

**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, JUNE 1, 2010
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning items by City Council at the May 25, 2010 City Council 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 of the May 18, 2010 regular meeting.
3. Final Plat – Consider a Final Plat for Stacy-Chelsea Commercial Addition, Lot 1, Block A, being 1.728± acres situated in the Francis Dasser Survey, Abstract No. 280, City of Allen, Texas; located at the northwest corner of Stacy Road and Chelsea Boulevard. (FP-5/3/10-35) [Racetrac]

Regular Agenda

4. Public Hearing - Conduct a Public Hearing and consider a request to amend a portion of Tract 7, in PD Planned Development No. 58, by amending the Development Regulations and adopt a Concept Plan. The property is 67.115± acres situated in the Lewis Wetsel Survey, Abstract No. 978, and the Henry Wetsel Survey, Abstract No. 1026, and Lot 2, Block A, Allen Educational Park, City of Allen, Collin County, Texas; located west of Greenville Avenue between Exchange Parkway and Rivercrest Boulevard. (Z-2/1/10-9) [Allen Independent School District Multipurpose Stadium]
5. Public Hearing - Conduct a Public Hearing and consider a request to create PD Planned Development No. 103, SC Shopping Center, and adopt a Concept Plan for Cabela's by rezoning 12.88± acres from PD Planned Development No. 58, Tract 2A for LI Light Industrial and 1.12± acres from PD Planned Development No. 73 for SC Shopping Center. The property is 14.0± acres of land situated in the L.K. Pegues Survey, Abstract No. 702, the F.C. Wilmeth Survey, Abstract No. 999, and the Henry Wetsel Survey, Abstract No. 1026; City of Allen, Collin County, Texas; located south of Village Drive and west of Allen Station Parkway. (Z-5/5/10-36) [Cabela's]

6. Public Hearing - Conduct a Public Hearing and consider a request to amend the sign plan for PD Planned Development No. 99. The property is 63.24± acres in the T.G. Kennedy Survey, Abstract No. 500, Michael See Survey, Abstract No. 543, and the Rufus Sewell Survey, Abstract No. 875, City of Allen, Collin County, Texas; located southwest of Bethany Drive and US75. (Z-4/23/10-32) [Watter's Creek at Montgomery Farm]
7. Public Hearing - Conduct a Public Hearing and consider a request to create PD Planned Development No. 104 for CF Community Facilities for a church. The property is 6.962± acres situated in the Lewis Wetsel Survey, Abstract No. 978, and being a part of Fountain Park First Section, City of Allen, Collin County, Texas; located at the northeast corner of Greenville Avenue and Rivercrest Boulevard. (Z-4/5/10-23) [Bethany Worship Center]

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, May 28, 2010, 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 5/25/10 City Council Meeting

There were no items taken to the May 25, 2010 City Council meeting for consideration.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
May 18, 2010**

ATTENDANCE:

Commissioners Present:

Jeff Cocking
Douglas Dreggors
John Kelley
Shirley Mangrum
Steven Platt, Jr.
Robert Wendland

Commissioners Absent:

James Rushing

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Planning & Development
Helen-Eve Liebman, AICP, Senior Planner
Tiffany McLeod, Planner
Kevin Laughlin, Attorney

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the April 27, 2010 and May 11, 2010 City Council meetings.

Consent Agenda

2. Approve minutes of the April 20, 2010 regular meeting.
3. Final Plat Extension – Consider a request for an extension for filing a Final Plat for Lot 1, Block 1, Arts of Collin County, being 49.262± acres located at the southwest corner of SH121 and Exchange Parkway. (FP-1/12/10-1)

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

Regular Agenda

Agenda Item #4: Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Herb's #7 Addition, Lot 1, Block A, a Replat of Tract 1, Allen Business Centre Addition; being 1.9758± acres located at the northwest corner of Greenville Avenue and Prestige Circle. (FP-4/16/10-30)

Tiffany McLeod, Planner, presented to the Commission. The property is zoned Planned Development No. 3 for LI Light Industrial uses. The development regulations in the original PD ordinance established a 100 foot greenbelt along Greenville Avenue. The property was platted showing this buffer. The PD was amended in 2008 and the required greenbelt was reduced to 25 feet. The subject Replat illustrates the amended buffer width as a 25 foot landscape easement. In addition, a Site Plan for an automotive paint and body shop was reviewed and approved by staff. The Replat, which is the next step in the development approval process, outlines the required infrastructure (fire lanes, utility easements, access points, etc.) for that development. The Replat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

Staff recommends approval.

Chairman Wendland opened the Public Hearing.

Bryan Burger, Lawrence Cates and Associates, 14800 Quorum Drive, Dallas, Texas, applicant, stated he was available to answer any questions.

With no one else wishing to speak, Chairman Wendland closed the Public Hearing.

Motion: Upon a motion by Commissioner Mangrum, and a second by Commissioner Kelley, the Commission voted 5 IN FAVOR, 1 OPPOSED (by Commissioner Dreggors) to approve the Replat for Herb's #7 Addition, Lot 1, Block A. The motion carried.

Agenda Item #5: Discussion Item – 2010 Board Evaluation Questionnaire

Chairman Wendland spoke to the Commission. Every year the City Council wishes to receive input from the various Boards and Commissions with respect to how they are doing and how they can assist. In conjunction with this request, an evaluation questionnaire has been distributed. He requested input from the Commission be sent to him by July 16, 2010. He will submit the completed questionnaire to the City Secretary's office by July 23, 2010.

Items of Interest

None.

Adjournment

Motion: Upon a motion by Commissioner Platt and a second by acclamation the Commission voted 6 IN FAVOR, and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 7:10 p.m.

These minutes approved this _____ day of _____ 2010.

Robert Wendland, Chairman

Tiffany McLeod, Planner

Director's Report from 4/27/10 and 5/11/10 City Council Meetings

There were two items taken to the April 27, 2010 City Council meeting for consideration:

- A Public Hearing was conducted and a request for an SUP Specific Use Permit for a dance studio use, in the Eagle Plaza Shopping Center, was approved.
- A Public Hearing was conducted and a request for an amendment to PD Planned Development No. 55 to add church, temple or rectory to the list of allowed uses on Tract 8 was approved.

There were no items taken to the May 11, 2010 City Council meeting for consideration.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 1, 2010

SUBJECT: Final Plat – Consider a Final Plat for Stacy-Chelsea Commercial Addition, Lot 1, Block A, being 1.728± acres situated in the Francis Dasser Survey, Abstract No. 280, City of Allen, Texas; located at the northwest corner of Stacy Road and Chelsea Boulevard. (FP-5/3/10-35) [Racetrac]

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS BOARD/COUNCIL ACTION: March, 2004 – Planned Development No. 92 approved by City Council; December, 2004 – Amendment to Planned Development No. 92 approved by City Council; February, 2010 – General Development Plan approved; March, 2010 – Preliminary Plat approved; March, 2010 - SUP for the property (Lot 1, Block A) approved by City Council

BACKGROUND

This property is located at the northwest corner of Stacy Road and Chelsea Boulevard. The property to the north is PD Planned Development No. 92 for SC Shopping Center; the property to the west is PD Planned Development No. 92 for SC Shopping Center; the property to the south, across Stacy Road is PD Planned Development No. 45 for CC Corridor Commercial; and the property to the east, across Chelsea Boulevard is PD Planned Development No. 78 for CC Corridor Commercial.

The Final Plat has been reviewed by staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 1, 2010

SUBJECT: Conduct a Public Hearing and consider a request to amend a portion of Tract 7, in PD Planned Development No. 58, by amending the Development Regulations and adopt a Concept Plan. The property is 67.115± acres situated in the Lewis Wetsel Survey, Abstract No. 978, and the Henry Wetsel Survey, Abstract No. 1026, and Lot 2, Block A, Allen Educational Park, City of Allen, Collin County, Texas; located west of Greenville Avenue between Exchange Parkway and Rivercrest Boulevard. (Z-2/1/10-9) [Allen Independent School District Multipurpose Stadium]

STAFF RESOURCE: Helen-Eve Liebman, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** March, 1996 – Planned Development District PD No. 58 approved by City Council; March, 1997 – Combination Plat approved; April, 2000 – Replat approved

LEGAL NOTICES: Public Hearing Sign Installed – May 21, 2010
Public Hearing Letters Mailed – May 21, 2010

BACKGROUND

The property is located north and east of Rivercrest Drive, west of Greenville Avenue, south of Exchange Parkway. The property to the north and east is zoned PD Planned Development No. 58 for SC Shopping Center and MF Multifamily Residential. The property to the west and south is zoned PD Planned Development No. 58 for CF Community Facilities. The property to the east is zoned AO Agriculture-Open Space, LR Local Retail, and O Office. The property to the east across Greenville Avenue is zoned CF Community Facilities and PD Planned Development No. 1 for R-5.

The property is currently zoned PD Planned Development No. 58 for CF Community Facilities and the Allen Independent School District AISD has requested an amendment to the PD Planned Development to allow for design standards for the multi-purpose stadium. The PD Development Regulations have identified a maximum building height of 120 feet. The exterior building materials are proposed to provide a primarily masonry structure with use of metal materials being limited to 17 percent of the facade.

The score board signage proposed includes a primary and secondary score board. The primary score board is a stop motion LED and the secondary score board is a marquee LED with programmable fade/scroll message and graphics and will be limited to one change of the message per hour. Building signage is detailed in the building elevations.

A cellular telephone tower is proposed as a free standing tower with a height not to exceed 125 feet. An accessory structure housing associated equipment for the cellular tower has also been provided for.

The overall architectural style and function of the proposed stadium is compatible with the overall campus. The Concept Plan and PD Development Regulations have been reviewed by the Technical Review Committee and the request complies with the Allen Land Development Code ALDC.

STAFF RECOMMENDATION

Approval

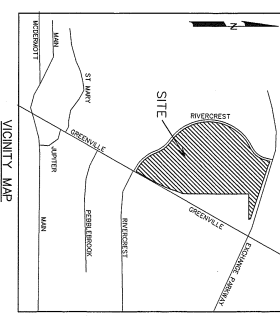
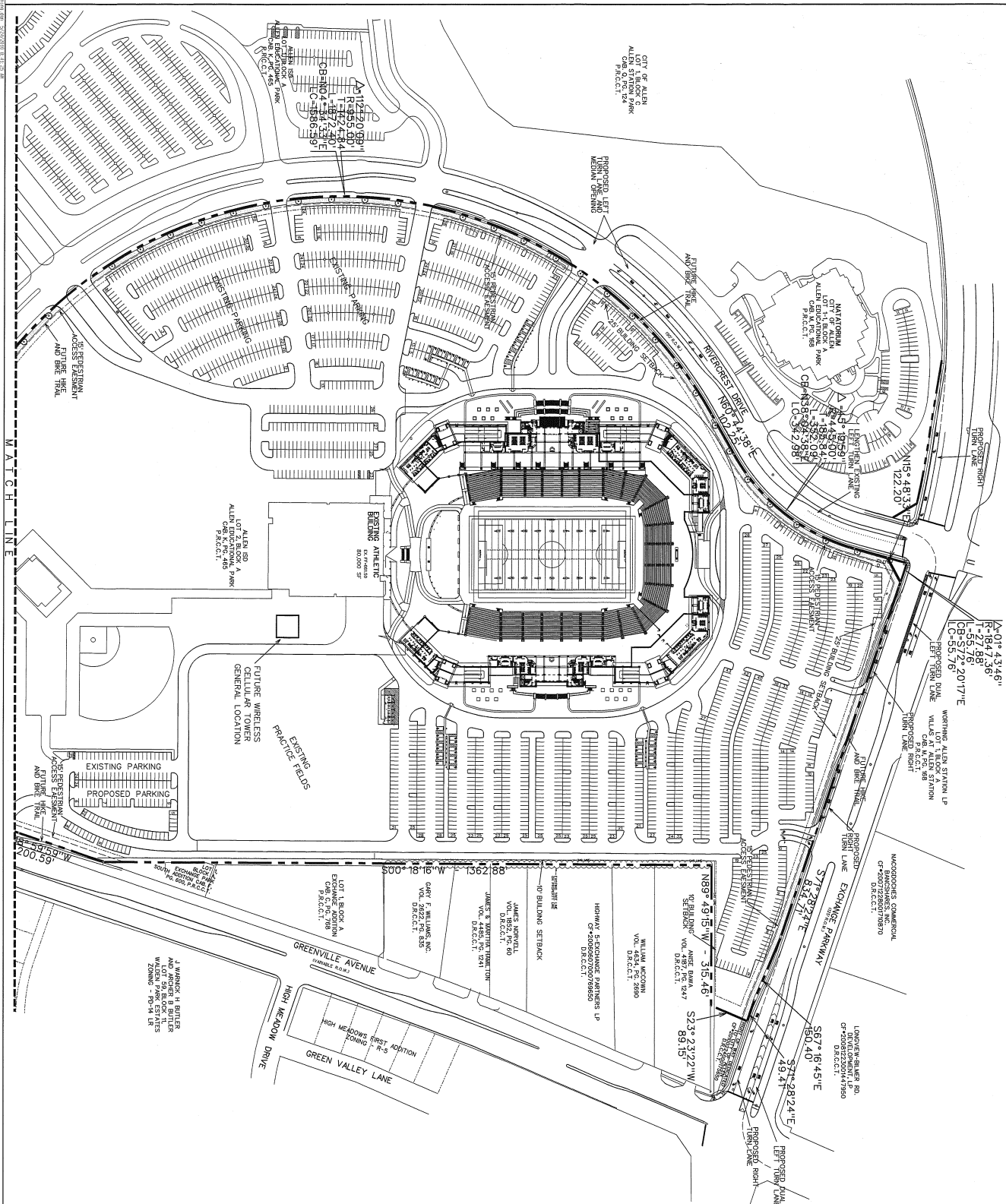
ATTACHMENTS

Planned Development Regulations
Concept Plan
Building Elevations
Building Sections
Score Board Elevations
Property Owner Notification Map

Exhibit 'A'

Development Regulations


1. **CONCEPT PLAN:** Tract shall be developed in general conformance with the Concept Plan. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of approval.
2. **MAXIMUM BUILDING HEIGHT:** Maximum Building Height shall not exceed one hundred and twenty five feet (125') in height measured from exterior grade at the building perimeter.
3. **EXTERIOR BUILDING MATERIALS:** Exterior Building Materials shall be comprised primarily of masonry, architectural smooth prefinished aluminum composite material panels, architectural horizontal patterned prefinished metal panels and commercial glazing systems. No more than 17% of total building facade shall be comprised of metal, excluding fencing, roof coping and canopies.
4. **LANDSCAPING:** Requirements for landscaping shall be in accordance with the Allen Land Development Code, Article VII Zoning Development Standards, Section 7.05.2 Multifamily District and Nonresidential Landscaping Requirements.
5. **BIKE TRAILS:** Tract shall provide space for a future 10'-0" wide hike and bike trail. Space provided for future trail shall be in conformance with the City of Allen Trail Standards and Allen Parks and Trail Implementation Plan.
6. **SIGNAGE (Score Boards):** North side of double sided Primary (South) scoreboard sign to be stop motion LED, with a video display no larger than 22'-0" high by 40'-0" wide. North side of Primary (South) scoreboard sign to be painted school graphics and slogan. North side of the double sided Secondary (North) Scoreboard shall have a marquee sign to be LED with programmable fade/scroll message and graphics, with a video display no larger than 8'-0" high by 18'-0" wide. The changing of the fade/scroll message and graphics shall occur no more than once per hour.
7. **SIGNAGE (Building identification):** Building identification signage to be face-lit, acrylic faced can letters. Maximum area of anyone sign shall be 400 square feet, excluding any logo or graphics. Maximum character height shall be 5'-0" high, excluding any logo or graphics. Building identification signage shall be allowed in no more than three (3) exterior facade locations. Location of signage and size of any logo or graphics shall be approved by the City of Allen Planning & Development Department.
8. **CELLULAR TELEPHONE TOWER:** The height of cellular tower not to exceed 125'-0". Cellular tower to be screened within an 8'-0" masonry wall around a 50' x 50' equipment yard enclosure. Landscaping shrubs shall be planted on the exterior side of the masonry fence. The screen wall masonry and landscaping shall match the style, color, and materials of the existing masonry of adjacent structures and landscape materials.



