



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 3, 2013 – 7:00 P.M.
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 Commission items by City Council at the November 26, 2013 regular meeting.

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

2. Approve minutes from the November 19, 2013 regular meeting.

Regular Agenda

3. Preliminary Plat – Consider a request for a Preliminary Plat for Morgan Crossing Phase 4. The property is 24.653± acres in the D.B. Hearne Survey, Abstract No. 427, City of Allen, Collin County, Texas; located on Angel Parkway, between Shelley Drive and Chaparral Drive. (PP-10/23/13-73) [Morgan Crossing Ph. 4]
4. Public Hearing – Conduct a Public Hearing and consider a request to amend Planned Development No. 58 for a Grocery Store and Fueling Station use. The property is 14.48± acres of land situated in the Henry Wetsel Survey, Abstract No. 1026, City of Allen, Collin County, Texas; located at the northwest corner of Greenville Avenue and Exchange Parkway. (Z-9/3/13-61) [Grocery Anchor]

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 Wednesday, November 27, 2013, 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 11/26/13 City Council Meeting

There were two items taken to the November 26, 2013 City Council Meeting.

- A request for a Specific Use Permit for a Minor Automotive Repairs use for Waterfalls Car Wash and Lube for the Property located at 811 and 813 S. Greenville Avenue, was approved.
- A request for a Specific Use Permit to develop and use the property at 123 N. Greenville Avenue as a Minor Automotive Repairs use for Midas Auto Care Center, was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
November 19, 2013**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Stephen Platt, Jr.
Ben Trahan

Commissioners Absent:

Barbara McNutt
John Ogrizovich

City Staff Present:

Ogden “Bo” Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Shelby Griffin, Planner
Kevin Laughlin, City 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 Conference Room at Allen City Hall, 305 Century Parkway.

Director’s Report

1. Action taken on the Planning & Zoning Commission items by City Council at the November 12, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the November 5, 2013 regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Request for Extension – Consider a request for a 60-day extension to file the Replat of Watters Village, Lots 1R1-1R2, Block A, being 4.1015± acres located at the southeast corner of Stacy Road and Watters Road. (R-7/29/13-54) [Watters Village]

Motion: Upon a motion by Commissioner Trahan, and a second by 2nd Vice Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the consent agenda.

The motion carried.

Regular Agenda

5. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat of Lots 1-R-1 and 5R-2R into Lots 1-R-2, 5R-3, and 6R-1, Bray Central One Addition, being 10.61± acres located southeast of Watters Road and Raintree Circle. (R-10/29/13-75) [Corporate Center II]

Tiffany McLeod, Senior Planner, presented to the Commission. This property is located south of Raintree Circle and east of Watters Road.

Ms. McLeod explained that the Replat shows two existing lots (Lot 1-R-1 and 5R-2, Block E) being replatted into three lots (Lot 1-R-2, 5R-3, and 6R-1, Block E). The plat also shows a variety of firelane and mutual access, landscape and utility easements necessary for the further development of Lot 1-R-2.

A Site Plan for the second phase of the Corporate Center II development has been approved and is located in a portion of Lot 1-R-2. The Replat is the final step in the development process for this phase of Corporate Center II.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the *Allen Land Development Code (ALDC)*.

1st Vice Chair Cocking clarified that Lots 6R-1 and Lot 1-R-2 will eventually be replatted into one lot. Ms. McLeod confirmed that the two lots would be a single lot in the future.

Chairman Wendland opened the Public Hearing.

With no one choosing to come forward, the Public Hearing was closed.

Motion: Upon a motion by Commissioner Trahan, and a second by 2nd Vice Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 1-R-2, 5R-3, and 6R-1, Bray Central One Addition for Corporate Center II.

The motion carried.

6. Conduct a Public Hearing and consider a request for a Specific Use Permit for outdoor display and storage uses for Lot 1, Block A of Wal-Mart Supercenter Addition; located north of Exchange Parkway and west of US Hwy 75 (commonly known as 730 W. Exchange Parkway). (Z-9/18/13-64) [Wal-Mart]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located at the northwest corner of US Hwy 75 and Exchange Parkway.

Ms. McLeod explained that the applicant is requesting a Specific Use Permit (SUP) for outdoor display and storage. The proposed locations for the outdoor display areas are in the front of the building (between

the entrance canopies and garden center) as shown on the attached Outdoor Display and Storage Location Map. The applicant is requesting to display the following items year round within this area:

- Flower displays
- Pumpkins and other small displays
- Christmas trees
- Swing sets or other large displays

The second part of the SUP request is for outdoor storage. The applicant's request is to place eleven (11) to thirteen (13) 8' x 40' storage containers along the east and northeast sides of the building. The storage containers will be placed on the property from September 15th through February 1st and will be used to store only seasonal merchandise for the Wal-Mart store.

Ms. McLeod stated that the SUP request has been reviewed by the Technical Review Committee. She reminded the Commission that the location, time frame, and list of items for outdoor display will be made part of the Ordinance. She also informed the Commission that staff would recommend adding language into the motion that requires the outdoor storage containers to match the building.

Commissioner Platt asked about the location of the outdoor storage and whether or not it uses required parking spaces. Ms. McLeod informed the Commission that the storage containers do not use required parking spaces and is not located within any fire lane.

