



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JULY 18, 2017 – 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 July 11, 2017, 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 July 5, 2017, special called meeting.
3. Capital Improvement Program (CIP) Status Report.

**Regular Agenda**

4. Public Hearing – Conduct a Public Hearing and consider a request for a Residential Replat of Lot 1, Block Y, Twin Creeks Phase 7A-1, being 28.378± acres of land; generally located southwest of the intersection of Ridgeview Drive and Exchange Parkway. (PL-061217-0009) [Walnut Springs at Twin Creeks]
5. Public Hearing – Conduct a Public Hearing and consider a request for a Replat of Lot 2A, Block B, The Village at Allen, being 38.0481± acres of land; generally located southeast of Andrews Parkway. (PL-040717-0003) [Saint Andrews Park Addition]
6. Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Lots 2-R-1 & 2-R-2, Block A, Allen Commerce Center Addition, being 22.53± acres of land; generally located northwest of the intersection of US Highway 75 and Allen Commerce Parkway. (PL-062617-0010) [Allen Commerce Center Addition]
7. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 4,144± square foot portion of a building located on Lot 7R, Greenway-Allen Retail Addition; generally located south of

McDermott Drive and west of Century Parkway (and commonly known as 503 W. McDermott Drive, Suite 100). (SUP-070317-0002) [Title Boxing Club]

8. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development zoning district with a base zoning of Shopping Center SC and to adopt a Development Regulations, a Concept Plan and Building Elevations for a 8.472± acre tract of land situated in the William Perrin Survey, Abstract No. 708 and the Rufus Sewell Survey, Abstract No. 875; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue. (ZN-050417-0004) [Bethany Greenville Retail Center]

### **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, July 14, 2017, 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 7/11/2017 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations and adopting a Concept Plan, Building Elevations, and Open Space Exhibit for a portion of Planned Development No. 121; generally located north of Montgomery Boulevard and west of US Highway 75, for Davis at Montgomery Ridge, was approved.



**PLANNING AND ZONING COMMISSION**

**Special Called Meeting**

**July 5, 2017**

**ATTENDANCE:**

**Commissioners Present:**

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

**Absent:**

None

**City Staff Present:**

Lee Battle, Acting Director of Community Development, AICP, LEED AP  
Joseph Cotton, PE, Assistant Director of Engineering  
Madhuri Mohan, AICP, Senior Planner  
Hayley Angel, Planner  
Kevin Laughlin, 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.

**Directors Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the June 27, 2017, 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 June 20, 2017, regular meeting.

**Motion:**           **Upon a motion by 2<sup>nd</sup> Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**



### **Regular Agenda**

3. Combination Plat – Consider a request for a Combination Plat for Lots 1 and 2, Block 1, Cyrus One Allen, being 89.943± acres situated in the George Philips Survey, Abstract No 701; generally located northeast of Chelsea Boulevard and Allen Commerce Parkway. (PL-062917-0011) [Cyrus One Allen]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Combination Plat for Cyrus One Allen. She stated that the property is generally located northeast of Chelsea Boulevard and Allen Commerce Parkway. The properties to the north (across Ridgeview Drive) are zoned Agriculture Open Space AO and Planned Development PD No. 24 Office O and Light Industrial LI. To the west (across Chelsea Boulevard), the property is zoned Planned Development PD No. 130 Single Family Residential R-5 and R-6, Planned Development PD No. 92 Single Family Residential R-7, and Planned Development PD No. 36 Industrial Technology IT. To the south (across Allen Commerce Parkway), the property is zoned Planned Development PD No. 102 Corridor Commercial CC. The properties to the east are zoned Community Facilities CF and Planned Development PD No. 124 Corridor Commercial CC.

Ms. Mohan noted that the property is zoned Agriculture Open Space AO and Planned Development PD No. 128 Corridor Commercial CC. She stated that a Site Plan for the Cyrus One Data Center (on Lot 1, Block 1) is currently under review. Platting the site is the last step in the development process. A Combination Plat is submitted as the 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 two lots at approximately 89.943± acres. Two points of access are provided for Lot 1 Block 1 – one point of access on Chelsea Boulevard and one point of access on Allen Commerce Parkway. She noted that the Cyrus One Data Center, the recently approved Planned Development, would be located on Lot 1 of this plat.

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

**Motion:**            **Upon a motion by Commissioner Orr, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for Lots 1 and 2, Block 1, Cyrus One Allen; generally located northeast of Chelsea Boulevard and Allen Commerce Parkway.**

**The motion carried.**

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of District D of Planned Development “PD” No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations relating to a 33.66± acre tract of land situated in the Catherine Parsons Survey, Abstract No. 711; generally located southwest of Exchange Parkway and Watters Road. (Z-8/1/16-59) [Village at Twin Creeks Phase 4]

Mr. Lee Battle, Acting Director of Community Development, presented the item to the Commission. He stated the item is a Public Hearing for a PD amendment for the Village at Twin Creeks Phase 4. He stated that the property is generally located southwest of Exchange Parkway and Watters Road. The property to the north (across Exchange Parkway) is zoned Planed Development PD No. 108 Mixed-Use MIX. The properties to the west and south (across Kennedy Drive) are zoned Planned Development PD No. 108 Single-Family Residential SF. To the east (across Watters Road), the properties are zoned Planed Development PD No. 54 Industrial Technology IT.

Mr. Battle noted that the property is currently zoned Planned Development PD No. 108 Single-Family Residential SF. He stated that the original PD was adopted in October 2011, and the subject property falls within District D of PD No. 108. Mr. Battle stated that in 2014, a Concept Plan was adopted for the development of The Villages of Twin Creeks, but it did not include this northeast quadrant of District D. He stated that this was intentional to allow for changes to the property as time went on. He noted that the Concept Plan originally contemplated retail at the corner and lots as small as thirty-one feet but that neither are included in this request. He stated that the request this evening, is for 40'-45' lots.

He stated that the applicant has submitted a Concept Plan and Development Regulations for the development of this final phase of The Village at Twin Creeks. He stated that the request is to amend the Development Regulations of District D of Planned Development PD No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations, to establish design standards for a residential community.

Mr. Battle stated that there are a total of three access points into the development. He explained that there are two access points on Kennedy Drive and one access point on Watters Road. He stated that the Roadway Exhibit depicts the internal streets with a 50' right-of-way. He stated that there would also be an alley that consisted of 12' pavement and 16' right-of-way, which is standard throughout the city.

Mr. Battle showed the approximately 4.9± acres of open space distributed around the perimeter of the property and throughout the development. He noted that amenities such as benches and playground equipment will be provided within the open space areas. Additionally, he showed the 10' Hike and Bike trail proposed along Exchange Parkway. He stated that this trail connects to existing trails on the western and eastern sides of this property. He showed that the proposed trail also continues as a proposed 8' Hike and Bike Trail along Watters Road.

Mr. Battle showed that the screening for the property will consist of an 8' masonry screening wall on the northern property boundary along Exchange Parkway and on the eastern property boundary along Watters Road. He stated that an 8' stone parapet wall and a wrought-iron fence will also be constructed along the northeastern portion of the property. He stated that the screening would be very similar to the existing development's screening wall and showed pictures demonstrating the landscaping and design.

Mr. Battle stated that the proposed residential development is approximately 33.66± acres. He showed the Concept Plan with a total of 242 lots with three single-family product types:

1. Approximately 106 units (44% of the total lots) will be Townhome (TH) lots, with a minimum lot size of 25'X95' and a minimum dwelling unit size of 1,400 square feet.
2. Approximately 70 lots (29% of the total lots) will be single-family detached R-7 lots (Type 1), with a minimum lot size of 45'X95' and a minimum dwelling unit size of 1,800 square feet. These lots will be front-entry.
3. Approximately 66 lots (27% of the total lots) will be single-family detached R-7 lots (Type 2), with a minimum lot size of 40'X110' and a minimum dwelling unit size of 1,800 square feet. These lots will be rear-entry.

Mr. Battle stated that several building elevations will be incorporated in the development. He noted that all sides of all elevations will be 100% masonry with primary building materials such as stone, brick, and stucco. The 100% masonry requirement exceeds the ALDC standards. Additionally, he noted that the elevations will be further enhanced through treated driveways and carriage-hardware designed garage doors.

Mr. Battle noted that no on-street parking will be permitted along streets with townhome frontage – this restriction will be marked by “No Parking” signage. Parking for the townhome lots is provided as off-street parking. He stated that this restriction would also be in the deeds of the homes, making it enforceable through the deed as well.

Mr. Battle stated that the Development Regulations stipulate that there must be two shade trees per lot. In locations where the shade trees may not be successfully planted on the lot, there are options to plant them in other places throughout the development.

Mr. Battle stated that the Development Regulations include building elevation standards, lot design criteria and setbacks, screening, roadway, the no parking restriction, tree planting, and cluster mailbox regulations. He noted that other modifications to PD No. 108 also include removing the regulation to deed restrict the property to individuals over 55 years of age.

Mr. Battle noted that, through the Technical Review Committee, the Allen Independent School District did have questions about the impact of this development. Mr. Battle stated that the applicant utilized a school demographer to produce additional data, which indicated a low impact from this type of development.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

1<sup>st</sup> Vice-Chair Trahan stated that he had gone out to drive the site and, while it has no bearing on his decision, when driving down Kennedy Drive to go north on Watters Road, the median was difficult to see. He felt that there needed to be a marker or indication of the median so that people did not drive over it.

Mr. Battle stated that it was noted and that the feedback would be shared with the Engineering Department.

Commissioner Hollingsworth stated that he had no questions.

2<sup>nd</sup> Vice-Chair Platt stated that he felt the development was a great continuation of what has already started.

Commissioner Orr agreed that what has been completed so far has been extremely nice and that, if it continues, the development will be a great addition to the City.

2<sup>nd</sup> Vice-Chair Platt stated that the screening wall was one of the nicest that he has seen in a while, and that it sets a high standard.

Commissioner Hollingsworth questioned who would be allowed to park in the public parking provided within the development and if there was any mechanism to monitor that area to ensure that people are not leaving things there indefinitely.

Mr. Battle stated that it was a good question but that he was unsure of the deed restrictions.

Jed Dolson, 2805 North Dallas Tollway, Plano, TX, 75093, stated that the deed restrictions were approved by the City Attorney for Phase 1 and Phase 2 of Village at Twin Creeks. He noted that this section would be annexed into the existing development. He noted that it prohibits things like parking boats in the public spaces.

Commissioner Hollingsworth questioned who monitors the public parking and if the City or the HOA would be responsible for enforcement.

Mr. Dolson confirmed that it was the HOA's responsibility to monitor the deed restrictions. He also noted that the HOA has the ability to fine, which seems to be more effective in enforcement than just warning letters.

Chairman Cocking commended the step away from small lots and the transition between the 40' lots and the 30' lots across the street. He stated that he did not like the townhome rows. He noted that the Commission has done a lot of great work in preventing rows of thirty-four houses or townhomes on a long streak. Additionally, he noted that the twenty-five foot lots with eighteen-foot driveways leave only seven feet of grass per lot. He reiterated that there has been a lot of work put into establishing curves along residential roads and that the townhomes do not meet this. He stated that recent urban residential will look better than this row of townhomes.

Chairman Cocking noted that he cannot fault the developer for the townhomes as the Allen Land Development Code is outdated. He noted that this can be built in our town according to our Land Development Code. He stated that the code needs to be updated. He noted that the residential areas have done well and that the urban residential has been recently updated, but that he does not want to see townhomes that look like prison barracks. He stated that Allen deserves better. He noted that while the townhomes meet the Land Development Code, it does not fit the City of Allen.

Chairman Cocking stated that he has put a request in with the staff to update the Land Development Code so that townhomes never have to look like this again. He stated that he will move forward with this one but that he believes the Commission can do so much better for the town. He stated that it will be eighteen-foot of driveway, seven-foot of grass, repeating, and that he would not want to live on street like that even though he is actively looking for townhomes in the City. He stated that he would prefer to live in an apartment complex than on that street. He emphasized the need to update the Land Development Code.

Mr. Battle stated that he always appreciates input from the Commissioners. He stated that they have been contemplating how they might change townhomes and how they might improve those standards.

Commissioner Ogrizovich asked to clarify how the townhomes would look.

Mr. Battle stated that the rendering provided in the packet is very similar to what the townhomes would look like.

Commissioner Ogrizovich disagreed with Chairman Cocking, stating that he did not believe that the townhomes looked like army barracks. Commissioner Ogrizovich stated that they were attractive, though the Chairman was correct about the amount of pavement. He emphasized that he felt it was an attractive elevation.

Chairman Cocking clarified that the elevations were not accurate, as the elevations did not show only seven feet of grass on a twenty-five foot lot. He stated that the elevations are provided to give an idea of what the townhomes would look like but that they were not accurate.

Commissioner Ogrizovich asked when the Commission would see the real elevations.

Mr. Battle stated that the elevations would be given to the City when the developer applies for a building permit. He stated that, through the zoning process, they are conceptual elevations, meaning that this is what they will generally look like. Once the developer comes in with the final designs, the final designs will be compared to the conceptual elevations to ensure that they are very similar or very close, knowing that the product might change a little bit.

2<sup>nd</sup> Vice-Chair Platt stated that he believed that means that the Commission will not see the final designs.

Mr. Battle confirmed that this is correct.

Chairman Cocking stated that the elevations needed to be architecturally similar but not exact. He stated that he is at a point in life where he is looking at townhomes, and he noted that there is a difference in the community and feel of a townhome where the townhome is treated like a 4,500-square foot house. He noted that if this was a 4,500-square foot house, they would not provide only ten feet of green space. He stated that they would not allow a long street like that for residential. He stated that part of the problem was that townhomes are allowed to be six in a row, and he believes that is too many. He reiterated that the applicant followed Allen Land Development Code says. He stated that he would not want to walk down that street as it would be like walking across driveways for thirty-four homes.

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by 2<sup>nd</sup> Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 1 OPPOSED to recommend approval of the request to amend the development regulations of District D of Planned Development "PD" No. 108 and adopt a Concept Plan, Screening Plan, Roadway Plan, and Building Elevations; generally located southwest of Exchange Parkway and Watters Road, for Village at Twin Creeks Phase 4.**

**The motion is carried.**

#### **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 7:27 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

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Jeff Cocking, Chairman

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Hayley Angel, Planner

**Director's Report from 6/27/2017 City Council Meeting**

- The request to conduct a Public Hearing and approve an Ordinance regarding proposed amendments to the Allen Land Development Code was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 130 for Single-Family Residential "R-5" and "R-6" and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations relating to approximately 79.095± acres generally located west of Chelsea Boulevard and south of the Ridgeview Drive Right-of-Way, for Ridgeview Crossing, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations for Planned Development No. 54 and adopt a Concept Plan and Building Elevations relating to the use and development of Lot 8R, Block D, Bray Central One Addition; generally located at the northwest corner of US Highway 75 and McDermott Drive, for RaceTrac, was approved.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	July 18, 2017
<b>SUBJECT:</b>	Capital Improvement Program (CIP) Status Report
<b>STAFF RESOURCE:</b>	Chris Flanigan, PE Director of Engineering
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	None.
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	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 June, 2017  
CIP Map through July, 2017

# ENGINEERING CIP REPORT - THROUGH JUNE 2017

PROJECT			STATUS / COMMENTS		CONST. DATES
ROADS	CITY	1	2015 Intersection Improvements	ST1504	
		2	2017 Median Improvement Project	ST1705	TBD
		3	2017 Street and Alley Rehabilitation Project (Various Locations)	ST1704	TBD
		4	Allen Drive US75 Interchange Improvements	ST1710	Complete Spring 2018
	OTHERS	5	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	TBD
		6	CBD Asphalt Rehabilitation Project	ST1709	TBD
		7	Chelsea Blvd Intersection Improvements	ST1703	Complete August 2017
		8	Ridgeview Drive (Watters - Chelsea) PH 2	ST1701	Complete August 2018
UTILITIES	OTHERS	9	Ridgeview Drive (Watters - Chelsea) PH 1	ST1701	Complete August 2017
		10	FM 2551 (Main St - Parker Rd)	ST0316	2020
		11	Ridgeview / US 75 Overpass	TXDOT	TBD
		12	Stacy Road, Ph 2 (Greenville - FM 1378)	TXDOT ST0704	Complete Spring 2018
OTHER		13	Fountain Park Water/SS Rehab, Ph 2	WA1403	Complete July 2017
		14	Hillside Water & Sanitary Sewer Rehab.	WA1605	Complete Fall 2018
		15	Olson & Beverly Elementary Sidewalk Improvements	ST1501	Complete Fall 2017
		16	Library Parking Lot Expansion	LB1701	Complete November 2017
		17	Central Fire Remodel & Expansion		Complete Fall 2019



# ENGINEERING CIP MONTHLY REPORT

## JULY 2017

CONSTRUCTION

DESIGN

CONSTRUCTION  
(By Others)

DESIGN  
(By Others)

FUTURE

ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN



## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** July 18, 2017

**SUBJECT:** Conduct a Public Hearing and consider a request for a Residential Replat of Lot 1, Block Y, Twin Creeks Phase 7A-1, being 28.378± acres of land; generally located southwest of the intersection of Ridgeview Drive and Exchange Parkway. (PL-061217-0009) [Walnut Springs at Twin Creeks]

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

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD 54 Adopted – May, 1993  
Final Plat Approved – October, 2004  
PD Amendment Approved – May, 2017

**PUBLIC NOTICE:** Newspaper Notice Published – June 29, 2017  
Property Owner Notices Mailed – July 7, 2017

### **BACKGROUND**

The property is generally located southwest of Ridgeview Drive and Exchange Parkway. The property to the north (across Ridgeview Drive) is zoned Planned Development PD No. 101 Corridor Commercial CC. The property to the west is zoned Planned Development PD No. 54 Medium Density Single-Family MDSF. The properties to the south are zoned Single-Family Residential R-5 and Planned Development PD No. 54 Single-Family SF. The property to the east (across Exchange Parkway) is zoned Planned Development PD No. 54 Community Facilities CF.

A Concept Plan for the property was adopted and the base zoning was changed to Single-Family Residential R-6 for a new residential community in May 2017. Platting is the final step in the development process.

The purpose of this replat is to subdivide one residential lot into 110 single family lots and four open space lots. There are two points of access to the development. One (1) point of access is along Ridgeview Drive to the north. One (1) point of access is along Exchange Parkway to the east. The plat also shows various easements and right-of-way required for development.

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

### **STAFF RECOMMENDATION**

Staff recommends approval.

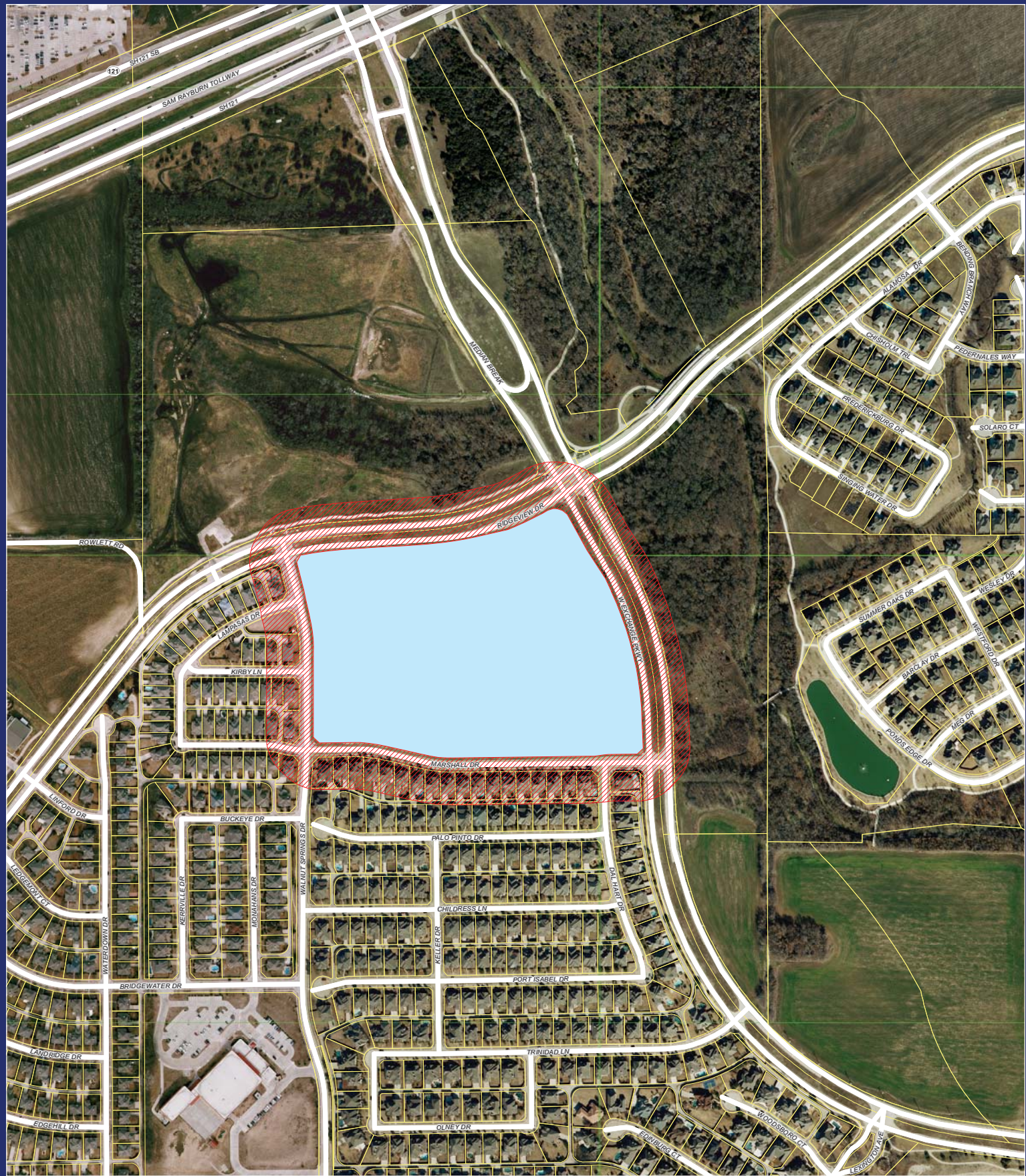
### **MOTION**

*I make a motion to approve the Residential Replat for Lot 1, Block Y, Twin Creeks Phase 7A-1, Walnut Springs at Twin Creeks; generally located southwest of the intersection of Ridgeview Drive and Exchange Parkway.*

**ATTACHMENTS**

Property Notification Map  
Replat

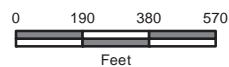




Property Ownership Notification  
**Walnut Springs At Twin Creeks**

### Map Legend

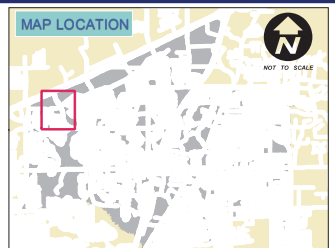
- 200' Notification Buffer
- Railroad
- Public Rezone
- CollinCAD Parcels



Community Development - GIS

Date Saved: 3/30/2017

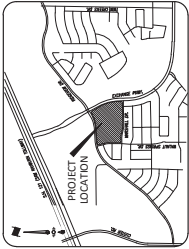
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.





PRIME RIDGE INVESTMENTS, LTD.  
ABSTRACT 100, 101, 102, 103, 104,  
CHANDLER JACKSON SURVEY  
TRACT 69  
SHEET 100, 101, 102, 103, 104  
SHEET 100, 101, 102, 103, 104

PRIME RIDGE INVESTMENTS, LTD.  
ABSTRACT 100, 101, 102, 103, 104,  
CHANDLER JACKSON SURVEY  
TRACT 69  
SHEET 100, 101, 102, 103, 104  
SHEET 100, 101, 102, 103, 104



Project Location Map

Boundary Line Table			
Line #	Length	Direction	Notes
BL1	125.00'	S 89°15'00" W	
BL2	42.11'	S 83°23'06" W	
BL3	159.26'	N 77°02'10" W	
BL4	139.37'	S 89°10'03" W	
BL5	35.07'	N 45°17'00" W	
BL6	16.19'	N 14°59'54" W	
BL7	47.82'	N 09°33'10" W	
BL8	126.00'	N 14°59'54" W	
BL9	34.59'	N 31°14'12" E	
BL10	125.00'	N 77°03'42" E	
BL11	25.43'	N 61°13'56" E	
BL12	165.00'	S 28°46'04" E	
BL13	143.00'	S 32°27'57" E	
BL14	119.63'	S 01°57'56" E	
BL15	34.98'	S 43°48'53" W	

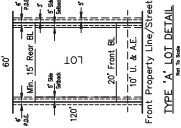
Boundary Curve Table			
Curve #	Length	Chord Bearing	Delta
BC1	16.59'	S 89°15'00" W	5°15'07"
BC2	16.59'	S 89°15'00" W	5°15'07"
BC3	136.41'	S 70°00'00" N	8°33'36" W 13°42'41"
BC4	150.77'	S 89°10'03" W	8°33'36" W 13°42'41"
BC5	166.86'	S 89°10'03" W	8°33'36" W 13°42'41"
BC6	15.40'	S 89°10'03" W	8°33'36" W 13°42'41"
BC7	15.40'	S 89°10'03" W	8°33'36" W 13°42'41"
BC8	155.65'	S 89°10'03" W	8°33'36" W 13°42'41"
BC9	208.01'	S 89°10'03" W	8°33'36" W 13°42'41"
BC10	183.00'	S 89°10'03" W	8°33'36" W 13°42'41"
BC11	102.00'	S 89°10'03" W	8°33'36" W 13°42'41"
BC12	627.48'	S 89°10'03" W	8°33'36" W 13°42'41"

NOTES:

- The H.O.A. shall own and maintain all common areas to include Lots 1-4.
- The H.O.A. shall own and maintain all screening walls within a W.M.E.
- Gauge doors must be a minimum of 20" from street or alley.
- No structures, mechanical equipment, pools or pool apparatus are allowed to encroach within any easement. Fences are allowed by permit only.
- No landscaping or improvements over 24" in height will be allowed in the easement.
- No utility easements shall be located within the easement.
- This symbol indicates a disturbed utility location.
- Shade on granted by this plat is for the purpose of showing easements for sidewalk maintenance, and lot & lot maintenance easements for three (3) feet from the front and rear property lines.
- Network - Texas State Plane Coordinate System, NAD83, North Central Zone 11. One meter shall be located on structure.

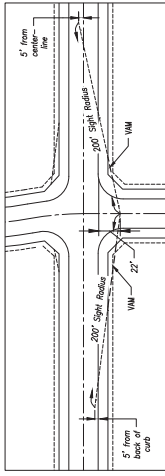
Legend

- 1/4" Iron Rod Set
- 1/4" Wall Maintenance Easement
- 1/4" Building Line Setback
- 1/4" Right Of Way
- 1/4" Drainage Easement
- 1/4" Private Drainage Easement
- 1/4" Site Line Easement
- 1/4" Sanitary Sewer Easement
- 1/4" Landscaping Easement
- 1/4" Utility Easement
- 1/4" Water Easement
- 1/4" Home Owners Association
- 1/4" Street Name Change
- 1/4" Sight Visibility Easement
- 1/4" By This Plat
- 1/4" Deed Records Collin County Texas



Front Property Line/Street Easement Detail

SVE Easement Detail



WALNUT SPRINGS AT TWIN CREEKS  
BEING A REPLAT OF LOT 1, BLOCK Y, TWIN CREEKS PHASE 7A-1  
110 RESIDENTIAL LOTS, 4 OPEN SPACE/HOA LOTS (2.88 Ac.)

28.378 ACRES RIGHT-OF-WAY

C. JACKSON SURVEY ~ ABSTRACT NO. 489  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Engineer / Surveyor  
Sally Engineering, Inc.  
4000 W. Loop West, Suite 100  
Allen, Texas 75013  
Telephone: (972) 355-5555  
Fax: (972) 355-5556  
Contact: Matt Dorelli

Scale: 1" = 100' June 2017 SHI Job No. 16-117



<b>PLANNING &amp; ZONING COMMISSION</b>	<b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** July 18, 2017

**SUBJECT:** Conduct a Public Hearing and consider a request for a Replat of Lot 2A, Block B, The Village at Allen, being 38.0481± acres of land; generally located southeast of Andrews Parkway. (PL-040717-0003) [Saint Andrews Park Addition]

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

**PREVIOUS COMMISSION/COUNCIL ACTION:** Final Plat Approved – February, 2008  
Replat Approved – October, 2009  
PD Amendment Approved – November, 2016

**LEGAL NOTICES:** None.

**ANTICIPATED CITY COUNCIL DATE:** None.

**BACKGROUND**

The property is generally located southeast of Andrews Parkway. The properties to the north and west (across Andrews Parkway) are zoned Planned Development PD. No. 73 Shopping Center SC. The properties to the south are zoned Planned Development PD No. 58 Multi-Family Residential MF-18 and Single-Family Residential R-5. The properties to the east are zoned Single-Family Residential R-5.

The property is currently zoned Planned Development PD No. 73 Shopping Center SC and Planned Development PD No. 73 Single-Family Residential R-7. A PD Amendment for Saint Andrews Park for a single-family residential subdivision was approved in November 2016. Platting is the last step in the development process.

The Replat shows 30.0481± acres of land subdivided into 62 Residential Lots, 10 HOA Lots, and 2 existing Commercial Lots. There are three (3) access points for the subdivision – two (2) primary access points on Andrews Parkway and one (1) gated, emergency access drive on Andrews Parkway. The plat also shows various easements and right-of-way dedication required for development.

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

**STAFF RECOMMENDATION**

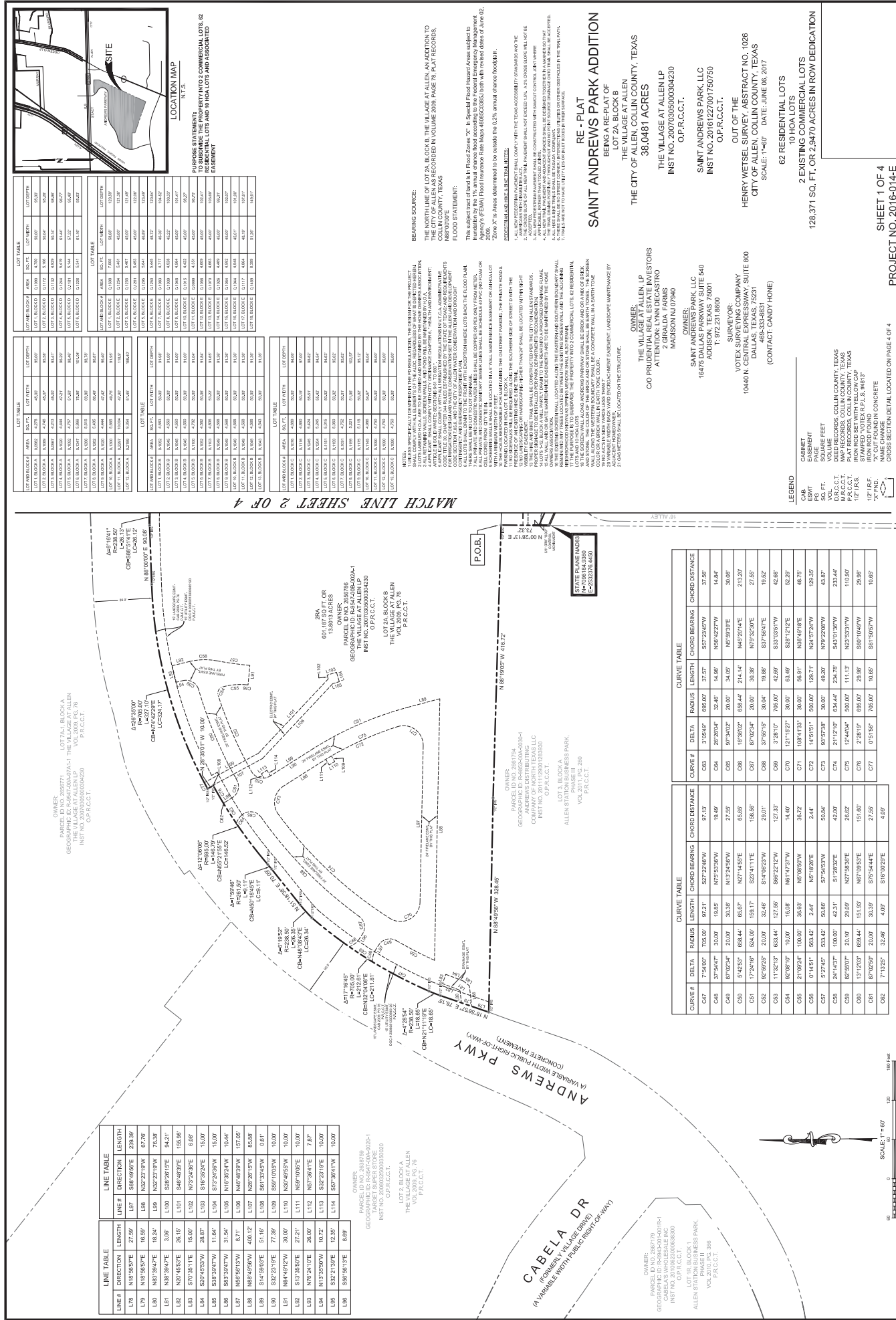
Staff recommends approval.

