Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the December 9, 2014, regular meeting.

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

2. Approve minutes from the December 2, 2014, regular meeting.

3. Capital Improvement Program (CIP) Status Report

Regular Agenda

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 2-R-1, Block F, Bray Central One Addition, being a portion of Lot 2, Block F. The property is 2.489± acres generally located north of Village Way and west of US Highway 75. (R-12/4/14-84) [Junction Drive/Hyatt Place]

5. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1R and 2R, Block AA, to adjust the shared line between Lots 1 and 2, Block AA, Lost Creek Ranch, Phase 3, generally located east of Poets Way and south of Stablerun Drive, Allen, Texas. (RP-4/14/14-82) [Lost Creek Ranch Phase 3]

6. Public Hearing – Conduct a Public Hearing and consider a request to create a Planned Development, with a base zoning of Single Family Residential R-6, and adopt a Concept Plan, building elevations and development regulations. The property is Lot 1, Block A, Fellowship Christian Center Church Addition, City of Allen, Collin County, Texas; generally located northeast of Malone Road and Lake Travis Drive. (Z-9/16/14-66) [Malone Meadows]

7. Public Hearing – Conduct a Public Hearing and consider amendments to the Allen Land Development Code Sec. 4.20.4 “Schedule of Principal Uses” by adding the use “Private Park”, amending, 7.09 “Sign Regulations” by amending the definition of “vehicle signs”, and the definition of “electronic message board”; and amending Appendix A “Definitions” by amending the definition of “Park or playground (public)” and adding the definition of “Private Park.”
8. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to Community Facility “CF” for Public Park use. The properties are currently zoned Planned Development No. 72 for Residential “R-5” use, Planned Development No. 98 for Residential “R-4” use, Planned Development No. 109 for Residential “R-5” use, Planned Development No. 58 for Shopping Center “SC” use, Planned Development No. 58 for Light Industrial “LI” use, Planned Development No. 63 for Commercial Corridor “CC” use, and Planned Development No. 63 for Multi-Family “MF” use, Light Industrial “LI” use, and Garden Office “GO” use, Planned Development No. 54 for Garden Office “GO” use and Agricultural and Open Space “AO” use. The properties are located south of Ridgeview and west of Bray Central Drive [Watters Branch], south of Ridgeview Drive and east of W. Exchange Parkway [Rowlett Creek Park], east of US 75 and north of W. Exchange Parkway, [Allen Historic Dam], north of Ridgeview Drive and east of N. Custer Road, [Custer-Ridgeview Park], north of W. McDermott Drive and west of Twin Creeks Drive [Bolin Park] and between US 75 and Greenville Avenue, at Chaparral Road, [Molson Farms].

**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 12, 2014, at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.
Director's Report from 12/9/2014 City Council Meeting

- The request to adopt an Ordinance for Specific Use Permit SUP No. 141 for a Fitness and Health Center use (Orange Theory Fitness), an approximately 3,006 square foot portion of a building located on Lot 1R-2, Block A, Watters Village (generally located south of Stacy Road and east of Watters Road and commonly known as 945 W. Stacy Road, Suite 180), was approved.
ATTENDANCE:

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

Absent:
Luke Hollingsworth

City Staff Present:
Kevin Laughlin, City Attorney
Ogden “Bo” Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, Planner

Call to Order and Announce a Quorum is Present:
With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Director’s Report

1. Action taken on the Planning & Zoning Commission items by City Council at the November 25, 2014, regular meeting attached.

Consent Agenda

2. Approve minutes from the November 18, 2014, regular meeting.

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda
3. Public Hearing/Replat - Conduct a Public Hearing and consider a request for a Replat for Lots 2R, 3-4, Block A, Ridgeview Village Retail Addition, being all of Lot 2, Block A. The property is 2.649± acres located at the northeast corner of Watters Road and Ridgeview Drive. (FP-10/28/14-77) [Ridgeview Meadow Condos]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a public hearing and a replat for Ridgeview Village Retail Addition.

The property is located on the northeast corner of the intersection of Watters Road and Ridgeview Drive. The surrounding properties are zoned Planned Development No. 92 for Corridor Commercial (CC).

Ms. Kulkarni stated that a Site Plan for general/medical office and retail buildings was approved by staff in June 2014. Replatting the property is the last step in the development process.