1st Vice Chair Cocking asked how staff will determine if the containers match. Director of Community Development, Bo Bass, stated that city staff would monitor. The existing containers match.

1st Vice Chair Cocking asked if the areas shown on the graphic should be identified on the pavement. Ms. McLeod explained that city staff would monitor the site. Director Bass added that there is a count of containers allowed and Code Enforcement would monitor the containers.

Chairman Wendland opened the Public Hearing.

With no one choosing to come forward, the Public Hearing was closed.

Chairman Wendland announced that there was a written submission of support from Charles Yelverton, representing Jimmy John's.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 5 IN FAVOR, and 0 OPPOSED recommend approval of the Specific Use Permit SUP request for outdoor display and storage uses with the added regulation that the storage containers will match the building for the property located on Lot 1, Block A of Wal-Mart Supercenter Addition for Wal-Mart Supercenter.**

The motion carried.

7. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Bottling Works and Distribution use for Lot 1R, Tract D and E of Allen Business Centre; located north of Bethany Drive and west of Prestige Circle (commonly known as 9 Prestige Circle). (SUP-10/17/13-72) [Nine Band Brewing]

Shelby Griffin, Planner, presented to the Commission. The property is located north of Bethany Drive and west of Prestige Circle.

She explained that the applicant is requesting a Specific Use Permit (SUP) for a Bottling Works and Distribution use. The Allen Land Development Code (ALDC) requires a Bottling Works and Distribution use to receive a Specific Use Permit (SUP) to locate within Light Industrial (LI) zoning.

Ms. Griffin described the proposed SUP Site Plan as having two buildings; one for the bottling works and distribution use and one for the office and retail use. The bottling works and distribution building shows a silo on the east side of the building for the storage of grain. The office/retail building will provide office space, a conference room, and small gift shop open to the public.

She explained that there are two (2) access points into the site. The SUP site plan provides more than the required number of parking spaces for this use. The SUP Landscape Plan provides more than the required open space for this site. A sidewalk will be constructed along Prestige Circle.

Both buildings are one (1) story and reach a height just under thirty feet (29'2"). The Silo has a height of just under twenty-five feet (24'10"). The buildings will be constructed of brick and stone with treated wood pergola elements located at the entry points into each building and along the eastern façade of the office/retail building.

The SUP request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC* and Planned Development No. 3. She recommended approval of the SUP request.

Chairman Wendland inquired about the loading areas on the site. Ms. Griffin explained that there is a loading area for the trucks to park and load from in the rear.

1st Vice Chair Cocking asked if the wide sidewalk leading from the rear parking lot to the bottling works and distribution use would be for trucks.

John Villarreal, 7028 Hillwood Drive, Sachse, TX, design developer, stated that the larger width would allow small trucks to pull up to the bottling works and distribution use building.

2nd Vice Chair Mangrum inquired about the amount of parking on site and whether it would provide enough space for special events. Ms. Griffin stated that staff had the applicant break down the parking by the three different uses on the site; the bottling works and distribution use, office use, and retail use. The applicant is providing ten (10) additional parking spaces.

Chairman Wendland asked if the public would have access to both buildings. Mr. Villarreal explained that the public would have access to the office/retail building and a portion of the bottling works and distribution building.

Commissioner Trahan stated his concern for customers parking in the rear of the building to the office/retail building.

1st Vice Chair Cocking stated that he had a concern that the driveway between the buildings is functioning as a sidewalk and driveway.

Director Bass stated that the driveway can be clearly marked to distinguish it as a vehicular lane. Chairman Wendland agreed.

1st Vice Chair Cocking asked about how the waste will be removed. Keith Ashley, 1211 Boran Court, Lucas, Texas, applicant explained that all of the grain would be picked up by local cattle ranchers to feed to their cattle. None of the waste would go into the waste system.

Ms. Griffin added that the waste removal was discussed extensively throughout the TRC process. She added that the Director of Community Services understands how the operation will function.

Chairman Wendland opened the Public Hearing.

With no one choosing to come forward, the Public Hearing was closed.

Motion: **Upon a motion by 1st Vice Chair Cocking, and a second by Commissioner Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED recommend approval of the Specific Use Permit SUP request for a Bottling Works and Distribution use on Lot R1, of Allen Business Center and more commonly known as 9 Prestige Circle with the condition to provide appropriate demarcation between the rear driveway and pedestrian walkway.**

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:35 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 11/12/13 City Council Meeting

There were no items taken to the November 12, 2013 City Council Meeting.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: December 3, 2013

SUBJECT: Preliminary Plat – Consider a request for a Preliminary Plat for Morgan Crossing Phase 4. The property is 24.653± acres in the D.B. Hearne Survey, Abstract No. 427, City of Allen, Collin County, Texas; located on Angel Parkway, between Shelley Drive and Chaparral Drive. (PP-10/23/13-73) [Morgan Crossing Ph. 4]

STAFF RESOURCE: Meagan Tucker
Planning Intern

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Planned Development PD 65 Adopted - April, 1998
Planned Development PD 65 Amended - June, 2004
Planned Development PD 65 Amended – September, 2013

BACKGROUND

The property is located on Angel Parkway, between Shelley Drive and Chaparral Drive. The property to the north is zoned Planned Development No. 70 for Community Facility (CF). The property to the east (across Angel Parkway) is in the City of Parker. The property to the south is zoned Single Family Residential(R-7). The property to the west is zoned Planned Development No. 65 for Community Facility (CF).

The subject property is zoned Planned Development No. 65 for Single Family Residential (R-6). The Preliminary Plat is 24.653± acres. There are a total of 71 residential lots; 68 rear entry and three (3) front entry. There are two open space lots that will be owned and maintained by the HOA.

There are two (2) access points for the subdivision. The primary access point into the subdivision is located off of Shelley Drive; on Waterloo Drive. The second access point is on the south end of the subdivision and located off of Chaparral Road; on Sanderlain Lane.

There will be an eight foot (8') masonry wall that runs on the outside perimeter of the entire property. A hike and bike trail will be constructed along the flood plain that will connect with the existing trail along Shelley Drive and Chaparral Road.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the approved Concept Plan and meets the standards of the Allen Land Development Code (ALDC).

STAFF RECOMMENDATION

Staff recommends approval of the request.

MOTION

I make a motion to approve the Preliminary Plat for Morgan Crossing, Ph. 4.

ATTACHMENTS

Preliminary Plat

PROPOSED 115' X 115' BUILDING FOOTPRINT

115'

30' DRAINAGE LINE

5' BUILDING LINE

3' PRIVATE DRAINAGE EASEMENT (TP)

LOT

30' DRAINAGE LINE

5' BUILDING LINE

3' PRIVATE DRAINAGE EASEMENT (TP)

LOT

30' DRAINAGE LINE

5' BUILDING LINE

3' PRIVATE DRAINAGE EASEMENT (TP)

LOT

30' DRAINAGE LINE

5' BUILDING LINE

3' PRIVATE DRAINAGE EASEMENT (TP)

115'

30' DRAINAGE LINE

5' BUILDING LINE

3' PRIVATE DRAINAGE EASEMENT (TP)

LOT

30' DRAINAGE LINE

5' BUILDING LINE

3' PRIVATE DRAINAGE EASEMENT (TP)

115'

[illegible][illegible]

BENCHMARKS:
BM1 "PK" nail set in concrete in front of the nose of a median located at Andover Drive located approximately 57 feet east of the intersection of Andover Drive and Angel Parkway.

ELEVATION=033.65

approximately 57 feet east of the intersection of Rathbone Drive and Angel Parkway.

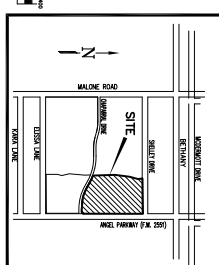
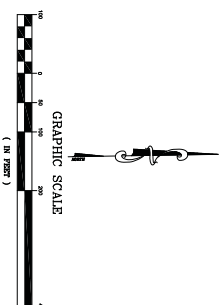
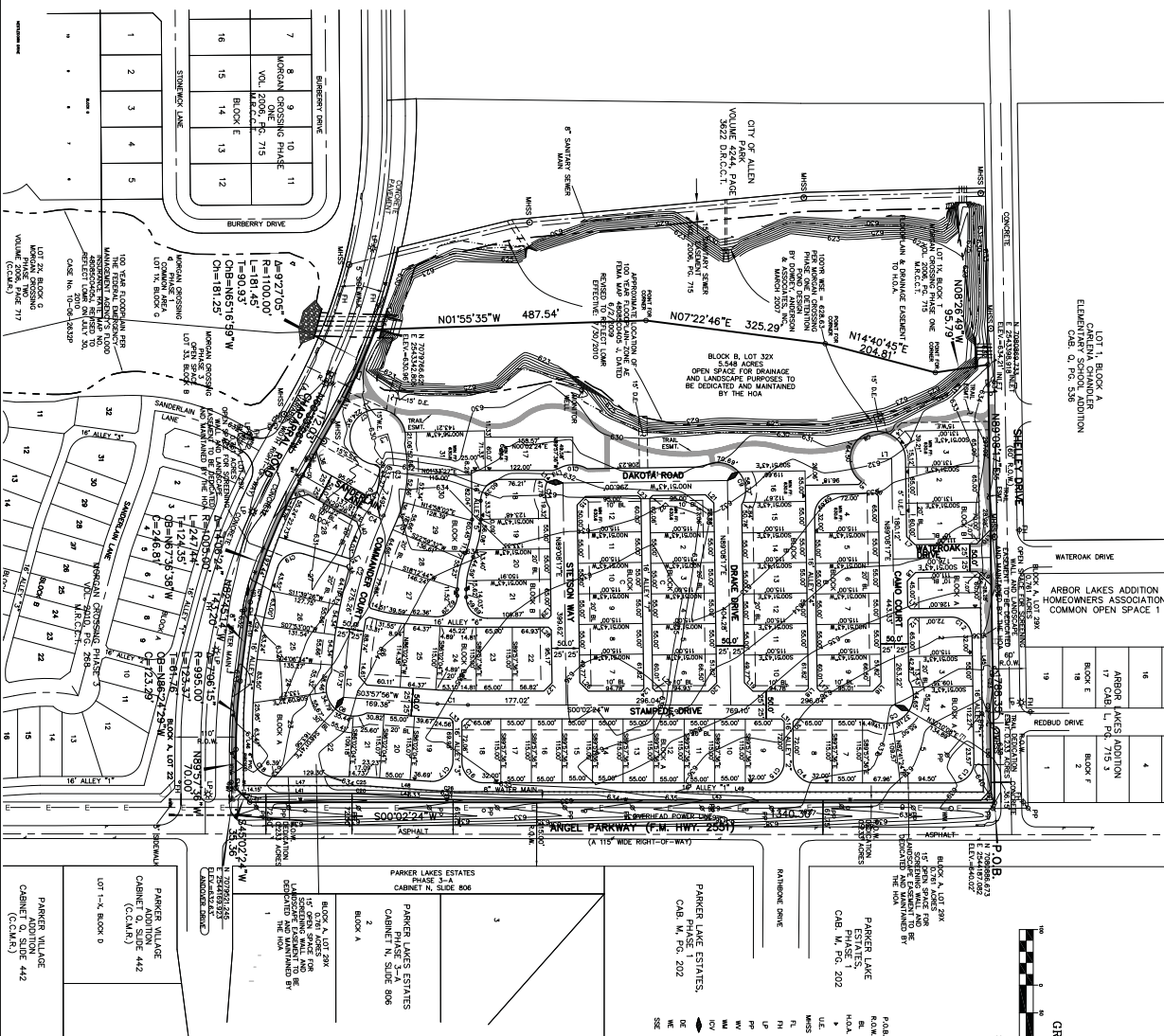
Elevation=638.60'

BM3 "PK" nail set in concrete at the beginning of drive opening along the south pavement line of Shelley Drive located approximately 200 feet west of the intersection of Shelley Drive and Angel

Parkway.

Elevation=637.28'

BM4 "X" cut on top of curb inlet along the south pavement line of Shelley Drive located approximately 815 feet west of the intersection of Shelley Drive and Angel Parkway.



P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
H.O.A.	HOMELOWNERS' ASSOCIATION
U	UTILITY EASEMENT
U.E.	UTILITY EASEMENT
U.S.	UNITED STATES
U.S.S.	UNITED STATES
FL	FIRE HYDRANT
PM	POWER POLE
LP	LIGHT POLE
PP	POWER POLE
AV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
◆	STREET NAME CHANGE INDI
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SEE	SANITARY SEWER EASEMENT

- 100

- [illegible]

PHASE 4

24.653 ACRES OUT OF

D.B. HEARNE SURVEY,

ABSIKACI NO. 42/

71 RESIDENTIAL LOTS

2 OPEN SPACE LOTS

ONING CLASSIFICATION: R-6
E ALLEN, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER

OWNER/DEVELOPER

(214) 607-42

.....

PLANNER/ENGINE

Suite 200B (972) 248-76

No. 10076000

Sheet 1 of 1

Plotted by: mharp Plot Date: 11/19/2013 2:42 PM

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: December 3, 2013

SUBJECT: Conduct a Public Hearing and consider a request to amend Planned Development No. 58 for a Grocery Store and Fueling Station use. The property is 14.48± acres of land situated in the Henry Wetsel Survey, Abstract No. 1026, City of Allen, Collin County, Texas; located at the northwest corner of Greenville Avenue and Exchange Parkway. (Z-9/3/13-61) [Grocery Anchor]

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

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 58 Adopted – March, 1996
PD No. 58, Tract 5 Amended – November, 2008

ANTICIPATED MEETING DATE: January 14, 2014

LEGAL NOTICES: Public Hearing Sign – Installed November 15, 2013
Public Hearing Notices - Mailed November 15, 2013

BACKGROUND

The property is located at the northwest corner of Greenville Avenue and Exchange Parkway. The properties to the north and east are zoned Shopping Center (SC) and Single Family Residential (R-7). The property to the south (across Exchange Parkway) is zoned Community Facility (CF) zoning. The property to the west is zoned Planned Development PD No. 58 Multi-family Residential (MF).

The property is zoned Planned Development PD No. 58 for Shopping Center (SC) use. The applicant is requesting an amendment to a portion of PD No. 58 to develop a grocery store, fueling station with car wash and a bank. The attached Concept Plan shows the property divided into three (3) lots. Lot 1 is for the grocery store use and shows a one-story 87,000 square foot building. Truck docks, storage areas and mechanical equipment closest to Greenville Avenue are screened from view with a combination of masonry screening wall and landscaping (as shown on the attached Landscape Plan). The plan also shows designated outdoor display areas in the front of the building for the display of seasonal merchandise. Lot 2 is for a fueling station, with an automated car wash as an accessory use. The fueling station will be affiliated with the grocery store use and have an architectural style consistent with the grocery store building. Lot 3 is for the bank use. The parking provided for all three lots exceeds *Allen Land Development Code (ALDC)* standards.

There are three access points to the site; two off of Exchange Parkway and one off of Greenville Avenue. Improvements shown in the attached Turn Lane Exhibit will be made to Greenville Avenue/Exchange Parkway intersection at the time the grocery store is developed.

An eight foot (8') masonry wall will be built on the entire west and north side of the property when the first lot develops. In order to comply with noise standards, a twelve foot (12') section will be built along the north side of the grocery store building.

The buildings on all three lots will comply with the masonry standards of the *ALDC*. A conceptual rendering of the grocery store building is attached.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

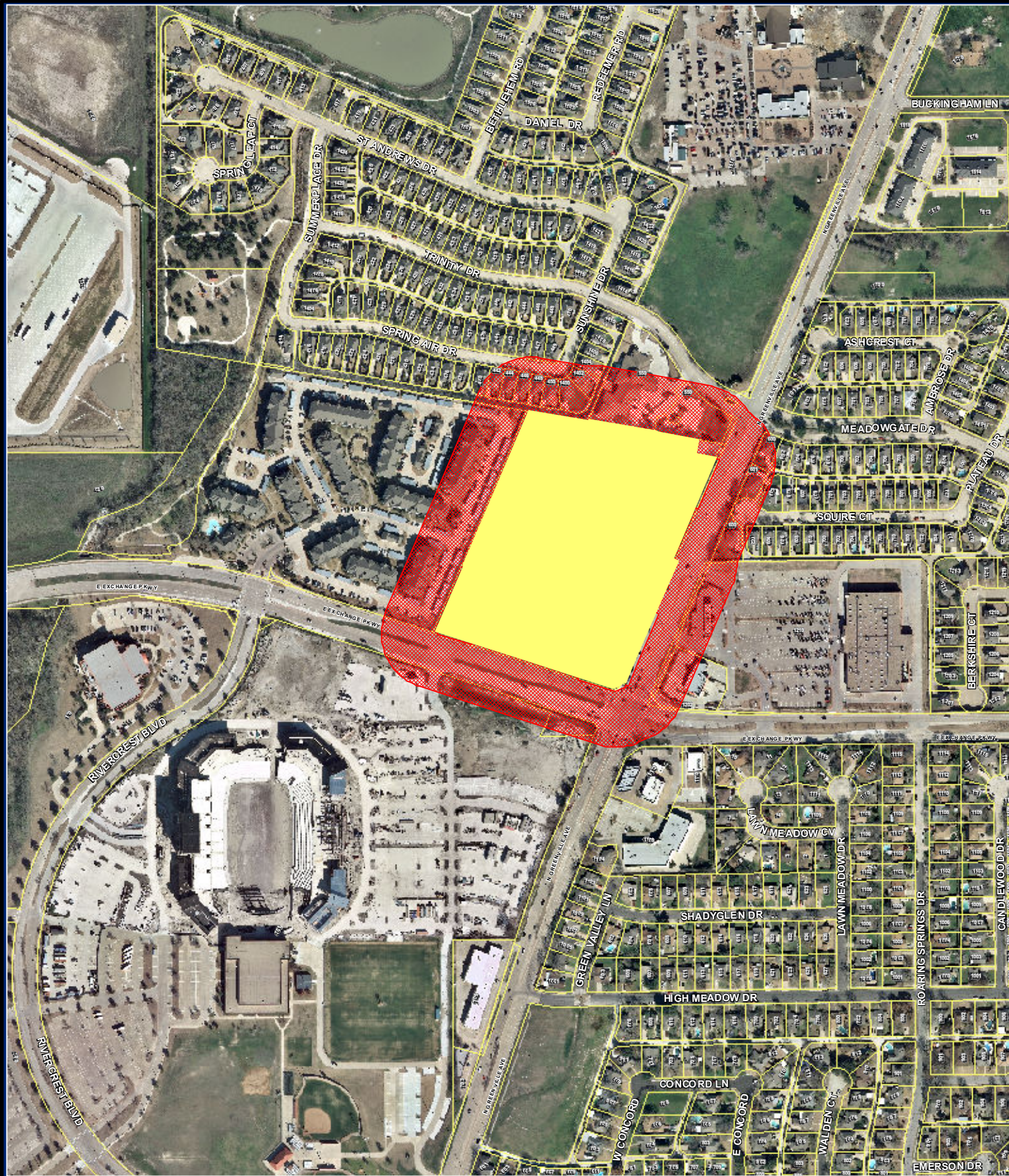
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend Planned Development No. 58 for a Grocery Store and Fueling Station use for 14.48± acres of land located at the northwest corner of Exchange Parkway and Greenville Avenue.

ATTACHMENTS




Property Notification Map
Development Regulations
Concept Plan
Landscape Plan
Grocery Store Rendering
Turn Lane Exhibit



Property Ownership Notification

Grocery Anchor PD Amendment

Legend

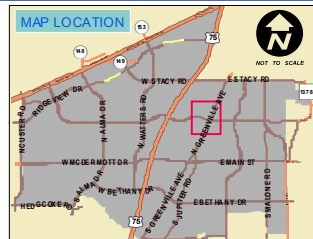
-  Parcels within 200'
-  City Limit
-  CollinCAD Parcels



0 230 460
Feet

Community Development - GIS
Date Saved: 11/20/2013

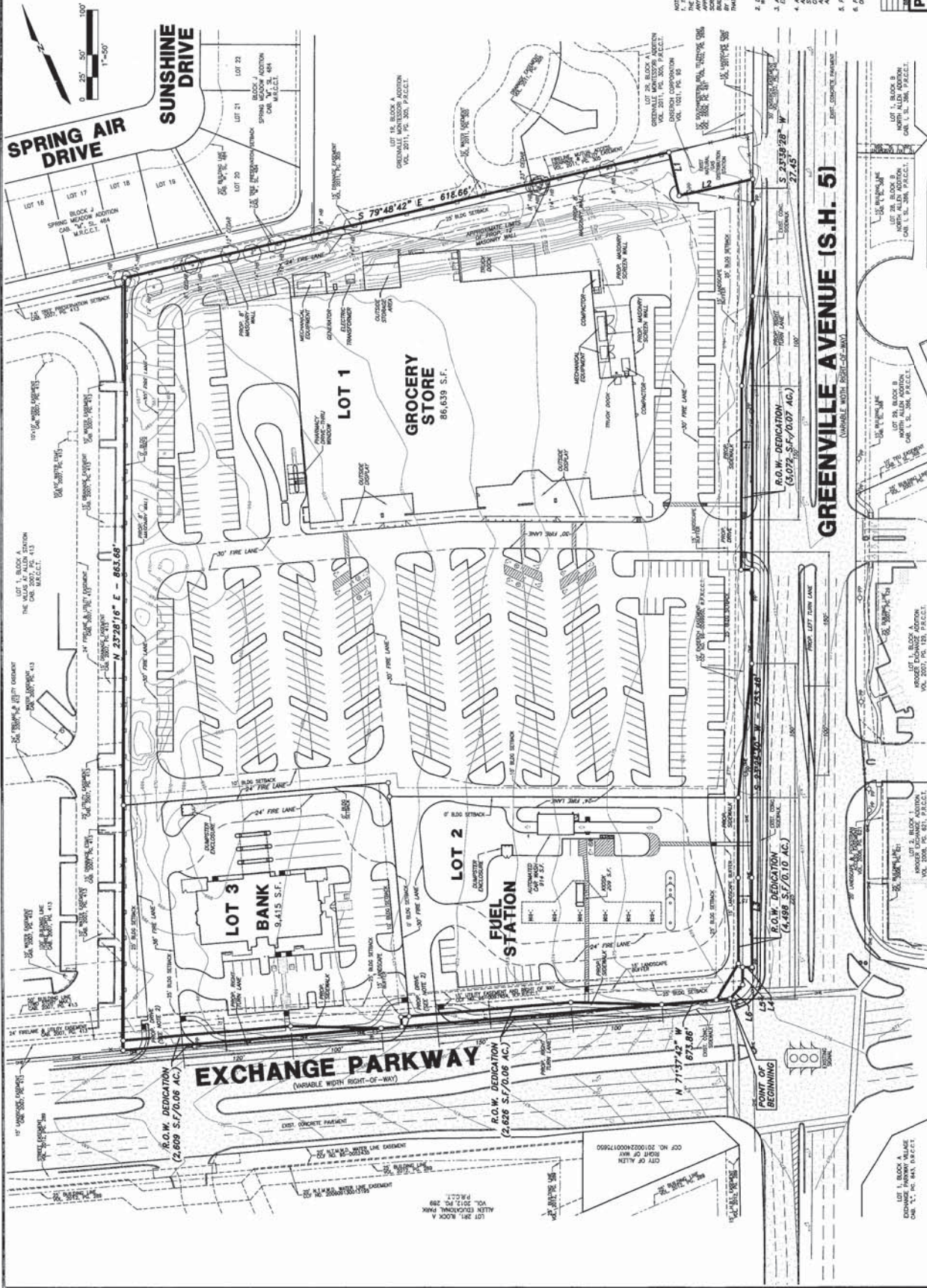
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



**DEVELOPMENT REGULATIONS FOR GROCERY STORE NORTHWEST CORNER OF
GREENVILLE AVENUE AND EXCHANGE PARKWAY (Case Z-9/3/13-61)**

- A. **BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the development regulations of Planned Development PD No. 58 and the Shopping Center “SC” zoning regulations of the Allen Land Development Code, except as otherwise provided herein.
- B. **PERMITTED USES:** The Property shall be used and developed only for uses permitted in the Shopping Center “SC” zoning district; provided, however:
- (1) The Property may be developed and used with a fueling station as a permitted use, but only if (a) such use is developed and operated in association with the development of a grocery store use on the Property and (b) the fueling station is owned by (i) the same person or entity that owns the grocery store or (ii) an affiliate of the person or entity of the grocery store owner. Use of the Property for a fueling station independent of the grocery store use as provided in this Paragraph B shall constitute a prohibited use unless a specific use permit is obtained for such use. For purposes of this Paragraph B, an “affiliate of the person or entity of the grocery store owner” shall mean any entity that owns or controls, is owned or controlled by or is under common ownership or control with, the grocery store owner, or any entity the ownership of which is substantially the same as the ownership of the grocery store. For purpose of this Paragraph B, “control” (and any form thereof, such as “controlling” or “controlled”) means, for any person or entity, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of such person or entity.
 - (2) The Property may be developed with a car wash only as an accessory use to the fueling station use subject to the following:
 - (a) The car wash shall be located as shown on the Concept Plan;
 - (b) The car wash shall be no more than one unmanned, coin, card, or key code operated facility, equipped with fully-automated car washing equipment for drive-through washing (i.e. manual, spray wand-type open bay washing not permitted);
 - (c) The ownership of the car wash shall be subject to the same requirements as ownership of the fueling station use;
 - (d) The exterior façade materials of the car wash shall substantially match or compliment the materials of the grocery store;
 - (e) At no time shall the car wash be used for storage of any type except for storage of equipment and supplies related to operation of the car wash.
 - (3) The authorization to use the Property for self-storage as a permitted accessory use as authorized by Section 2 of Ordinance No. 2787-11-08 is repealed.
- C. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference. Minor modifications to the location of streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- D. **LANDSCAPE PLAN:** The Property shall be developed with landscaped areas in general conformance with the Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference.

- E. **BUILDING ELEVATIONS:** The buildings to be constructed on the Property shall be designed and constructed in general conformance with the Building Elevations attached hereto as Exhibit “D” and incorporated herein by reference.
- F. **FUELING STATION BUILDING MATERIALS:** If a fueling station building is constructed on the Property, said building shall be designed and constructed with materials the type, texture, and colors of which are complementary to the grocery store building constructed on the Property. The fueling station canopy shall be constructed with masonry columns with materials the type, texture, and colors of which are complementary to the fueling station building, and shall be designed and constructed with a non-flat roof.
- G. **OUTDOOR DISPLAY:** Outdoor Display of seasonal merchandise that is sold in the grocery store use developed on the Property shall be permitted by right in association with said grocery store use. The locations for the Outdoor Display shall be restricted to the areas of the Property shown on the Concept Plan attached hereto as Exhibit “B”. Nothing in this Paragraph G shall be construed as prohibiting the Property owner or tenant from applying for and/or obtaining a temporary use permit pursuant to Section 6.04.1 of the Allen Land Development Code for areas of the Property located outside of the authorized Outdoor Display areas shown on the Concept Plan.
- H. **SCREENING:** The masonry wall required to be constructed pursuant to Section 7.07.4 of the Allen Land Development Code and located as shown on the attached Concept Plan shall be built in its entirety when the first lot within the Property develops. The masonry wall material shall match the grocery store building. No building permit shall be issued for any building to be constructed on the Property prior to issuance of a fence permit for the construction of the masonry wall. No certificate of occupancy shall be issued for any building constructed on the Property until the City’s Building Official and Director of Community Development have determined the masonry wall is substantially complete in conformance with the fence permit issued by the City’s Community Development Department, applicable provisions of the Allen Land Development Code, and this Ordinance.
- I. **STREET IMPROVEMENTS:** No certificate of occupancy shall be issued for the building to be constructed on the Property and used as a grocery store until construction of the modifications to the medians, turn lanes, pavement markings, and signalization of the intersection of Exchange Parkway and State Highway 5 (Greenville Avenue) as depicted on Exhibit “E”, attached hereto and incorporated herein by reference, have been completed and accepted by the City.



SITE DATA

PROPOSED LOT	PROPOSED LOT AREA (AC.)	PROPOSED LOT COVERAGE (%)	PROPOSED LOT BUILDING AREA (S.F.)	PROPOSED LOT PARKING SPACES	PROPOSED LOT TOTAL AREA (AC.)
LOT 1	19.34	100	86,639	100	19.34
LOT 2	1.23	100	1,230	100	1.23
LOT 3	0.21	100	9,415	100	0.21
TOTAL	20.78	100	97,284	200	20.78

PROPERTY LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S 17°00'00" W	48.87
2	S 79°48'42" E	618.66
3	S 27°12'27" W	18.87
4	N 71°37'42" W	673.86
5	S 27°12'27" W	18.87
6	S 17°00'00" W	48.87

- NOTES:**
- THE EXISTING LOT (87) MONUMENT SHALL BE BUILT IN ITS EXISTING WITH THE FIRST LOT TO DEVELOP. NO BUILDING FRONT SHALL BE BUILT FOR THE FIRST LOT TO DEVELOP. THE MONUMENT SHALL BE BUILT IN ITS EXISTING WITH THE FIRST LOT TO DEVELOP.
 - THE EXISTING LOT (87) MONUMENT SHALL BE BUILT IN ITS EXISTING WITH THE FIRST LOT TO DEVELOP. NO BUILDING FRONT SHALL BE BUILT FOR THE FIRST LOT TO DEVELOP. THE MONUMENT SHALL BE BUILT IN ITS EXISTING WITH THE FIRST LOT TO DEVELOP.
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P.D. AMENDMENT CONCEPT PLAN

NO.	DATE	BY	REVISION
1	11/19/13	1"=40'	PO-58

GROCERY STORE

NWC GREENVILLE AVENUE & EXCHANGE PARKWAY

THE CITY OF ALLEN, TEXAS

C. Carls & Associates, LLP

CONSULTING ENGINEERS

1400 GORDON DRIVE, SUITE 200
DALLAS, TEXAS 75234
(214) 343-1111
WWW.CCARLS.COM

DESIGN: CCA
DRAWN: CCA
DATE: 11/19/13
SCALE: 1"=40'
NOTES: CCA
FILE NO.: PO-58

OWNER:

MACQUINN'S CONSTRUCTION MANAGEMENT, INC.

