



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 5, 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 November 28, 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 November 21, 2017, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Bossy Boots Addition, Lot 3, Block D, being 0.781± acres located in the John Fyke Survey, Abstract No. 325; generally located east of Webster Drive and south of Baumgartner Way. (PL-102717-0021) [Bossy Boots Addition]

Regular Agenda

4. Revised Preliminary Plat - Consider a Revised Preliminary Plat for Montgomery Ridge Phase III, being 4.096± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Bethany Drive and west of U.S. Highway 75. (PL-Pre-091917-0007) [Montgomery Ridge Phase III]
5. Combination Plat – Consider a request for a Combination Plat for Bethany Road Office Park, Lot 1, Block 1, being 4.5828± acres situated in the William Perrin Survey, Abstract No. 708; generally located north of Bethany Drive and west of Greenville Avenue. (PL-100317-0018) [Bethany Office Warehouses]
6. General Development Plan – Consider a request for a General Development Plan for Starcreek Village, being 8.236± acres situated in the Francis Dasser Survey, Abstract No. 280, and Starcreek Commercial, Lot 2, Block A; generally located south of State Highway 121 and west of Watters Road. (GDP-090617-0001) [Starcreek Village]

Executive Session (As Needed)

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

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, December 1, 2017, at 5:00 pm.

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 11/28/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 159 for a Gymnastics and Sports Training Facility use for an approximately 5,300± square foot portion of a building, generally located south of Main Street and west of Allen Heights Drive (and commonly known as 1210 E. Main Street), for CrossFit Ammo, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 132 for Corridor Commercial, and adopt Development Regulations, a Concept Plan, and Building Elevations for an approximately 1.610± acres out of the L.K. Pegues Survey, Abstract No. 702, generally located at the southwest corner of the intersection of Curtis Lane and US Highway 75, for Texas Legends Gun Range, was approved.



PLANNING AND ZONING COMMISSION

**Regular Meeting
November 21, 2017**

ATTENDANCE:

Commissioners Present:

Michael Orr, 2nd Vice-Chair
Gene Autrey
Luke Hollingsworth
Dan Metevier
John Ogrizovich

Absent:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, PE, Assistant Director of Engineering
Brian Bristow, RLA, Assistant Director of Parks and Recreation
Hayley Angel, Planner
Nicole Corr, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, 2nd Vice-Chair Orr 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 November 14, 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 November 7, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Autrey, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for the Village at Twin Creeks Phase Four, being 33.542± acres located in the Catharine Parsons Survey, Abstract No. 711; generally located at the southwest corner of the intersection of Exchange Parkway and Watters Road. (PL-Pre-082117-0006) [The Village at Twin Creeks Phase Four]

Ms. Hayley Angel, Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for The Village at Twin Creeks Phase Four. The property is generally located at the southwest corner of the intersection 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.

Ms. Angel stated that a Planned Development amendment was approved by City Council in July 2017 to establish design standards for a new residential community with both attached and detached product types. Preliminary platting is the next step in the development process.

Ms. Angel stated that the Preliminary Plat shows approximately 33.5 acres of land being subdivided into 104 townhome lots, 135 detached single-family lots, and 14 Open Space/HOA lots. She noted that there are a total of three access points into the development; two access points on Kennedy Drive and one access point on Watters Road. The plat also shows various easements required and right-of-way to be dedicated for development of the property.

Ms. Angel stated that the Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the Concept Plan, and meets the requirements of the Allen Land Development Code.

Commissioner Ogrizovich asked if the Applicant could create a row of three to six units and if it varies.

Ms. Angel stated that he was correct, as there is a minimum of three units and a maximum of six units.

Commissioner Ogrizovich asked if the runs would be finalized later.

Ms. Angel stated that he was correct.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Autrey, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for The Village at Twin Creeks Phase 4; generally located at the southwest corner of the intersection of Exchange Parkway and Watters Road.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Lot 1-R-1, Block A, Kids R Kids Addition, being 5.50± acres; generally located at the northwest corner of the intersection of Exchange Parkway and Alma Drive. (PL-101317-0019) [Alma and Exchange Grocer]

Commissioner Metevier stated that due to conflict of interest, he will be abstaining from this agenda item.

Ms. Hayley Angel, Planner, presented the item to the Commission. Ms. Angel stated the item is a Replat for Alma and Exchange Grocer. The property is generally located at the northwest corner of the intersection of Alma Drive and Exchange Parkway. The properties to the north are zoned Planned Development PD No. 53 Single-Family Residential R-6. The properties to the west are zoned Planned Development PD No. 53 Shopping Center SC. The properties to the south (across Exchange Parkway) are zoned Planned Development PD No. 54 Single-Family SF. To the east (across Alma Drive), the properties are zoned Shopping Center SC.

Ms. Angel stated that the property is currently zoned Planned Development PD No. 53 Shopping Center SC. She noted that a PD Amendment for the property was approved by City Council in September 2017 for a grocery store. She stated that a Site Plan for the property is currently being reviewed. Platting is the last step in the development process.

Ms. Angel stated that the Replat shows one lot at approximately five and a half acres. She stated that there are a total of four access points into the property; one access point on Exchange Parkway, two access points on Alma Drive, and one internal access point from the property the west through a Fire, Access, Drainage, and Utility Easement. The plat also shows various easements required for development of the property.

Ms. Angel stated that the Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

2nd Vice-Chair Orr opened the public hearing, and with no one wishing to speak, he closed the public hearing.

Motion: **Upon a motion by Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 4 IN FAVOR, 0 OPPOSED, and 1 ABSTAIN to approve a Replat for Lot 1-R-1, Block A, Kids R Kids Addition; generally located at the northwest corner of the intersection of Exchange Parkway and Alma Drive.**

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development PD No. 40 Corridor Commercial “CC” and to adopt a Concept Plan, Special Event/Temporary Use Exhibit, Sign Plan, and Building Elevations for 11.944± acres out of the Seaborn and Clements Survey, Abstract No. 879, and including a portion of Lot 1, Block A, Cottonwood Creek Baptist Church Addition; generally located south of State Highway 121 and west of Watters Road. (ZN-080717-0007) [Allen Harley Davidson]

Mr. Marc Kurbansade, Director of Community Development, presented the item to the Commission. Mr. Kurbansade stated that the item is a PD Amendment for Allen Harley Davidson. The property is generally located south of State Highway 121 and west of Watters Road. The property to the north (across SH 121) is the City of McKinney. The properties to the west, south, and east are zoned Planned Development PD No. 40 Corridor Commercial CC. He stated that the property is currently zoned Planned Development PD No. 40 Corridor Commercial CC.

Mr. Kurbansade stated that there are two points of access into the property and that both are on SH 121. He noted that a deceleration lane on SH 121 is also proposed to facilitate access into the site.

Mr. Kurbansade stated that the 25-foot landscape buffer is encumbered with various easements but 15 feet of the buffer will be a clear space for planting the trees and other landscaping required by the Allen Land Development Code. He stated that Department of Engineering and Department of Parks and Recreation have worked to ensure that adequate landscaping is provided and that utilities are unencumbered. He noted that to accommodate the building on the site, the parking setback is reduced to 40 feet (from 50 feet) along State Highway 121.

Mr. Kurbansade stated that the building will be one story with a maximum height of 38 feet and that primary building materials include concrete, stucco, glass, and some metal elements.

Mr. Kurbansade stated that the Special Event/Temporary Use Exhibit includes three areas designated for various events. He noted that the Development Regulations specify various conditions, including a regulation that the minimum parking requirement must be met during the special events.

Mr. Kurbansade stated that sign is proposed along State Highway 121. He stated that the Sign Exhibit shows a 55-foot-tall pole sign with a copy area of approximately 200-300 square feet.

Mr. Kurbansade stated that the Development Regulations include design standards to amend the Planned Development, including the additional permitted use, setbacks, signage, traffic and street improvements, tree mitigation, outdoor display, and temporary use/special events. He noted that the tree mitigation included an allowance for a 25% reduction with respect to Hackberry trees.

Mr. Kurbansade stated that the language in the Development Regulations for the Outdoor Sales and Display Area has been modified from what was provided to the Commissioners. He noted that the updated language does not change what is being proposed and makes it clear that outdoor display is allowed one hour prior to business opening, during business hours, and one hour after business hours. He stated that the original language could be read that outdoor display was only allowed one hour prior to business hours and one hour after business hours but not during business hours. He stated that staff wanted to clarify the language in the ordinance to meet the intent. He asked Commission that, should they choose to make a motion, they would read this revision into the motion.

Mr. Kurbansade stated that while staff is recommending approval of the item, staff does not support the height of the proposed sign as there is no policy guidance for such a deviation from the Allen Land Development Code. He stated that when the recommendation is made to City Council, the Commission can either recommend or not recommend with or without conditions. He reminded the Commission that their discussion of approval or denial is recorded in the official record and forwarded to City Council in meeting minutes. He encouraged the Commission to structure their recommendation without conditions.

Commissioner Autrey asked for clarification on how staff asked the motion to be read. He noted that his experience on the Sign Control Board made him concerned that the issue of signage may come up at a later date.

Mr. Kurbansade reiterated that the Commissioners' discussion on preferences about any Development Regulation and any concerns the Commissioners may have will be entered into the record for City Council to review. He asked that the Commission make a recommendation without condition.