The Replat is for 2.649 ± acres of land and divides the property into three (3) lots. There are three (3) access points into this lot; one located on Ridgeview Drive to the south, and two located on Watters Road through access easements on the adjacent property to the west. The plat shows the new location of the firelane, access, water and sewer easement, and adds various water and drainage easements required for development.

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

Chairmain Cocking opened the public hearing.

Chairmain Cocking closed the public hearing.

Chairman Cocking stated that no written notifications were received.

Motion: Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 2R, 3-4, Block A, Ridgeview Village Retail Addition, being 2.649± acres located at the northeast corner of Watters Road and Ridgeview Drive, for Ridgeview Meadow Condos.

The motion carried.

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 1A1R, 1A2, 1A3 & 2R, Block 2, Millennium Business Park, being all of Lot 1A1 and Lot 2, Block 2. The property is 22.6± acres generally located northwest of the intersection of Century Parkway and Millennium Drive. (RP-10/3/14-7) [Allen Place]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a public hearing and a replat for Allen Place.

The property is generally located northwest of the intersection of Century Parkway and Millennium Drive. The properties to the west and south are zoned Light Industrial (Conditional) LI(C). The property to the north is zoned Shopping Center SC. The property to the east, across Century Parkway, is zoned Light Industrial LI.
Ms. Kulkarni stated that the 22.6 ± acre property was final platted in November, 1994 and is currently divided into two (2) lots. A Concept Plan for the property was approved in August 2014. Site Plans for a multi-story office complex and light industrial building (for the AllenPlace project) are currently undergoing staff review. Replatting the property is the last step in the development process.

The subject Replat divides the property into four (4) lots. There are two access points; one on Century Parkway and one on Millennium Drive. The plat also shows right-of-way dedication and various easements required for development.

The Replat is consistent with the approved Concept Plan and meets the standards of the Allen Land Development Code.

Chairmain Cocking opened the public hearing.

Chairmain Cocking closed the public hearing.

Chairman Cocking stated that no letters or written notifications were received.

Motion: Upon a motion by Commissioner Platt, and a second by 1st Vice-Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 1A1R, 1A2, 1A3 & 2R, Block 2, Millennium Business Park, generally located northwest of the intersection of Century Parkway and Millennium Drive, for AllenPlace.

The motion carried.

5. General Development Plan – Consider a request for a Revised General Development Plan for Allen Center North, being 18.54± acres located in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; located on the southeast corner of Greenville Avenue and Stacy Road. (GDP-7/16/14-47) [Allen Center North]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a Revised General Development Plan for Allen Center North.

The property is located south of Stacy Road and east of Greenville Avenue, and is zoned Shopping Center SC. The property located to the east is Community Facilities CF. The property located to the south is zoned Single Family Residential R-7. The property located to the west (across Greenville Avenue) is zoned Shopping Center SC and Single Family Residential R-5. The Town of Fairview is located to the north.

Ms. Kulkarni stated that a General Development Plan (GDP) for this property was approved in October 2003 showing eight lots and five access points. The Revised GDP shows a total of six lots on the 18.47-acre property. The revised GDP also shows four access points: two points of access are located to the north on Stacy Road, and two points of access are located to the west on Greenville Avenue.

Ms. Kulkarni pointed out that two of the lots shown on the GDP are existing – these are located to the north along Stacy Road for an Automotive Repair use (Firestone) and for a retail use (Walgreens). The remaining four lots are proposed; one for a bank along Stacy Road, and three along Greenville Avenue for retail and restaurant uses.
Parking for each individual lot meets the standards of the *Allen Land Development Code*. Additionally, a Traffic Impact Analysis has been reviewed and approved by the Engineering Department.

This GDP guarantees the provision of screening and detention requirements. Screening, keeping with the long-term commitment to the southern residences, is required along the entire southern and eastern perimeter for separation between this development and the adjacent subdivision. An ultimate detention pond is also required to be constructed. Both of these requirements will be triggered in conjunction with the next lot to be developed.

The Revised General Development Plan has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

2nd Vice-Chair Trahan asked about screening and said he did not see reference to an 8’ masonry wall on the plan. He said that was the stipulation for when a fueling station was proposed on Lot 2.