- NOTES:
1. PROPOSED LANDUSE - STADIUM
2. EXISTING ZONING - PD 58 CF
3. TOTAL PARKING SPACES REQUIRED - 1,574 SPACE FOR EVEN 4 SEASONS
TOTAL EXISTING PARKING - 1,400
TOTAL SPACES REQUIRED - 1,700
4. TOTAL PARKING SPACES PROVIDED - 2,214 SPACES (SEE HANDICAP SPACES)
TOTAL EXISTING PARKING - 1,400
TOTAL SPACES PROVIDED - 1,814 SPACES
TOTAL SPACES PROVIDED (NOT 1,400) SPACES
5. BUILDING SQUARE FOOTAGE:
STADIUM SEATING PLANNED: 15,000 SEAT - 500,000 SF
PRESS BOX LEVEL - 1,700 SF
OFFICE LEVEL - 1,700 SF
TOTAL NEW SF - 174,000 SF
EXISTING AREAS: 174,000 SF
TOTAL SQUARE FOOTAGE: 348,000 SF
EXISTING AREAS: 174,000 SF
TOTAL SF - 522,000 SF
6. BUILDING HEIGHT - 107'
7. BUILDING AREA RATIO - 0.06
8. FLOOR AREA RATIO - 0.06
9. TOTAL OPEN SPACE WITHIN LIMITS OF WORK - 1,000,000 SF (25 ACRES)
TOTAL AREA OF LIMITS OF WORK - 1,584,137 SF (36.0 ACRES)
PERCENT OPEN SPACE - 1.8%

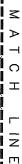
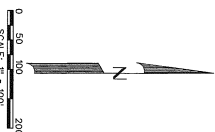
OWNER/APPLICANT:
ALLEN INDEPENDENT SCHOOL DISTRICT
612 E. BETHANY
ALLEN TX 75002
PHONE: (972) 727-0363
FAX: (972) 727-7100

SITE AREA - 67.115 ACRES
SUBMITTAL DATE - JANUARY 29, 2010

 CORWIN ENGINEERING, INC.
200 W. BELMONT SUITE E
ALLEN, TEXAS 75015 (972) 356-1200
TBE FPM • 5951

DEVELOPMENT PLANS FOR
ALLEN ISD
MULTIPURPOSE STADIUM
ALLEN, TEXAS

CONCEPT PLAN FOR PD AMENDMENT			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
BDD	BDD	BDD	
JOB NUMBER 09028	DATE MAY 24, 2010	SCALE 1"=100'	1 OF 2

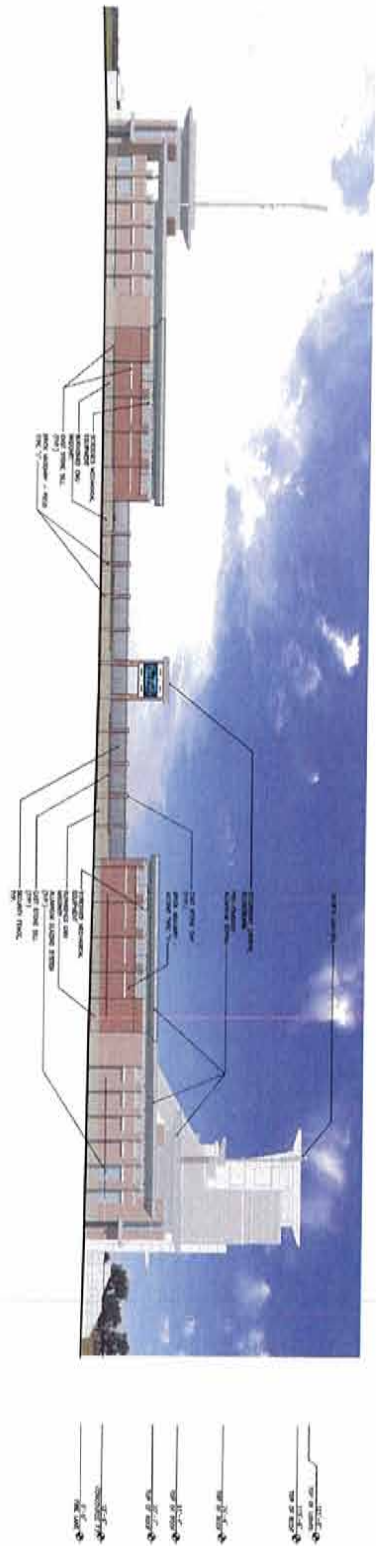
[illegible]

812 E. BELT HANT
ALLEN, TX 75002
PHONE: (972) 727-0363
FAX: (972) 727-7100

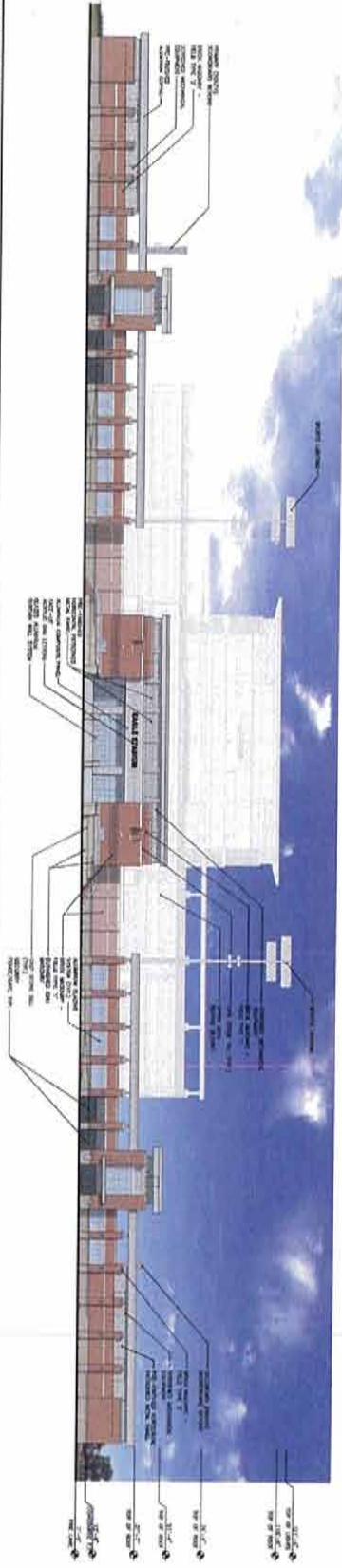
CONCEPT PLAN FOR PD AMENDMENT

DRAWN BY BDO	DESIGNED BY BDO	CHECKED BY BDO	SHEET NO. 2 OF 2
JOB NUMBER 09028	DATE MAY 24, 2010	SCALE 1"=100'	

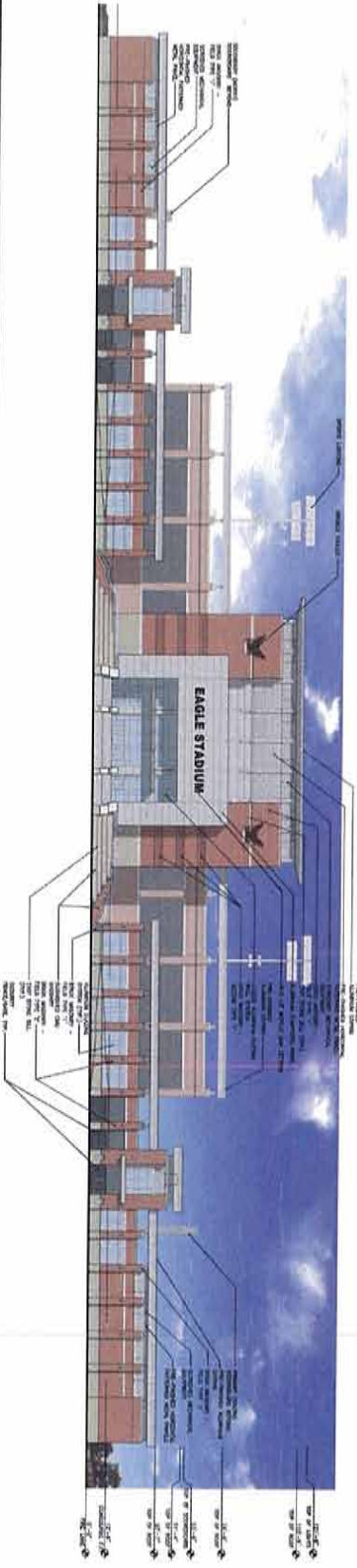
24 NORTH ELEVATION



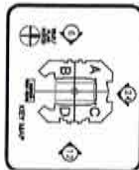
12 EAST ELEVATION



6 WEST ELEVATION



CONSULTANTS	
ARCHITECT	PRK Architecture
ENGINEER	PRK Engineering
PLANNING	PRK Planning
LANDSCAPE ARCHITECT	PRK Landscape Architecture
INTERIOR DESIGNER	PRK Interior Design
EXTERIOR DESIGNER	PRK Exterior Design
ENVIRONMENTAL ENGINEER	PRK Environmental Engineering
STRUCTURAL ENGINEER	PRK Structural Engineering
ELECTRICAL ENGINEER	PRK Electrical Engineering
Mechanical Engineer	PRK Mechanical Engineering
PLUMBING ENGINEER	PRK Plumbing Engineering
HAZARDOUS WASTE ENGINEER	PRK Hazardous Waste Engineering
TRANSPORTATION ENGINEER	PRK Transportation Engineering
WATER RESOURCES ENGINEER	PRK Water Resources Engineering
ENVIRONMENTAL SCIENTIST	PRK Environmental Science
ENVIRONMENTAL HISTORIC	PRK Environmental History
ENVIRONMENTAL LAW	PRK Environmental Law
ENVIRONMENTAL POLICY	PRK Environmental Policy
ENVIRONMENTAL ECONOMICS	PRK Environmental Economics
ENVIRONMENTAL ETHICS	PRK Environmental Ethics
ENVIRONMENTAL EDUCATION	PRK Environmental Education
ENVIRONMENTAL HEALTH	PRK Environmental Health
ENVIRONMENTAL IMPACT	PRK Environmental Impact
ENVIRONMENTAL MANAGEMENT	PRK Environmental Management
ENVIRONMENTAL MONITORING	PRK Environmental Monitoring
ENVIRONMENTAL PLANNING	PRK Environmental Planning
ENVIRONMENTAL RESEARCH	PRK Environmental Research
ENVIRONMENTAL SERVICES	PRK Environmental Services
ENVIRONMENTAL STUDIES	PRK Environmental Studies
ENVIRONMENTAL TECHNOLOGY	PRK Environmental Technology
ENVIRONMENTAL TRAINING	PRK Environmental Training
ENVIRONMENTAL TRENDS	PRK Environmental Trends
ENVIRONMENTAL USE	PRK Environmental Use
ENVIRONMENTAL VALUES	PRK Environmental Values
ENVIRONMENTAL VISION	PRK Environmental Vision
ENVIRONMENTAL WORK	PRK Environmental Work
ENVIRONMENTAL WRITING	PRK Environmental Writing
ENVIRONMENTAL YOUTH	PRK Environmental Youth



ALLEN HIGH SCHOOL
NEW MULTI PURPOSE STADIUM
Allen Independent School District

PRK
Architecture
Engineering
Planning
Facility Consulting

THOMAS GOODMAN, AIA
Principal
1001 N. Dallas Parkway
Suite 200
Dallas, Texas 75240
Phone 972.255.1000
Fax 972.255.1001

PROJECT NO. 09110
DATE 04/23/10
CHECKED BY
REVISIONS

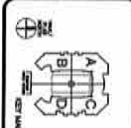
PRK Architecture
1001 N. Dallas Parkway
Suite 200
Dallas, Texas 75240
Phone 972.255.1000
Fax 972.255.1001

