

June 6, 2017, Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development “PD” for Single-Family Residential “R-5” and “R-6” and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations, for approximately 79.095± acres out of the Francis Dosser Survey, Abstract No. 280 and the G. Phillips Survey, Abstract No. 701; generally located west of Chelsea Boulevard and south of the Ridgeview Drive right-of-way. (Z-2/23/17-19) [Ridgeview Crossing]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a PD Zoning for Ridgeview Crossing.

The property is generally located west of Chelsea Boulevard and south of the Ridgeview Drive right-of-way. The properties to the north (across the Ridgeview Drive right-of-way) are zoned Planed 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 R-3. To the south, the properties are zoned Planned Development PD No. 92 Single-Family Residential R-3, Planned Development PD No. 92 Single-Family Residential R-5, and Planned Development PD No. 92 Single-Family Residential R-7. To the east (across Chelsea Boulevard), the property is zoned Agriculture Open Space AO.

Ms. Mohan said that the applicant is requesting to establish a Planned Development with a base zoning of both Single-Family Residential “R-5” and “R-6,” and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations to establish design standards for a new residential community. She then provided an overview of the concept plan indicating a total of 262 front entry lots with two product types. Approximately 129 units (49% of the total lots) will be R-5 lots, which are 65’X110’ with a minimum dwelling unit size of 2,400 square feet. These lots are primarily located west of Hilliard Drive and south of Baugh Drive. Approximately 133 units (51% of the total lots) will be R-6 lots, are 55’X110’ with a minimum dwelling unit size of 2,200 square feet. These lots are primarily located east of Hilliard drive and north of Baugh Drive. She stated that the smallest lot size in this development will be a 55’ lot. The maximum gross density of the development is 3.5 units/acre. She clarified that the lot depth should be 110’, not 120’ as shown in the packet.

Ms. Mohan explained that there are two primary access points into the development; one on the future Ridgeview Drive right-of-way and one on Chelsea Boulevard. She indicated that the plan also shows approximately 5.5± acres of open space which is provided throughout the development; this exceeds *ALDC* requirements. The open space calculation includes an existing cemetery on the eastern side of the property. Approximately 0.7± acres of the property will include the amenity center. Additionally, approximately 2.3± acres of the property will be dedicated to a public park. A 10’ Hike and Bike trail is proposed along the western side of the property. This trail connects to the existing trail to the south and continues to the north where it will be connected to future trails. Pedestrian seating/benches are proposed along the trail as well as a seating area with a shade structure (pavilion) proposed near the creek. Additionally, the trail continues east along Street K within this development and will connect to the Jenny Preston Elementary school.

Screening for the property will consist of an 8’ masonry screening wall on the northern property boundary along the Ridgeview Drive right-of-way and on the eastern property boundary along Chelsea Boulevard. An 8’ masonry screening wall will also be constructed along the eastern side of Lots 39-46, Block H. An existing 6’ Wrought-Iron fence will remain along the southern property boundary. A 6’ Wrought-Iron fence or a 6’ builder fence will be constructed on the western side of the property along Lots 23-34, Block

H. The portion of the cemetery will be enclosed with an 8' masonry screening wall, an 8' Wrought-Iron fence, and a 4' Wrought-Iron fence.

Ms. Mohan said that several building elevations will be incorporated in the development. All sides of all elevations will be 100% masonry with primary building materials such as stone, brick, and stucco, with composition shingle roofing. The 100% masonry requirement exceeds the ALDC standards. Additionally, the elevations will be further enhanced through treated/textured driveways and enhanced garage doors.

Ms. Mohan concluded by summarizing the development regulations. Additionally, she said that staff had received one letter of opposition outlining concerns about density, traffic, and school overcrowding. She went on to address those concerns saying that the overall density of these lots is less than what is allowed by right in the ALDC; that an AISD member sits in the Technical Review Committee meeting and did not raise any concerns; and that an updated Traffic Impact Analysis was submitted and reviewed by Engineering.

Commissioner Ogrizovich asked if the cemetery was considered part of the development and if it would be maintained by the development.

Ms. Mohan responded that it is and would be.

Chairman Cocking added that this was a cemetery that was found with the building of the road and is a family cemetery.

Warren Corwin with Corwin Engineering, 200 W. Belmont Allen, TX, stated that he was there to answer any questions and handed out product books for the Commission's review.

Chairman Cocking opened the public hearing.

Don Parker, 870 Clear Water Dr., Allen, TX, addressed the commission. He stated that he has lived in the area for three years and knew there would be development behind their neighborhood. They are pleased the development is not going to be a Walmart or apartments, but they are concerned about safety of the school children walking to school and would like more information about the temporary connection. He would also like more information on the drainage on the southwest side of the property and how it will affect their development. Also, since he is directly behind the R-5 lots, he wants to know what will happen with the tree line and what kind of fencing will be provided for the new houses. He wants to know why there are already water and sewer taps in the open field before the zoning is even approved and if this project was rubber stamped prior to approval.

Collen Wood, 850 Veneto Dr., Allen, TX, spoke to the commissioners. She said that she lives along the wrought iron fence. Similar to Mr. Parker, she expressed her relief that this is a residential proposal and not commercial, but she is concerned about the existing tree line and protecting the value of her homes. She also expressed concerns with there not being any direct connection for elementary school kids walking from the Star Creek subdivision.