Commissioner Hollingsworth asked for information about sign heights along US Highway 75.

Mr. Kurbansade stated that US Highway 75 is the only location in the City of Allen that pole signs are allowed by right. He noted that elsewhere in the City only allows monument signs. He stated that he believes that the height of pole signs varies but will confirm the maximum pole height.

Commissioner Metevier stated that the information provided in the packet shows that the Applicant is proposing a 55-foot-tall pole sign and the Allen Land Development Code only allows an eight-foot tall monument sign with a 60-square-foot copy area and a 90-square-foot area on the building itself.

Mr. Kurbansade stated that those specifications are for a freestanding monument sign, not for attached wall signs.

Commissioner Metevier asked what signage is allowed if attached to a building.

Mr. Kurbansade stated that he will confirm in the Allen Land Development Code.

Commissioner Autrey asked if the property was owned by Cottonwood Creek Baptist Church.

Mr. Kurbansade stated that there are a few different parcels, of which some are owned by Cottonwood Creek Baptist Church.

Commissioner Ogrizovich asked if the Church was in support of the proposal.

Mr. Kurbansade stated that he only received one letter of support from William Wines, who owns the property to the east of the subject property.

Commissioner Ogrizovich asked if the property owned by William Wines was immediately to the east along State Highway 121.

Mr. Kurbansade stated that all parcels face State Highway 121 and confirmed that it was the parcel immediately to the east of the subject property.

Commissioner Metevier asked staff to elaborate on the Development Regulations regarding special events, the parking associated with those events, and the responsibilities of the user during those events. He noted that the information provided to the Commission stated that the user would need written agreement from the surrounding property owners and written approval from the Department of Community Development for those permits.

Mr. Kurbansade stated that the Commissioner was correct. He noted that the special events at the proposed location will function the same as current location. He stated that staff is ensuring they meet the requirements.

Michael Clark, 6750 Hillcrest Plaza #325, Dallas, TX, the Applicant, stated that he is representing Coyote Motorsports and Harley Davidson. He noted that the Church is the seller of the property, have signed the application for rezoning, and are in support of the case.

Mr. Clark noted that the business is relocating due to the need for more space. He stated that the business looked at a few locations before picking this site. He stated that the site does have issues with grading and utilities, constraining the buildable area. He demonstrated the channels and culverts that keep the site at a lower grade.

Mr. Clark stated that the requested signage is imperative for the tenant and that a maximum height of eight feet is too small regardless of the requested maximum height. He stated that the sign's height places it five to six feet lower than State Highway 121, the site's only access point. He noted that due to the limited access, this signage was critical to customers finding the property. He showed a picture of how visible the

sign would be at the preceding offramp. He reiterated that the sign is imperative for the functionality of the site.

Mr. Clark stated that he did not want to go to City Council with a recommendation for denial solely based on the signage, as the proposed zoning change would then require a super majority vote. He asked the Commission that they recommend approval with concern for sign height if the rest of the plan is palatable.

Commissioner Hollingsworth asked if the proposed height was typical for pole signs at other, similar locations.

Mr. Clark noted that it was difficult to determine the exact measurement but that pole sign heights ranged from 33 to 50 feet in height. He stated that the Applicant worked to give the columns an ornamental look but that the pole sign is a Harley Davidson standard.

Commissioner Hollingsworth asked how the site compared to other locations, specifically in the size of the building and the size of the site.

Mr. Clark said that it is a large site but more constrained and does not make a good comparison to others. He noted that the proposed store is approximately 46,000 square feet, which is larger than current store. He noted that it was comparable to other recently developed stores.

2nd Vice-Chair Orr opened the public hearing.

2nd Vice-Chair Orr noted that there was one letter received:

- William R. Wines, East of the Property, Allen, TX, SUPPORT

2nd Vice-Chair Orr also noted that the Commission received two comment cards for citizens who did not wish to speak:

- Amanda Gonzalez, 913 Parkplace Ridge, Princeton, TX, SUPPORT
- Shawn Feiock, 3421 Black Gold Drive, McKinney, TX, SUPPORT

2nd Vice-Chair Orr closed the public hearing.

Commissioner Ogrizovich asked staff if the City of McKinney allows pole signs along State Highway 121.

Mr. Kurbansade noted that the City of McKinney allows a range of signage, including pole signs and wrapped monument signs along State Highway 121. He noted that directly across from the subject property, an existing gas station has a pole sign with a height of 30 to 35 feet.

Commissioner Ogrizovich asked if staff is opposed to the proposed height of the pole sign.

Mr. Kurbansade said that staff does not support the proposed height of the pole sign because it is such a large departure from the adopted policy. He noted that the existing policy allows an eight-foot-tall monument sign. He noted that the City does allow pole signs along the US Highway 75 corridor, with a single tenant retail use allowed to build a 20-foot-tall and 60 square foot copy area pole sign. He stated that he does also recognize existing circumstances relating to the topography, but that, absent of a policy, it is difficult for staff to recommend approval for a drastic change in policy.

Commissioner Ogrizovich asked for staff's opinion on the Applicant's suggestion regarding the proposed motion.

Mr. Kurbansade stated he was trying to make a similar suggestion in that he was recommending the Commission make a cohesive recommendation and not to pull individual Development Regulations out.

Commissioner Hollingsworth asked if staff intended to change the sign ordinance regulations for State Highway 121.

Mr. Kurbansade stated that the staff has begun the process of determining standards for State Highway 121. He noted that staff spoke to City Council at a workshop last month about the subject and that City Council determined that it would be discussed at the upcoming Strategic Planning session. He stated that this conversation would include landscape, signage, and setbacks along State Highway 121.

Commissioner Hollingsworth asked if there was a distinction between signs on walls and pole signs. He noted that it is possible to have tall buildings with wall signs at the top of the building, which is much higher than the proposed pole sign.

Mr. Kurbansade stated that they are two different types of signs that are treated differently. He noted that wall signs are regulated separately from free standing signs.

2nd Vice-Chair Orr noted that this is one of the first properties being developed along State Highway 121, so the standards are up for debate. He stated that further down the line these concerns may be worked out, but that now it is important to spur development while also being sensitive to signage concerns.

Commissioner Ogrizovich stated that there is a property at Custer Road and State Highway 121 that is being considered for development as mixed use. He asked staff if there was a likelihood that that property will want signage beyond the current ordinance.

Mr. Kurbansade stated that staff anticipates any development along State Highway 121 with retail will seek additional signage while office components will likely use wall signage. He noted that staff understands that the policy will need to be addressed and will be discussed at the Strategic Planning session with City Council.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development PD No. 40 Corridor Commercial “CC” and to adopt a Concept Plan, Special Event/Temporary Use Exhibit, Sign Plan, and Building Elevations for 11.944± acres; generally located south of State Highway 121 and west of Watters Road, for Allen Harley Davidson, noting the Commission’s general concern for the 55-foot pole sign, and with the following condition that Section I of the Development Regulations be changed to read “Outdoor display of motorcycles shall be permitted each day only during the period beginning one hour (1) prior to when the sales area of the motorcycle sales business is open to the public and ending one (1) hour after the sales area is closed to the public and shall be limited to the area shown on the Concept Plan.”**

The motion 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 7:35 p.m.

These minutes approved this _____ day of _____ 2017.

Ben Trahan, Chairman

Hayley Angel, Planner

Director's Report from 11/14/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 157 for a Medical Office use for an approximately 1,500± square foot portion of a building; generally located north of Exchange Parkway and east of Twin Creeks Drive (1420 W. Exchange Parkway, Building A, Suite 120), for Vitals Family Medicine, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 158 for a Dental Office use for an approximately 1,947± square foot portion of a building; generally located north of Exchange Parkway and east of Twin Creeks Drive (1420 W. Exchange Parkway, Building 2, Suite 170), for Allen Smile Design, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: December 5, 2017

SUBJECT: Consider a request for a Final Plat for Bossy Boots Addition, Lot 3, Block D, being 0.781± acres located in the John Fyke Survey, Abstract No. 325; generally located east of Webster Drive and south of Baumgartner Way. (PL-102717-0021) [Bossy Boots Addition]

STAFF RESOURCE: Hayley Angel
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 54 - Approved May, 1993
Planned Development No. 108 - Approved July, 2012
Preliminary Plat - Approved September, 2012

PUBLIC NOTICE: None

BACKGROUND

The property is located north of Exchange Parkway and east of Bossy Boots Drive. The properties to the north, east, south, and west are zoned Planned Development No. 108 for Mixed Use.

The property is zoned Planned Development No. 108 for Mixed Use. A Planned Development amendment was approved by City Council in July 2012 and a Preliminary Plat was approved in September 2012. A Site Plan for the property was approved in July 2017. The Final Plat is the last step in the development process.

The Final Plat shows 0.781± acres of land in a single lot. There are three (3) points of access into the development; one (1) on Webster Drive and two (2) through access easements on the eastern property line. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Bossy Boots Addition, Lot 3, Block D; generally located east of Webster Drive and south of Baumgartner Way.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	December 5, 2017
SUBJECT:	Consider a Revised Preliminary Plat for Montgomery Ridge Phase III, being 4.096± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Bethany Drive and west of U.S. Highway 75. (PL-Pre-091917-0007) [Montgomery Ridge Phase III]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 75 – Approved October, 1998 Planned Development No. 121 – Approved August, 2015 Preliminary Plat – Approved March, 2016
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located south of Bethany Drive and west of U.S. Highway 75. The property to the north is zoned Planned Development PD No. 76 Single Family Residential R-7. The property to the east is zoned Planned Development PD No. 121 Mixed Use. The properties to the south are zoned Planned Development PD No. 74 Single Family Residential R-7 and Planned Development PD No. 121 Mixed Use. The properties to the west are zoned Planned Development PD No. 74 Single Family Residential R-7.

