



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JULY 19, 2016 – 7:00 P.M.  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

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

**Pledge of Allegiance**

**Directors Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the July 12, 2016, regular meeting.

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

2. Approve minutes from the July 5, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

**Regular Agenda**

4. General Development Plan – Consider a request for a General Development Plan for Allen ISD Elementary #18, being 93.56+/- acres situated in the F. Dosser Survey, Abstract No. 280 and the George Phillips Survey, Abstract No. 701, City of Allen, Collin County, Texas; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (GDP-2/16/16-15) [Allen ISD Elementary #18]

**Executive Session (As Needed)**

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

## **Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, July 15, 2016 at 5:00 pm.

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Shelley B. George, City Secretary

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

### **Director's Report from 7/12/2016 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance amending Portions of Planned Development No. 92 to Add "Office" Use and "Medical and Dental Office" use for the property known as Lots 5-9, Block B, Starcreek Commercial, generally located south of Sam Rayburn Tollway and east of Watters Road, for Starcreek, was approved.
- The request to conduct a Public Hearing and Adopt an Ordinance amending the Development Regulations of Planned Development No. 105 and adopt a Concept Plan and Building Elevations relating to the 20.592± acre portion of Planned Development No. 105 located in the D. Nix Survey, Abstract No. 668, the M. See Survey, Abstract No. 543, and the T. Kennedy Survey, Abstract No. 500, generally located on the northeast corner of Alma Drive and Bethany Drive, for Connemara Crossing, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the base zoning of Planned Development No. 104 from Community Facilities to Single Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for the property known as Lot 1, Block 1, Bethany Worship Addition, generally located on the northeast corner of Rivercrest Boulevard and Greenville Avenue, for Rivercrest Park, was approved, with the condition to change the emergency access point to a full access point on Greenville Avenue.
- The request to conduct a Public Hearing and adopt an Ordinance amending the base zoning of Planned Development No. 5 from Shopping Center to Multi-Family Residential MF-18, and adopt a Concept Plan, Development Regulations, Landscape Plan, and Building Elevations, for 6.557± Acres located in the Peter Wetsel Survey, Abstract No. 990; generally located on the northwest corner of Main Street and Fountain Gate Drive, for Fountain Gate Senior Living, was approved.



**PLANNING AND ZONING COMMISSION**

**Regular Meeting**

**July 5, 2016**

**ATTENDANCE:**

**Commissioners Present:**

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

**Absent:**

**City Staff Present:**

Shawn Poe, PE, Assistant Director of Engineering  
Brian Bristow, Assistant Director Parks and Recreation  
Madhuri Kulkarni, AICP, Senior Planner  
Kevin Laughlin, City Attorney

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

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

**Director's Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the June 28, 2016, regular meeting, attached.

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

2. Approve minutes from the June 21, 2016, regular meeting.

**Motion:** Upon a motion by 2<sup>nd</sup> Vice-Chair Platt, and a second by 1<sup>st</sup> Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

**The motion carried.**

**Regular Agenda**

3. Consider a request for Floodplain Re-configuration for a portion of Ridgeview Villas; generally located south of Ridgeview Drive and west of Twin Creeks Drive. [Ridgeview Villas]

Mr. Shawn Poe, Assistant Director of Engineering, presented the item to the Commission. He stated the request is for a floodplain re-configuration for a portion of Ridgeview Villas.

The property is generally located south of Ridgeview Drive and west of Twin Creeks Drive. The property to the north (across Ridgeview Drive) is zoned Planned Development PD No. 98 for Corridor Commercial CC. The property to the west is zoned Planned Development PD No. 111 for Single-Family Residential District R-5. To the south and the east, the property is zoned Planned Development PD No. 98 for Single-Family Residential District R-5. The portion of the property, related to the reconfiguration request, is located along a small tributary that feeds Rowlett Creek on the southern portion of the proposed development.