Ms. Kulkarni stated that the screening requirement note is listed on the plan.

2nd Vice-Chair Trahan stated that a screening wall provision is noted, but it does not specify that the wall has to be masonry and does not specify height, makeup, and composition. 2nd Vice-Chair Trahan wanted to know if the Commission had to recommend that or if the provision from the last item (the fueling station) would carry forward.

Mr. Bass stated that the screening wall standard is 8’ masonry. Mr. Bass stated that the Commission could specify “8’ masonry” in the motion for clarification, but the applicant does know the requirement and the commitment with the Silhouette neighborhood. Mr. Bass also pointed out the detention requirement and stated that the detention would be constructed for the entire facility, not just a few of the lots.

Chairman Cocking asked about requirements for amenitizing the detention pond or if it’s just a standard pond.

Mr. Bass stated that the Parks department has clear standards for aeration, landscaping, and bench improvements. He stated that the City of Allen has one of the more demanding amenitization requirements for detention and retention ponds, which will be further resolved through the Site Plan process. Again, the entire facility has to be engineered for drainage and has to be screened. No building permits will be issued until the fence permit has been pulled and no Certificates of Occupancy will be issued until the fence is approved and accepted by City staff. The same requirement holds for the detention/retention facility.

**Motion:** Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Revised General Development Plan for the 18.54± acres located on the southeast corner of Grenville Avenue and Stacy Road, for Allen Center North.

The motion carried.

**Adjournment**

The meeting adjourned at 7:16 p.m.
These minutes approved this _______ day of _______________ 2014.

__________________________________   ______________________________
Jeff Cocking, Chairman      Madhuri Kulkarni, Planner
Director’s Report from 11/25/2014 City Council Meeting

• The 2014 CAPER taken to the November 25, 2014 City Council Meeting was approved.
AGENDA DATE: December 16, 2014

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: 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 November 2014
CIP Map through November 2014
<table>
<thead>
<tr>
<th>PROJECT</th>
<th>STATUS / COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FACILITIES</strong></td>
<td></td>
</tr>
<tr>
<td>1 Fire Station 2 Reconstruction</td>
<td>PS1303 Construction drawings at 50%. Working with the church on temporary facilities and site coordination. Completion anticipated for Spring 2016.</td>
</tr>
<tr>
<td>2 Fire Station 3 &amp; 4 and Animal Shelter Lighting</td>
<td>PS1408 FSG Electric was low bidder. Working with Oncor to qualify projects for energy rebates. Animal Shelter pole lights work pending further warranty research. Work is anticipated to occur in March 2015.</td>
</tr>
<tr>
<td>3 Library Window Tint</td>
<td>FY2015 Work will be completed in December 2014.</td>
</tr>
<tr>
<td>4 City Hall Basement Remodel</td>
<td>PS1501 Contracted with Quorum Architects; initial Staff meeting and concepts designs, along with detailed direction from City Manager have been issued to Architect. Completion anticipated by December 2015.</td>
</tr>
<tr>
<td><strong>ROADS</strong></td>
<td></td>
</tr>
<tr>
<td>5 2014 Street and Alley Repair</td>
<td>ST1401 Awarded to Jim Bowman Construction. Also included is several accessibility improvements. Construction is anticipated to begin by December and be complete Fall 2015.</td>
</tr>
<tr>
<td>6 Bray Central Widening</td>
<td>ST1309 Concrete paving finished. Project anticipated to be completed December 2014.</td>
</tr>
<tr>
<td>7 Ridgeview Drive (Watters - US75)</td>
<td>ST1202 No formal construction schedule. Awaiting development trends in this area.</td>
</tr>
<tr>
<td>8 Ridgeview Drive (Alma through Stacy) Ph 1</td>
<td>ST1308 Clearing and grubbing is complete. Estimated completion Fall 2015.</td>
</tr>
<tr>
<td>9 Montgomery Boulevard Extension</td>
<td>ST1403 Design is underway. Planned construction completion on March 31, 2016.</td>
</tr>
<tr>
<td>10 FM 2551</td>
<td>ST0316 Design is being managed by Collin County to widen FM 2551 to six lanes.</td>
</tr>
<tr>
<td>11 Stacy Road, Ph 2 (Greenville - FM 1378)</td>
<td>ST0704 NTMWD NTMWD waterline relocation in progress. Anticipate TxDOT letting December 2014 with construction starting Summer 2015.</td>
</tr>
<tr>
<td>12 US 75 Widening</td>
<td>TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Construction estimated to be complete October 2016.</td>
</tr>
<tr>
<td><strong>UTILITIES</strong></td>
<td></td>
</tr>
<tr>
<td>13 Fountain Park Water/SS Rehabilitation</td>
<td>WA1403 Water, sanitary sewer, and paving improvements for Sections 1 &amp; 2. Design is 60% complete. Construction anticipated to begin in 2015.</td>
</tr>
<tr>
<td>14 Whis-Lynge Water/SS Replacement</td>
<td>WA1209 Paving and utility installation complete. Restoration work anticipated completion January 2015.</td>
</tr>
<tr>
<td>15 SCADA System Upgrade</td>
<td>WA1402 Design has begun. Completion anticipated December 2015.</td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td></td>
</tr>
<tr>
<td>16 Cottonwood Creek Wastewater Rehab</td>
<td>WA1501 City to determine if Buy Board Contractor will be used or if project will be bid through traditional means.</td>
</tr>
<tr>
<td>17 Cottonwood Creek Bank Stabilization</td>
<td>DR1401 Proposed project addresses erosion along the Cottonwood Creek Tributary No. 1, north of Bethany. City evaluating a Construction-Manager-At-Risk Procurement for this project.</td>
</tr>
<tr>
<td>19 Signal - Watters / Bossy Boots</td>
<td>ST1314 Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening.</td>
</tr>
</tbody>
</table>
AGENDA DATE: December 16, 2014