The property is currently zoned Planned Development No. 121 Mixed Use. A Planned Development amendment was approved by City Council in August 2015 to establish this property as a “Mixed Use Flex” Neighborhood Character Zone. A Preliminary Plat was approved in March 2016 to subdivide 90.816± acres of land, leaving the subject property as a single lot. Preliminary platting is the next step in the development process.

The subject Preliminary Plat is for 4.096± acres of land subdivided into 30 townhome lots and 5 Open Space/HOA lots. There are a total of three (3) access points into the development; two (2) access points on Montgomery Boulevard and one (1) proposed future access point on through an internal drive. The plat also shows various easements required for development of the property.

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

STAFF RECOMMENDATION

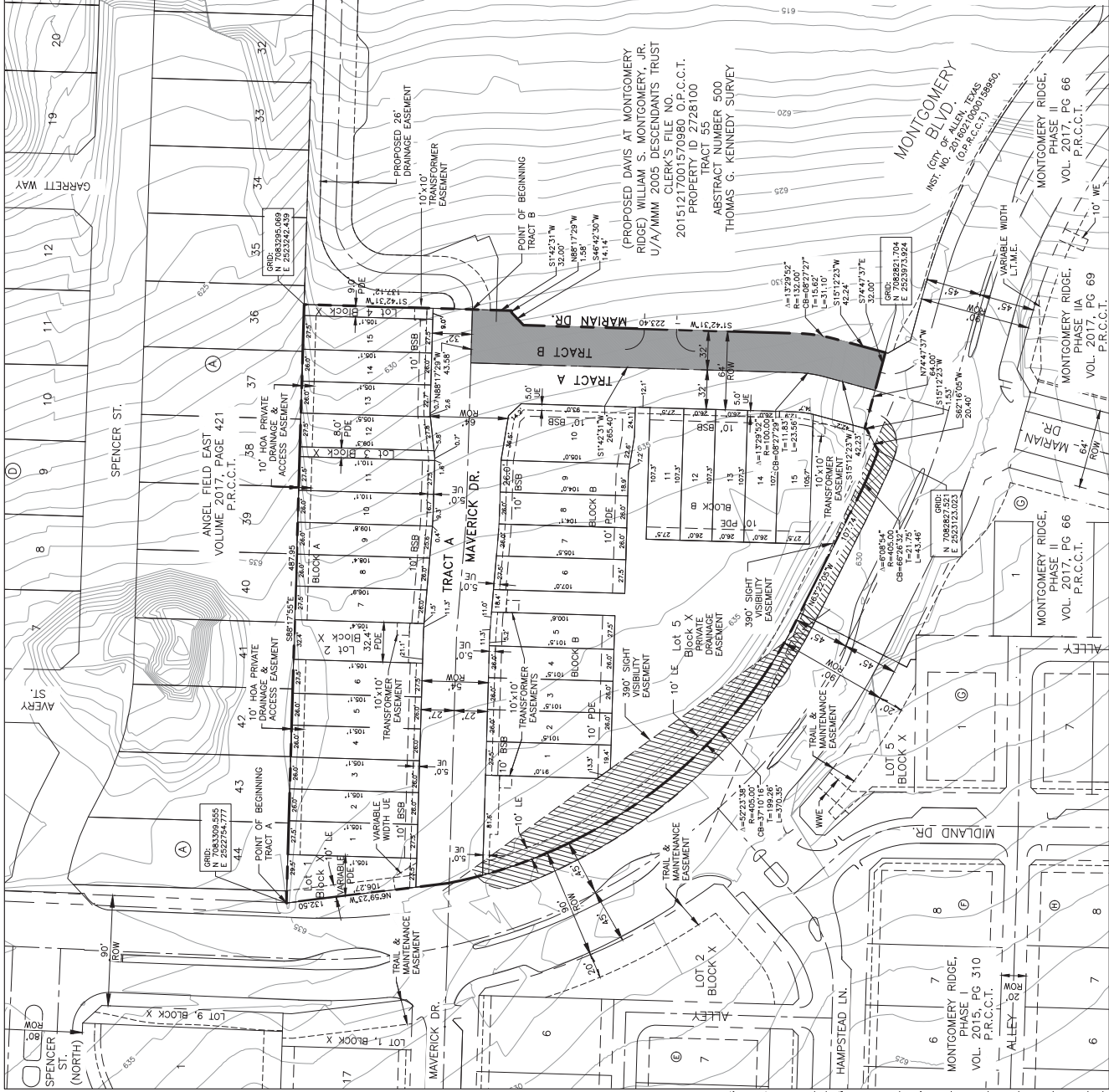
Staff recommends approval.

MOTION

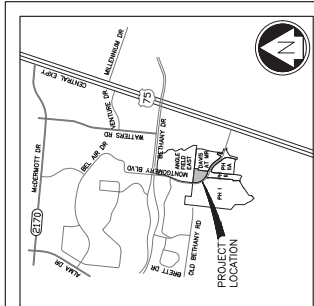
I make a motion to approve the Revised Preliminary Plat for Montgomery Ridge Phase 3; generally located south of Bethany Drive and west of U.S. Highway 75.

ATTACHMENTS

Revised Preliminary Plat

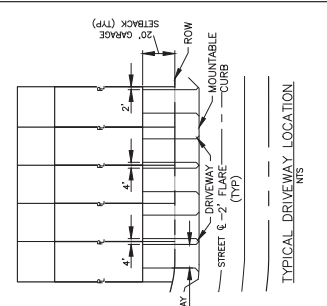


PRELIMINARY LOT INFORMATION TABLE *				
LOT NUMBER	LOT AREA (SQ. FT.)	LOT DEPTH (FEET)	LOT WIDTH (FEET)	LOT AREA (SQ. FT.)
1	10,100	100	100	10,100
2	10,100	100	100	10,100
3	10,100	100	100	10,100
4	10,100	100	100	10,100
5	10,100	100	100	10,100
6	10,100	100	100	10,100
7	10,100	100	100	10,100
8	10,100	100	100	10,100
9	10,100	100	100	10,100
10	10,100	100	100	10,100
11	10,100	100	100	10,100
12	10,100	100	100	10,100
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25	10,100	100	100	10,100
26	10,100	100	100	10,100
27	10,100	100	100	10,100
28	10,100	100	100	10,100
29	10,100	100	100	10,100
30	10,100	100	100	10,100
31	10,100	100	100	10,100
32	10,100	100	100	10,100
33	10,100	100	100	10,100
34	10,100	100	100	10,100
35	10,100	100	100	10,100
36	10,100	100	100	10,100
37	10,100	100	100	10,100
38	10,100	100	100	10,100
39	10,100	100	100	10,100
40	10,100	100	100	10,100
41	10,100	100	100	10,100
42	10,100	100	100	10,100
43	10,100	100	100	10,100
44	10,100	100	100	10,100
TOTAL LOT AREA: 440,000 SQ. FT.				



VICINITY MAP
SCALE: 1"=200'