Mr. Poe said that the Allen Land and Development Code requires any drainage area larger than 160 acres to define a fully developed floodplain. The fully developed floodplain was previously determined for the area downstream when Fall Creek Phase One was developed. Subsequently, the developer was required to define the fully developed floodplain along the southern end of the property along the stream.

Mr. Poe stated that the ALDC requires the 100 year fully developed floodplain to remain undisturbed in its natural state. This restriction is stricter compared to FEMA's requirements for the protection of floodplain.

To reconfigure the floodplain, a floodplain analysis performed by a Texas registered floodplain engineer must be conducted, and prove that there is no increase in the water surface elevation, no increase in stream velocity, and no net decrease in the valley storage due to the reclamation. After staff reviews the study, it is presented in front of the P&Z for approval, which is the reason for the request.

Mr. Poe described an exhibit from the floodplain study. He pointed out the location of the current 100-year fully developed floodplain, showed the rear lot lines, and showed the reclamation area of the floodplain. The flood study was reviewed and approved by staff.

**Motion: Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for Floodplain Re-configuration for a portion of Ridgeview Villas; generally located south of Ridgeview Drive and west of Twin Creeks Drive.**

4. Preliminary Plat- Consider a request for a Preliminary Plat for Ridgeview Villas, being 4.247 +/- acres out of the J.W Parsons Survey, Abstract No. 705, City of Allen, Collin County, Texas; generally located south of Ridgeview Drive and west of Twin Creeks Drive. (PP- 3/28/16-25) [Ridgeview Villas]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Ridgeview Villas.

The property is generally located south of Ridgeview Drive and west of Twin Creeks Drive. The property to the north (across Ridgeview Drive) is zoned Planned Development PD No. 98 for Corridor

Commercial CC. The property to the west is zoned Planned Development PD No. 111 for Single-Family Residential District R-5. To the south and the east, the property is zoned Planned Development PD No. 98 for Single-Family Residential District R-5.

A Planned Development amendment was approved in February 2016 for Ridgeview Villas, a proposed residential development. Preliminary platting is the next phase in the development process.

Ms. Kulkarni stated that the Preliminary Plat shows 4.247± acres of land. There are a total of twenty-seven residential lots and three Open Space lots. There are two access points into the development; both on Ridgeview Drive. The plat also shows ROW dedication and various easements required for development.

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

**Motion: Upon a motion by Commissioner Orr, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Ridgeview Villas, being 4.247+/- acres, generally located south of Ridgeview Drive and west of Twin Creeks Drive.**

**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 7:08 p.m.

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

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

\_\_\_\_\_  
Madhuri Kulkarni, AICP, Senior Planner

**Director's Report from 6/28/2016 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance amending the base zoning of Planned Development No. 58 from Light Industrial LI to Multi-Family Residential District MF-18, and adopt a Concept Plan, Screening Plan, Building Elevations, and Development Regulations for Luxe Allen, generally located north of Exchange Parkway and East of Andrews Parkway, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending Planned Development No. 3 Light Industrial LI, and adopt a Concept Plan, Development Regulations, and Building Elevations for Allen Business Centre - Tract F-2, located at 19 Prestige Circle, was approved.