CITY OF ALLEN
SUBMITTAL
A6.01
EXTERIOR
ELEVATIONS

CONSULTANTS

CONSULTANTS

PROJECT NO. 091110
 DRAWN BY: J. C. JONES
 CHECKED BY: J. C. JONES
 DATE: 12/22/10
 SCALE: AS SHOWN

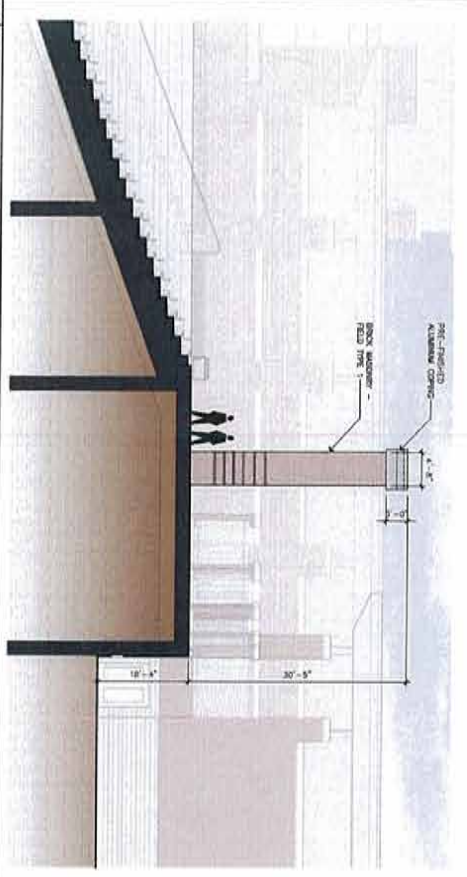


NEW MULTI PURPOSE STADIUM

PRK
 Architecture
 Engineering
 Planning
 Facility Consulting

PROJECT NO. 091110
 DRAWN BY: J. C. JONES
 CHECKED BY: J. C. JONES
 DATE: 12/22/10
 SCALE: AS SHOWN

A6.03
 SCOREBOARDS



12 SECONDARY (NORTH) SCOREBOARD

SIDE ELEVATION

FRONT ELEVATION

BACK ELEVATION

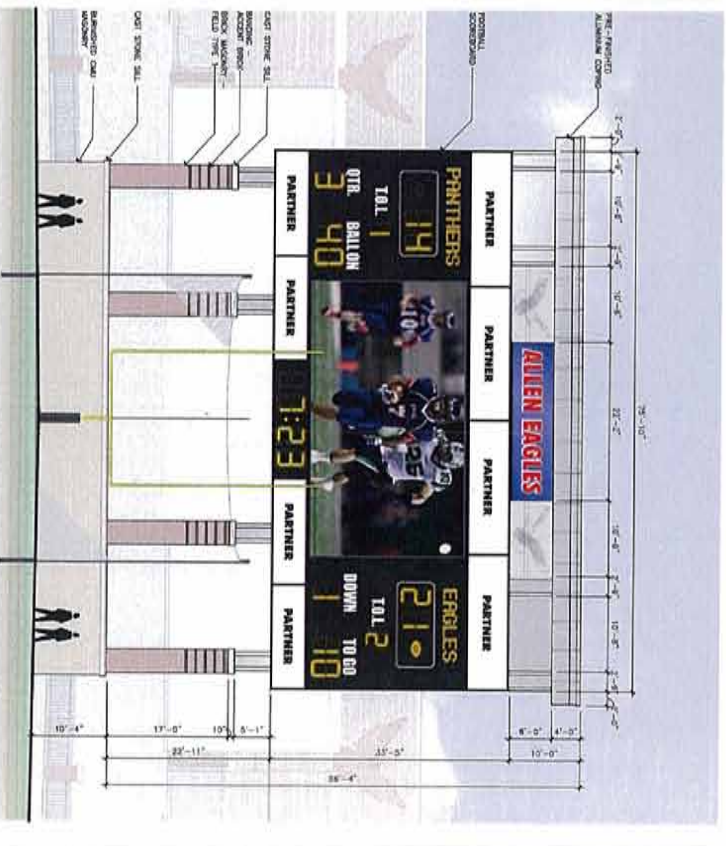
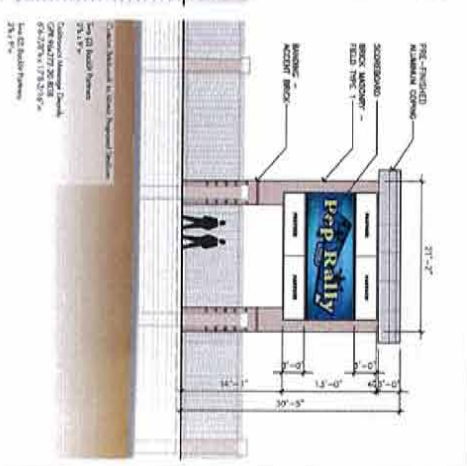
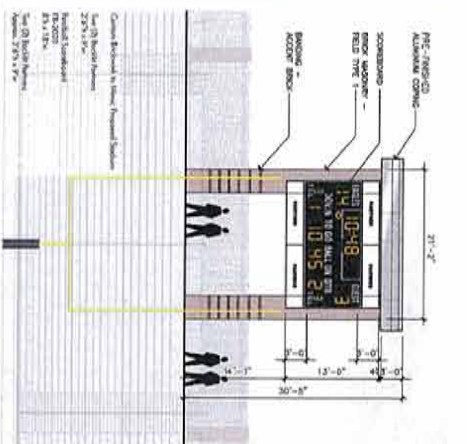


6 PRIMARY (SOUTH) SCOREBOARD

REAR (SOUTH)

SIDE ELEVATION

FRONT (NORTH) ELEVATION



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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 1, 2010

SUBJECT: Conduct a Public Hearing and consider a request to create PD Planned Development No. 103, SC Shopping Center, and adopt a Concept Plan for Cabela's by rezoning 12.88± acres from PD Planned Development No. 58, Tract 2A for LI Light Industrial and 1.12± acres from PD Planned Development No. 73 for SC Shopping Center. The property is 14.0± acres of land situated in the L.K. Pegues Survey, Abstract No. 702, the F.C. Wilmeth Survey, Abstract No. 999, and the Henry Wetsel Survey, Abstract No. 1026; City of Allen, Collin County, Texas; located south of Village Drive and west of Allen Station Parkway. (Z-5/5/10-36) [Cabela's]

STAFF RESOURCE: Ogden "Bo" Bass, AICP
Director of Planning and Development

**PREVIOUS COMMISSION/
COUNCIL ACTION:** March, 1997 – Planned Development District PD No. 58 approved by City Council; September, 1998 – Planned Development District PD No. 73 approved by City Council; August, 1998 – Amendment to Planned Development District PD No. 58 approved by City Council; November, 2006 – Amendment to Planned Development District PD No. 73 approved by City Council; January, 2001 and September, 2007 – General Development Plans and Preliminary Plats approved; December, 2005 and February, 2008 – Final Plats approved

LEGAL NOTICES: Public Hearing Sign Installed – May 21, 2010
Public Hearing Letters Mailed – May 21, 2010

BACKGROUND

The property is located south of Village Drive, west of Allen Station Parkway, north of Exchange Parkway and east of US Hwy 75 and the DART right-of-way. The property to the north is zoned PD Planned Development No. 73 for SC Shopping Center. The property to the west is zoned PD Planned Development No. 45 for CC Corridor Commercial. The property to the south and east is zoned PD Planned Development No. 58 for LI Light Industrial.

The property is currently zoned PD Planned Development No. 73 for Shopping Center and PD Planned Development No. 58 for LI Light Industrial. The request is to rezone the property to PD Planned Development No. 103 SC Shopping Center and adopt a Concept Plan for Cabela's. Included in the communication is the Concept Plan, Planned Development Regulations, Landscape Plan, building elevations, monument sign elevations, lighting details, dog kennel details and outdoor display exhibit.

Cabela's is proposing to build a ±105,812 square foot Next Generation store on the 14 acre site. The Planned Development will include various additional uses to the SC Shopping Center zoning district and are identified in the attached PD Development Regulations. The Concept Plan for the site provides for a main entrance

from Cabela Drive and secondary access from Allen Station Parkway. Elements illustrated on the Concept Plan include boat display/storage, RV parking, a dog kennel, and a boat hoist. A Landscape Plan for the site has been included in the PD Planned Development to address landscape requirements. The building elevations provide a visual of the proposed building facade, building materials, boat hoist, and outdoor boat storage. Site Sections have been included to ensure the proposed visual screening along Allen Station Parkway is adequate.

The ALDC allows for one monument for a site and the applicant has proposed two monument signs. Screening elevations have also been included and propose alternative screening. The proposed parking lot lighting has also been included in the Planned Development.

STAFF RECOMMENDATION

Staff recommends approval subject to the following:

1. The dog kennel shall have a low heat/low ray mesh on the roof and three sides of the kennel. Signage must also include that owners are responsible for pet's behavior and Cabela's may request an owner to remove a pet from the kennel at any time.
2. Staff recommends the asphalt roofing material be replaced with a standing seam metal roof for aesthetics.
3. The PD Development Regulations for the monument sign dimensions shall be revised to correspond to the sign elevation. A maximum sign height of eight feet, a maximum copy area of 100 square feet per face, and a maximum structure of 200 square feet each face.

ATTACHMENTS

Planned Development Regulations
Concept Plan
Landscape Plan
Building Elevations
Site Sections
Monument Sign Elevations
Screening Elevations
Lighting Details
Outdoor Display Exhibit
Dog Kennel photograph
Property Owner Notification Map

CABELA'S RETAIL

Exhibit "A"

PLANNED DEVELOPMENT STANDARDS

1. Base Zoning District: Shopping Center "SC"

2. Concept Plan:

The property shall be developed and used in accordance with the Concept Plan attached.

3. Building elevations/materials:

In general, the property shall be developed and used in accordance with the building elevations attached. Building elevations may include brick, stone, concrete, concrete block, metal, glass, metal panels, natural materials (i.e. wood, etc.), glazing, and stucco. Alternate designs can be approved by the Director of Planning.

4. Area regulations:

- a. Building Height: 60'
- b. Minimum front yard: 50'
- c. Minimum side yard: 25' (from Allen Station Parkway)
25' (from DART right-of-way)
- d. Minimum rear yard: 25'
- e. Landscape Easement: 10' along Cabela Drive (formerly Village Drive)

Setback along Allen Station Parkway shall be as illustrated on the Concept Plan

5' along DART right-of-way

None along southern property line

5. Schedule of permitted uses (in addition to the uses allowed by SC):

- a. Firearms sales and service

- b. RV Waste Disposal Station. Refer to attached detail and Section 12.e for additional information. Location as shown on Concept Plan.
- c. Outside / onsite dog kennel. Refer to attached detail and Section 12.e for additional information. Location as shown on Concept Plan.
- d. Outside / onsite horse corral will require an application for a Specific Use Permit SUP.
- e. Boat and boat accessories sales and service/repairs/hoist.
- f. ATV sales, service and repairs
- g. Outside display (hunting Items (trees stands, blinds, chairs, etc.), Camping Items (tents, BBQ, etc.), and Marine Items (kayaks, canoes, single person flotation)). Location as identified on "Outdoor Sales/Display Exhibit".
- h. Outdoor food vendors (popcorn sales in self contained trailer, food items during tent sales and special event weekends, etc.). Location as identified on "Outdoor Sales/Display Exhibit".
- i. Outside sales, including vendors. Location as identified on "Outdoor Sales/Display Exhibit".
 - i. Tent sales events are limited to six (6) events through the year that average three (3) to four (4) days in length. Tent sales events will be in compliance with the City tent permit application.
 - ii. Sidewalk sales will occur throughout the year (limited to twelve (12) events with a three (3) day duration) and be located as identified on the "Outdoor Sales/Display Exhibit" at the front of the store.

6. Off-Street Loading:

Loading facilities as indicated on Concept Plan.

7. Outdoor lighting:

- a. Maximum luminaries height – 30 feet (refer to attached detail for additional information).
- b. Pole standards shall be square or tapered wood poles with steel or aluminum base.
- c. Up and down lighting on building columns are allowed.
- d. Down lights on wood brackets attached to the sides of the building are allowed.

8. Landscaping:

- a. Landscape Plan to be developed as shown on the attached exhibit.
- b. Parking spaces shall be located a distance from the center point of any city approved parking lot tree as shown on the attached Concept Plan.

9. Parking Requirements:

Off-street parking shall be provided at a minimum ratio of 1 space per 200 square feet of gross building area.

10. Screening:

All screening can be substituted with an alternate design approved by the Director of Planning, including living screens.

- a. Screening of the truck dock to the public ROW shall be a screening wall 8' in height (refer to attached building elevation, screen wall elevation exhibit, Concept Plan, and photograph for additional information).
- b. Screening for the boat storage area shall be an 8' decorative metal fence with a continuous row of 42" minimum evergreen shrubs spaced at 3' o.c. max.
- c. Screening for the RV dump shall be a continuous row of 42" minimum evergreen shrubs spaced at 3' o.c. max.
- d. Screening for the trash dumpster/compactor and recycle dumpster shall be a combination of berming and landscape with a combined height of 8' (refer to attached Concept Plan and Landscape Plan for additional information).
- e. Screening for utility boxes, etc. shall be a continuous row of 42" minimum evergreen shrubs spaced at 3' o.c. max.

11. Sign Regulations: (refer to attached Concept Plan for additional information)

- a. Monument Signs – located as shown on Concept Plan (maximum number of signs – two):
 - i. Height – twelve (12) feet
 - ii. Maximum copy area – 125 square feet (each face)
 - iii. Maximum structure – 250 square feet (each face)
- b. Light Pole Banner Signs – may be utilized for seasonal advertising/display and placed around the site and within the parking lot.

12. Miscellaneous:

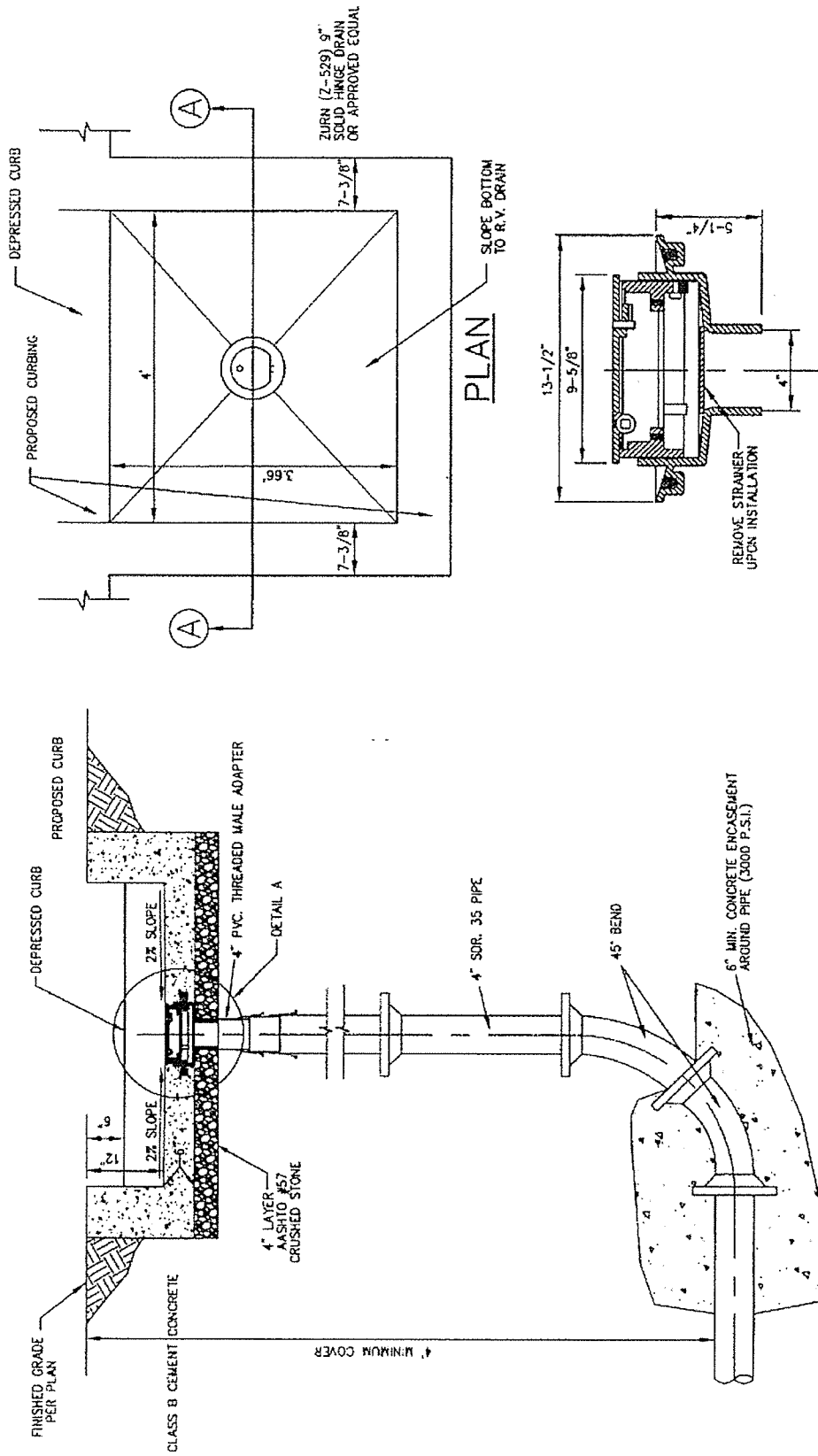
- a. Outdoor sales and display are permitted around the site as shown on the attached "Outdoor Sales/Display Exhibit". Additional areas can be utilized for outdoor sales/display as approved by the Director of Planning.
- b. The operation of generators and other emergency equipment is allowed to maintain operations of the facility.
- c. Mechanical equipment and roof mounted equipment shall be screened from ground view at the property line.
- d. Turn lanes provided as identified on Concept Plan.
- e. The boat hoist will be limited to loading and unloading of boats and materials associated with the operation. Boat repairs will not be made outside at the hoist.
- f. RV Waste Disposal and Dog Kennel operations outline:
 - i. Cabela's will implement a policy regarding customer use of the RV Dump facility. The RV dump facility shall be locked and unlocked by a Cabela's employee and the service will be limited to Cabela's customers only. Daily maintenance will occur to ensure that this area is clean and ready for use.
 - ii. The Dog Kennel is for the use of customers while shopping. Water and dog bags will be available at this location for customers to use. The dog kennel will have a woven mesh material (polypropylene mesh with a 70% block in dark green color) across the top to provide shade. No overnight stays are allowed. Daily maintenance will occur to ensure that this area is clean and ready for use.

RV WASTE DISPOSAL STATION DETAIL

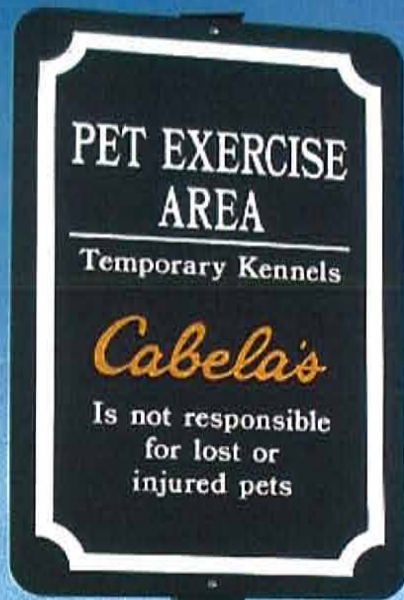
DETAIL 1.7

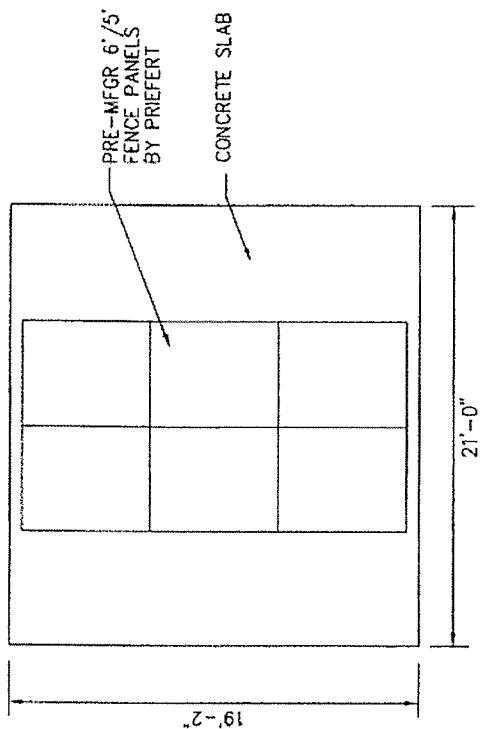
SECTION A-A

DETAIL A

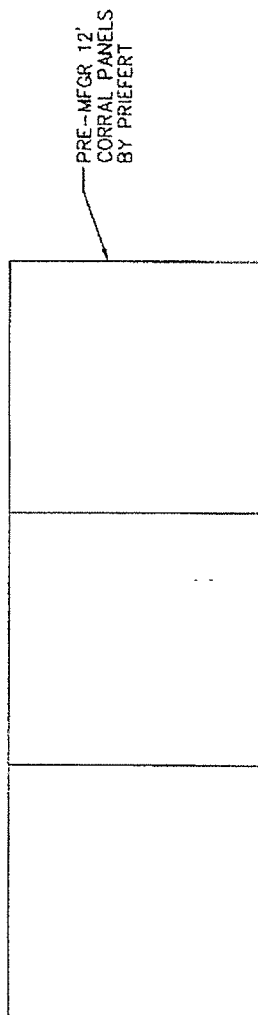








DOG KENNEL LAYOUT



HORSE CORRAL LAYOUT

DOG KENNEL AND HORSE CORRAL DETAILS

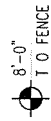
Cabela's
CABELA'S RETAIL, INCORPORATED

DETAIL 1.6





PREFINISHED
ALUMINUM FENCE
FOR SCREENING
AT LOADING DOCK



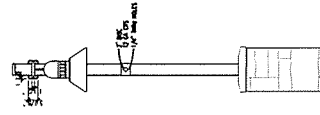
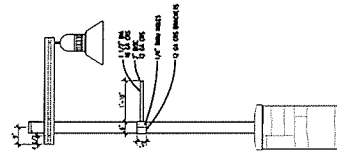
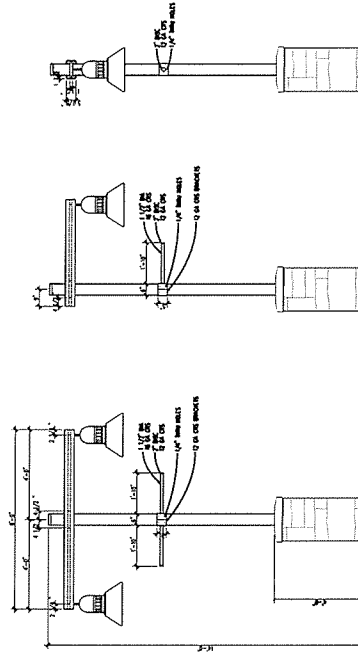
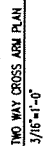
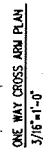
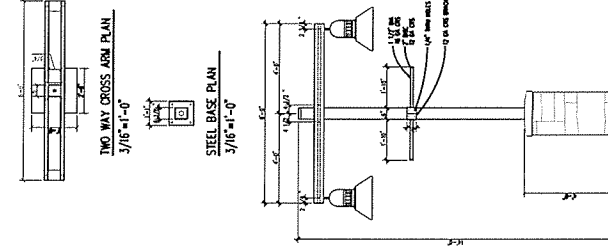
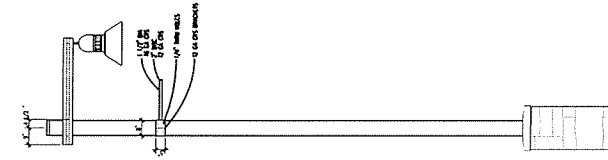
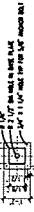
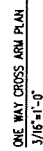
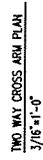
LOADING DOCK
BEYOND

Cabela's

CABELA'S ALLEN, TEXAS



CALLISON

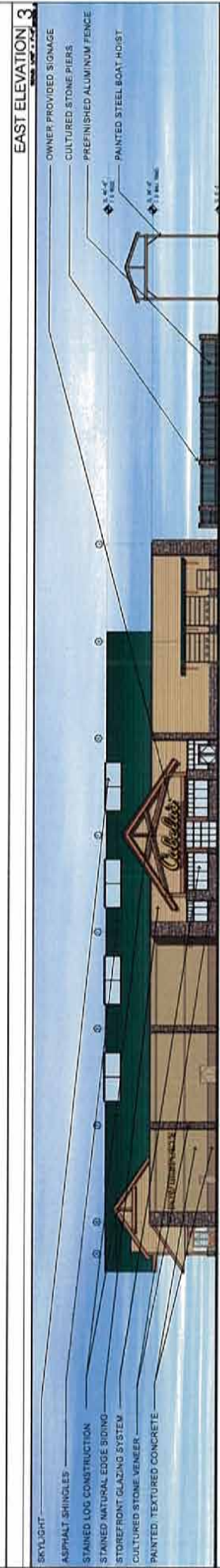
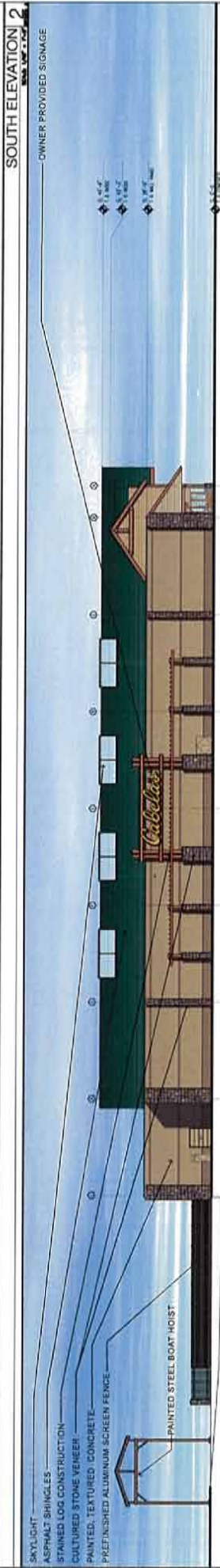
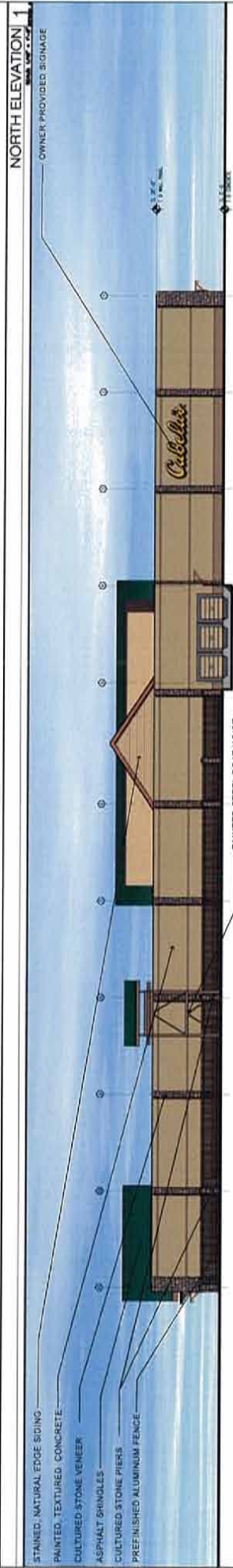


25PV STRAIGHT CONFIGURATION, ONE WAY
3/16"=1'-0"

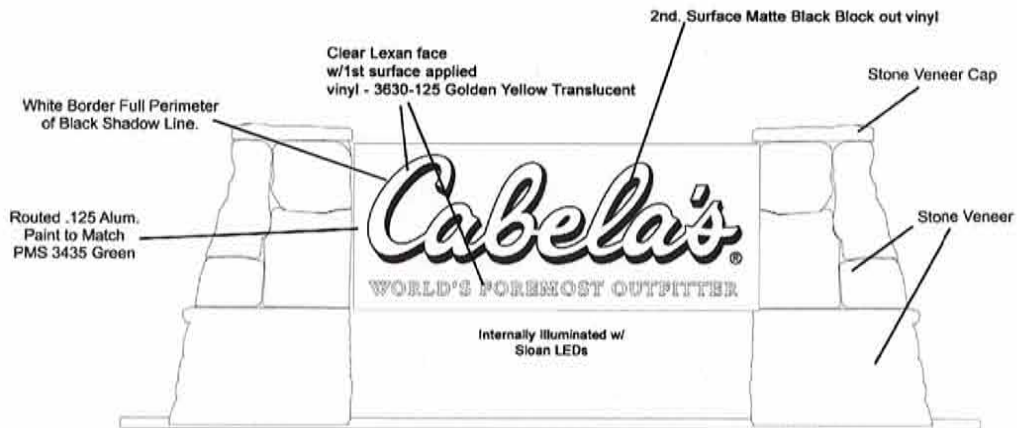
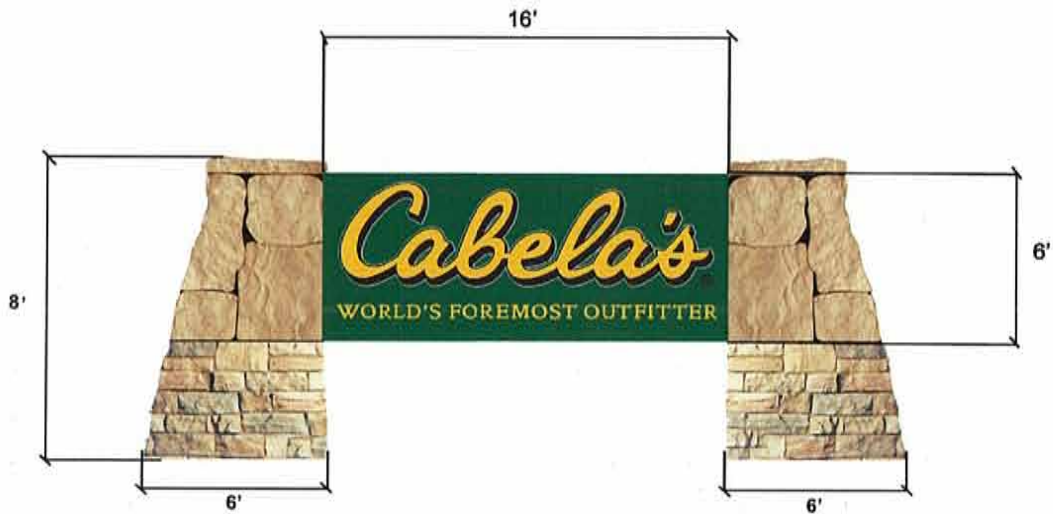
14PV STRAIGHT CONFIGURATION, ONE WAY
3/16" = 1' - 0"