NOTES:
1. MINIMUM DWELLING UNIT AREA IS 900 SF.
2. * SUBJECT TO CHANGE WITH FINAL

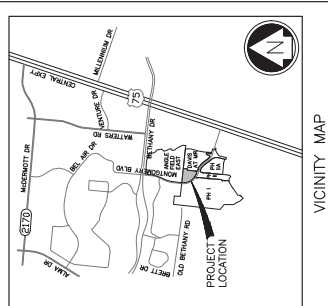
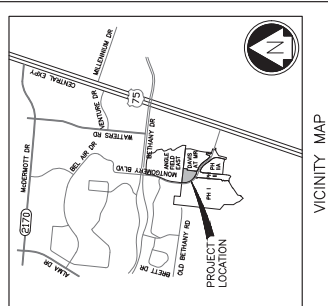
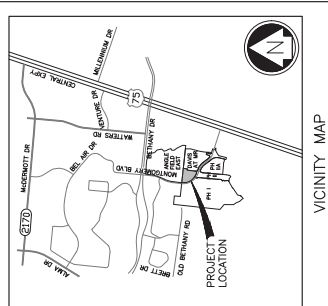
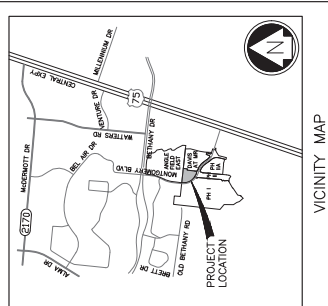
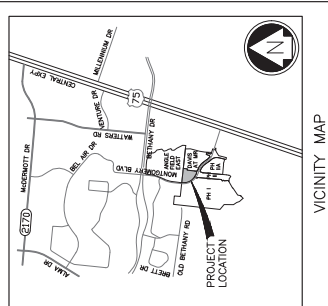
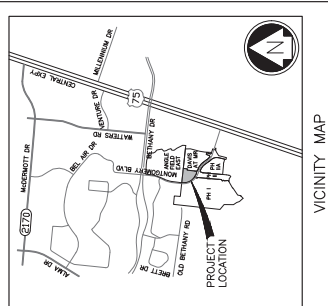
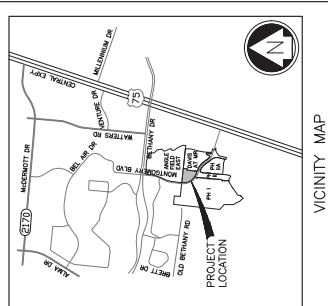
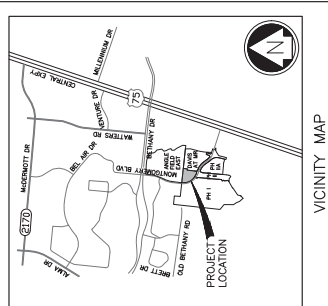
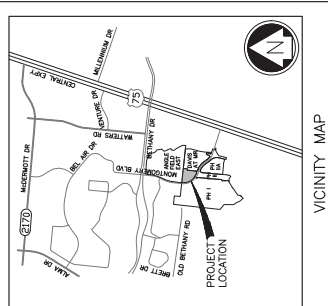
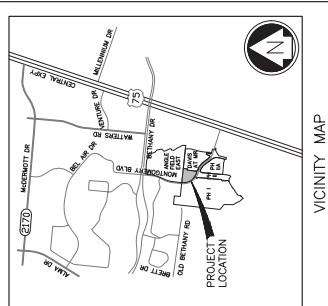
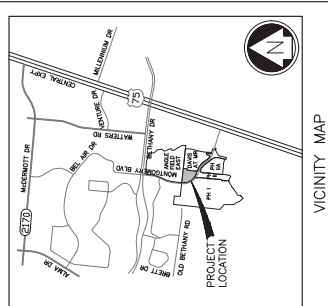
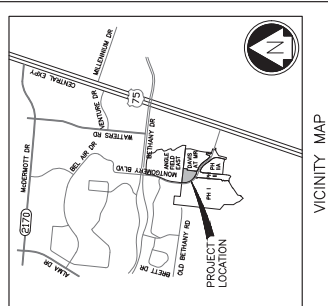
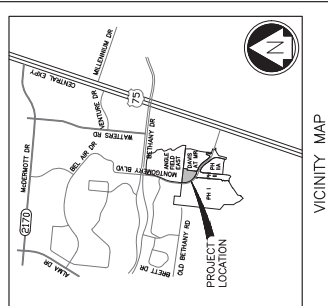
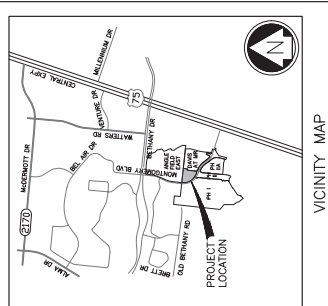
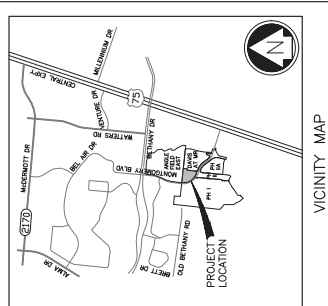
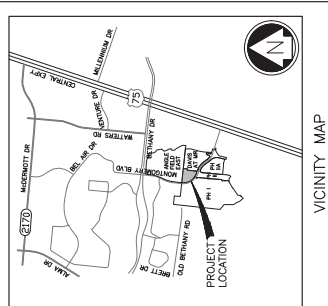
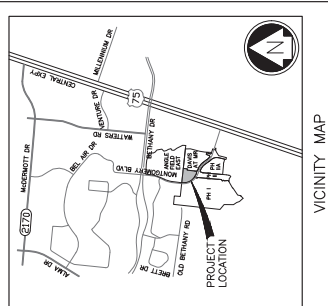
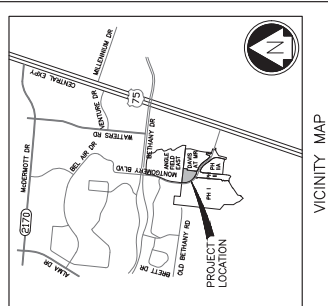
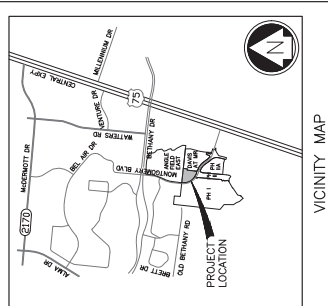
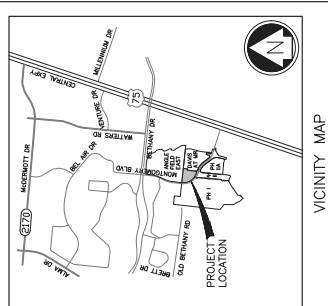
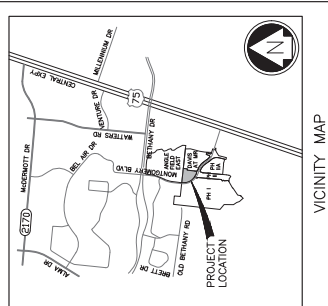
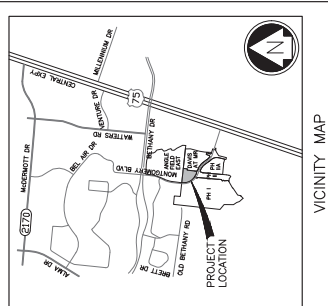
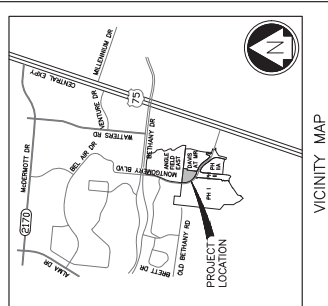
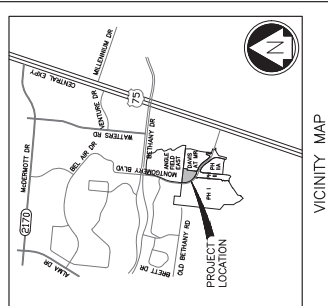
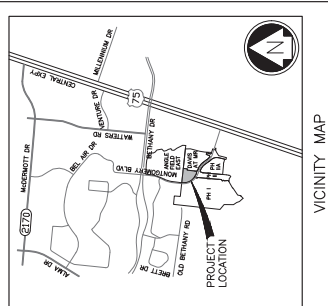
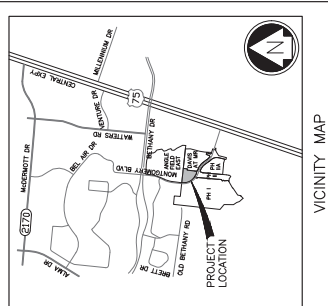
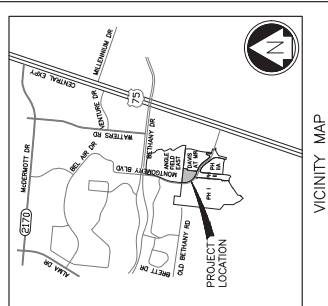
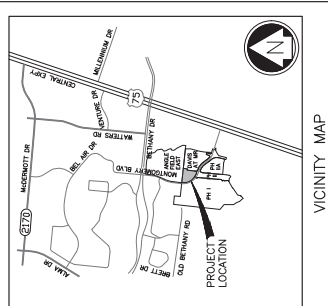
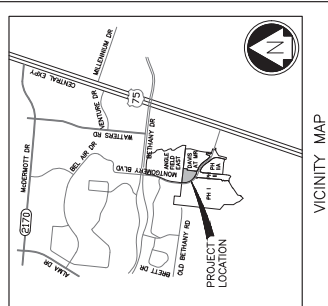
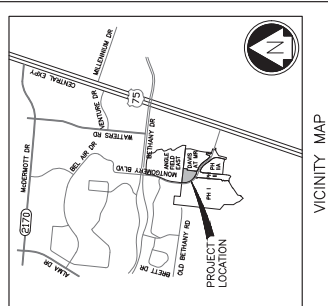
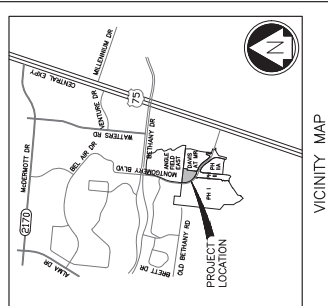
