheet:



"TYPE C"



"TYPE C"



Building Material:  
100% Brick & Stone  
Height: 35ft  
Stories: 2.5

Design No.:

Sheet:

Design No.:

Sheet: