



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 6, 2014 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the April 22, 2014 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 April 15, 2014 regular meeting.
3. Final Plat – Consider a Final Plat for Morgan Crossing Phase 4, being 24.653± acres, out of the D.B. Hearne Survey, Abstract No. 427; City of Allen, Collin County, Texas; located west of Angel Parkway between Shelley Drive and Chaparral Drive. (FP-3/19/14-18) [Morgan Crossing, Phase 4]

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Restaurant (Drive-in or through) use. The property is Lot 5, Block A, Wal-Mart Supercenter, City of Allen, Collin County, Texas; located west of US75/Central Expressway and north of Exchange Parkway (and commonly known as 790 W. Exchange Parkway) (SUP 4/8/14-21) [Allen Exchange]
5. Alternative Screening Request – Consider a request to approve an alternative screening for McDermott Business Park, Lots 2, 4 and 5, Block A, for McDermott Business Park pursuant to ALDC §7.07.4. The property is located south of McDermott Drive and east of Butler Drive. [McDermott Business Park]

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 2, 2014, 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 4/22/2014 City Council Meeting

- There were no items taken to the April 22, 2014 City Council Meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
April 15, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice Chair
Barbara McNutt
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Absent:

Ben Trahan, 2nd Vice Chair

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers 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 April 8, 2014 regular meeting attached.

Consent Agenda

2. Approve minutes from the April 1, 2014 regular meeting.
3. Capital Improvement Program (CIP) Status Report.

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

The motion carried.

Regular Agenda

4. Preliminary Plat – Consider a Preliminary Plat for Angel Field West, being 21.80± acres situated in the T.G. Kennedy Survey, Abstract No. 500, located south of Bethany Drive and west of Montgomery Blvd. (PP-2/10/14-9) [Angel Field West].

Ms. Tiffany McLeod, Senior Planner presented to the Commission. The subject property is located on the southwest corner of Bethany Drive and Montgomery Boulevard. It is currently zoned Planned Development PD No. 105 for Single Family Residential (R-5) use. The property to the north (across Bethany Drive) is zoned Planned Development PD No. 76 for Single Family Residential (R-5) use and Planned Development PD No. 26 for Single Family (SF) use. The property to the east (across Montgomery Boulevard) is zoned Planned Development PD No. 76 for Local Retail (LR) and Townhome (TH) uses. The property to the west is zoned Planned Development PD No. 74 for Single Family Residential (R-5) use and Planned Development PD No. 105 for Single Family Residential (R-5) use. The property to the south is zoned Planned Development PD No. 74 for Single Family Residential (R-5) use and Planned Development PD No. 105 for Single Family Residential (R-5) use.

She stated that a PD Concept Plan for this property was approved in 2004. The subject Preliminary Plat is the next step in the development process. This plat is for 21.80± acres of land and shows two phases of development. There are a total of 62 residential lots (front and rear entry) and approximately five (5) acres of open space. The plat also shows various access, maintenance, and utility easements required for development.

She explained that there are two (2) access points for the subdivision; both located on Montgomery Boulevard. A temporary turnaround is also provided on the southwest end of the property. All four lanes of Montgomery Boulevard will be built to the southern property line.

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

Commissioner Ogrizovich asked if the price point and the size of the homes were already determined.

Jed Dolson, applicant, stated that the average size would 3,500 S.F. and the price point would be \$650,000 to \$750,000.

Commissioner McNutt asked if there was a standard percentage of rear entry versus front entry homes for Allen.

Ms. McLeod stated that there is no standard percentage for the City, but that the PD dictates both front and rear entry lots to provide for a variation of product types.

Chairman Cocking asked if the Technical Review Committee was comfortable with the amount of parking provided for the muse areas.

Ms. McLeod stated that the amount of parking was vetted through the Technical Review Committee.

Motion: **Upon a motion by 1st Vice Chair Mangrum, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Angel Field West.**

The motion carried.