SUBJECT: Conduct a Public Hearing and consider a request for a Replat for Lot 2-R-1, Block F, Bray Central One Addition, being a portion of Lot 2, Block F. The property is 2.489± acres generally located north of Village Way and west of US Highway 75. (R-12/4/14-84) [Junction Drive/Hyatt Place]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:
PD No. 54 Created – May, 1993
Zoning Amended – October, 1998
PD No. 54 Amended – January, 2014
Replat – June, 1998
Replat – June, 2002

BACKGROUND

The property is generally located north of Village Way and west of US Highway 75. The property to the north is zoned Planned Development PD No. 54 for Industrial Technology IT. The property to the west (across Junction Drive) is zoned Planned Development PD No. 108 for Mixed-Use MIX. To the south, the property is zoned Planned Development PD No. 54 for Corridor Commercial. Finally, to the east (across US Highway 75), the property is zoned Single-Family Residential R-5.

A Concept Plan for the property was approved in January 2014 for a limited service hotel. Site Plans for the hotel were subsequently reviewed and approved in September 2014. Replatting the property is the last step in the development process.

The subject Replat plats this portion of Lot 2, Block F into a 2.489-acre lot. There are three access points; one on the U.S. Highway 75 Service Road, and two through access easements on the adjacent property to the south. The replat also shows right-of-way dedication and various easements required for development.

The Replat is consistent with the approved Concept Plan and Site Plan. The Replat has also 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 Lot 2-R-1, Block F, Bray Central One Addition, generally located north of Village Way and west of US Highway 75, for Junction Drive/Hyatt Place

ATTACHMENTS

Replat
AGENDA DATE: December 16, 2014

SUBJECT: Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1R and 2R, Block AA, to adjust the shared line between Lots 1 and 2, Block AA, Lost Creek Ranch, Phase 3, generally located east of Poets Way and south of Stablerun Drive, Allen, Texas. (RP-4/14/14-82) [Lost Creek Ranch Phase 3]

STAFF RESOURCE: Madhuri Kulkarni Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

PD No. 69 Approved – October, 1998
Preliminary Plat Approved – March, 1999
Final Plat Approved – February, 2003
Amended Plat Approved – October, 2003
2nd Amended Plat Approved – March, 2004

LEGAL NOTICES:

Newspaper Notice – Sent 11/24/14
Public Hearing Notices – Mailed 11/26/14

BACKGROUND

The properties, Lots 1 and 2, Block AA, are generally located on the southeastern corner of Stablerun Drive and Poets Way, and are zoned Planned Development PD No. 69 for Single Family Residential District. The two lots are within the Lost Creek Phase 3 subdivision, with surrounding properties also zoned Planned Development PD No. 69 for Single Family Residential District.