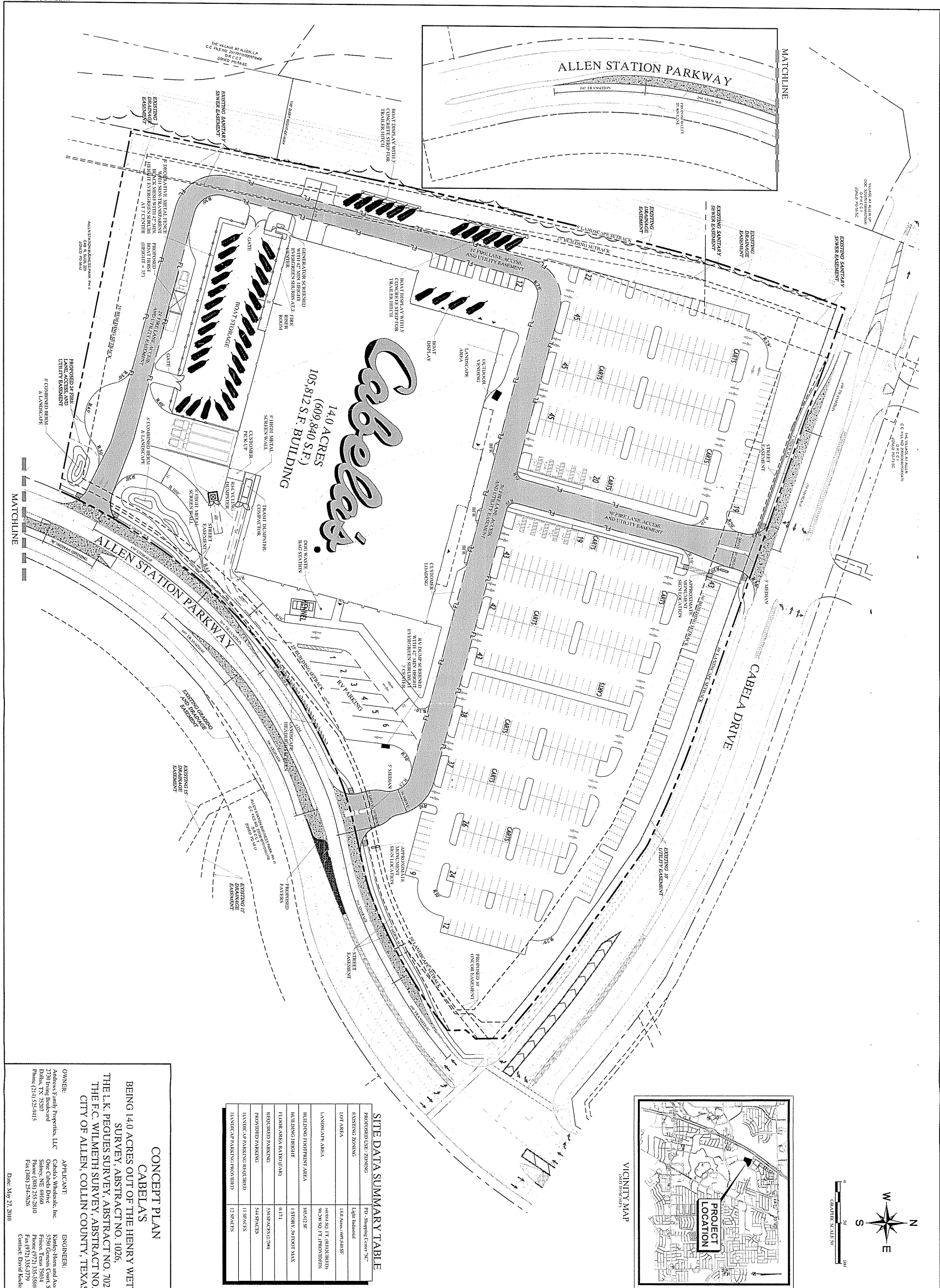
PLANNED DEVELOPMENT EXHIBITS

1. CONCEPT PLAN
2. OUTDOOR SALES/STORAGE EXHIBIT
3. BUILDING ELEVATIONS
4. LANDSCAPE PLAN
5. SITE LANDSCAPE CROSS SECTIONS
6. SIGN EXHIBIT




Monument Sign





No.	Date	Revisions	App.
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5750 Genesis Court, Suite 200
Frisco, Texas 75034
Firm No. F-928

**Kimley-Horn
and Associates, Inc.**
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Cabela's.
ALLEN, TEXAS

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding,
or permit purposes.
 **Kendythem**
and Associates, Inc.
(NORTH) 703.744.1100
Engineer: **DAVID K. KOCHALAKA**
P.E. No. **87781** Date **5/27/2010**

SITE DATA SUMMARY TABLE	
PROPOSED USE ZONING	Pd - Shopping Center 3C
EXISTING ZONING	Light Industrial
LOT AREA	140 Acres 0023428F
LANDING/CYF/AE AREA	649250 S.F. (DEVELOPER) 982300 S.F. (PROVIDED)
BUILDING FOOTPRINT AREA	1065423SF
INCLUDING HEIGHT	1 STORY; 35.00 FT MAX
FLOOR AREA, RATIO (FAR)	0.751
REQUIRED PARKING	520 SPACES (1,700)
PROVIDED PARKING	544 SPACES
LANDSCAPE PARKING REQUIRED	11 SPACES
LANDSCAPE PARKING PROVIDED	12 SPACES

CONCEPT PLAN
CABELA'S
BEING 140 ACRES OUT OF THE HENRY WETSEL
SURVEY, ABSTRACT NO. 1026,
THE I.K. PEGUES SURVEY, ABSTRACT NO. 702, AND
THE F.C. WILMETH SURVEY, ABSTRACT NO. 999
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OWNER: Andrews Family Properties, LLC 2730 Irving Boulevard Dallas, TX 75207 Phone (214) 525-9415	APPLICANT: Cabela's Wholesale, Inc. One Cabela Drive Sidney, NE 69160 Phone (402) 258-2810 Fax (408) 254-0760	ENGINEER AND ASSOCIATES: Kintley-Horn and Associates, Inc. 5750 Geneva Court, Suite 200 Frisco, Texas 75034 Phone (972) 335-3860 Fax (972) 335-8577 Contact: David McIntosh, P.E.
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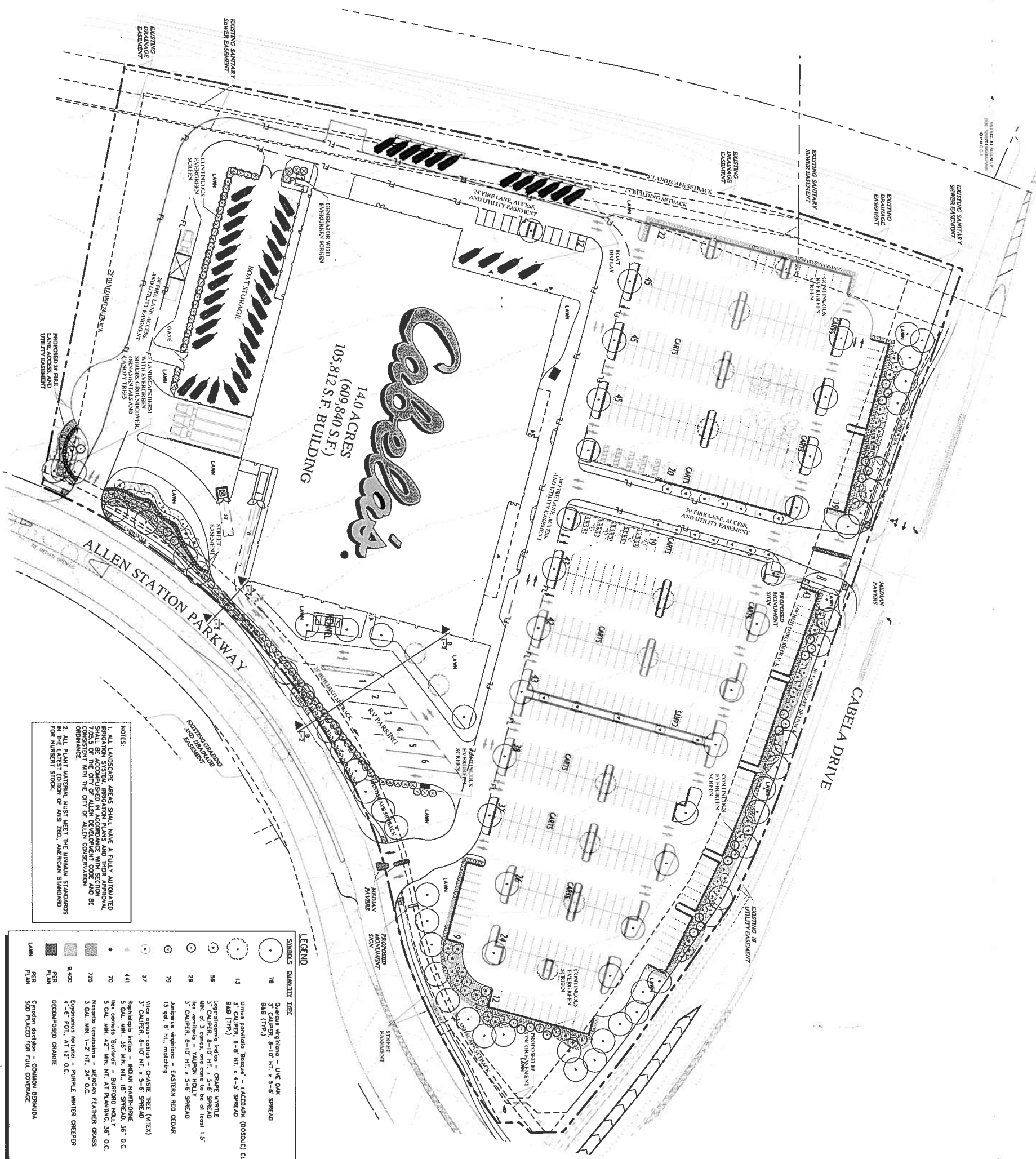
Date: May 27, 2010













Date: May 27, 2010

1 of 1

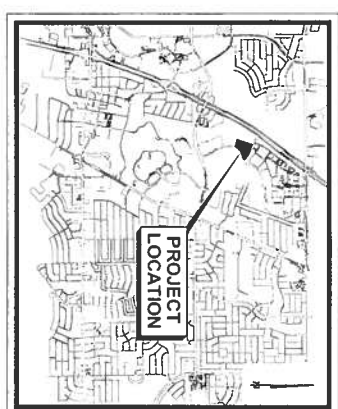
Scale:	AS SHOWN
Designed by:	TBB
Drawn by:	TBB
Checked by:	DKK
Date:	5/27/2010
Project No.	6930608

CONCEPT PLAN



SPECIES		QUANTITY	TYPE
98		Quercus virginiana - LIVE OAK	37 CALIPER, 8-10" HT, x 5-6" SPREAD
13		Quercus virginiana - LIVE OAK	37 CALIPER, 8-10" HT, x 5-6" SPREAD
56		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
29		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
79		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
37		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
441		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
70		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
725		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
9400		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
PER PLAN		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD
PER PLAN		Juniperus procumbens 'Beauve' - LACEBARK (SPREAD) ELM	37 CALIPER, 6-8" HT, x 4-5" SPREAD

LANDSCAPE TABULATIONS			
TOTAL SITE AREA = 609,840 SF			
RED LANDSCAPE AREA = 63,984			
TOTAL LANDSCAPE AREA = 63,984			
TOTAL LANDSCAPE AREA = 90,200 SF			
LANDSCAPE BUFFER REQUIREMENTS			
BUFFER TREES - STREET FRONTAGE			
ONE SHADE TREE MUST BE PROVIDED FOR EVERY 40 FEET OF STREET FRONTAGE, AND FOR EVERY SHADE TREE REQUIRED, AN ADDITIONAL TWO ORNAMENTAL TREES ARE REQUIRED. TOTAL STREET FRONTAGE = 1915 LF			
SHADE TREES:	REQUIRED	PROVIDED	
(1915 / 40 = 48)	48 TREES	48 TREES	
ORNAMENTAL TREES:	96 TREES	96 TREES	
(48 * 2 = 96)			
BUFFER PLANTING AREAS			
A MINIMUM OF 50% OF THE TOTAL BUFFER AREA SHALL BE PLANTED WITH NON-TREE PLANTMENTS TO INCLUDE GROUNDCOVER, TREES AND SHRUBS.			
TOTAL BUFFER AREA = 26,914 SF			
	REQUIRED	PROVIDED	
NON-TREE PLANTING AREA:	13,457 SF	16,903 SF	
(26,914 * 0.5 = 13,457)			
PARKING LOT REQUIREMENTS			
ONE SHADE TREE AND ONE ORNAMENTAL SHALL BE REQUIRED FOR EVERY 40 PARKING SPACES, 50 LF OF PARKING SPACE SHALL BE WITHIN 50 LF OF PARKING SPACE.			
TOTAL PARKING SPACES = 544 SPACES.			
	REQUIRED	PROVIDED	
SHADE TREES:	14 TREES	38 TREES	
(544 / 40 = 14)			
ORNAMENTAL TREES:	14 TREES	14 TREES	
(544 / 40 = 14)			
ADDITIONAL PARKING REQUIREMENTS			
ALL PARKING SPACES SHALL BE REQUIRED FROM ADJACENT R.O.W. WITH A MINIMUM OF 47' EVERGREEN SCREEN. ALL PARKING SPACES SHALL BE WITHIN 50 LF OF A PARKING LOT TREE. A 2' WIDE NON PLANTING AREA IS REQUIRED ALONG THE BACK OF CURB ADJACENT TO ALL PARKING SPACES.			
CONTINUOUS PARKING SCREEN:	REQUIRED	PROVIDED	
ALL SPACES WITHIN 50 LF OF TREE:	YES	YES	
2' WIDE NON PLANTING AREA:	YES	YES	



No.	Date	Revisions	App.

LANDSCAPE PLAN
CABELAS
BEING 14.0 ACRES OUT OF THE _____
SURVEY, ABSTRACT NO. xxx
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OWNER:
Andrew Family Properties, LLC
2701 Irving Boulevard
Dallas, TX 75244-15
Phone (214) 752-9415


APPLICANT:
Cabelas Wholesale, Inc.
One Cabelas Drive
Allen, TX 75009
Phone (214) 252-2810
Fax (214) 252-7426

ENGINEER:
Kimbrough and Associates, Inc.
5750 Guadalupe Court, Suite 200
Frisco, TX 75034
Phone (972) 345-1800
Fax (972) 345-1279
Contract: David Koehnlein, P.E.

Date: May 21, 2010

L-1	SHEET	Scale: AS SHOWN	LADNSCAPE PLAN
		Designed by: THH	
		Drawn by: THH	
		Checked by: DKK	
		Date: 5/14/2010	
		Project No. 6930601	

Cabela's.
ALLEN, TEXAS

<p>100 North Ave. New York, N.Y. 10022 Tel. (212) 691-1000 Telex 236 441 Cable 236 441</p>	<p>For information on product programs  Kimley-Horn & Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Firm No. F-928</p>	<p>Kimley-Horn and Associates, Inc.</p> <p>Tel. No. (972) 335-3580 Fax No. (972) 335-3779</p>
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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: June 1, 2010

SUBJECT: Conduct a Public Hearing and consider a request to amend the sign plan for PD Planned Development No. 99. The property is 63.24± acres in the T.G. Kennedy Survey, Abstract No. 500, Michael See Survey, Abstract No. 543, and the Rufus Sewell Survey, Abstract No. 875, City of Allen, Collin County, Texas; located southwest of Bethany Drive and US75. (Z-4/23/10-32) [Watter's Creek at Montgomery Farm]

STAFF RESOURCE: Helen-Eve Liebman, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** November, 2009 – Amended Sign Plan for Planned Development PD No. 99 approved by City Council;
February, 2006 – Planned Development District PD No. 99 for Mixed Uses Zoning approved by City Council

LEGAL NOTICES: Public Hearing Sign Installed – May 21, 2010
Public Hearing Letters Mailed – May 21, 2010

BACKGROUND

The property is located at the southwest corner of US75 and Bethany Drive and is zoned Planned Development District PD No. 99 for Mixed uses. The property to the north, across Bethany Drive, is zoned PD Planned Development No. 55 for C/O Commercial/Office uses. The property to the west is zoned PD Planned Development No. 76 for LR Local Retail and TH Town Home uses; PD Planned Development No. 74 for O Office uses; and PD Planned Development No. 66 for C Commercial uses. The property to the south is zoned FP-O Flood Plain- Office. The property to the east, across US75, is zoned LI-C Light Industrial-Conditional.