5. Preliminary Plat – Consider a Preliminary Plat for The Village at Twin Creeks, Phase One, Two, & Three, being 76.117± acres situated in the Catherine Parsons Survey, Abstract No. 711, located south of Exchange Parkway, east of Bray Central Drive and west of Watters Road. (PP-2/3/14-8) [The Village at Twin Creeks, Phases One, Two & Three]

Ms. Tiffany McLeod, Senior Planner presented to the Commission. The subject property is located south of Exchange Parkway in between Bray Central Drive and Watters Road. It is zoned Planned Development No. 108 for Single Family Residential (SF) use. The property to the north is zoned Planned Development No. 108 for Mixed Use (MIX). The property to the east (across Watters Road) is zoned Planned Development No. 54 for Industrial Technology (IT) use. The property to the south is zoned Planned Development No. 54 for Multi-family Residential (MF-18) use. The property to the west (across Bray Central Drive) is zoned Planned Development No. 54 for Multi-family Residential (MF) and Single Family Residential (R-7) uses.

Ms. McLeod stated that in January 2014 a Concept Plan for a portion of Planned Development PD No. 108 District D, known as The Village at Twin Creeks, was approved. The subject Preliminary Plat is the next step in the development process. The plat is for 76.117± acres of land and shows three (3) phases of development. There are a total of 344 residential lots and approximately fifteen (15) acres of open space. The plat also shows various drainage, access, maintenance, and utility easements required for development.

She explained that there are a total of eleven (11) access points into the development. There are two (2) access points on Bray Central Drive, one (1) access point on Exchange Parkway, two (2) access points (one being emergency access only) on Watters Road and six (6) access points on Raintree Circle.

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

Commissioner Ogrizovich asked if the price point and the size of the homes were already determined.

Jed Dolson, applicant, stated there are four different product types ranging from \$420,000 to \$600,000, and the size would vary from 1,800 S.F. to 4,200 S.F.

Commissioner McNutt asked what will happen to the green space of Phase 2 while Phase 1 is being developed.

Mr. Dolson stated that they will likely grade out Phase 2 but not build any streets.

Commissioner McNutt asked how parking would be accommodated along the muse areas.

Mr. Dolson stated that parking would be provided at either end of the muses.

Commissioner McNutt asked if the parking had been vetted.

Ms. McLeod stated that the parking for the muse lots was incorporated into the PD, and that the parking was vetted through TRC.

Commissioner McNutt asked if the muse concept was a new trend in the market.

Mr. Dolson stated that though the muse lots are not for every client they are attractive for some. This development has approximately 20 muse lots out of over 300 lots.

Chairman Cocking asked if the requirement for certain homes to be sprinkled was a result of the muse concept.

Ms. McLeod answered yes.

Chairman Cocking asked if Raintree Circle would be built to completion at Phase 1.

Mr. Dolson stated that it would be phased.

Motion: Upon a motion by 1st Vice Chair Mangrum, and a second by Commissioner McNutt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve Preliminary Plat for The Village at Twin Creeks, Phase One, Two, & Three.

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:45p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Patrick Blaydes, Planner

Director's Report from 4/8/2014 City Council Meeting

- There were no items taken to the April 8, 2014 City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	May 6, 2014
SUBJECT:	Consider a Final Plat for Morgan Crossing, Phase 4, being 24.653± acres situated in the D.B. Hearne Survey, Abstract No. 427, located west of Angel Parkway between Shelley Drive and Chaparral Drive. (FP-3/19/14-18) [Morgan Crossing Phase 4]
STAFF RESOURCE:	Patrick Blaydes Planner
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 Preliminary Plat approved – December, 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 Facilities (CF) and Single Family Residential R-6. The property to the east (across Angel Parkway) is in the City of Parker. The property to the south is zoned Planned Development No. 65 for Single Family Residential(R-7). The property to the west is zoned Planned Development No. 65 for Community Facilities (CF).

The subject property is zoned Planned Development No. 65 for Single Family Residential (R-6). The Final Plat is for 24.653± acres of land. 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 first access point into the subdivision is on the north end of the subdivision and located off of Shelley Drive. The second access point is on the south end of the subdivision and located off of Chaparral Road.