**MOTION**

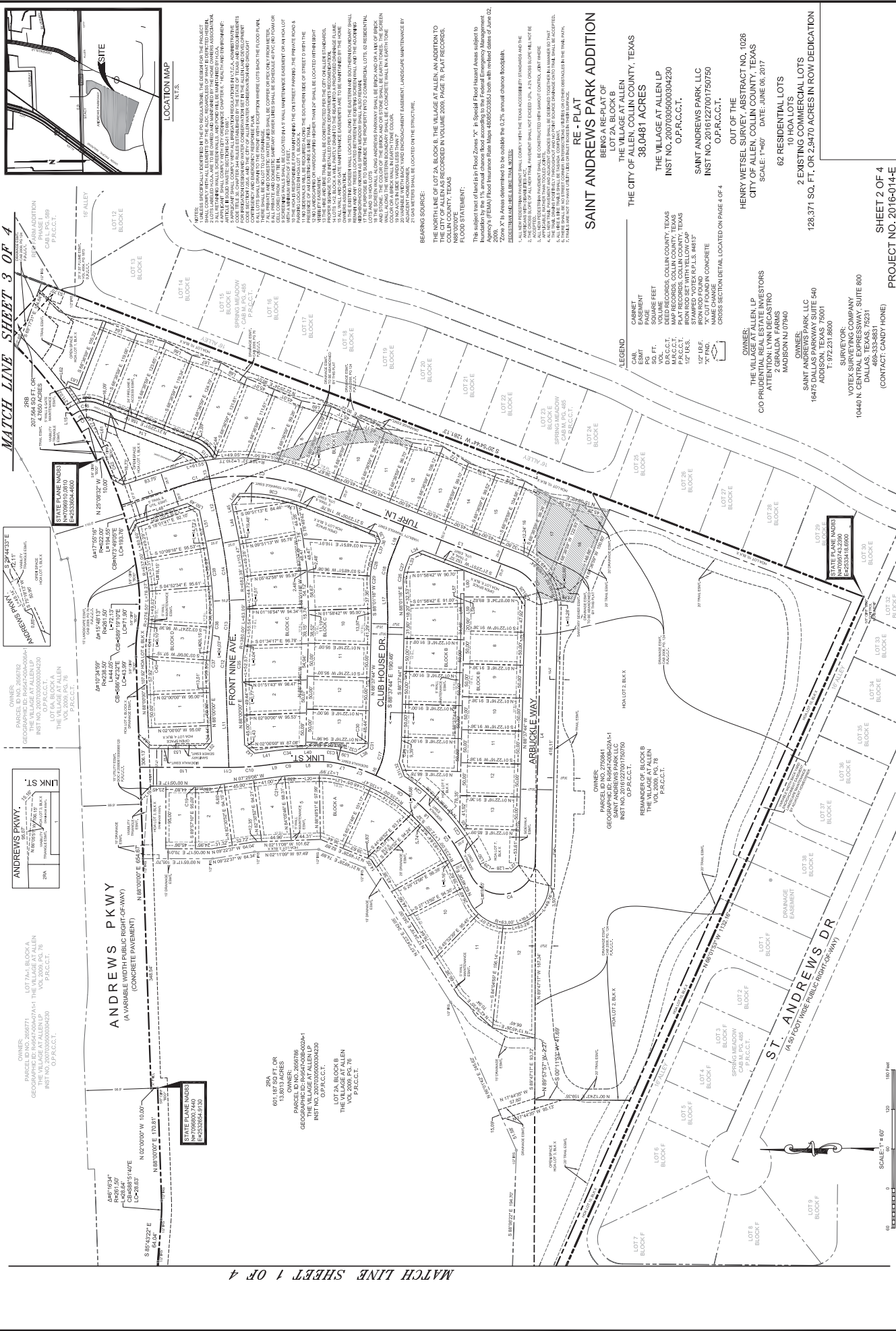
*I make a motion to approve the Replat of Lot 2A, Block B, The Village at Allen; generally located southeast of the intersection of Stacy Road and Andrews Parkway, for Saint Andrews Park Addition.*

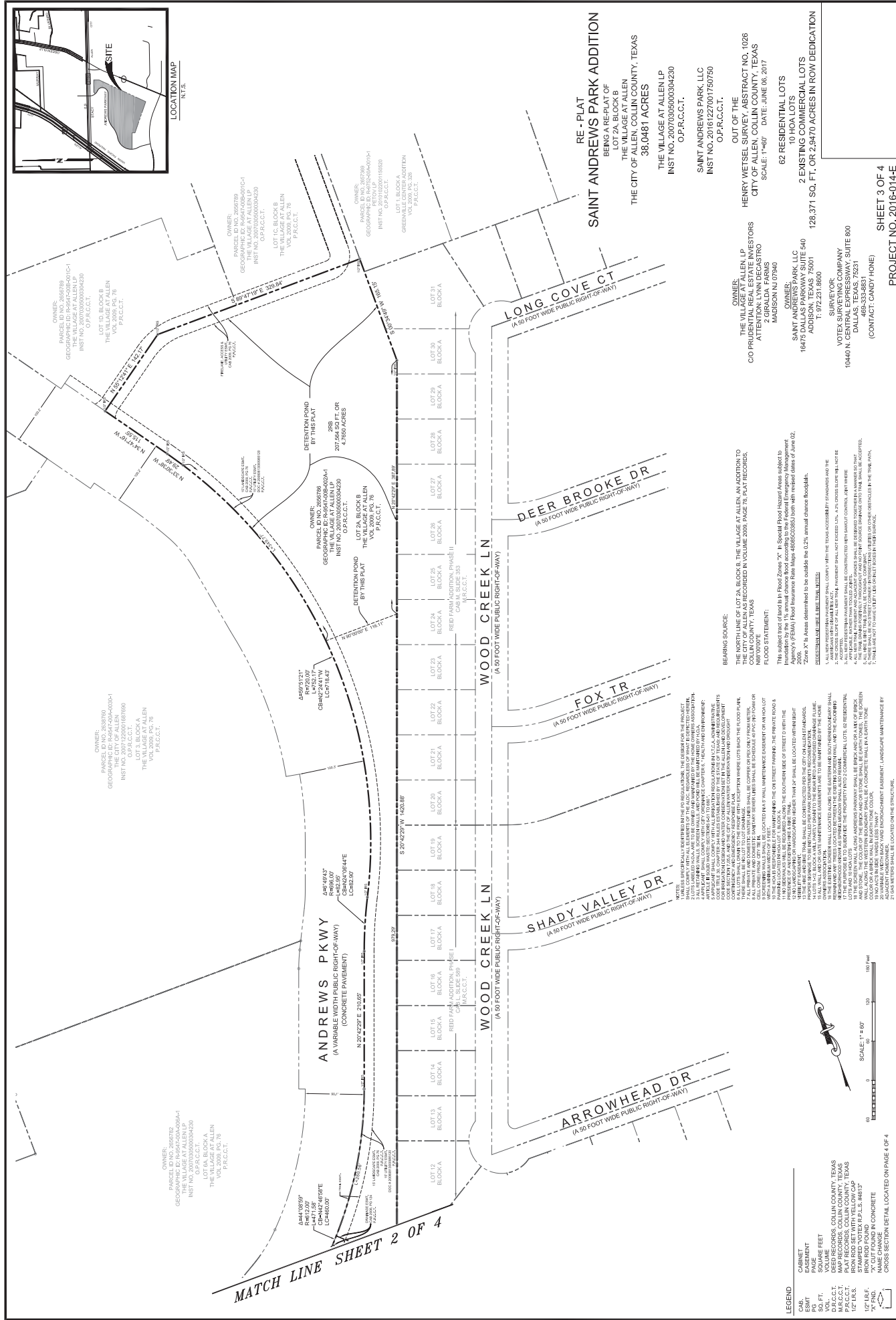
**ATTACHMENTS**

Replat











## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** July 18, 2017

**SUBJECT:** Conduct a Public Hearing and consider a request for a Replat for Lots 2-R-1 & 2-R-2, Block A, Allen Commerce Center Addition, being 22.53± acres of land; generally located northwest of the intersection of US Highway 75 and Allen Commerce Parkway. (PL-062617-0010) [Allen Commerce Center Addition]