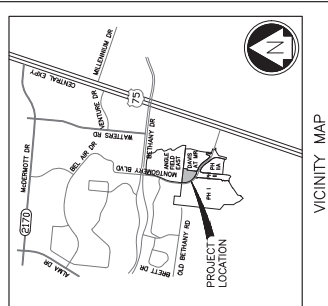
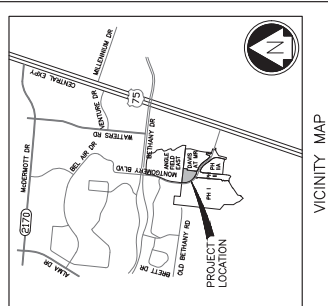
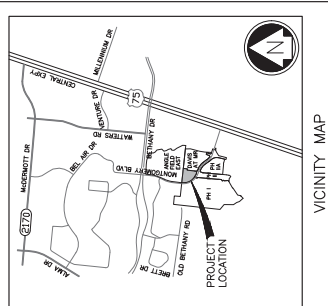
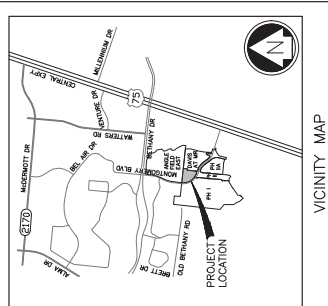
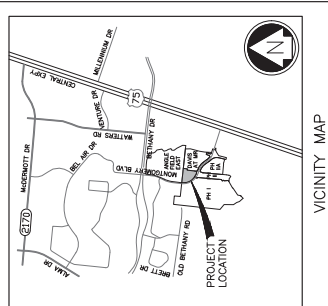
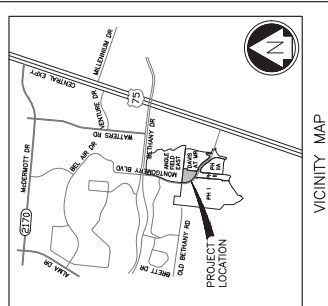
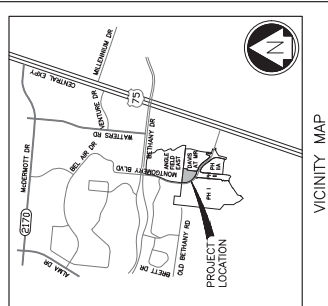
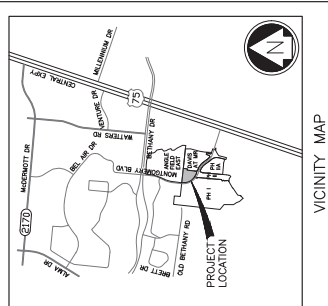
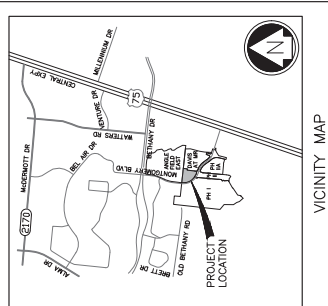
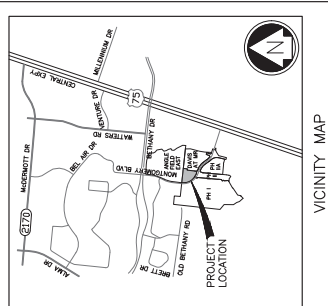
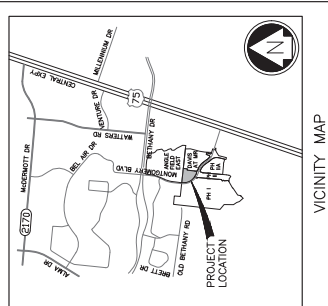
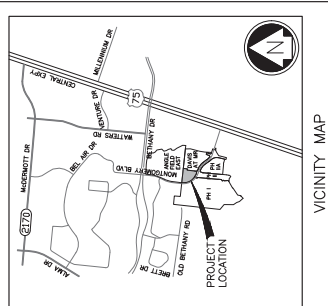
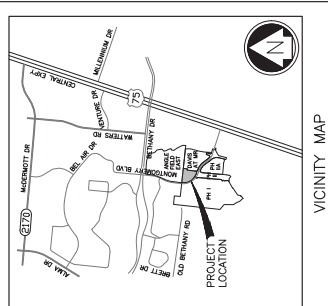
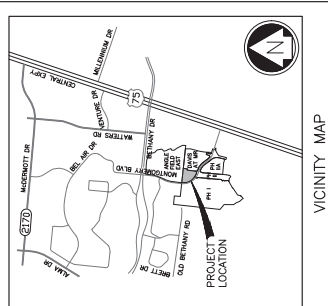
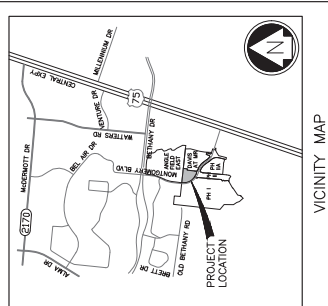
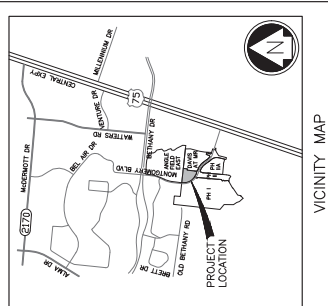
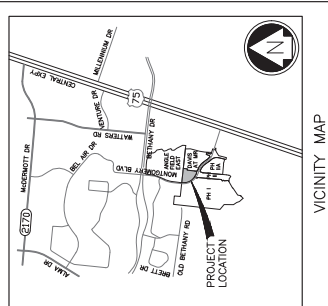
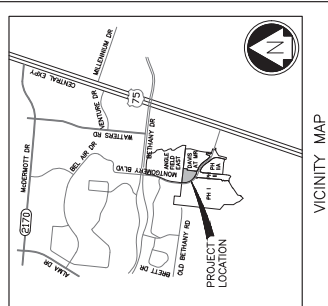
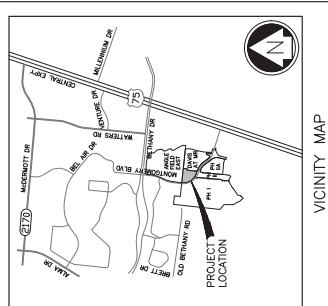
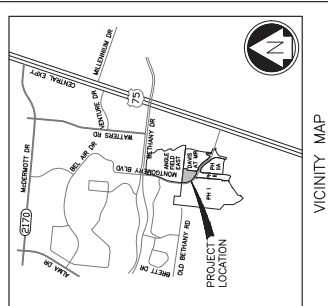
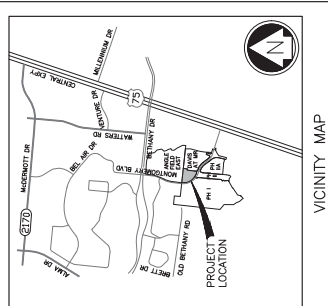
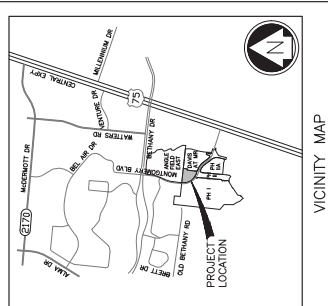
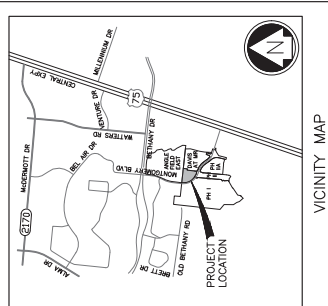
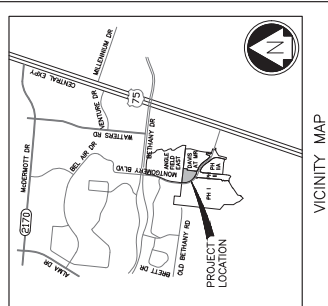
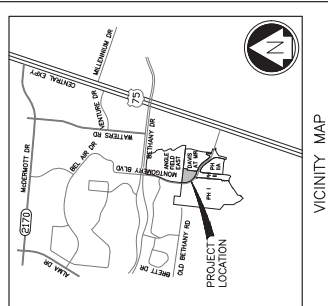
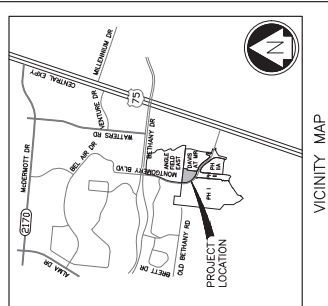
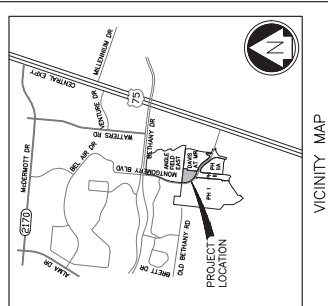
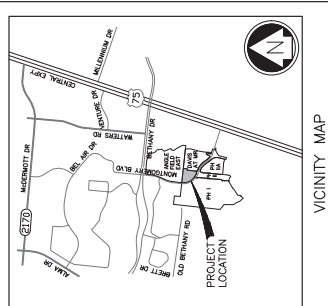
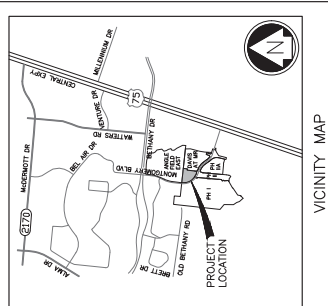
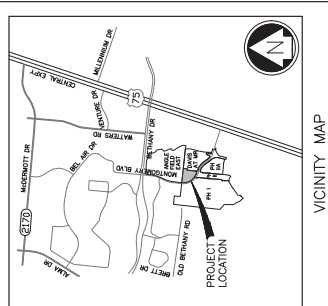
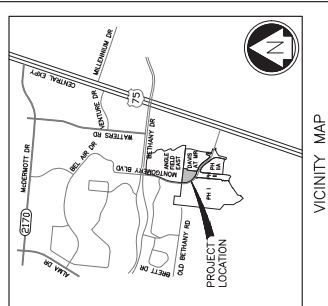
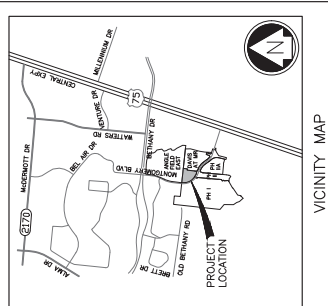
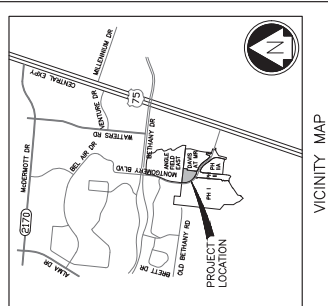
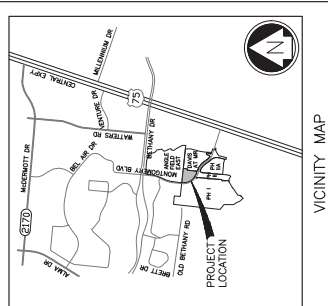