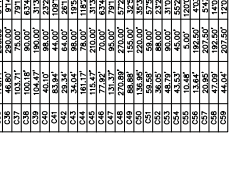
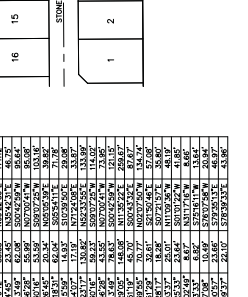
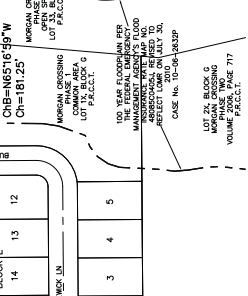
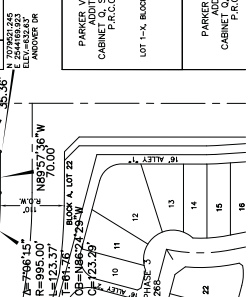
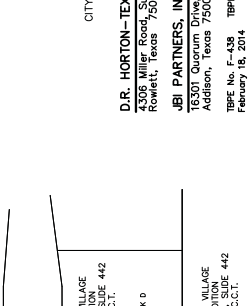
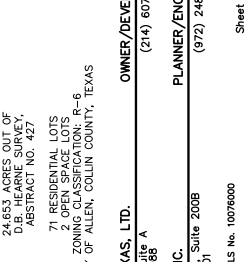
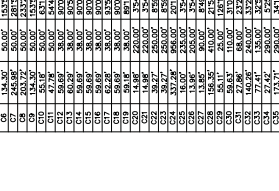
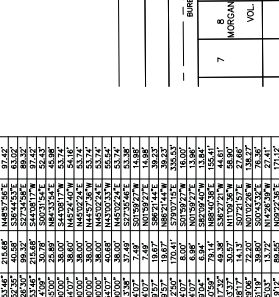
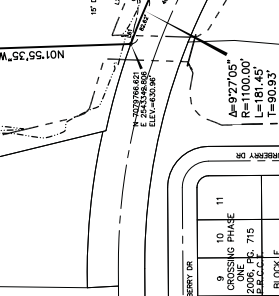
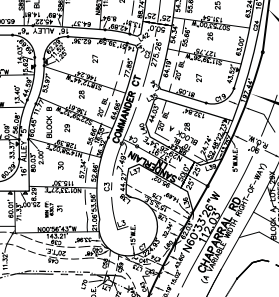
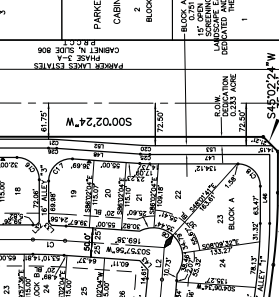
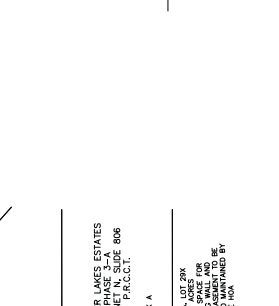
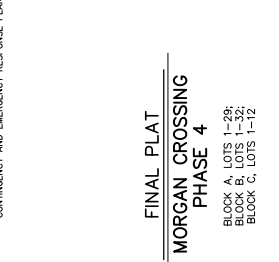
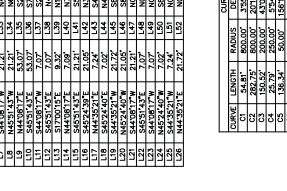
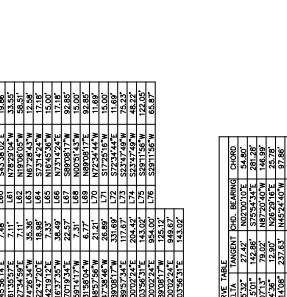
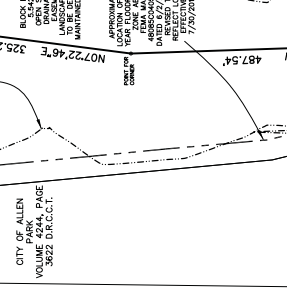
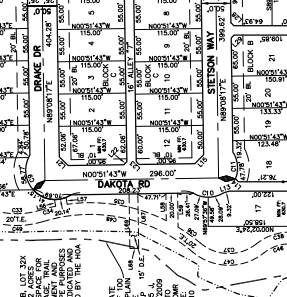
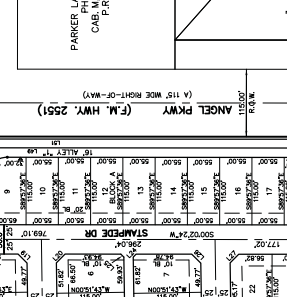
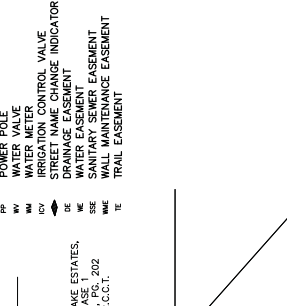
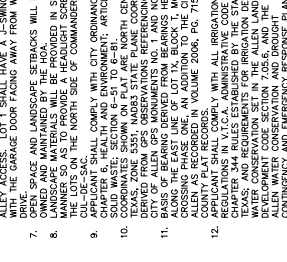
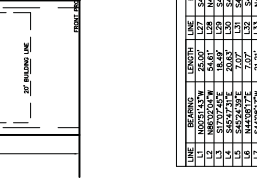
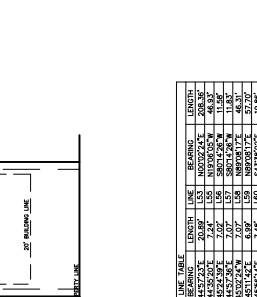
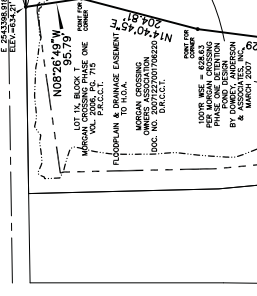
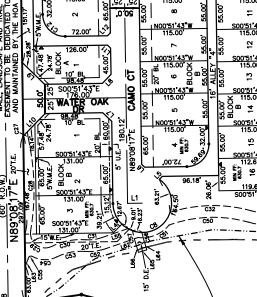
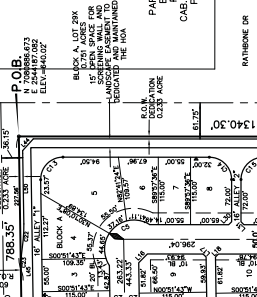
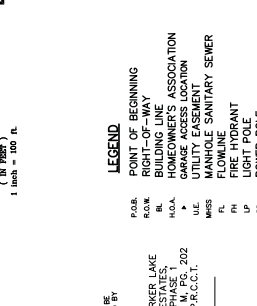
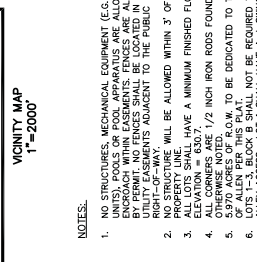
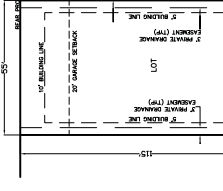
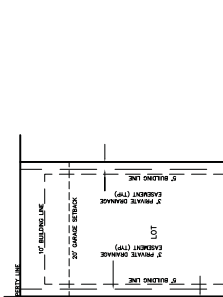
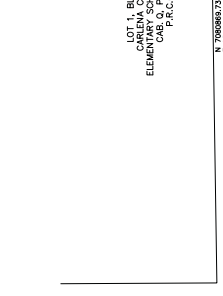
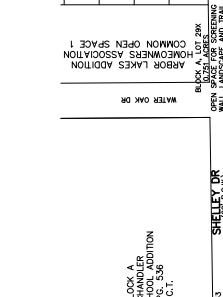
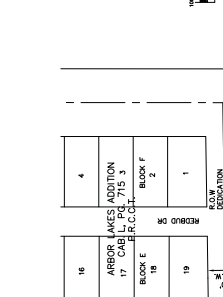
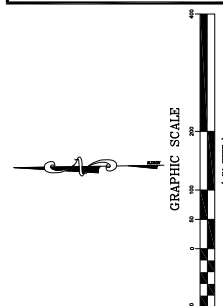
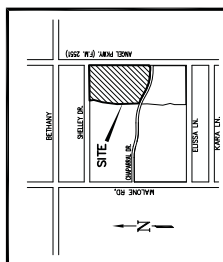
The Final Plat has been reviewed by the Technical Review Committee, is consistent with the Preliminary Plat and meets the standards of the Allen Land Development Code (ALDC).

STAFF RECOMMENDATION

Staff recommends approval of the request.

ATTACHMENTS

Final Plat



LEGAL DESCRIPTION

WHEREAS, D.R. Horton-Texas, Ltd. is the owner of a parcel of land located in the City of Allen, Collin County, Texas, a part of the D. B. Heame Survey, Abstract No. 427, and being a part of the D.R. Horton-Texas, Ltd. Survey, Abstract No. 427, and being a part of the D.R. Horton-Texas, Ltd., as recorded in Volume 6055, Page 3030, Collin County Deed Records, and being further defined as follows:

BEGINNING at a one-half inch iron rod found at the northeast corner of said Tract 1, said point being the intersection of the south right-of-way line of Shelley Drive (a 60 foot wide right-of-way) with the west right-of-way line of Angle Parkway (Farm-to-Market Highway 2501, a 115 foot wide right-of-way);

THENCE South 00 degrees 02 minutes 24 seconds West, 1540.30 feet to a one-half inch iron rod found at the southeast corner of said Tract 1, said point being the intersection of the south right-of-way line of Shelley Drive with the north right-of-way line of Chapsal Drive (a variable width right-of-way);

THENCE along the north right-of-way line of Chapsal Drive as follows:

South 45 degrees 02 minutes 24 seconds West, 35.35 feet to a one-half inch iron rod found for corner;

South 57 degrees 57 minutes 36 seconds West, 70.00 feet to a one-half inch iron rod found for corner;

Northwesterly, 123.37 feet along a curve to the right which has a central angle of 07 degrees 45 minutes 48 seconds West, 181.35 feet to a one-half inch iron rod found for corner;

North 86 degrees 24 minutes 29 seconds West, 123.29 feet to a one-half inch iron rod found for corner;

North 45 degrees 45 minutes 14 seconds West, 143.20 feet to a one-half inch iron rod found for corner;

Northwesterly, 247.44 feet along a curve to the right which has a central angle of 14 degrees 45 minutes 48 seconds West, 407.79 feet to a one-half inch iron rod found for corner;

North 67 degrees 36 minutes 38 seconds West, 246.81 feet to a one-half inch iron rod found for corner;

North 33 degrees 33 minutes 26 seconds West, 112.03 feet to a one-half inch iron rod found for corner;

Northwesterly, 181.45 feet along a curve to the left which has a central angle of 09 degrees 45 minutes 48 seconds West, 325.29 feet to a one-half inch iron rod found for corner;

North 45 degrees 16 minutes 59 seconds West, 181.35 feet to a one-half inch iron rod found at the southeast corner of Lot 1X, Block T, Morgan Crossing Phase One, an addition to the City of Allen, as recorded in Volume 605, Page 715, Collin County Plat Records; said Point also being in the east line of said Tract 1;

THENCE along the east line of said Lot 1X and the west line of said Tract 1 as follows:

North 07 degrees 22 minutes 46 seconds West, 457.56 feet to a point for corner;

North 07 degrees 48 seconds East, 325.29 feet to a point for corner;

North 08 degrees 20 minutes 45 seconds West, 307.79 feet to a point for corner;

North 08 degrees 20 minutes 45 seconds West, 307.79 feet to a point for corner;

found at the northeast corner of said Lot 1X, said point being the northwest corner of said Tract 1, said point also being in the south right-of-way line of Shelley Drive;

THENCE North 89 degrees 08 minutes 17 seconds East, 788.35 feet along the south right-of-way line of Shelley Drive to the POINT OF BEGINNING and containing 1,073,887 square feet or 24,653 acres of land.

SURVEYOR'S CERTIFICATE

I, Mark W. Harp, do hereby certify that I prepared this plat from an original survey of the property shown on the foregoing plat and that the same was shown to me by the owner thereof and that the same shall be properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

THIS IS FOR PRELIMINARY PURPOSES ONLY

Mark W. Harp, R.P.L.S. No. 6425
Date: _____



STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2014.

Notary Public, State of Texas



Approved

Attest

Name
Planning & Zoning Commission

Secretary
Planning & Zoning Commission

Date
Executed Pro-forma

Date

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Plat of the Landings, Phase 2, Morgan Crossing, is a true and correct copy of the original Plat as the Planning and Zoning Commission and approved by it on the ____ day of _____, 2014.

City Secretary, City of Allen

FINAL PLAT
MORGAN CROSSING
PHASE 4

BLOCK A, LOTS 1-29;
BLOCK B, LOTS 1-32;
BLOCK C, LOTS 1-12

24,653 ACRES OUT OF
D.B. HEAME SURVEY,
ABSTRACT NO. 427

71 RESIDENTIAL LOTS
SUBJECT TO EASEMENTS
ZONING CLASSIFICATION: R-6
CITY OF ALLEN, COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD. OWNER/DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088 (214) 607-4244

JBI PARTNERS, INC. PLANNER/ENGINEER
16301 Aquatum Drive, Suite 200B
Addicks, Texas 75001 (972) 248-7676

TBPE No. F-438 TBPLS No. 10076000
February 16, 2014 Sheet 2 of 2

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 6, 2014

Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Restaurant (Drive-in or through) use. The property is Lot 5, Block A, Wal-Mart Supercenter, City of Allen, Collin County, Texas; located west of US75/Central Expressway and north of Exchange Parkway (and commonly known as 790 W. Exchange Parkway) (SUP 4/8/14-21) [Allen Exchange]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

**PREVIOUS BOARD/
COUNCIL ACTION:** PD-54 approved – May, 1993
PD-54 amended - July, 1999
General Development Plan approved - November, 2006
Preliminary Plat was approved - April, 2007
General Development Plan approved – September, 2009
Preliminary Plat approved - October, 2009
Final Plat approved - April, 2010
PD-108 approved – October, 2011

LEGAL NOTICES: Public Hearing Sign – Installed April 25, 2014
Property Owner Notices – Mailed April 25, 2014

ANTICIPATED COUNCIL MEETING: May 27, 2014

BACKGROUND

The property is zoned Planned Development PD No. 108 for Mixed Use MIX and is located west of US 75/Central Expressway and north of Exchange Parkway. The property to the north and east is zoned Planned Development PD No. 54 Industrial Technology IT. The property to the west is zoned Planned Development PD No. 108 for Mixed Use MIX. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 54 Corridor Commercial CC.

The applicant is requesting a Specific Use Permit (SUP) for a multi-tenant building with a medical office tenant, retail tenants and two restaurants; one of which has a drive through window. PD No. 108 requires an SUP for a restaurant with a drive through.

The SUP Site Plan shows a one-story, 11,000 square foot building on approximately 1.6 acres of land. The single access point for the site is located on the existing private drive for the Wal-Mart Supercenter. The site has been designed, with the building facing Exchange Parkway and the parking behind the building, to meet the intent of the streetscape defined in PD No. 108.

The primary exterior building materials are brick, stone and stucco.

The SUP request has been reviewed by the Technical Review Committee and meets the standards of PD No. 108 and the Allen Land Development Code.

STAFF RECOMMENDATION

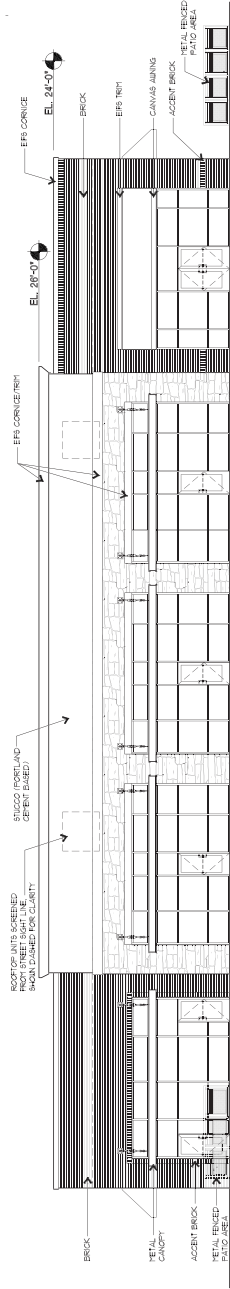
Staff recommends approval of the request.

MOTION

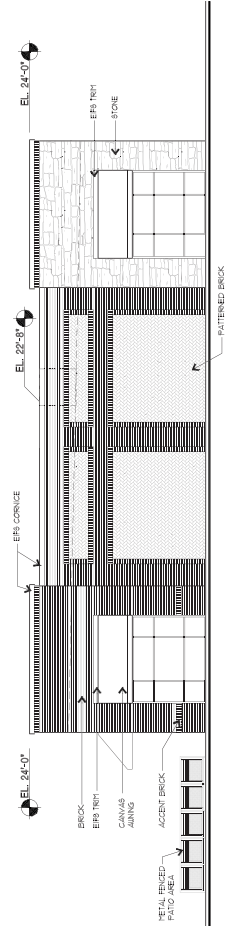
I make a motion to recommend approval of the Specific Use Permit SUP request for a Restaurant (Drive in – through) use on Lot 5, Block A of Wal-Mart Supercenter for Allen Exchange.