**PLANNING & ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** July 19, 2016

**SUBJECT:** Capital Improvement Program (CIP) Status Report

**STAFF RESOURCE:** Chris Flanigan, PE  
Director of Engineering

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

**LEGAL NOTICES:** None.

**ANTICIPATED COUNCIL DATE:** None.

**BACKGROUND**

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

**STAFF RECOMMENDATION**

N/A

**MOTION**

N/A

**ATTACHMENTS**

CIP Progress Report through June, 2016  
CIP Map through July, 2016



# ENGINEERING CIP REPORT - THROUGH JUNE 2016

		PROJECT		STATUS / COMMENTS		CONST. DATES	
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Interior walls are being painted. Final paving around the site scheduled for July. Overhead doors and heaters are complete in the bay area. Light fixture wiring is nearly complete. Access controls work has started. Furniture selections being made. Traffic signal and IT cabling for phones/computers currently out to bid. Move date is anticipated to be sometime during the week of September 5, 2016.		Complete Sept. 2016	
	2	Library Chiller	PS1601	The pad is complete, new wiring pulled, and chiller shipped. New fans installed to the north and south of the main circulation desk, hanging from the ceiling, to increase air movement.		Complete July 2016	
	3	PD Server Room HVAC	PS1602	A new (redundant) 5-ton split system unit was specified for the PD Server Room. EEC Enviro pricing as a change order to existing contract. If pricing acceptable, work will be completed in July 2016.		Complete July 2016	
ROADS	4	2015 Intersection Improvements	ST1504	City has sent letters to land owners regarding property acquisition.		TBD	
	5	2015/2016 Street and Alley Repair	ST1502	Annual repair/replacement of street and alley pavement in various locations. Included in this project is approx. 14,021 square yards of street and 1,238 square yards of alley pavement.		Complete Oct. 2016	
	6	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Paving lanes within median to have six continuous lanes from Hedgcoxe to SH 121. Award for Phase 1 (Exchange intersection) was April 12, 2016 with completion anticipated in September.		Ph 1 Complete Sept. 2016	
	7	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.		TBD	
	8	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City May 24, 2016.		End of 2018	
	9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road.		Complete Jan. 2018	
	10	Watters / Bray Central Street Lights	JBGL	Contractor is currently installing street lights along Watters Road		Complete Aug. 2016	
UTILITIES	11	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.		Complete March 2017	
	12	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB has completed the sanitary sewer main along Pebblebrook and will begin connecting services in the next couple of weeks.		Complete Jul. 2017	
	13	SCADA System Upgrade	WA1402	Project was awarded to WHECO Controls on February 23, 2016. Computer equipment has been ordered and the contractor is assembling the hardware and software.		Complete Sept. 2016	
	14	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. Construction anticipated to begin in Fall 2016.		Complete Winter 2016	

# ENGINEERING CIP MONTHLY REPORT

## JULY 2016

CONSTRUCTION
DESIGN
CONSTRUCTION (By Others)
DESIGN (By Others)
FUTURE

ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN



**PLANNING & ZONING COMMISSION AGENDA COMMUNICATION**

**AGENDA DATE:** July 19, 2016

**SUBJECT:** General Development Plan – Consider a request for a General Development Plan for Allen ISD Elementary #18, being 93.56+/- acres situated in the F. Dosser Survey, Abstract No. 280 and the George Phillips Survey, Abstract No. 701, City of Allen, Collin County, Texas; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (GDP-2/16/16-15) [Allen ISD Elementary #18]

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

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** Alternative Screening Request – Approved June, 2016

**PUBLIC NOTICE:** None

**ANTICIPATED COUNCIL DATE:** None

**BACKGROUND**

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

The property is currently zoned Agriculture Open Space AO. A General Development Plan (GDP) associated with this property shows the general plan of development, including the street layouts and lots. The proposed GDP is for 93.56± acres and shows two (2) lots. Lot 1 is 14.46± acres for the Allen Elementary School #18 site. An alternative screening request was recently approved for this site in June, 2016. Lot 2 is 79.10± acres and is shown as a proposed single-family residential development. The elementary school is permitted by right in the Agriculture Open Space AO district. The proposed single-family residential use will require a zone change prior to development.

There are three (3) access points into the site; two (2) access points on Chelsea Boulevard and one (1) access point on Ridgeview Drive.