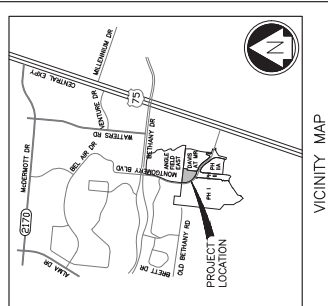
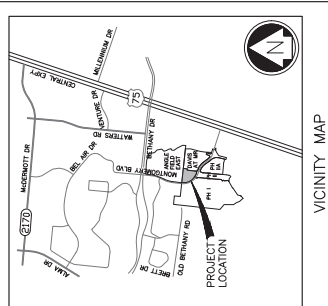
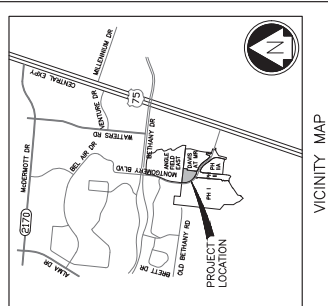
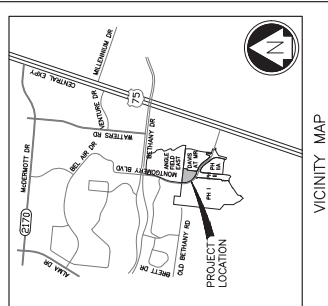
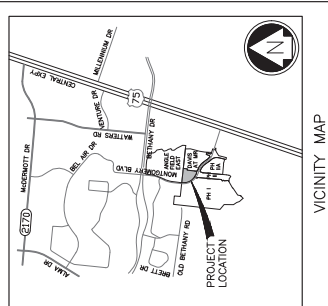
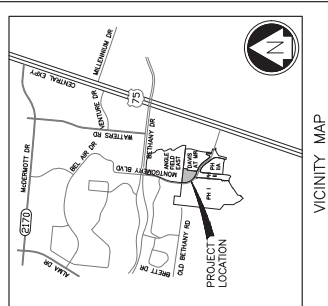
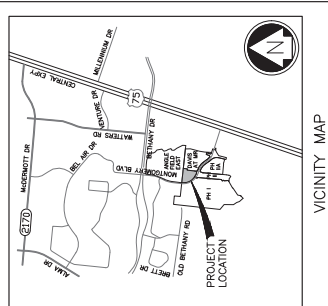
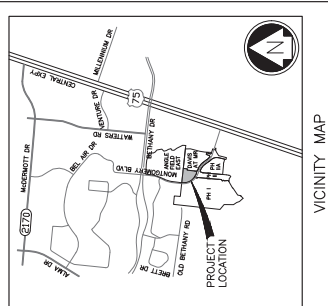
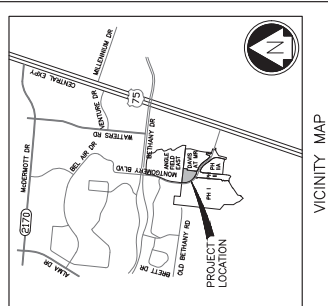
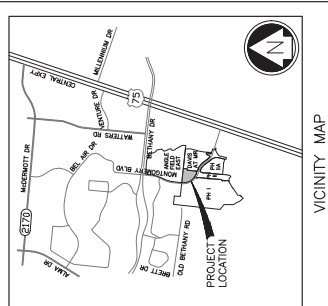
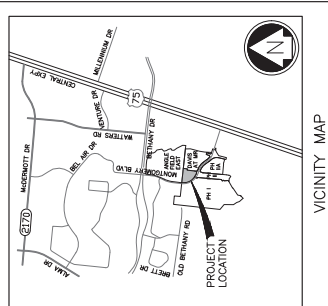
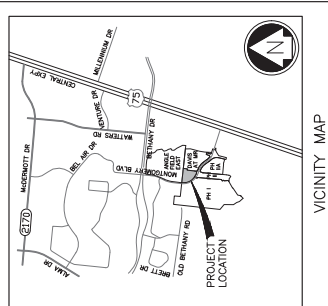
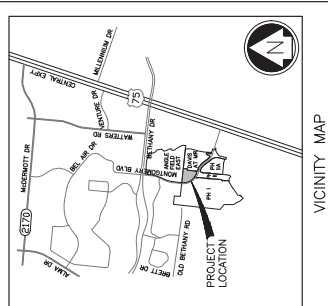
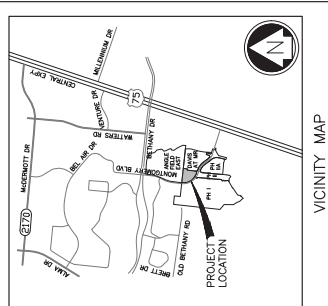
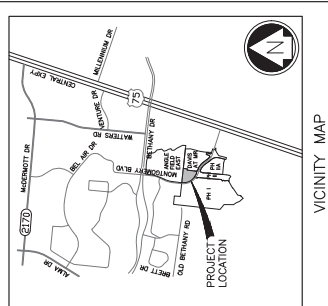
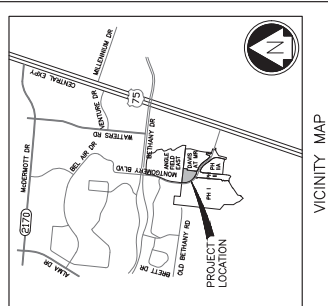
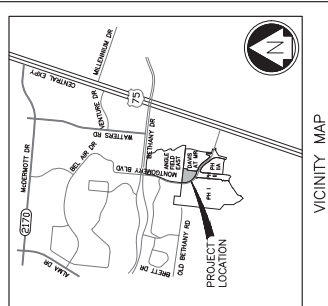
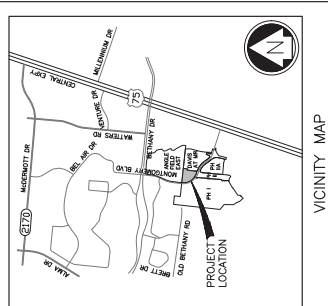
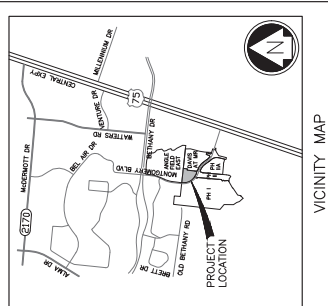
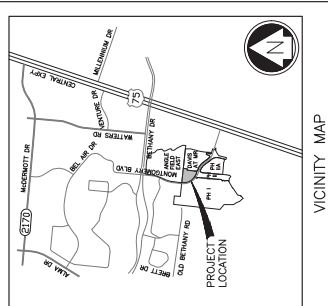
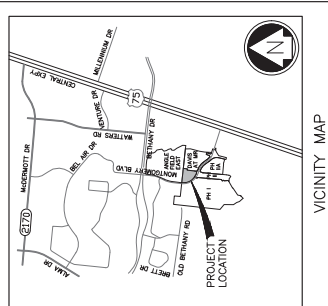
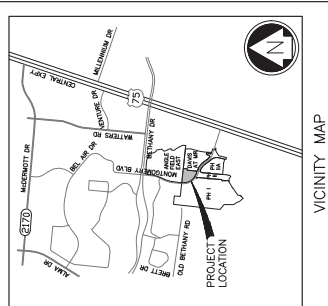
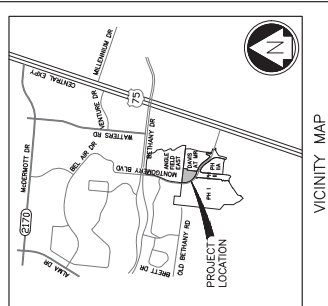
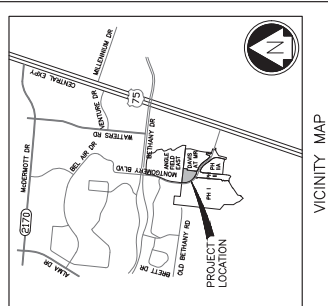
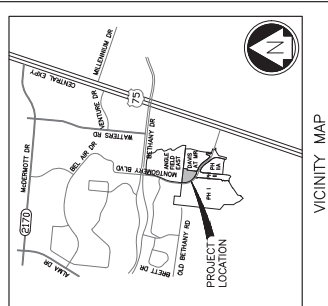
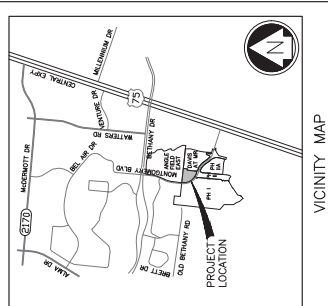
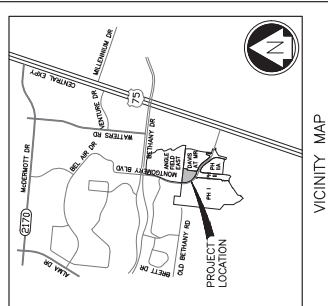
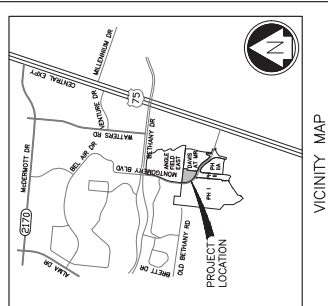
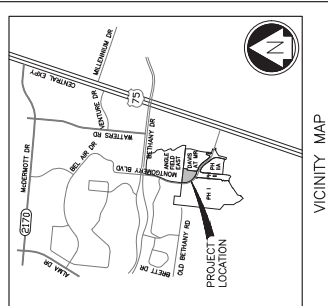
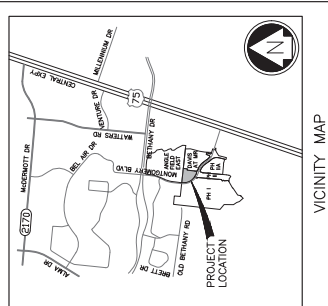
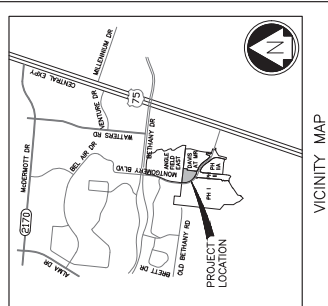
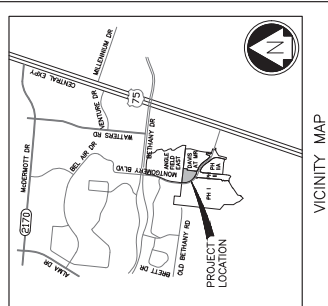
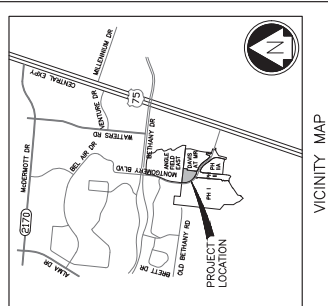
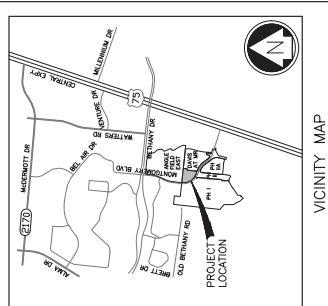