The purpose of the replat is to adjust the shared lot line between Lots 1 and 2, whereby Lot 1 would gain additional land from Lot 2. All other conditions remain the same. There are no impacts to existing utilities, setbacks, or structures.

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 Residential Replat for Lost Creek Ranch Phase 3 for Lots 1R and 2R, Block AA; being a Replat of Lots 1 and 2, Block AA, Lost Creek Ranch, Phase 3, and generally located east of Poets Way and south of Stablerun Drive.

ATTACHMENTS

Property Notification Map
Replat
Map Legend

- **200’ Notification Buffer**
- **CollinCAD Parcels**

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

Lost Creek Ranch Ph 3
Lot 1R & 2R Blk AA

Planning & Development - GIS
Date: 11/18/2014
AGENDA DATE: December 16, 2014

SUBJECT: Conduct a Public Hearing and consider a request to create a Planned Development, with a base zoning of Single Family Residential R-6, and adopt a Concept Plan, building elevations and development regulations. The property is Lot 1, Block A, Fellowship Christian Center Church Addition, City of Allen, Collin County, Texas; generally located northeast of Malone Road and Lake Travis Drive. (Z-9/16/14-66) [Malone Meadows]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION:
Zoning Approved – February, 1985
Preliminary Plat Approved – August, 2011
Final Plat Approved – November, 2011

LEGAL NOTICES:
Public Hearing Sign – December 5, 2014
Public Hearing Notices – December 5, 2014

ANTICIPATED COUNCIL DATE: January 13, 2015

BACKGROUND
The property is located east of Malone Road and north of Lake Travis Drive. The property to the north is zoned Agricultural Open Space (AO). The properties to the east and south are zoned Single Family Residential (R-2). The property to the south is zoned Agriculture-Open Space (A-O). The properties to the west (across Malone Road) are zoned Planned Development No. 2 Community Facilities (CF) and Planned Development No. 59 Single Family Residential (R-5).

The property is currently zoned Single Family Residential (R-2). The applicant is requesting to change the zoning by creating a Planned Development for a single family residential subdivision, and adopting development regulations, a concept plan and building elevations for the property.

The proposed residential development is approximately 10 acres. The attached Concept Plan shows a total of 45 front entry lots and approximately 0.11± acres of open space. The density of the development is 4.5 units per acre.

There are four (4) access points into the development. There are two (2) access points on Malone Road and two (2) access points on Windmill Crossing. Windmill Crossing currently terminates southeast of the site (within The Orchards, Phase 2 subdivision). The roadway will be extended, as shown on the Concept Plan, in conjunction with this development.

The attached development regulations establish design criteria to include lot standards, screening and required improvements. The proposed base zoning for the property is Single Family Residential R-6. However, some of the proposed regulations exceed the R-6 standards. The minimum lot width, minimum lot depth and density are equivalent to the R-5 standard. In addition, the minimum dwelling unit size proposed (2,200 square feet) exceeds the R-2 standard. Landscaping will be planted along the northern property boundary to
provide a visual and headlight screen between the development and the properties to the north. Staff believes that these standards create a development that is compatible with the surrounding area.

The primary building materials (shown on the attached conceptual Building Elevations) are stone, brick and a composition shingle roof.

The request has been reviewed by the Technical Review Committee.

**STAFF RECOMMENDATION**

Staff recommends approval. The development is compatible with the surrounding area and is consistent with the current Comprehensive Plan.

**MOTION**

_I make a motion to recommend approval of the request to create a Planned Development, with a base zoning of Single Family Residential R-6, and adopt a Concept Plan, building elevations and development regulation for the property known as Lot 1, Block A, Fellowship Christian Center Church Addition, and generally located northeast of Malone Road and Lake Travis Drive, for Malone Meadows._

**ATTACHMENTS**

Property Notification Map  
Proposed Development Regulations  
Concept Plan  
Landscape Plan  
Building Elevations
DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR MALONE MEADOWS

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

A. **BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Single Family Residential R-6 standards of the ALDC, except as otherwise provided herein.

B. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.

C. **LANDSCAPING:**
   
   (1) The landscaping for the Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “B”, and incorporated herein by reference.
   
   (2) The landscaping located on the northern boundary of the Property, as shown on the Landscape Plan, shall be located in a landscape easement or common area established at the time of approval of the final plat of the Property and shall be maintained by the subdivision homeowner’s association.

D. **BUILDING ELEVATIONS:**
   
   (1) The residential units constructed on the Property shall be developed in general conformance with the materials (both in style and mix) and architectural style as the Building Elevations attached hereto as Exhibit “C”, and incorporated herein by reference.
   
   (2) Residential units with the same building elevation shall not be constructed more frequently than every fourth (4th) lot on the same side of the street.
   
   (3) No more than 45% of the lots may have a front facing two car garage.
   
   (4) Garage doors shall be decorative.

E. **LOT DESIGN CRITERIA:** The lot design criteria for the Property shall be as follows:
   
   (1) Minimum Lot Width: 65 feet
   
   (2) Minimum Lot Depth: 110 feet
   
   (3) Minimum Lot Area: 7,150 square feet
   
   (4) Minimum Dwelling Unit Size: 2,200 square feet
   
   (5) Maximum Lot Coverage: 66%
F. BUILDING SETBACKS: The minimum building setbacks for the Property shall be as follows:

(1) Front Yard Setback: 15 feet
(2) Side Yard Setback: 5 feet
(3) Corner Lot Side Yard Setback: 10 feet
(4) Garage Setback: 20 feet

G. ADDITIONAL PUBLIC IMPROVEMENTS:

(1) Subject to execution of an agreement between the City and the developer or owner of the Property prior to approval of the final plat of the Property, Windmill Crossing shall be extended with this development across Lot 2, Block A, Fellowship Christian Church Center Addition (“the City Property”) as shown on the Concept Plan. If the developer or owner of the Property is unable to obtain an agreement with the City to construct Windmill Crossing on the City Property, the Concept Plan must be amended to provide alternate traffic circulation within the Property that conforms to ALDC design standards.

(2) An eight foot (8’) wide public trail section shall be constructed on the west side of Malone Road with this development, as shown on the Concept Plan.

H. SIDEWALKS: In accordance with ALDC Section 8.05.5.1, sidewalks are not required to be constructed on the north side of Road A or the east side of Windmill Crossing unless other state or federal law or regulation requires such construction at the time of development or at a later date.
LANDSCAPE TABULATIONS
THE CITY OF ALLEN, TEXAS
LANDSCAPE BUFFER
1. For single-family residential developments: Where screening walls are required, one (1) shade tree, 4" cal., and one (1) ornamental tree, 3" cal., shall be required for every 40 linear feet of street frontage or portion thereof.

Malone Road  (432 l.f.)
Required Provided
(11) shade trees, 4" cal.       (11) shade trees, 4" cal.
(8) ornamental trees, 3" cal.
Composition Shingles

Brick

Stone
AGENDA DATE: December 16, 2014

SUBJECT: Conduct a Public Hearing and consider amendments to Allen Land Development Code amending Sec. 4.20.4 “Schedule of Principal Uses” by adding the use “Private Park”, amending 7.09 “Sign Regulations” by amending the definition of “vehicle signs”, and the definition of “electronic message board”; and amending Appendix A “Definitions” by amending the definition of “Park or playground (public)” and adding the definition of “Private Park.”

STAFF RESOURCE: Lee Battle, AICP, LEED AP
Assistant Director

PREVIOUS COMMISSION/COUNCIL: N/A

PUBLIC NOTICES: Newspaper Notice: November 26th, 2014

ANTICIPATED CITY COUNCIL DATE: January 13, 2015

BACKGROUND

The Allen Land Development Code (ALDC) is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws.

Attached is a redlined version of the proposed amendments to ALDC. The proposed amendments have gone through a review and refinement process with participation from City attorneys.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the proposed amendments to the Allen Land Development Code.

ATTACHMENTS

Red-lined Version of ALDC Changes
Newspaper Notice
Proposed Amendments to the Allen Land Development Code
Planning and Zoning Commission Meeting
12/16/2014
Red-Lined Version
APPENDIX A - DEFINITIONS

Park or playground (public) – means an open recreation facility or park owned and operated by a public agency such as the municipal park department or school board and available to the general public.

