



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 1, 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 June 24, 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 regular June 17, 2014 meeting.
3. Final Plat – Consider a Final Plat for Greenville Center Addition, Lot 12, Block A, being .9389± acres located southwest of Stacy Road and Greenville Avenue. (FP-6/18/14-35) [Texas Emergency Care Center]

Regular Agenda

4. Public Hearing – Consider amendments to the Allen Land Development Code, Appendix A. Definitions, amending the definition of Office use.

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, June 27, 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 6/24/2014 City Council Meeting

- There were no items taken to the June 24, 2014 City Council Meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
June 17, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 2nd Vice-Chair
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Absent:

Barbara McNutt
Shirley Mangrum, 1st Vice-Chair

City Staff Present:

Ogden “Bo” Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, Planner
Lee Battle, Assistant Planning Director
David Dodd, 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 June 10, 2014 regular meeting attached.

Consent Agenda

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

Motion: **Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. PD Amendment – Conduct a public hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for the Property, being a portion of District E in Planned Development No. 108. The property is Lot 2-R-1, Block E, Bray Central One Addition, an addition to City of Allen, Collin County, Texas; generally located northeast of the intersection of, and bounded by, Watters Road and Junction Drive. (Z-2/17/14-11) [Twin Creeks Urban Center, District E]

Ms. Tiffany McLeod, Senior Planner, presented to the Commission. The property is a PD amendment to the Bray Central Addition for Twin Creeks Urban Center, District E, zoned PD-108. The property is located at the northeast intersection of Watters Road and Junction Drive. The property to the north is zoned Planned Development PD No. 54 Industrial Technology (IT). The property to the east (across Junction Drive) is zoned Planned Development PD No. 108 Mixed Use (MIX), Planned Development PD No. 54 Industrial Technology (IT) and Planned Development PD No. 54 Corridor Commercial (CC). The property to the south is zoned Planned Development PD No. 54 Corridor Commercial (CC). The property to the west (across Watters Road) is zoned Planned Development PD No. 54 Multifamily Residential (MF-18).

The property is 29 acres and a part of District E within Planned Development PD No. 108. This district is intended for the highest density development for office, commercial, retail uses within a mixed-used setting. Pedestrian connectivity, urban style architecture, and urban style streetscape are expected in the development. This proposal, in staff's opinion, meets these requirements through the high-density residential, senior independent living use, and commercial uses to support the development, all connected by a centralized pedestrian trail corridor and urban style architecture and streetscape.

The subject Concept Plan shows a 123,000 square foot senior independent living facility on the west side of the property. On the east side of the property are a total of 11 multi-family residential buildings, with 740 units within the tract. This equates to a density of 32 units/acre. This density is categorized as urban living within District E. Any density less than 25 units/acre would not even be allowed within the PD today. At the intersection of Waters Road and Junction Drive is an 11,000 square foot building for retail/restaurant/office use.

PD-108 provides for uses to be integrated vertically (such as Watters Creek, with commercial on the ground floor and residential on upper floors) or for integration of uses through multiple adjacent uses, such as this development. The purpose of mixed-use can be for external pedestrian destination (as a draw) or for internal functioning development and use. This mixed use fits the latter of both criteria. This development, thus, includes various buildings for the mixed uses all connected through the civic space.

The trail corridor acts like the main artery for pedestrian connectivity. The trail and open spaces adds up to approximately 1.8 acres. There is an eight-foot trail along Watters Road and a ten-foot trail along Junction Drive. Attention was given to the open space area and being pedestrian friendly. The open space on the east side of the senior living facility was created with the intent of pedestrian connectivity and has a widened sidewalk, centralized focal point, and extensive landscaping. Everything is interconnected in the development. Ms. McLeod provided an example of someone walking through the trail from the apartments to the senior living facility, to the retail area, and then to the amenity center, without leaving the development or getting in a car. Thus, this development addresses the PD mixed-use intent.