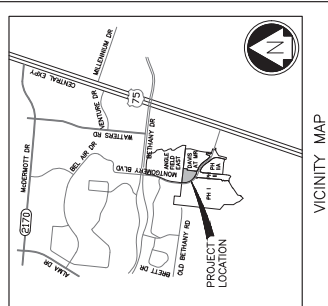
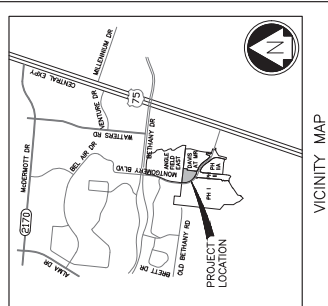
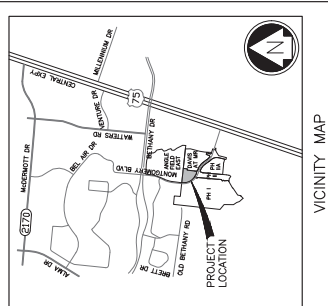
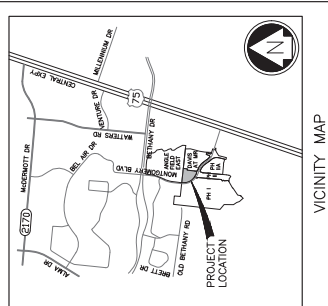
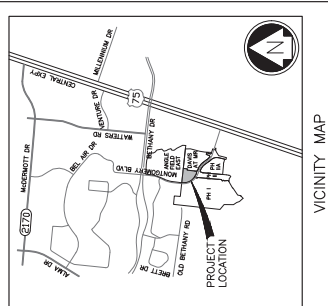
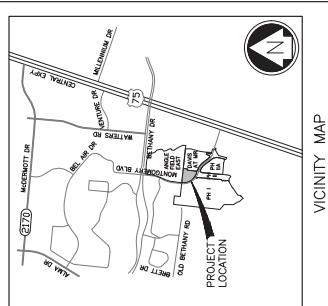
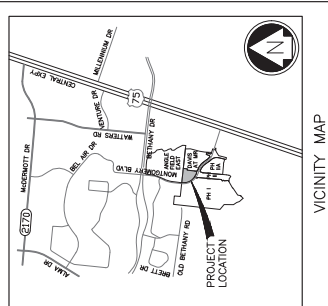
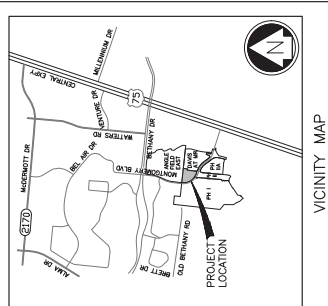
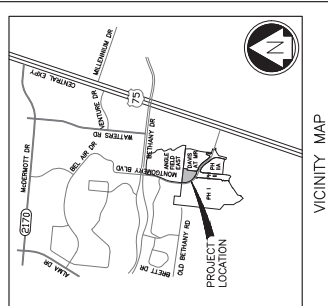
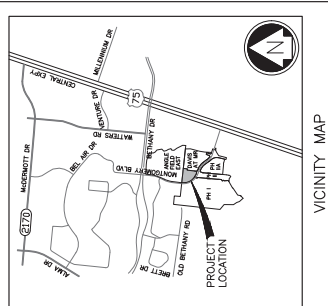
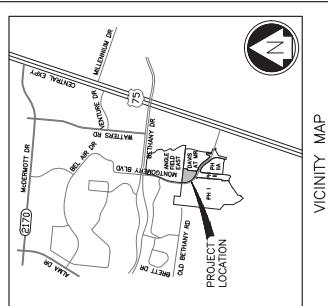
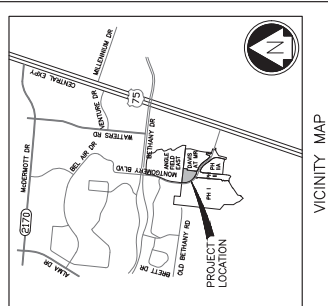
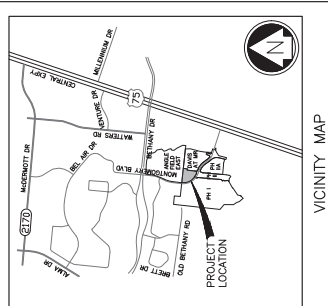
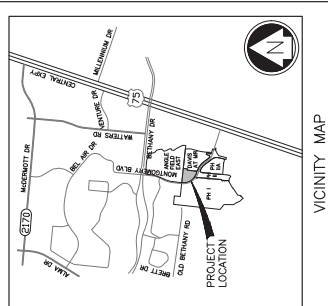
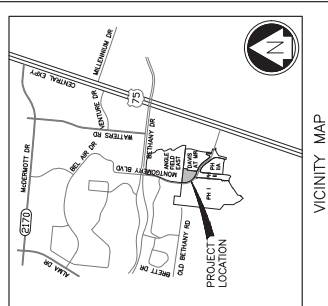
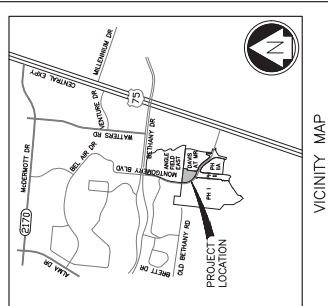
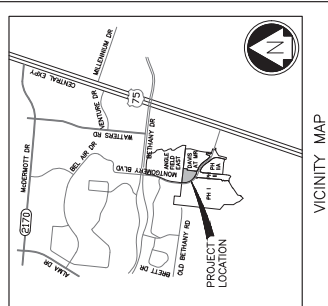
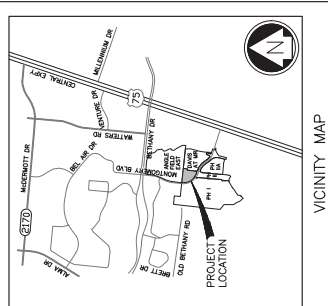
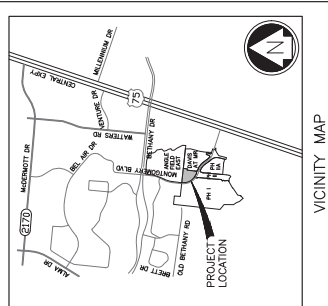
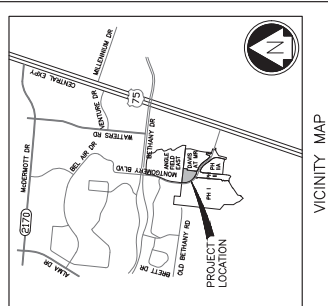
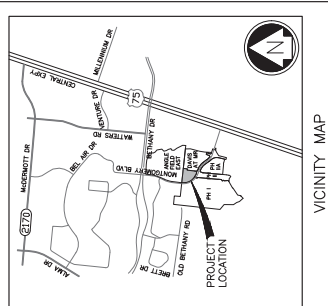
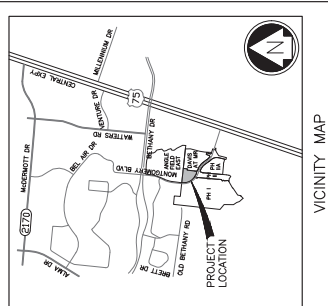
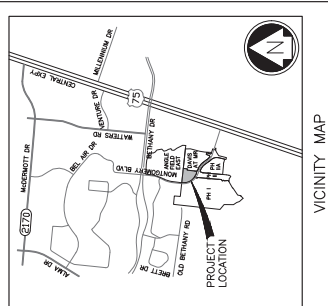
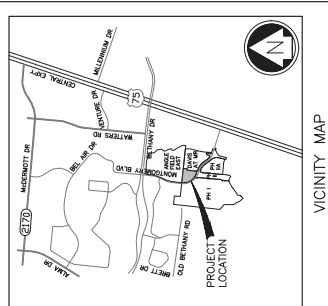
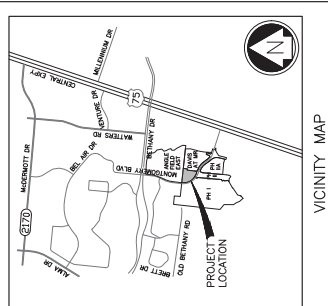
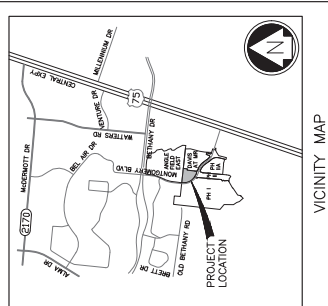
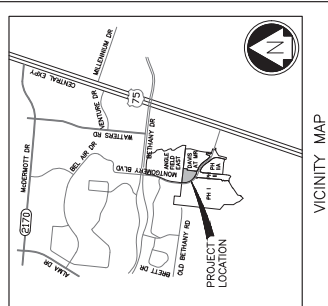
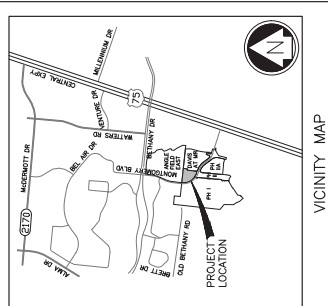
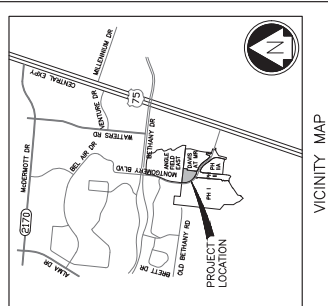
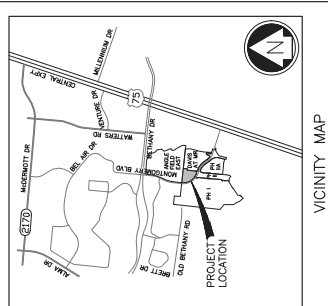
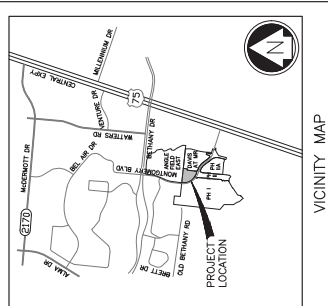
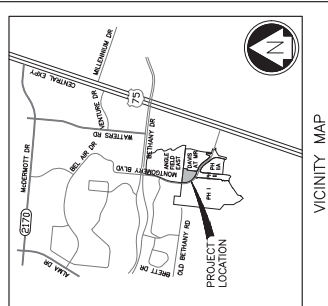
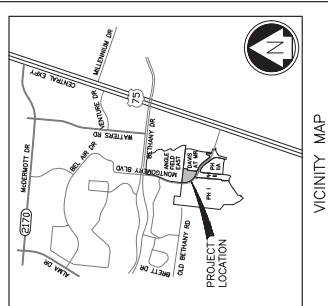