Park, public – means any municipally owned, operated and/or maintained tract of land or facility accessible and open, for use by the general public, with or without payment of a fee, for active or passive recreational purposes, including but not limited to, playfields, playgrounds, swimming pools, recreation centers, trails, nature preserve areas, and greenbelts.

Park, private – any tract of land owned or controlled by any entity other than the local municipality and used for active or passive recreational purposes including playgrounds and swimming pools, but does not include playfields, stadiums, golf courses, community centers or similar recreation facilities.

Sec. 4.20.2 Schedule of principal uses

<table>
<thead>
<tr>
<th>RESIDENTIAL USES</th>
<th>TYPE OF USE</th>
<th>NON RESIDENTIAL DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>R1.5</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>R2</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>R3</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>R4</td>
<td>X</td>
<td>X</td>
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<tr>
<td>R5</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>R6</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>R7</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>2F</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>TH</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>MF12</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>MF18</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>MHI</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

PARK (PRIVATE) | X | X

Sec. 7.09.2. - Sign definitions

Electronic message board means any sign that uses lights or colors to form a sign message or graphic wherein the message is electronically programmed and can be modified by electronic processes without altering the face or the surface of the sign. These signs shall not be animated and messages may only be changed once an hour every 5 (five) minutes.

Vehicular sign means a sign attached to or upon any vehicle where that vehicle is parked within 20 feet of a public right-of-way and is stopped, parked, or allowed to remain in the same location for any period exceeding 24 hours if the vehicle contains arrows, directional information or promotional advertising relating to a business.
CITY OF ALLEN
NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning & Zoning Commission and the Allen City Council will conduct public hearings at their regular meetings as follows in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas:

<table>
<thead>
<tr>
<th></th>
<th>Date</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning &amp; Zoning Commission</td>
<td>December 16, 2014</td>
<td>7:00 p.m.</td>
</tr>
<tr>
<td>Allen City Council</td>
<td>January 13, 2015</td>
<td>7:00 p.m.</td>
</tr>
</tbody>
</table>

The purpose of the hearing is to receive public comment on the following proposed amendments to the Allen Land Development Code: amending Sec. 4.20.4 “Schedule of Principal Uses” by adding the use “Private Park”, amending 7.09 “Sign Regulations” by amending the definition of “vehicle signs”, and the definition of “electronic message board”; and amending Appendix A “Definitions” by amending the definition of “Park or playground (public)” and adding the definition of “Private Park.”

The public is invited to attend and participate or submit written comments. For further information, contact the Department of Community Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Lee Battle at lbattle@cityofallen.org.

TO BE PUBLISHED IN THE ALLEN AMERICAN ON **November 26th, 2014**

E-MAIL TO slake@acnpapers.com (PLEASE CONFIRM RECEIPT BY E-MAIL TO pconway@cityofallen.org)

**CHARGE TO: 45169 (City Secretary)**
AGENDA DATE: December 16, 2014

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to Community Facility “CF” for Public Park use. The properties are currently zoned Planned Development No. 72 for Residential “R-5” use, Planned Development No. 98 for Residential “R-4” use, Planned Development No. 109 for Residential “R-5” use, Planned Development No. 58 for Shopping Center “SC” use, Planned Development No. 58 for Light Industrial “LI” use, Planned Development No. 63 for Commercial Corridor “CC” use, and Planned Development No. 63 for Multi-Family “MF” use, Light Industrial “LI” use, and Garden Office “GO” use, Planned Development No. 54 for Garden Office “GO” use and Agricultural and Open Space “AO” use. The properties are located south of Ridgeview and west of Bray Central Drive [Watters Branch], south of Ridgeview Drive and east of W. Exchange Parkway [Rowlett Creek Park], east of US 75 and north of W. Exchange Parkway [Allen Historic Dam], north of Ridgeview Drive and east of N. Custer Road [Custer-Ridgeview Park], north of W. McDermott Drive and west of Twin Creeks Drive [Bolin Park] and between US 75 and Greenville Avenue, at Chaparral Road [Molson Farms].