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

**PREVIOUS COMMISSION/COUNCIL ACTION:** Amended Plat Approved – September, 2016  
Minor Replat Approved – December, 2016  
PD Amendment Approved – May, 2017

**LEGAL NOTICES:** None.

**ANTICIPATED CITY COUNCIL DATE:** None.

### **BACKGROUND**

The property is generally located northwest of the intersection of US Highway 75 and Allen Commerce Parkway. The property to the north is zoned Community Facilities CF. The property to the west is zoned Planned Development PD No. 124 Corridor Commercial CC. The property to the south (across Allen Commerce Parkway) is zoned Planned Development PD No. 78 Commercial Corridor CC. The property to the east (across US Highway 75) is the Town of Fairview.

The property is currently zoned Commercial Corridor CC and Planned Development PD No. 129 Corridor Commercial CC. A PD Amendment for the DFW II Data Center was approved in May 2017. A Site Plan for the DFW II Data Center is currently under review. Platting is the last step in the development process.

The Replat shows two lots at approximately 22.53± acres. There are two (2) access points into the development; both on Allen Commerce Parkway for Lot 2-R-1 (DFW II Data Center). The plat also shows easements required for development.

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 2-R-1 and 2-R-2, Block A, Allen Commerce Center Addition; generally located northwest of the intersection of US Highway 75 and Allen Commerce Parkway.*

### **ATTACHMENTS**

Replat







## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

<b>AGENDA DATE:</b>	July 18, 2017
<b>SUBJECT:</b>	Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 4,144± square foot portion of a building located on Lot 7R, Greenway-Allen Retail Addition; generally located south of McDermott Drive and west of Century Parkway (and commonly known as 503 W. McDermott Drive, Suite 100). (SUP-070317-0002) [Title Boxing Club]
<b>STAFF RESOURCE:</b>	Madhuri Mohan, AICP Senior Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Replat Approved – 1998 Replat Approved – February, 2016
<b>PUBLIC NOTICE:</b>	Public Hearing Sign Installed – July 7, 2017 Public Hearing Letters Mailed – July 7, 2017
<b>ANTICIPATED COUNCIL DATE:</b>	August 8, 2017

### **BACKGROUND**

The property is generally located south of McDermott Drive and west of Century Parkway (and commonly known as 503 W. McDermott Drive, Suite 100). The properties to the north, west, and south are zoned Shopping Center SC. The property to the east (across Century Parkway) is zoned Central Business District CBD.

The applicant is proposing to tenant a 4,144± square foot portion in an existing building for a fitness studio facility. Staff categorizes this type of use as a Fitness and Health Center use.

The property is zoned Shopping Center SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Fitness and Health Center use within the SC zoning district.

The applicant submitted a business summary in conjunction with the SUP application. The following is a general summary of the proposed business operations:

- Daily classes (7 days a week)
  - Monday-Thursday 5:00 a.m. – 9:00 p.m.
  - Friday 5:00 a.m. – 7:00 p.m.
  - Saturday 6:30 a.m. – 3:00 p.m.
  - Sunday 9:00 a.m. – 3:00 p.m.
- Average class size: Approximately 18 attendees/class

Parking on site complies with the Allen Land Development Code standards.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

**STAFF RECOMMENDATION**

Staff recommends approval.

