

June 21, 206 P&Z Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 105 and adopt a Concept Plan and Building Elevations relating to the Property. The Property is a 20.592± acre portion of Planned Development PD 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, City of Allen, Collin County, Texas; and generally located on the northeast corner of the intersection of Alma Drive and Bethany Drive. (Z-4/12/16-29) [Connemara Crossing]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item is a public hearing and PD amendment for PD-105 to modify the development regulations, adopt a Concept Plan, and Building Elevations for Connemara Crossing.

The property is generally located on the northeast corner of the intersection of Alma Drive and Bethany Drive. The property to the north is zoned Planned Development PD No. 26 Single-Family Residential SF. The property to the west (across Alma Drive) is zoned Planned Development PD No. 105 Single-Family Residential R-6. The properties to the south (across Bethany Drive) are zoned Planned Development PD No. 105 Mixed-Use MIX and Planned Development PD No. 96 Single-Family Residential R-4. To the east, the properties are zoned Planned Development PD No. 26 Single-Family Residential SF and Planned Development PD No. 76 Single-Family Residential R-5.

Mr. Bass said that the property is 20.59± acres, and is currently zoned Planned Development PD No. 105 Mixed-Use MIX. When the zoning was initially approved, it allowed mixed uses including townhomes, small-lot single family, and retail/office uses. Mr. Bass said this is one of the last remaining pieces of Montgomery Farms.

Mr. Bass presented the original Concept Plan (2010) and explained, again, that the uses permitted included townhome lots, retail, single-family homes, and parking on the corner. This plan was true mixed-use with single-family and non-residential uses. There is a right to develop those uses right now. This proposal is much different. The plan is changing from townhomes and non-residential uses to detached single-family uses. Mr. Bass presented the Concept Plan and said there are two access points into the development; one access point on Bethany Drive, and one access point on Alma Drive. The only off-site improvement includes a southbound left turn lane on Alma Drive, which will be constructed by the developer.

Mr. Bass stated that there are two types of single-family detached lots. The Concept Plan shows a total of 78± front and rear entry lots with two product types. Approximately 29 units (38% of the total lots) will be Product Type A, which are 55'X130' front-entry lots. Approximately 49 units (62% of the total lots) will be Product Type B, which are 31'X105' rear-entry lots.

Mr. Bass went through the Development Regulations:

- Base Zoning District: R-7
- Concept Plan: The property shall be developed in general conformance with the Concept Plan
- Building Elevations: The exterior façades of buildings shall generally conform with the Building Elevations. Additionally:
 - Maximum Height: 2 ½ stories or 35'
 - All Type A: Front-entry
 - All Type B: Rear-entry

- Lot Design Criteria:
 1. Minimum Dwelling Unit Size: 1,800 square feet
 2. Maximum Dwelling Units/Acre: 3.8
 3. Maximum Lot Coverage: 65%
- Garages:
 - 20' from rear lot line to face of garage wall (with built in articulation as the house will not be a "single plane"
 - 20' from front lot line or 20' from the closest edge of the sidewalk to face of garage wall (whichever is greater)
- Front Porches of 31' lots: May not encroach more than 10' beyond front setback line
- Screening:

Mr. Bass presented the screening on the Concept Plan. He explained that an eight-foot masonry screening wall will be provided along Bethany Drive and Alma Drive, primarily along the residential lots. An eight-foot board-on-board fence will be provided along the rear property line. Additionally, an alternative screening method will be used for the remaining Community Reserve Areas along Bethany Drive and Alma Drive. Alternative Screening has been very successful at Montgomery Farms. Alternative screening would consist of berms, tube-steel or wrought-iron, or a living wall (tube steel with trellises). Staff would work with the applicant on a case-by-case basis regarding alternative screening.
- Floodplain Regulation: The lot layout and developable area is contingent upon the developer proving that the floodplain reconfiguration complies with City regulations
- Thoroughfares and Streets: Internal ROW to be minimum of 45'
- Street Improvements: Median on Alma Drive to be modified to add a southbound left turn lane for Street E.
- Street Lighting: LED luminaries may be used as street lighting through a Developer agreement with the City to maintain, repair, and replace non-standard street lighting
- Flexible Design Standards: The Concept Plan is very general and organic and the finer details may not work during the later development review stages. Rather than take the plan back through the public hearing process, if the changes are not major, then a team of staff (including the Director of Community Development, Director of Engineering, Director of Parks and Recreation, and occasionally the Building Official) could approve the minor changes. This would enable additional creativity.

Mr. Bass went over the building elevations and presented photographs. He stated that the photographs may not exactly represent the lot sizes and product types, but show elements such as keystone arches, soldier course brick, peak roofs, and multiple planes. The elevations provide a design guide for materials and architectural style to ensure the product will be built as shown.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking said that five letters were received:

- K. Wesley Davis, 1234 Irvine Drive, Allen, Texas – Oppose
- Edgar Halpher, 512 Irvine Drive, Allen, Texas – Support
- Trent Armstrong, 1233 Covina Court, Allen, Texas – Support
- Robert Kowlaski, 407 Irvine Drive, Allen, Texas – Support
- Richard Golden, 1226 Philip Drive, Allen, Texas – Support

Motion: **Upon a motion by Commissioner Mangrum and a second by 2nd Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of Planned**

Development No. 105 and adopt a Concept Plan and Building Elevations relating to the Property, generally located on the northeast corner of the intersection of Alma Drive and Bethany Drive, for Connemara Crossing.

The motion carried.

DRAFT