STAFF RESOURCE: Lee Battle, AICP, LEED AP
Assistant Director

PREVIOUS COMMISSION/COUNCIL ACTION: N/A

LEGAL NOTICES: Public Hearing Sign –December 5, 2014
Public Hearing Notices –December 5, 2014

ANTICIPATED COUNCIL DATE: January 13, 2015

BACKGROUND

The City is initiating a zoning change for six different parks sites across the City. The current zoning for these sites ranges from Single Family Residential to Shopping Center. The City is proposing to change the zoning for these six areas to Community Facility (CF) zoning for use as a Public Park. The properties are listed below.

Rowlett Creek

The property is located south of Ridgeview Drive and east of W. Exchange Parkway. The property to the north is Planned Development No. 98 Single Family Residential (R-4). The property to the west is zoned Planned Development No. 54 Community Facility (CF). The property to the east is zoned Planned Development No. 109 Single Family Residential (R-5). The properties to the south are zoned Planned Development No. 54 Single Family Residential (SF) and Planned Development No. 54 Community Facility (CF).
The property is currently zoned Planned Development No. 98 for Residential “R-4” use, Planned Development No. 109 for Residential “R-5” use, and Agricultural and Open Space “AO” use.

**Allen Historic Dam**

The property is located east of US 75 and north of W. Exchange Parkway. The properties to the north are zoned Planned Development No. 45 Corridor Commercial (CC) and Planned Development No. 58 Light Industrial (LI). The property to the west is zoned Planned Development No. 54 Corridor Commercial (CC). The properties to the south are zoned Planned Development No. 58 Shopping Center (SC) and Planned Development No. 58 Community Facility (CF). The property to the east is zoned Planned Development No. 58 Light Industrial (LI).

The property is currently zoned Planned Development No. 58 Shopping Center (SC) and Planned Development No. 58 Light Industrial (LI).

**Bolin Park**

The property is located north of W. McDermott Drive and west of Twin Creeks Drive. The properties to the north and east are zoned Planned Development No. 54 Single Family Residential. The property to the west is zoned Planned Development No. 54 Community Facility (CF). The properties to the south are zoned Planned Development No. 31 Community Facility (CF) and Agricultural and Open Space (AO).

The property is currently zoned Planned Development No. 54 Garden Office (GO).

**Custer-Ridgeview Park**

The property is located north of Ridgeview Drive and east of N. Custer Road. The property to the north is zoned Corridor Commercial (CC). The property to the west is zoned Planned Development No. 63 Multi-Family (MF). The properties to the south and east are zoned Planned Development No. 63 Multi-Family (MF) and Planned Development No. 63 Single Family Residential (R-6).

The property is currently zoned Planned Development No. 63 for Commercial Corridor “CC” use, and Planned Development No. 63 for Multi-Family “MF” use.

**Molson Farms**

The property is located between US 75 and Greenville Avenue, at Chaparral Road. The properties to the north are zoned Light Industrial (LI), Heavy Industrial (HI) and Garden Office (GO). The properties to the east are zoned Light Industrial (LI) and Local Retail (LR). The property to the south is the City of Plano. The property to the west across U.S. 75 is zoned Office (O).

The property is currently zoned Light Industrial (LI) and Garden Office (GO).

**Watters Branch Park**

The property is located south of Ridgeview and west of Bray Central Drive. The properties to the north are zoned Agricultural and Open Space (AO) and Corridor Commercial (CC). The properties to the east and south are zoned Planned Development No. 77 Single Family Residential (R-5). The property to the south is zoned Planned Development No. 54 Single Family Residential (MDSF). The properties to the west are zoned Planned Development No. 72 Single Family Residential (R-5) and
Planned Development No. 81 Single Family Residential (R-5).

The property is currently zoned Agricultural and Open Space (AO) and Planned Development No. 72 Single Family Residential (R-5).

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to change the zoning of various park facilities to Community Facility “CF” for Public Park use.

ATTACHMENTS

Property Notification Maps
City Wide Map
NOTE: This map is only for illustration purposes only, please contact the City of Allen Planning & Development Department for specific rules and regulations.
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For detail, current and/or hardcopy data/maps, please log onto Online Services (214) 509-4166 or (214) 509-4167 rtruong@cityofallen.org