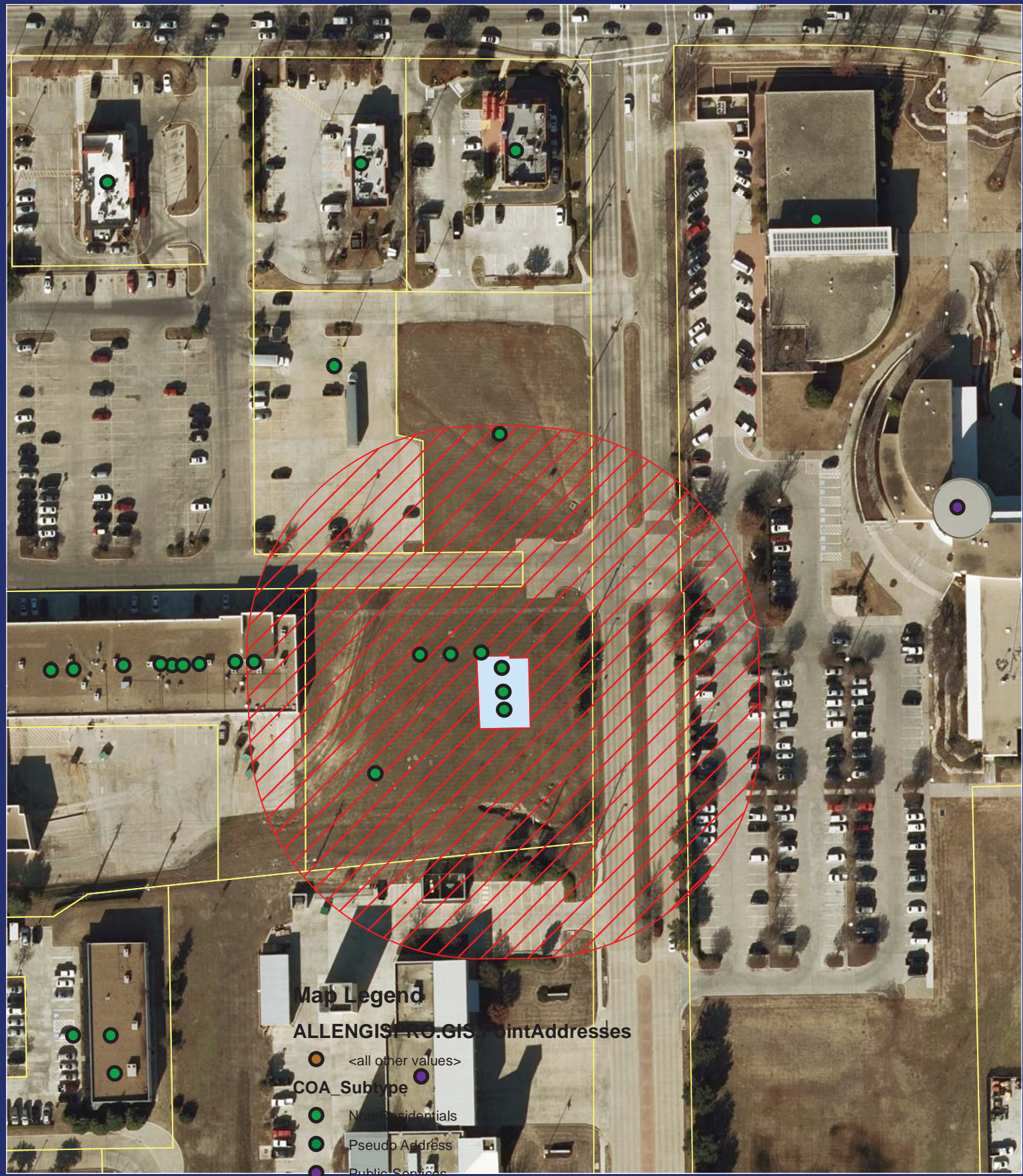
**MOTION**

*I make a motion to recommend approval of a Specific Use Permit SUP request for a Fitness and Health Center use for Title Boxing Club; generally located south of McDermott Drive and west of Century Parkway (and commonly known as 503 W. McDermott Drive, Suite 100).*

**ATTACHMENTS**

Property Notification Map  
Site Plan  
SUP Suite Plan





**Map Legend**

**ALLENGISH RD. GIS PointAddresses**

- <all other values>
- COA\_Subtype
  - Non-Residential
  - Pseudo Address
  - Public Services



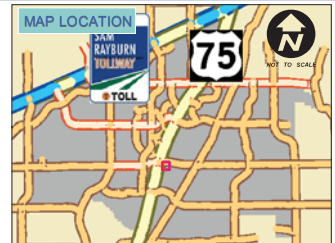
- Residential
- Public Rezone
- 200' Notification Buffer
- Railroad
- CollinCAD Parcels

North arrow pointing North (N), South (S), East (E), and West (W).

Scale bar: 0, 30, 60, 90 Feet

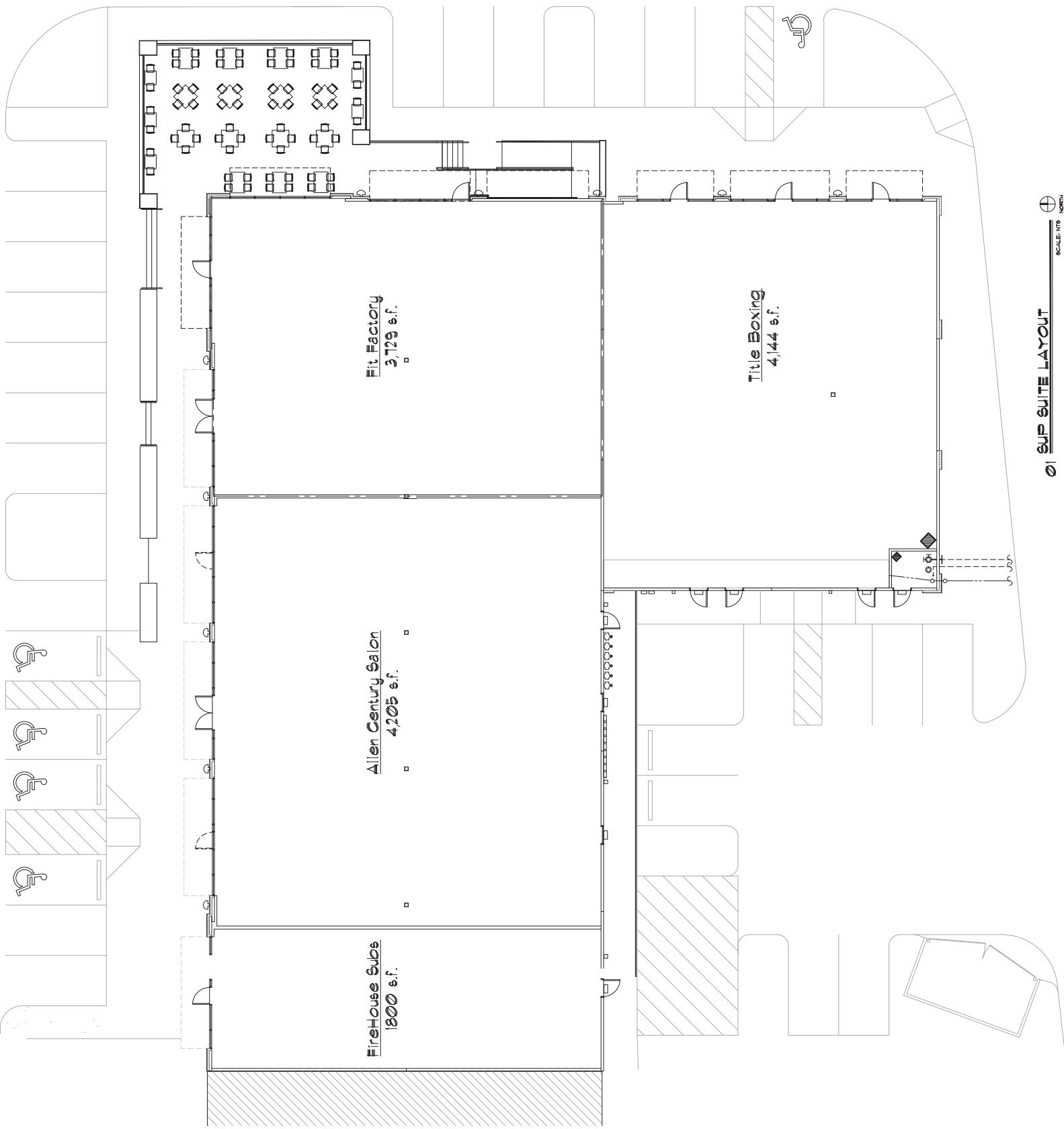
Planning & Development - GIS  
Date: 7/6/2017

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









William S. Dahlstrom  
(214) 953-5932 (Direct Dial)  
(214) 661-6616 (Direct Fax)  
wdahlstrom@jw.com

July 13, 2017

**Via Electronic Mail**

*mmohan@cityofallen.org*

Ms. Madhuri Mohan  
Senior Planner  
Department of Community Development  
City of Allen  
305 Century Parkway  
Allen, Texas 75013


Re: Bethany Greenville Retail Center; Request to Table Zoning Case.

Dear Madhuri:

Pursuant to our conversation, I am forwarding this letter to request that the above-referenced zoning case, which is currently on the agenda for the July 18, 2017 Planning and Zoning Commission hearing, be tabled to a date certain, August 1, 2017, in order to continue our review of comments by City Staff.

Thank you for your assistance with this matter. If you have any questions or if you need anything else, please feel free to contact us.

Sincerely,

  
William S. Dahlstrom