215 EAST MAIN STREET
MCKINNEY, TEXAS 75069
CONTACT: RAYMOND RUST

ENGINEER:

CARLS & ASSOCIATES, LLP

1400 GORDON DRIVE, SUITE 200
DALLAS, TEXAS 75234
CONTACT: DANIEL STEWART, P.E.

GREENVILLE AVENUE (S.H. 51)

POINT OF BEGINNING

REVISIONS:
 1. 08-25-13: BASED FROM MEETING
 2. 08-25-13: PREP SITE PLAN AND LAYOUT
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CLIENT:
 JOHN E. ROUSE III, P.E.
 (714) 980-1000

GROCERY SHOPPING
 CENTER
 ALLEN, TEXAS

landscape architects
 1100 N. LAMAR AVE. SUITE 1000
 ALLEN, TEXAS 75015
 P: (972) 660-5474
 F: (972) 660-5475
 WWW.LANDSCAPEARCHITECTS.COM

ISSUE FOR REVIEW
 ALLEN, TEXAS
 JOB NUMBER: 17-014-002
 OVERALL LANDSCAPE PLAN
 LP 0.01

LANDSCAPE REQUIREMENTS

THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:

TOTAL SITE AREA: 14.48 AC (830,748 SF)
 REQUIRED LANDSCAPING (10% SITE AREA): 83,074 SF
 PROVIDED LANDSCAPING: MINIMUM 83,074 SF

REQUIRED:
 ONE SHADE TREE / 40' STREET FRONTAGE + 1 ORNAMENTAL TREE / 2 SHADE TREES
 GREENVILLE AVENUE: 88' FRONTAGE / 40' = 22 SHADE TREES + 11 ORNAMENTALS = 33 TREES
 EXCHANGE PARKWAY: 674' FRONTAGE / 40' = 17 SHADE TREES + 9 ORNAMENTALS = 26 TREES

REQUIRED:
 MINIMUM LANDSCAPED AREA OF 900 SF AT INTERSECTION CORNER
 PROVIDED LANDSCAPED AREA OF AT LEAST 900 SF AT INTERSECTION OF EXCHANGE PARKWAY AND GREENVILLE AVENUE

REQUIRED:
 2" WIDE MULCH / DECOMPOSED GRANITE / RIVER ROCK BED FROM 8" O.C. IN PARKING AREA
 PROVIDED

REQUIRED:
 1" SHADE TREE + 1 ORNAMENTAL / 40 PARKING SPACES
 PROVIDED 251 SPACES / 40 = 14 SHADE TREES + 14 ORNAMENTAL TREES = 28 TREES

REQUIRED:
 42' HEIGHT SHRUB SCREEN SURROUNDING ALL PARKING ADJACENT TO STREET
 PROVIDED

REQUIRED:
 LANDSCAPE SCREENING ALONG ADJUTING DIFFERENT ZONING
 PROVIDED 10' GREEN SHRUB ALONG WESTERN PROPERTY BOUNDARY
 EASTERN RED CEDAR TREE SCREEN ALONG NORTHERN PROPERTY BOUNDARY

TYPICAL PLANT LIST:

SHADE TREES	ORNAMENTAL TREES	SHRUBS
LELAEUS CRASSIFOLIA	GEIGER CANNONBUSH	CLEYERA
QUERCUS MACROCARPA	LAGERSTROMIA INDICA	BUXIFORTYON
QUERCUS VIRGINIANA	ILEX VOMITORIA	CARRISIA HOLLY
QUERCUS MULLENBERGII	ILEX X ATTENUATA 'SAVANNAH'	FOUNTAIN GRASS
		NANDINA
		OLEANDER

LEGEND

- 4" CAL SHADE TREE
- ORNAMENTAL TREE
- SHRUB SCREEN
- ORNAMENTAL SHRUB
- NOISE BUFFER TREE

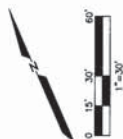
GRAPHIC SCALE IN FEET

0 60 120

INDEX MAP







GREENVILLE AVENUE (S.H. 5)

R.O.W. DEDICATION
(4,498 S.F./0.10 AC.)

LOT 1, BLOCK A
KROGER EXCHANGE ADDITION
VOL. 2007, PG. 129, P.R.C.C.T.

LOT 2, BLOCK 1
KROGER EXCHANGE ADD
VOL. 2008, PG. 621, P. 1

ENGINEER
CATES-CLARK & ASSOCIATES, LLP
114800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
(972) 565-2272
CONTACT: DANIEL STEWART, P.E.

OWNER
MACODOCHES COMMERCIAL BANKSHARES, INC.
215 EAST MAIN STREET
MACODOCHES, TEXAS 75961
(936) 715-4160
CONTACT: RAYMOND RUST

BOOK NO.	DATE	REMARKS	TURN LANE EXHIBIT GROCERY STORE 11000 GREENVILLE AVENUE & EXCHANGE PARKWAY THE CITY OF ALEN, TEXAS C. Cates & Clark & Associates, LLP Consulting Engineers 10800 Greenville Avenue, Suite 200 Dallas, Texas 75243 (972) 382-1000 FAX (972) 382-1027					NO. FILE SCALE DATE DRAWN COA COA COA	NO. FILE SCALE DATE DRAWN COA COA COA	PD-58 04-08 1"=30' 10/21/73
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