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

**STAFF RECOMMENDATION**

Approval

**RECOMMENDED MOTION**

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

**ATTACHMENTS**

General Development Plan

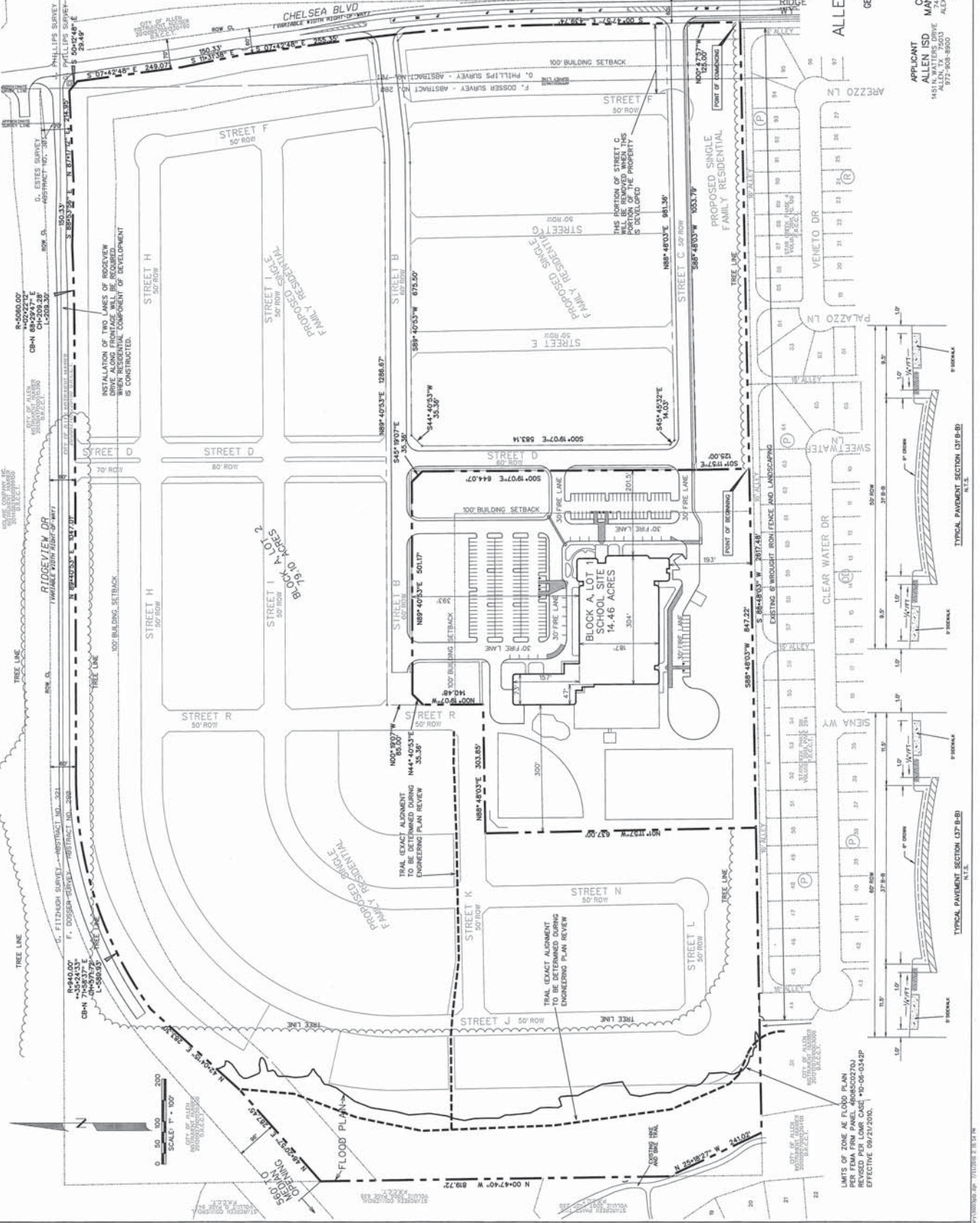


**SITE SUMMARY:**  
 ZONING - AO  
 0.76 ACRES  
 SCHOOL - 1 LOT - 14.46 ACRES  
 AGRICULTURE/OPEN SPACE - 1 LOT - 79.10 ACRES  
 FLOOD PLAN - 4.92 ACRES  
 INCLUDED IN LOT 2 ADJACENT