LEGEND

- PROPERTY LINE (E)
- BUILDING LINE SETBACK (650)
- ROW OF WAY
- LANDSCAPE EASEMENT
- SNE
- PRIVATE DRAINAGE EASEMENT
- HOA
- UTILITY EASEMENT
- WIRE
- WASTE WATER EASEMENTS
- BUILDING SETBACK
- BSB
- WIRE
- SIGHT VISIBILITY EASEMENT

LOT 1, BLOCK A
MONTGOMERY RIDGE
PHASE II
TRACT A, 3.840 ACRES & TRACT B, 0.256 ACRES
TOTAL TRACTS A & B 4.096 ACRES
30 LOTS (1.97 ACRES)
5 HOA (1.08 ACRES) OPEN SPACE LOTS
OUT OF THE
THOMAS G. KENNEDY SURVEY ~ ABSTRACT NO. 500
IN THE
CITY OF ALLEN, COLLIN COUNTY, TEXAS
OWNER/DEVELOPER
ASTON DALLAS INVESTMENTS, LLC
FARMERS BRANCH, TX 75234
PHONE: 972-428-5404
ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TEXAS 75201
PHONE: 214-638-0145
FAX: 214-638-0147
JACOBS ENGINEERING GROUP, INC.
Texas Registration F-2966
CONTACT: JASON STEPHEN, P.E.
NOVEMBER 2017

PROJECT NO. WFX00400
SHEET 1 OF 2



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: December 5, 2017

SUBJECT: Consider a request for a Combination Plat for Lot 1, Block 1, Bethany Road Office Park, being 4.5828± acres situated in the William Perrin Survey, Abstract No 708; generally located north of Bethany Drive and west of Greenville Avenue. (PL-100317-0018) [Bethany Office Warehouses]

STAFF RESOURCE: Hayley Angel
Planner

**PREVIOUS BOARD/
COUNCIL ACTION:** Planned Development No. 3 – Adopted October, 1981

LEGAL NOTICES: None

BACKGROUND

The property is generally located north of Bethany Drive and west of Greenville Avenue. The property to the north is zoned Planned Development PD No. 3 Light Industrial LI. The properties to the east are zoned Light Industrial LI and Planned Development No. 3 Light Industrial LI. The properties to the south (across Bethany Drive) are zoned Light Industrial LI and Planned Development PD No. 131 for Shopping Center SC. The properties to the west are zoned Planned Development PD No. 3 Light Industrial LI and Planned Development PD No. 3 Shopping Center SC.

The property is zoned Planned Development PD No. 3 Shopping Center SC. A Site Plan was approved in August 2017. Platting is the last step in the development process. A Combination Plat is submitted as the tract of land is subdivided into three (3) lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows one lot at approximately 4.5828± acres. There are two (2) points of access into the development; both through a Fire Lane, Access, Utility and Drainage easements. The Plat also shows the right-of-way dedication and various easements required for development.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Combination Plat for Lot 1, Block 1, Bethany Road Office Park; generally located north of Bethany Drive and west of Greenville Avenue.

ATTACHMENTS

Combination Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	December 5, 2017
SUBJECT:	Consider a request for a General Development Plan for Starcreek Village, being 8.236± acres situated in the Francis Dasser Survey, Abstract No. 280, and Starcreek Commercial, Lot 2, Block A; generally located south of State Highway 121 and west of Watters Road. (GDP-090617-0001) [Starcreek Village]
STAFF RESOURCE:	Hayley Angel Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 92 – Approved November, 2005 Planned Development No. 92 – Approved February, 2016 Planned Development No. 92 – Approved July, 2016
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located south of State Highway 121 and west of Watters Road. To the north, across State Highway 121, is the City of McKinney. To the east, across Watters Road, the properties are zoned Planned Development No. 92 Corridor Commercial. To the west, the property is zoned Planned Development No. 40 Corridor Commercial. To the south, the property is zoned Planned Development No. 92, Corridor Commercial.

The property is currently zoned Planned Development No. 92 Corridor Commercial. The proposed General Development Plan (GDP) includes the street layouts and lots. The proposed GDP is for 8.236± acres and shows three (3) lots. Lot 1 is 2.819± acres for retail and restaurant uses. Lot 2 is 3.228± acres and proposes retail and restaurant uses on the northern end of the lot with office uses to the south. Lot 3 is 2.189± acres for retail and restaurant uses.

There are three (3) access points into the site; two (2) access points on Watters Road and one (1) access point on State Highway 121.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the General Development Plan for Starcreek Village; generally located south of State Highway 121 and west of Watters Road.

ATTACHMENTS

General Development Plan