ATTACHMENTS

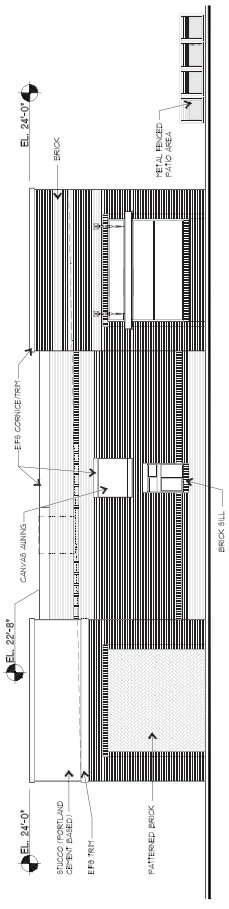
Property Notification Map
SUP Site Plan
SUP Landscape Plan
Black/White Building Elevations
Color Elevations



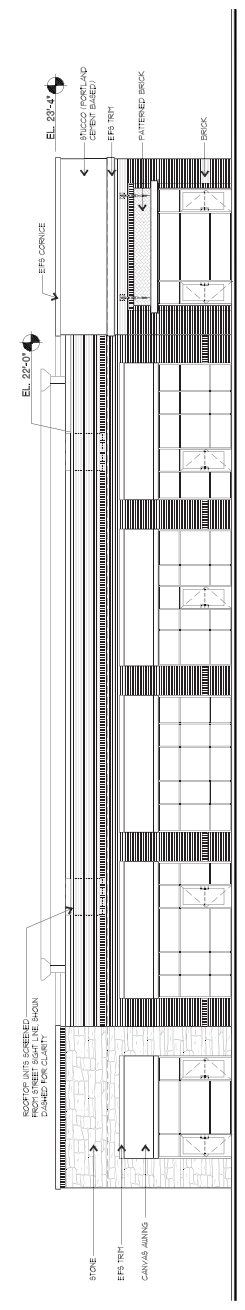
NORTH ELEVATION
1/8"=1'-0"



WEST ELEVATION
1/8"=1'-0"



EAST ELEVATION
1/8"=1'-0"



Elevation	Overall	North	East	South	West
Footprint Area	1000	250	250	250	250
Volume	1000	250	250	250	250
Percentage (Overall Area)	100%	25%	25%	25%	25%

SOUTH ELEVATION
1/8"=1'-0"

APPLICANT:
AEC EXCHANGE, LLC
8835 DOUGLAS AVE.
SUITE 720
DALLAS, TX 75230
PHONE: 972.385.9851
CONTACT: KELLY HAMPTON
EMAIL: KHAMPTON@AECFIRM.COM

OWNER:
BOOTS HOLDINGS, LTD.
890 N. CENTRAL EXPRESSWAY
SUITE 1445
DALLAS, TX 75209-5927

ARCHITECT:
GSO ARCHITECTS
8310 HARVEST HILL RD
SUITE 140
DALLAS, TX 75230
PHONE: 972.385.9851
CONTACT: LISA SWIFT
EMAIL: LSWIFT@GSOARCHITECTS.COM



5310 Harvest Hill Rd., Suite 146
Dallas, Texas 75230
main 972-385-9851
fax 972-385-3462

ALLEN EXCHANGE
ALLEN, TEXAS

SUP - BUILDING ELEVATIONS
SUBDIVISION: WALMART SUPERCENTER BLOCK A, LOT 5
TOTAL SITE AREA: 68,634 SF / 1.60 ACRES

ELEV01
ISSUE DATE: 04/04/14
SCALE AS NOTED
APPROVED BY:
DATE:
GSO ARCHITECTS, INC.
10000 W. LAKOTA AVE., SUITE 100
DALLAS, TEXAS 75243
CONTACT: LISA SWIFT
EMAIL: LSWIFT@GSOARCHITECTS.COM

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

May 6, 2014

SUBJECT:

Consider a request to approve an alternative screening for McDermott Business Park, Lots 2, 4 and 5, Block A, for McDermott Business Park pursuant to ALDC §7.07.4. The property is located south of McDermott Drive and east of Butler Drive. [McDermott Business Park]

STAFF RESOURCE:

Patrick Blaydes
Planner

PREVIOUS BOARD/COUNCIL ACTION:

Final Plat approved - February, 2005
Replat approved – April, 2010

BACKGROUND

Section 7.07.4.e (ix), of the Allen Land Development Code ALDC allows an applicant to request an alternative screening. The authority to excise and take action is in the powers of the Planning and Zoning Commission. The City utilizes these powers of the Planning and Zoning Commission on a limited basis and reserves them for unique or unusual circumstances. The Commission is not limited in the factors it can consider when making their determination.