The PD Planned Development District for this development, Watters Creek, includes a Sign Plan. The proposed amendment is to provide for an industry standard LED Pylon sign in a previously approved location. The proposed height of the structure is 52 feet and the proposed width is 50 feet. The maximum copy area per side is proposed as 980 square feet and the maximum structure size is 2,080 square feet. The LED area is not to exceed 700 square feet per side. The proposed elevation and details are included in this communication.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Existing PD Planned Development District No. 99

Proposed Sign Standards & Sign Rendering
Property Owner Notification Map

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING ORDINANCE NO. 2486-2-06 CREATING "PD" PLANNED DEVELOPMENT NO. 99 RELATING TO THE USE AND DEVELOPMENT OF WATTERS CREEK, BEING A 63.24± ACRE TRACT OF LAND IN THE T.G. KENNEDY SURVEY, ABSTRACT NO. 500, THE MICHAEL SEE SURVEY, ABSTRACT NO. 542, AND THE RUFUS SEWELL SURVEY, ABSTRACT NO. 875, CITY OF ALLEN, COLLIN COUNTY, TEXAS, BY AMENDING EXHIBIT "C," "DEVELOPMENT REGULATIONS," SECTION 12, "SIGNAGE," BY ADDING REGULATIONS RELATING TO THE SIZE, DESIGN, NUMBER, AND LOCATION OF GARAGE TENANT FIN SIGNS; AN LED PYLON SIGN, AND PARKING AREA BANNERS; AND ADDING A NEW EXHIBIT "F" INCLUDING SCHEDULES, DRAWINGS, AND SITE PLANS RELATING TO SAID SIGNS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED \$2000.00; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended by amending Exhibit "C," "Development Regulations," Section 12, "Signage," of Ordinance No. 2486-2-06 creating "PD" Planned Development No. 99 by adding the following to said Section 12:

Garage Tenant Fin Signs; LED Pylon Sign, and Parking Area Banners:

- a. Notwithstanding anything to the contrary herein, Garage Tenant Fin Signs, an LED Pylon Sign, and Parking Area Banners, may be installed on the Property provided such signs substantially conform to the size, design, number and locations set forth in Exhibit "F", attached hereto and incorporated herein by reference.
- b. The Director of Planning and Development shall have the authority, in the Director's sole discretion, to authorize the installation of a greater number of Parking Lot Banners than indicated in Exhibit "F" of this Ordinance upon review and approval of a site plan showing the numbers and locations of such additional Parking Lot Banners. In authorizing an increase in the number of Parking Lot Banners above the number originally approved, the Director may also require the removal or relocation

of previously installed Parking Lot Banners as part of an overall revised plan for the location of said banners.

- c. Except to the extent of any differences allowed by these Development Regulations, the design, installation and location of the LED Pylon Sign identified in Exhibit "F" shall comply with the applicable provisions of the Allen Land Development Code regarding the regulation of signs. In no case shall the issuance of a permit for the construction and/or installation of the LED Pylon Sign be authorized until the application for such permit has been approved by the City Council.

SECTION 2. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended by amending Ordinance No. 2486-2-06 creating "PD" Planned Development No. 99 by adding a new Exhibit "F" – "Schedule, Designs, and Location Plans for Garage Tenant Fin Signs, LED Pylon Sign, and Parking Area Banners" which shall conform to Attachment 1, attached hereto and incorporated herein by reference.

SECTION 3. Upon the effective date of this Ordinance, the Property shall be used and development only in the manner and for the purposes provided for in the Allen Land Development Code of the City of Allen, Texas, as amended, and "PD" Planned Development No. 99, Ordinance No. 2486-2-06, as amended by this ordinance.

SECTION 4 All ordinances of the City of Allen in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

SECTION 5. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 24TH DAY OF NOVEMBER, 2009.


APPROVED:



Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:



Peter G. Smith, CITY ATTORNEY



Shelley B. George, CITY SECRETARY

Exhibit F

Schedule, Designs, and Location Plans for Garage Tenant Fin Signs, LED Pylon Sign, and Parking Area Banners

SIGN SCHEDULE

SIGN TYPE	ELECTRICAL	MAX. HEIGHT	MAX. WIDTH	MAX. COPY AREA (Square Feet Per Side)	MAX. STRUCTURE (Includes Copy Area)	MAX. QUANTITY	COMMENTS
AA Garage Tenant Fins	YES, INTERNAL	6 ft.	14 ft.	-	-	4	Height not to exceed the height of structure it attached to.
BB LED Pylon (Drawings provided by YESCO)	YES, INTERNAL	50 ft.	40 ft.	700 sq. ft.	1800 sq. ft.	1	LED area not to exceed 472 sq. ft. per side. The maximum "as built" height of the sign shall be measured either from the property line, the surface of the existing service road, or the finished base of the freeway adjacent to the sign structure. The "as built" height shall be reviewed and approved by the Director of Planning & Development prior to sign construction.
CC Parking Area Banners	NO, AMBIENT	9 ft. (min. 3 ft.)	3 ft. (min. 18 in.)	-	-	20*	

Note: All final locations and as built dimensions to be verified prior to final fabrication.
* Estimated quantities TBD on site with owner.



202007 Redmond Schwartz Mark Design Inc.
402007 Redmond Schwartz Mark Design Inc.

DRAWING FOR DESIGN
INTENT ONLY NOT INTENDED
FOR CONSTRUCTION

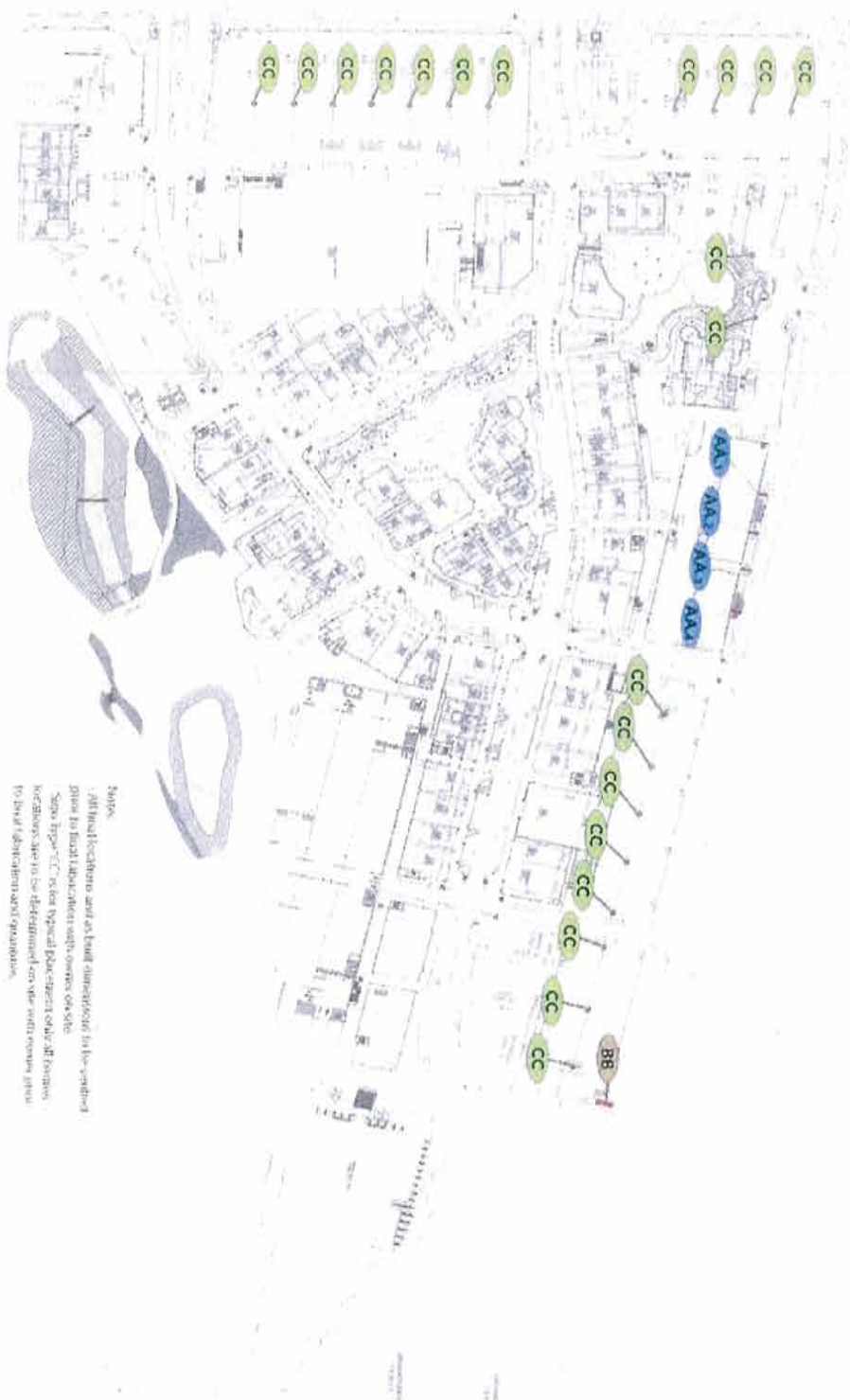
Sign Schedule

1



WATTERS CREEK





Notes:
 - All tree locations and as-built dimensions to be verified prior to final landscape with owner on site.
 - Signs for "CC" or "AA" typical placement only. All signage locations are in the electronic version with revision prior to final landscape operation.


 Richard Peterson, Inc.
 2007 Richard Schwartz Mark Design Inc.
 DRAWING FOR DESIGN
 INTENT ONLY NOT INTENDED
 FOR CONSTRUCTION.

Programming Plan



111 Camino
 San Carlos
 San Jose, CA 95128
 Tel: 408.243.1111
 Fax: 408.243.1111
 Email: info@rpi.com
 Website: www.rpi.com

Project Name	Watters Creek
Project No.	07-20-01
Scale	1" = 20' AS SHOWN
Revision	1.0
Drawn By	Richard Peterson, Inc.
Checked By	Richard Peterson, Inc.
Approved By	Richard Peterson, Inc.
Date	11/11/07



WATTERS CREEK

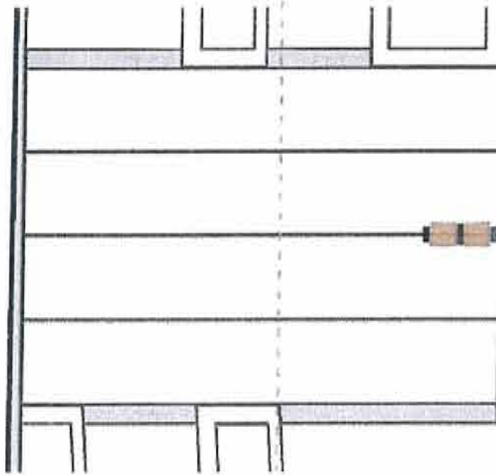
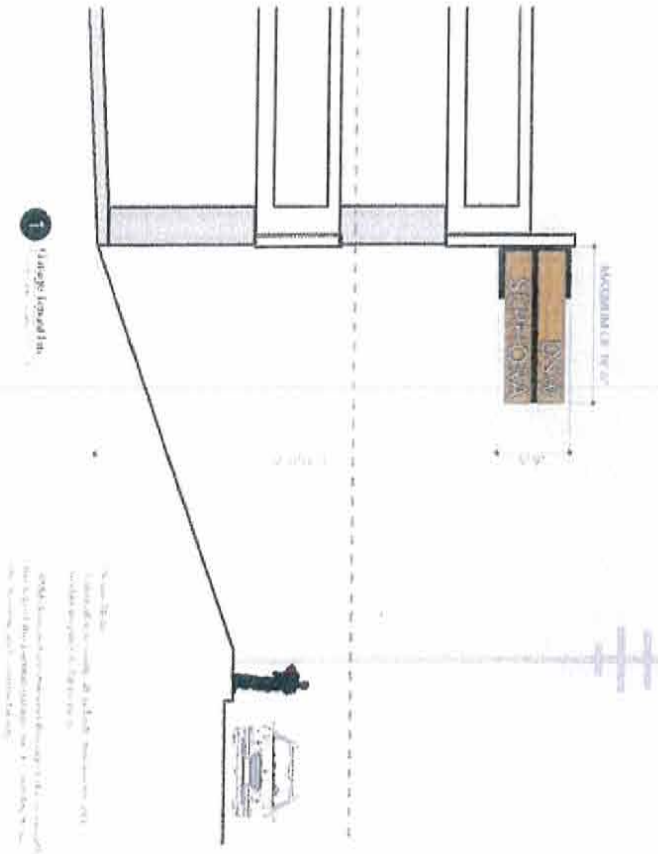


WATERS CREEK
ARCHITECTURAL
DESIGN

DRAWING FOR DESIGN
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FOR CONSTRUCTION

AA . Garage Tenant Fin Elevation

4

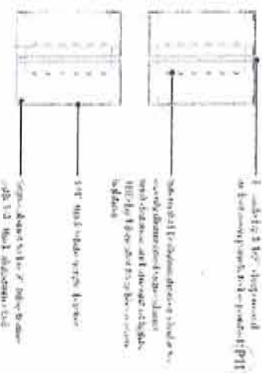


WATERS CREEK

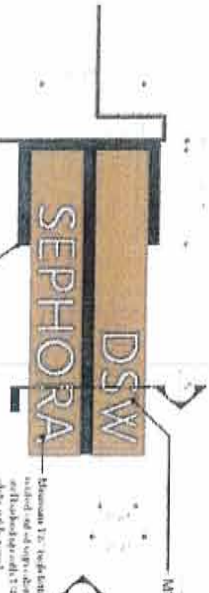




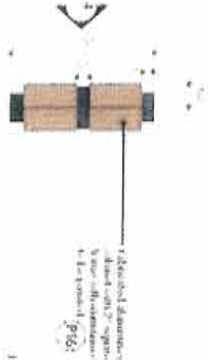
3 Front Elevation View



5 Side Elevation View



4 Front Elevation View



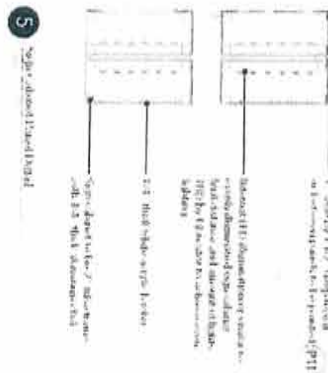
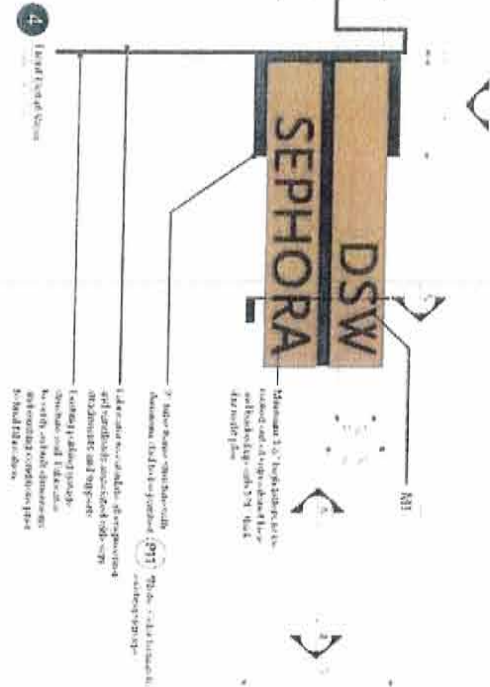
6 Side Elevation View



WATTERS CREEK
2007 Redwood Schwartz Mark Design Inc.

