

October 17, 2017 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of a portion of District D-1 of Planned Development “PD” No. 108 being all of The Village at Twin Creeks Phase Two and 23.067± acres out of the Catharine Parsons Survey, Abstract No. 711; generally located south of Exchange Parkway and east of Bray Central Drive. (ZN-092917-0010) [The Village at Twin Creeks Ph. 2 & 3]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. Ms. Mohan stated that the item is PD Amendment for The Village at Twin Creek Ph. 2 & 3. She stated that the property is generally located south of Exchange Parkway and east of Bray Central Drive. The property to the north is zoned Planned Development PD No. 108 Single Family Residential SF. To the west (across Bray Central Drive), the properties are zoned Planned Development PD No. 54 Multi-Family MF and Planned Development PD No. 54 Single Family Residential R-7. To the south, the properties are zoned Planned Development PD No. 54 Multi-Family MF-18. To the east (across Watters Road), the properties are zoned Planned Development PD No. 54 Industrial Technology IT.

Ms. Mohan stated that a Planned Development for PD-108 encompassing seven districts and mixed-uses was originally adopted by City Council in October 2011. She noted that a subsequent PD Amendment was approved for one of the districts in January 2014 that created The Village at Twin Creeks, which includes a variety of single-family product types. She stated that the applicant is now requesting to amend and add to the existing development regulations to provide greater flexibility for the single-family products.

Ms. Mohan stated that there were no proposed changes to the uses in this District and that it will remain single-family. She stated the request is was only a text amendment and reviewed a summary of the proposed changes, which are as follows:

1. Change the Side Yard setback for Product Types B and C to 5' and 5' (currently required at 3' and 7').
2. Add an option for driveways to be “salt finished concrete” (in addition to the currently required “stamped concrete”).
3. Allow AC units to be placed within the 5' side yard setback and encroach into the 3' drainage easement provided that the AC units are placed on an approved cantilever pad, approved by the Building and Code Department.
4. Allow curb inlets to be placed within 5' of a proposed residential driveway (currently required at 10') for two lots.

Ms. Mohan then reviewed each of the four proposed changes in more detail.

Ms. Mohan noted that four different product types were approved with this zoning district, with Product Type B and Product Type C having side yard setbacks of 3' and 7'. She stated that the developer is requesting to change this side yard setback to 5' and 5', which maintains the 10' separation between buildings and allows the products to be centered on the lots.

Ms. Mohan then showed pictures of the current and proposed driveway finishes. She stated that stamped concrete driveways are currently required and that the developer is requesting to add the option of a salt finished concrete driveways. She stated that staff feels the option of a salt finished concrete still meets the intent of the original Development Regulation as both driveway options provide an enhanced front entry, while at the same time, offering flexibility to the developer.

Ms. Mohan then addressed the third proposed change which addresses AC unit location. She stated that the Allen Land Development Code currently states that AC units should be 3' from the property line so as not to encroach on a 3' drainage easement. She stated that this regulation codifies that AC units can be in a 5' side yard setback and can encroach into the 3' drainage easement provided that the unit is placed on an approved cantilever pad and is approved by the Building and Code Department. She noted that the Engineering Department has reviewed the exhibit and is comfortable with the proposal if it does not impede drainage. She noted that the cantilever pad will not impede drainage.

Ms. Mohan noted that the draft ordinance presented to the Planning and Zoning Commission for this item included a requirement for the AC units to be screened as shown in the exhibit but that the exhibit did not show any screening. She requested that the Commission remove the language in their motion, should they make one, to prevent any confusion.

Ms. Mohan noted that the last proposed change relates to curb inlets. She stated that the Allen Land Development Code requires stormwater curb inlets to be a minimum of 10' from the end of driveway radii. She showed a plat which highlighted two lots that would not be able to meet this standard due to grade changes and building orientation. She stated that the Engineering Department has reviewed this request and is comfortable reducing this requirement to five feet from the end of the driveway radii for these two lots.

Ms. Mohan then summarized the four proposed changes to the Development Regulations.

Commissioner Ogrizovich asked Ms. Mohan to restate the modification to the motion that she requested.

Ms. Mohan asked for the phrase "the located and screening requirements shown in" under C(7) to be removed. She reiterated that she is asking for it to be removed because there are no screening requirements shown in the exhibit.

Commissioner Metevier asked if this phrase was part of the original ordinance.

Ms. Mohan stated that it was not.

Commissioner Ogrizovich asked Ms. Mohan if she was requesting to remove the portion that states "is shown in Exhibit."

Ms. Mohan stated that she is requesting the removal of the phrase before that, specifically "the located and screening requirements shown in."

1st Vice Chair Platt asked Ms. Mohan to specify the beginning word and ending word.

Ms. Mohan stated that the phrase begins with "the located and screening requirements," and ends with "shown in," and that the rest can remain.

Commissioner Autrey asked to see the PowerPoint slide that specifically outlines the requirements for the driveway materials. He stated that the regulation does state "stamped concrete or salt-finished concrete," ensuring that it is an option for the developer.

1st Vice-Chair Platt asked if it was just the two lots listed in the Development Regulations that would have issues with the curb inlet placement.

Ms. Mohan confirmed that it was only the two lots listed in the Development Regulations that would have the issue with curb inlet placement.

1st Vice-Chair Platt stated that, as a homebuilder, he had some questions about the AC unit cantilever. He stated that, while the Exhibit shows what the system will look like, it does not specify the building material that will be used for the cantilever. He asked for more information about how it was planned to be constructed, including whether it was attached to the house and how the footings would be placed in the ground.

Ms. Mohan stated that the diagram looks a little more dramatic than what will be built.

1st Vice-Chair Platt stated that he felt it was a good idea but that he just had questions about how it would function.

Josh Millsap, the Applicant, 12222 Merit Drive, Dallas, TX, stated that he did not have the exact materials yet but that they are having conversations with their contractor to determine them.

Chairman Trahan opened the public hearing.

Chairman Trahan closed the public hearing.

Chairman Trahan noted that the Commission received three letters:

- Kenneth and Delva Lento, 765 Davids Way, Allen, TX, OPPOSE
- Jason and Laura Woods, 763 Mission Court, Allen, TX, OPPOSE
- Lisa Inglis, 805 Otto Drive, Allen, TX, SUPPORT

Chairman Trahan asked if the motion can be read with “the wording adjustments as suggested by the Senior Planner” as opposed to the exact verbiage to be removed from the proposed ordinance.

Nicole Corr, City Attorney, stated that the motion can be read as suggested so long as the record is clear about what constitutes the wording adjustment. She noted that the wording adjustment had been clarified several times and that she believes that the record is clear.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of a portion District D-1 of Planned Development “PD” No. 108; generally located south of Exchange Parkway and east of Bray Central Drive, for The Village at Twin Creeks Ph. 2 & 3 with the wording adjustments as presented by staff.

The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Dan Metevier
Gene Autrey
John Ogrizovich

Absent:

Luke Hollingsworth