Jeremy Coder, 852 Veneto Dr., Allen, TX, addressed the Commission. He stated that his concerns are similar to the other speakers, but in addition, is concerned about the size of the homes, the size of sidewalks, walking patterns for schools, and the busy entrances to the school. He would like to see larger sidewalks and more green space connections for the kids and current residents. He would like more clarification about if the 9' of space is Star Creek's property and if the trees will be removed.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that they received one additional letter in opposition: Larry Crawford, 908 Clearwater Dr., Allen, TX. He had concerns with a dense population, with no infrastructure, with school, and with noise level/traffic.

Chairman Cocking then asked for more information about the drainage ditch.

Mr. Corwin stated that the drainage ditch is temporary and is intended to service the school until development occurs on the west side of the school. At that time, all the drainage will be moved underground. He also addressed the sewer stub outs on the vacant property along Baugh Dr. stating that in Allen, you can't bring services to a property later and tear up the streets. In this case, a General Development Plan was previously approved for this development along with the school, which showed a preliminary lot layout which acted as a guide when the school started construction. The sewer sub outs were put in with the school construction based on the GDP so that the street would not have to be torn back out with future development. It was the best thought-out plan at the time. He stated that Corwin Engineering has designed every school for AISD since the 1980s and it is common practice to make an educated guess as to how the adjacent property will develop in order to provide adequate infrastructure connections at the time of school construction.

Chairman Cocking then asked for someone to address the tree line, where the property line is, and what the alley fence configuration will look like.

Mr. Corwin stated that there is a strip of land that Star Creek owns north of the alley; it is Star Creek's property and the developer will not remove any trees on property they do not own. In addition, the developer plans on preserving as many trees as possible adjacent to the property line as well, so there are no plans to remove trees.

1st Vice-Chair Trahan asked if there is a tree preservation easement on the property and Mr. Corwin replied that there is not an easement.

1st Vice-Chair Trahan replied that the developer could remove trees if they wanted.

Mr. Corwin clarified that they could not on Star Creek's property and that the plan is to preserve as many as possible on their own property as well. Mr. Corwin then addressed the sidewalk concern on Baugh Dr. stating that the size of the homes has nothing to do with the size of the sidewalks and setbacks. Regardless of where the house is placed on the lot, the sidewalk is a standard size and is within the City right-of-way, so the size of the house has no effect on the size or location of the sidewalk or setbacks.

Chairman Cocking stated that the homes are required to have 25' setbacks from the property lines and clarified with Ms. Mohan that a standard sidewalk width is 5'.

Mr. Corwin confirmed that there will be 5' sidewalks on either side of Baugh Dr. and that the trail would be much wider than 5'. Mr. Corwin also addressed the access issue to the school from Star Creek stating that the way Star Creek developed, there is an alley between the two developments with no breaks and it is not safe to bring kids through an alley to get to school, so the alternative is to walk around.

Chairman Cocking stated that it is a policy of the City to never create a condition where kids have to walk in an alley to access a school for safety reasons.

Commissioner Hollingsworth stated that this property's setup is exactly what his kids have to do now – walk to the end of the street and around to get to the school.

Mr. Corwin also stated that the side yard setbacks for each home are larger than what is typically required so there will be the appearance of more greenspace than is typical, which he sees as a positive because it creates more view corridors.

1st Vice-Chair Trahan stated that his main question/concern was regarding the trail and connection and how the kids would walk to school and it has been addressed.

Commissioner Hollingsworth stated that looking at the plan, there are no connecting sidewalks directly to the school. He wanted to know if that met the school district's guidelines for bus service.

Chairman Cocking said he is not comfortable speaking for the school district, but when the trail is completed, there will be an eastern and western connection to the school and sidewalks along Chelsea. He stated that the school district sits in all the development meetings and is aware of all of these issues and has the ability to raise concerns, and they have not in this case.

Commissioner Hollingsworth reiterated that this layout is very similar to how his kids walk to school and it has always been very secure and safe. He also commented that being on the east side of the City in an older subdivision, the sidewalks are less than 5' wide, and that has not caused issues. He said the crossing guards and police always help the kids and create a safe environment.

Chairman Cocking asked if the amenity center is for the entire development.

Ms. Mohan responded yes.

Chairman Cocking said one of the changes he would like to see is the fences facing the trail should only be wrought iron in keeping with other configurations in Allen. He would like to see the builder fence option be removed. He said it is a nice development; it has less density than Star Creek and other similar developments and larger lots.

Ms. Mohan clarified that the fences along the southern border would be 6' board-on-board fences maintained by the HOA.

Chairman Cocking asked if they needed to codify that in the ordinance.

Mr. Laughlin asked if it was shown on the Concept Plan and Ms. Mohan said no as this is the typical standard.

Mr. Laughlin said that if it is a default standard, then it does not need to be called out specifically in the PD because it will default to the ALDC.

Mr. Lee Battle, Assistant Director of Community Development, stated that the HOA typically maintains property called out on the Final Plat, so staff will make sure that happens in this case as well.

Commissioner Ogrizovich asked if the fence would have masonry columns or if it would be just be board on board.

Chairman Cocking said that this is along an alley and typically masonry columns are not required in that condition.

Ms. Mohan requested that the wrought iron fence and lot depth correction be added to the motion.

Motion: Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development “PD” for Single-Family Residential “R-5” and “R-6” and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations, for approximately 79.095± acres; generally located west of Chelsea Boulevard and south of the Ridgeview Drive right-of-way, for Ridgeview Crossing, with the following conditions: 1) The fencing facing the trail along Block H, Lots 23-33 shall be wrought iron, and 2) The lot depth shall be 110 feet.

The motion carried.