DRAWING FOR DESIGN
ARTIST CONCEPT INTENDED
FOR CONSTRUCTION

AA. Garage Tenant Fin - Detail
with White Acrylic Option



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FOR CONSTRUCTION

**AA . Garage Tenant Fin - Detail
with Day Night Plex Option**

WATERS CREEK

Ordinance No. 2874-11-09, Page 9



WATTERS CREEK



14325 Canyon
 1st Floor
 CA 92668
 949.261.1000
 Fax: 949.261.1001
 14325 Canyon
 1st Floor
 CA 92668
 949.261.1000
 Fax: 949.261.1001
 14325 Canyon
 1st Floor
 CA 92668
 949.261.1000
 Fax: 949.261.1001

City of Orange
 14325 Canyon
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City of Orange
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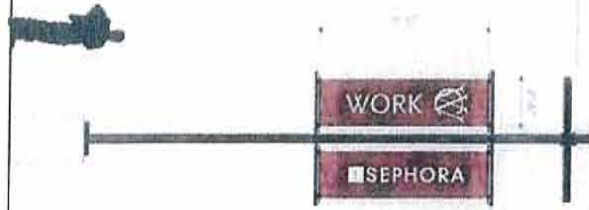
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 FOR CONSTRUCTION

AA. Garage Tenant Fin Photo Studies

7



City of Orange and Orange Unified Municipal Water District
 14325 Canyon
 1st Floor
 CA 92668
 949.261.1000
 Fax: 949.261.1001
 14325 Canyon
 1st Floor
 CA 92668
 949.261.1000
 Fax: 949.261.1001
 14325 Canyon
 1st Floor
 CA 92668
 949.261.1000
 Fax: 949.261.1001



1 Pedaling Toward Banner



2 Pedaling Toward Banner

Notes:
-Final banner placement to be determined in coordination with lighting consultant prior to fabrication
-Final locations to be coordinated on site with owner.

DRAWING FOR DESIGN
INTENT ONLY, NOT INTENDED
FOR CONSTRUCTION

CC . Parking Area Banners

WATERS CREEK

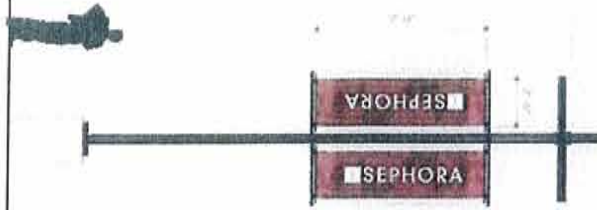
1000 S. Capital
Suite 100
Austin, TX 78746
512.453.2277

WATERS CREEK

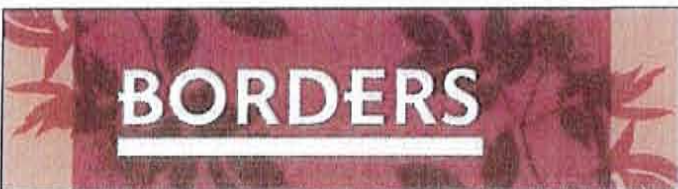
1000 S. Capital
Suite 100
Austin, TX 78746
512.453.2277

WATERS CREEK

1000 S. Capital
Suite 100
Austin, TX 78746
512.453.2277



1 Parking Island Planets



2 Parking Island Planets

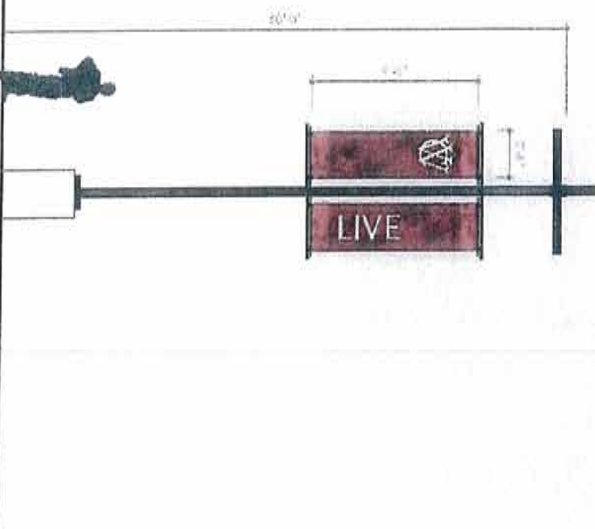
Notes:
 - Final banner placement to be determined in coordination with signage consultant prior to installation
 - Final locations to be coordinated on site with owner

DRAWING FOR DESIGN
 INTENT ONLY NOT INTENDED
 FOR CONSTRUCTION

CC . Parking Area Banners



San Clemente
 447.342.1111
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 447.342.1199
 447.342.1200



1 Parking Tower Banner
Front View, Scale 1/8" = 1'-0"



2 Parking Tower Banner
Front View, Scale 1/8" = 1'-0"

Notes:

- Final banner placement to be determined in coordination with lighting consultant prior to installation.
- Final locations to be coordinated on-site with owner.

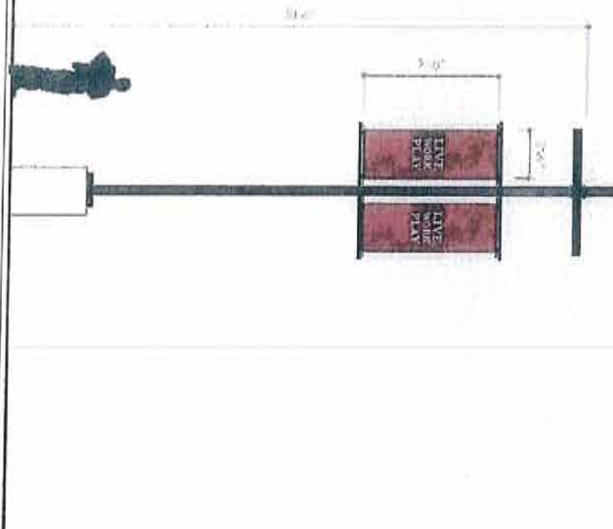


ALL drawings and specifications are subject to change without notice. It is the responsibility of the client to verify all dimensions and specifications prior to construction. ©2007 Redmond Schwartz Mark Design Inc.

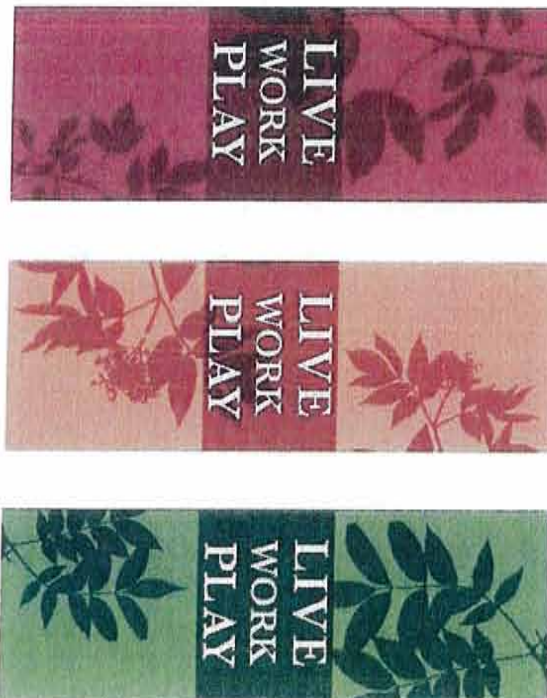
DRAWING FOR DESIGN
INTENT ONLY, NOT INTENDED
FOR CONSTRUCTION.

CC . Parking Area Banners

	WATTERS CREEK	
	 	
1600 California San Clemente, CA 92672 949.483.2222 Fax: 949.483.2225 4110 California Avenue San Juan Capistrano, CA 92675 714.732.2222 214.732.2222 Fax: 714.732.2222 www.watterscreek.com		
Date Printed: 10/25/09 10/25/09		
SHEET NO. 10		



1 Parking Signpost
 Elevation: 10'-0" x 1'-0"



2 Parking Signpost
 Elevation: 10'-0" x 1'-0"



Redwood Schwartz Mark Design, Inc.
 456007 Redwood Schwartz Mark Design, Inc.

DRAWING FOR DESIGN
 INTENT ONLY, NOT INTENDED
 FOR CONSTRUCTION.

CC . Parking Area Banners

WATTERS CREEK

160 Canfield
 San Clemente
 CA 92673
 Tel: 949.421.1111
 Fax: 949.421.1111
 4150 Camino del Rio
 Suite 201
 San Diego, CA 92108
 Tel: 619.594.1111
 Fax: 619.594.1111
 Website: www.watterscreek.com

DATE REVISION

DATE	REVISION
09/27/09	09/27/09
10/26/09	10/26/09

SHEET NO

11



WATTERS CREEK

AT MONTGOMERY FARM



WATTERS CREEK

SIGN TYPE	ELECTRICAL	MAX HEIGHT	MAX WIDTH	MAX. COPY AREA (Square Feet Per Side)	MAX STRUCTURE (Includes Copy Area)	MAX QUANTITY	COMMENTS
A - LED Pylon (Drawings provided by Reynolds Sign Design)	YES, Internal	52 ft.	50 ft.	980 sq. ft.	2080 sq. ft.	1	LED area not to exceed 700 sq. ft. per side. The maximum "as built" height of the sign shall be measured either from the property line, the surface of the abutting service road, or the principal lanes of the freeway adjacent to the sign location. This "as built" height shall be reviewed and approved by the Director of Planning & Development prior to sign construction.



1. (2) 6" F INTERNALY ILLUMINATED CABINET S.
- 1.1/2" X 1/2" X 1/8" STEEL ANGLE FRAME
- 1.040 PRE-FINISHED WHITE ALUMINUM REMOVABLE BACKS FOR SERVICE
- 1.063 ALUMINUM FILLER PTD. 313 DK. BRONZE
- 1.25 ROUTED FACES, PTD. 313 DK. BRONZE W/ ROUTE OUT SHOW THRU GRAPHICS W/ 3/16" SG 5 WHITE ACRYLIC BACKING.
- 1.041 TUFFRAY LED ILLUMINATION.
2. (2) SINGLE FACED 14 1/4 X 48 1/4 DAKTRONICS, INC. LED, HIGH RESOLUTION DISPLAY.
3. 6" ALUMINUM BORDER W/ 12 RETURN S PTD. TO MATCH BUGUNDY ENTRY PYLONS.
4. ROUTED .080 ALUMINUM W/ ROUTE OUT SHOW THRU GRAPHICS BACKED W/ WHITE SG 5 ACRYLIC W/ 3/16 3635-222 DAY/NIGHT VENT OVERLAY.
- (2) 6" DEEP INTERNALLY ILLUMINATED CABINETS MOUNTED BEHIND FACE W/ WHITE LED LIGHTING.
- WHITE ALUMINUM BACKS ARE HINGED FOR SERVICE.

- 4. THRU .080 ALUMINUM W/ ROUTE OUT SHOW THRU GRAPHICS BACKED W/ WHITE SG 5 ACRYLIC W/ 3M 3635-222 DAY/NIGHT VINYL OVERLAY.
 - (2) 6" DEEP INTERNALLY ILLUMINATED CABINETS MOUNTED BEHIND FACE W/ WHITE LED LIGHTING. WHITE ALUMINUM BACKS ARE HINGED FOR SERVICE.
 - 5. .080 ALUMINUM POLE COVER PTM SW 7537 RISH CREAM W/ MEDIUM DANTEX FINISH. ATTACH TO 2" X 2" X 3/16" STEEL ANGLE FRAME.
 - 6. 3" DEEP .063 ALUMINUM PAN EYEBELLISHMENT PTD. PMS 209C BURGUNDY W/ BLACK VINYL GRAPHICS.
- ATTACH TO POLE COVER ON 1 1/2" ALUMINUM ANGLE FRAME W/ RIVETS.

Scale: 1/8"=1'-0"

[illegible]

1338 S. IRVING HEIGHTS DR.
IRVING, TEXAS 75060
WWW.REYNOLDSIGN.COM

P 972.870.1594
F 972.870.3988

REYNOLDS

Sign

THE SIGN ASSOCIATION

 **USA**

 **DFW**

Greater Dallas-Fort Worth Metroplex

 **ISA**

INTERNATIONAL SIGN ASSOCIATION

THE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF REMOVLOS INTERIOR, INC. THE REMOVLOS SIGN AND ARE THE RESULT OF THE ORIGINAL WORK OF ITS EMPLOYEES. THEY ARE SUBMITTED TO YOUR COMPANY FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE FROM REMOVLOS SIGN SUCH MANUFACTURED ACCORDING TO THESE DRAWINGS.

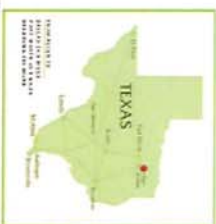
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DISCLAIMER: THIS SITE PLAN IS PRESENTED SOLELY FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATION AND SIZE OF THE PREMISES AND THE BUILDINGS PRESENTLY CONTEMPLATED BY THE OWNER. BUILDING SIZES, SITE DIMENSIONS, ACCESS AND PARKING AREAS, EXISTING TENANT LOCATIONS AND IDENTITIES ARE SUBJECT TO CHANGE AT THE OWNER'S DISCRETION.

Meacham & Apel Architects, Inc.
M&A

WATERS CREEK MERCHANDISE PLAN
04/30/2009
MLP-3C



merchandise plan



TRADEMARK
Property Company

LEASING CONTACT:
Ed Coory
Trademark Property Company
301 Commerce Street Suite 3615
Fort Worth, Texas 76102
TEL: 817.590.4133 FAX: 817.590.4173
ecoory@trademarkproperty.com
www.waterscreek.com

WATERS CREEK
907 WEST BETHANY DRIVE - ALLEN, TX 75013

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: June 1, 2010

SUBJECT: Conduct a Public Hearing and consider a request to create PD Planned Development No. 104 for CF Community Facilities for a church. The property is 6.962± acres situated in the Lewis Wetsel Survey, Abstract No. 978, and being a part of Fountain Park First Section, City of Allen, Collin County, Texas; located at the northeast corner of Greenville Avenue and Rivercrest Boulevard. (Z-4/5/10-23) [Bethany Worship Center]

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director of Planning and Development

**PREVIOUS COMMISSION/
COUNCIL ACTION:** August 2009 – Rezoning of property from Planned Development District PD No. 6 SC Shopping Center to CF Community Facilities to allow for a church was approved by the City Council.