This property is located south of McDermott Drive and east of Butler Drive. The property to the south is zoned R-3 Residential. The property located to the north, east and west is zoned CBD Central Business District.

The property was developed in 2005 for professional office suites. At the time of the initial development, the ALDC required an eight foot (8') masonry screening wall between any nonresidential use and any single family residential use. No such wall was built in the initial phase of development or any subsequent phases. That requirement is still in effect today. Exhaustive research by city staff and the applicant has yielded no evidence that permission was granted by the appropriate authorities for alternative screening. Without the appropriate permission granted either by City Council through a Planned Development, or by the Planning and Zoning Commission through an alternative screening request, the requirement for an eight foot (8') masonry screening wall remains.

The applicant is requesting an alternative screening consisting of a living vegetative screen as a buffer between the subject property and the residential property to the south. The screening will be along the southern property line of Lot 2 and eastern property line of Lots 4 and 5. The screen will be comprised of approximately 35 existing trees and approximately 60 additional shrubs that the applicant is committing to plant with this request.

The applicant cites several factors in their request for the alternative screening. They include:

- **The unique development history of the site.** The site was developed ten years ago without a masonry screening wall.
- **The positive performance of the current screening.** For most of the past ten years there have been no complaints from residents about the quality of the screening.
- **The health of the existing trees.** Construction of the screening wall would harm the existing trees.
- **The constraints of building a masonry wall among the various the easements.** The physical reality of constructing an eight foot (8') masonry wall among the electrical, sanity sewer and the gas easements presents numerous engineering and construction issues.

In addition the applicant commits to planting 280 linear feet of shrubs to improve the existing screening.

STAFF RECOMMENDATION

Staff recommends approval of the request. The Planning and Zoning Commission's power to grant alternative screening is intended to be utilized on a limited basis and reserved for unusual or unique circumstances. Given the development's history, the positive performance of the existing screen, the health of the trees, the physical constraints of building a masonry wall among the various existing easements, and the additional landscaping materials the applicant has committed to; staff believes the applicant's request for an alternative screening is appropriate in this particular case.

MOTION

I make a motion to approve the alternative screening for McDermott Business Park, Lots 2, 4 and 5, Block A, for McDermott Business Park.

ATTACHMENTS

Alternative Screening Request Letter
Alternative Screening Location Map
Renderings of proposed screening
Residential Screening Plan

McDermott Business Park

April 29, 2014

Planning & Zoning Commission
City of Allen, TX 75013

Re: McDermott Business Park
Screen at E. Property Line

Dear Commissioners:

It is almost hard to believe that Our Business Park is now a decade old. If we may state that we have enjoyed our ongoing relationship with the City of Allen, as well as with our surrounding neighbors.

We understand our present screening on the East side of our property is inadequate. We have looked in to various ways of repairing the situation and have come up with the following: In the early development of our property a vegetation screen wall was approved due to the existence of an established tree line and the many construction complications that exist with adjoining easements. The tree line is a tight pack of Japanese Lugustrums that we found to be a very effective screen, mainly because the lower limbs were close to the ground. Today, 10 years later, the trees are healthy and have grown considerably. So much, the neighbors are visible through the tree trunks. The lower limbs are now about 4' off the ground.

In keeping with the original development concept, we are proposing to plant a hedge line across the 280 LF of property line to restore the screen. The new plants will be placed between the tree line and the sanitary sewer line, at a safe distance from both. A 2-zone irrigation system will be installed as well to ensure the life of the new hedge.

Based on the above, we therefore request an alternate screening be considered. Elements and materials as shown in the exhibits.

Respectfully submitted,

Mike Villalobos, P.E.
Member, McDermott Business Park BOA

Legend

- Property Boundary
- Alternative Screening
- Location
- Point of View
- For Renderings

Legend
Property Boundary 
Alternative Screening 
Location
Point of View 
For Renderings

Proposed Screening Rendering—Looking East



Proposed Screening Rendering—Looking South