**NOTES:**  
 1. SINGLE FAMILY RESIDENTIAL USE IS A PROPOSED USE AND WILL ONLY BE PERMITTED WITH THE ADOPTION OF A CHANGE IN ZONING ON THE SITE.  
 2. OPEN SPACE FOR LOT 2 WILL COMPLY WITH ALC STANDARDS.  
 3. A 9' SIDEWALK WILL BE REQUIRED ALONG THE WEST SIDE OF THE LOT.  
 4. AN ANTI-CRACK SCREEN WILL BE REQUIRED ALONG LOT 2 ADJACENT TO STANWICK PHASE 4 AND 8 IF IT IS DEVELOPED AS A COMMERCIAL USE.  
 5. A 10' SIDEWALK WILL BE REQUIRED ALONG STANWICK PHASE 4 AND 8.  
 6. THE 100-YEAR FULLY DEVELOPED FLOODPLAIN WILL BE DETERMINED WHEN THE RESIDENTIAL DEVELOPMENT FLOOD PLAN IS ALLOWED.  
 7. THE FULLY DEVELOPED FLOOD PLAN IS ALLOWED AFTER THE DEVELOPMENT HAS COMPLETED PLANNING AND ZONING COMMISSION REVIEW.  
 8. A FLOOD ELEVATION WILL BE DETERMINED BY THE CITY ENGINEER.  
 9. THE FLOOD PLAN WILL BE REQUIRED FOR A FLOOD PLAN DEVELOPMENT PERMIT.  
 10. THE CITY ENGINEER WILL ENFORCE THE ENHANCED SPEED RESTRICTIONS ARE SATISFIED.  
 11. A LETTER OF MAP REVISION WILL BE REQUIRED FOR ANY CHANGES TO THE 50' FOUR FOOT FLOOD PLAN.  
 12. THE CITY ENGINEER WILL ENFORCE THE ENHANCED SPEED RESTRICTIONS ARE SATISFIED.  
 13. THE SANITARY SEWER CONNECTION MUST HAVE TO BE CHANGED FROM CONNECTING TO THE MAIN LINE.  
 14. NO POTENTIAL BUILDINGS WILL ENROACH WITHIN THE CURRENT 100' SETBACKS.  
 15. GENERAL DEVELOPMENT PLAN

**ALLEN ISD ELEMENTARY 18**  
 F. DOSSER SURVEY, ABSTRACT NO. 280  
 GEORGE PHILLIPS SURVEY, ABSTRACT NO. 701  
 CITY OF ALLEN  
 COLLIN COUNTY, TEXAS

**OWNER:** PHILLIPS SURVEY - ABSTRACT NO. 701  
**APPLICANT:** ALLEN ISD MANAGEMENT LTD  
**REMOVED BY:** CORWIN MANAGEMENT INC.  
 1451 N. WATERS DRIVE  
 7415 AMHERST DRIVE  
 ALLEN, TEXAS 75003  
 4097-908-8800  
 4097-908-8800  
 ALLEN, TEXAS 75003  
 4097-908-8800  
 SCALE: 1"=100'  
 SHEET 1 OF 1



INSTALLATION OF TWO LINES OF ROCEVEEM DRIVE ALONG FRONTAGE WILL BE REQUIRED. THIS IS A NECESSARY COMPONENT OF DEVELOPMENT IS CONSTRUCTED.

PROPOSED SINGLE FAMILY RESIDENTIAL

PROPOSED SINGLE FAMILY RESIDENTIAL

PROPOSED SINGLE FAMILY RESIDENTIAL

BLOCK A LOT 1 SCHOOL SITE 14.46 ACRES

LIMITS OF ZONE AE FLOOD PLAN PER FEMA FIRM PANEL 400800270U ALLEN, TEXAS 75003 EFFECTIVE 08/23/2020.

TYPICAL PAVEMENT SECTION (37-B-B) N.T.S.

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