LEGAL NOTICES: Public Hearing Sign Installed – May 21, 2010
Public Hearing Letters Mailed – May 21, 2010

BACKGROUND

The property is located north of Rivercrest Drive, east of Greenville Avenue, south of Thoreau Lane, and west of Lake Ridge Drive. The property to the north and east is zoned PD Planned Development No. 1 for R-5 Residential. The property to the west is zoned PD Planned Development No. 45 for CF Community Facilities. The property to the south is zoned PD Planned Development No. 6 for SC Shopping Center.

The property is currently zoned CF Community Facilities. The zoning request is to rezone the property to a new Planned Development PD district (with the base zoning being CF Community Facilities) in order to receive consideration for a screening alternative, access from a residential alley, and a Sign Plan. The zoning request includes a Concept Plan, Planned Development Regulations, a Sign Plan, and building elevations.

The applicant is requesting an alternative to the required eight (8) foot masonry screening wall along the north and east property boundaries. The alternative includes a continuous earthen berm with a 1:3 slope to include ornamental and shade trees to provide a visual screen. The Planning and Zoning Commission in January of 2009 and the City Council in February of 2009 reviewed and approved an amendment to the Allen Land Development Code ALDC clarifying that an eight (8) foot masonry screening wall is required between residential and nonresidential uses.

The second requested alternative is to allow access to the church from a residential alley. Should the masonry screening wall along the eastern property boundary be adhered to access would not be provided for due to the wall location. Additionally, the ALDC does not allow nonresidential vehicular alley access to occur from residential alley access.

The third element in the PD Planned Development is the proposed Sign Plan. The proposed signage satisfies requirements of the ALDC with the exception of the number of allowed monument signs. The ALDC allows for one monument sign for the site and the request is for two monument signs.

The Technical Review Committee (TRC) has reviewed the Concept Plan, PD Planned Development Regulations, Sign Plan, and building elevations for compliance with the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval subject to the following:

1. Screening along the north and east property boundaries shall be provided in accordance with the Allen Land Development Code requirements. The Concept Plan and PD Planned Development Regulations require modification to address the requirement of an eight foot masonry screening wall along the property boundary.
2. The access from the residential alley shall be eliminated from the PD Planned Development Regulations and the Concept Plan.
3. The proposed Sign Plan approved as submitted.

ATTACHMENTS

Planned Development Regulations {as submitted by applicant and modified by City staff}
Concept Plan
Sign Plan
Building Elevations
Property Owner Notification Map

*PD Regulations as submitted by Applicant.
City of Allen Staff Recommendations are illustrated in red.*

BETHANY WORSHIP CENTER

PD DEVELOPMENT REGULATIONS

May 26, 2010

1.0 Planned Development District

- 1.01 **General Description:** The purpose of this district is for church, worship and educational uses as specifically stated in this Ordinance. ~~Access shall be allowed from access drives or parking areas connecting to adjacent public or private streets. Gated access shall be allowed from the adjacent alley to the rear of the Church.~~ Requirements for church and church supporting development shall be governed by standards as described below.
- 1.02 **Base Zoning District:** The Property shall be developed and used only in accordance with “CF” Community Facilities Zoning District Regulations except as otherwise provided herein.
- 1.03 **Concept Plan:** The Property shall be developed and used only in accordance with the Concept Plan attached hereto as Exhibit “B,” and which is hereby approved.
- 1.04 **Building Elevations:** The Property shall be developed and used only in accordance with the Building Elevations attached hereto as Exhibit “C.”
- 1.05 **Permitted Uses:** The Property may be developed and used for any purpose allowed in the CF Community Facilities Zoning District.
- 1.06 **Front Yard:** The minimum front yard setback shall be 25 feet along Greenville Avenue and Rivercrest Drive.
- 1.07 **Side Yard:** The minimum side yard setback shall be 15 feet.
- 1.08 **Rear Yard:** The minimum rear yard setback shall be 15 feet.
- 1.09 **Building Height:** The maximum building height shall not exceed 48 feet.
- 1.10 **Building Materials:** Building materials shall be 100 percent masonry with a maximum allowable use of EFIS of 10 percent.
- 1.11 **Cross Tower and Sign:** A Cross Tower and Sign shall be permitted as illustrated on the Sign Plan and attached hereto as Exhibit “D.”

***PD Regulations as submitted by Applicant.
City of Allen Staff Recommendations are illustrated in red.***

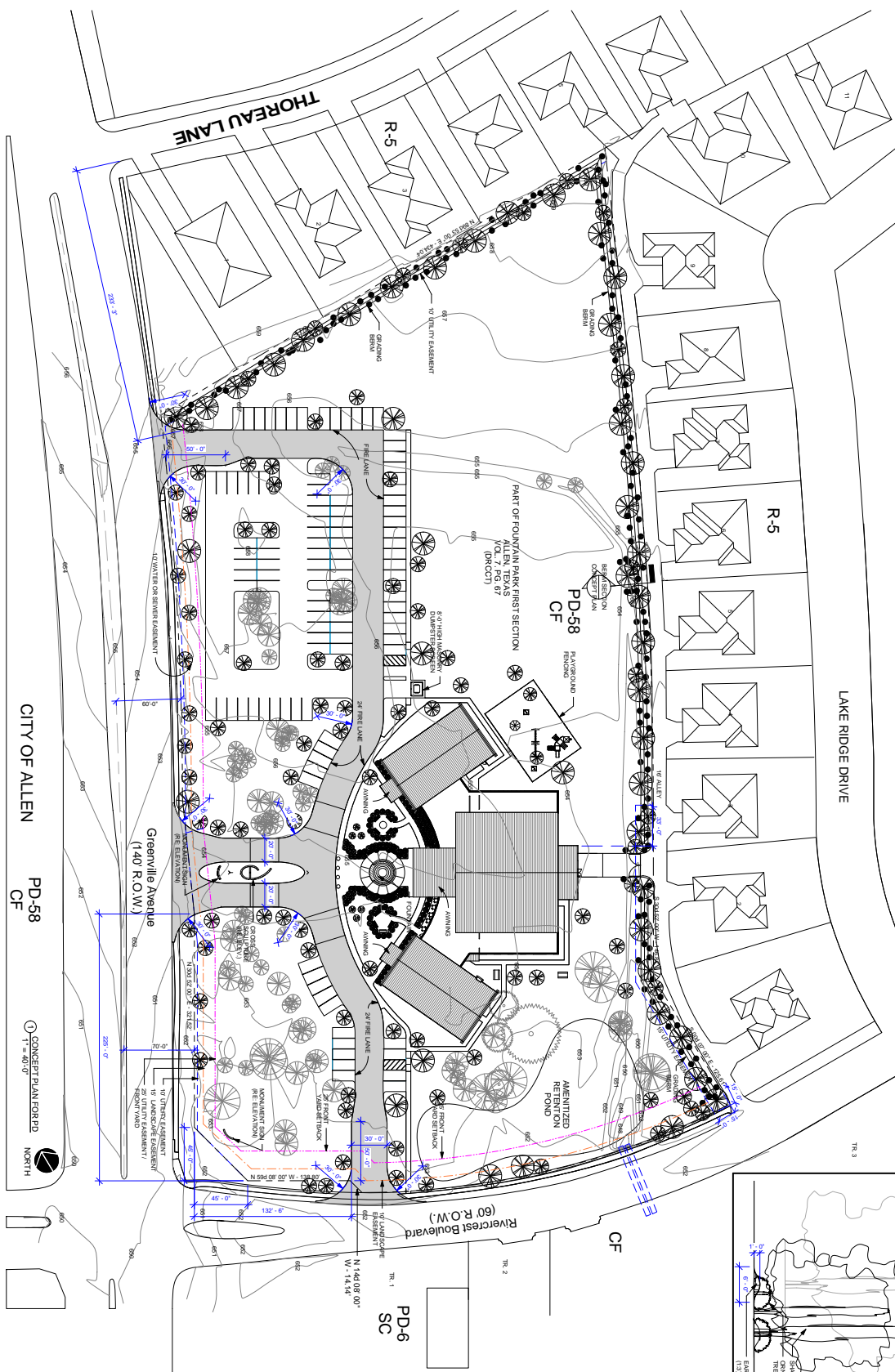
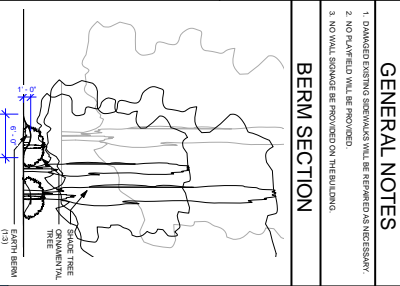
- 1.12 **Landscaping.** Requirements for landscaping shall be in accordance with the Allen Land Development Code, Article VII Zoning Development Standards, Section 7.05.2 Multifamily District and Nonresidential Landscaping Requirements.

~~1.13 **Screening Wall:** Rear property line screening requirement will be achieved through the use of approved landscape berms planted with trees and shrubbery.~~
Screening shall be in accordance with the Allen Land Development Code and will not require a specific item in the PD Regulations.

DATA SUMMARY

PHASE	FLOOR AREA AND	ADJACENT PROPERTY	OWNER
NO PHASES, EVERYTHING IS UNDER THIS PHASE			
1. NO PHASES, EVERYTHING IS UNDER THIS PHASE			
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GENERAL NOTES	BERM SECTION
1. DANGER EXISTING SERVICES WILL BE REPEATED AS NECESSARY.	
2. NO PLAYED WILL BE PROVIDED.	
3. NO WALL SHOULD BE PROVIDED ON THE BUILDING.	



BETHANY WORSHIP CENTER

Greenville Ave. / Rivercrest Blvd.

Verret GROUP

Architectural Project Management Planning

15200 Groves Mill Rd., Suite 515
The Woodlands, Texas 77380
Voice: 281-367-4411
Fax: 281-367-3388
www.verretgroup.com

Bethany Worship Center
Assembly of God

P.O. Box 1776
Allen, Texas 75013
(214) 495-1057

PROJECT: 00015

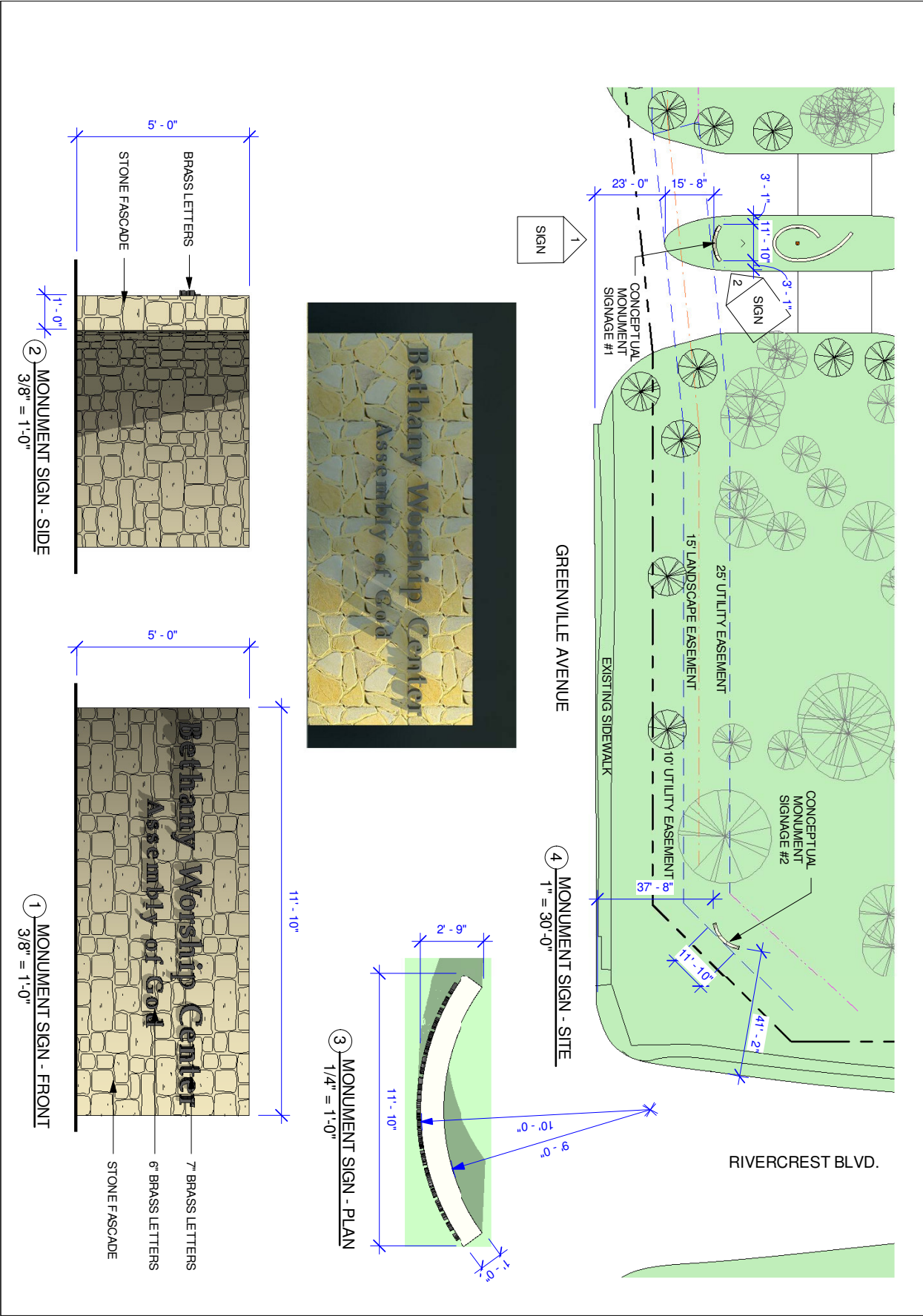
DATE: 08/15/2013

DESIGNER: JAM

APPROVER: JAM

CONCEPT PLAN FOR PLANNED DEVELOPMENT

FOR PLANNED DEVELOPMENT



SIGN EXHIBIT D	VG Prj #:	09018	 10200 Grogans Mill Rd., Suite 515 The Woodlands, Texas 77380 Facsimile 281-367-4311 Voice 281-367-3388 www.verretgroup.com	BETHANY WORSHIP CENTER Greenville Ave. / Rivercrest Blvd.
	Drawn By:	HVN		
	Checked By:	MDV		
	Date:	04/20/10		



**Bethany Worship Center Assembly of God
Property Ownership Notification**

Map Legend

- 200' Buffer Zone
- Proposed Rezone Parcels
- Railroad
- City Limit
- Property Boundary



Planning & Development - 313
For All Other Cases - 313/310