The applicants are requesting to amend some regulations within District E:

- 1) Permitted Uses – The PD allows for certain uses discussed by Ms. McLeod and shown on the presentation, with the exception of the senior independent living facility. The applicants now want those uses that were allowed through a Specific Use Permit to be allowed by right.
- 2) Screening – An 8-foot masonry wall is required between residential and nonresidential development. In this development, screening is required along the entire northern boundary, provided through an 8-foot rod iron with landscaping. A fence permit must be issued prior to a building permit.
- 3) Dwelling Unit Sizes – The minimum dwelling unit size is 800 square feet. The applicants are proposing 720 square feet for the multi-family tract, and 350 square feet for the senior independent living tract (350 square feet is due to units being studio units with no kitchens)
- 4) Parking Ratio – The parking for the multi-family tract is proposed at 1.77/dwelling unit. The breakdown for the multi-family tract is 60% 1-bedroom, 36% 2-bedroom, and 4% 3-bedroom. This breakdown is similar to Jefferson Creekside and Twin Creeks Crossing, with the same parking ratio of 1.77. Since these projects are already approved, staff is comfortable with this ratio. The parking ratio for the senior independent living tract is 1 space/senior independent living tract. This number was derived through understanding that senior housing types have evolved, evaluating the business model which includes bus transportation to the residents, and because a similar number is required for an assisted living facility.
- 5) Building Heights – A minimum height for the retail/restaurant/office building is included at 2 stories or 50 feet to ensure that the urban streetscape is consistent
- 6) Front Yard Building Setback – District E currently requires a setback of 15-25 feet. The multi-family buildings comply, but the senior independent living and retail/restaurant/office building do not meet the standard. The front yard setback will be set at a minimum of 10 feet to offer flexibility.
- 7) Street Improvements – Two hooded left turns will be included to serve the site off Junction Drive, which will need to be completed before the Certificate of Occupancy is issued for Phase 1 of the multi-family tract

There are eight (8) access points for the site; three (3) on Watters Road and five (5) on Junction Drive.

All the buildings except the retail/restaurant/office building are four stories. The primary exterior building materials are stone, stucco, and standing seam metal roofing. The architectural style of all of the buildings within the development carries the same relative theme; a variation of materials/colors/textures, flat roofs with decorative elements and heavy articulation of the building face.

Ms. McLeod concluded by stating that staff recommends approval. The proposed development keeps with the intent of PD-108, District E by being mixed-use. The proposal has also been reviewed by the Technical Review Committee.

Chairman Cocking opened the Public Hearing.

Bruce Heller, owner of the northern property, stated he had no objections, but wanted some clarification. Their development is for office within the IT District. With his use being adjacent to the new residential use, he was wondering if there will be impacts to his site regarding additional screening, setbacks, building heights, sizes, and so on. Another question he had was regarding their General Development Plan, which shows a driveway on Watters Road. This drive would normally be shared, but he wanted to ensure that there will be a cross-access easement for this driveway.

Chairman Cocking closed the Public Hearing.

Chairman Cocking also mentioned that a letter was provided by the school district on their review of the apartments and the impact of the dwelling units on schools.

Ms. McLeod clarified on the impact on the surrounding property, and stated that this PD amendment is only for the 29-acre tract within District E, and will not impact adjacent zoning district regulations. Chairman Cocking asked if there were any potential impacts from the site being converted into residential. Ms. McLeod responded that this is considered a mixed-use development, and the screening wall, if considered and approved, will be the screening between the two properties. Chairman Cocking then asked about the joint access, which the concept plan does not show. Shawn Poe, Assistant Director of Engineering, stated that there will be a common access for the northern driveway for cross-access.

Commissioner Ogrizovich asked if there would be a masonry wall put in place because of this development occurring first. Ms. McLeod answered yes; the screening requirement will be addressed with this mixed-use development.

Commissioner Ogrizovich wanted to know more information about the kitchen-less units.

Mark Lowen, with Lenity Architecture on behalf of Hawthorne Retirement, stated that there is a half kitchen with sink, countertop, and small refrigerator. He stated that the residents do not have to cook, and that their meals are provided in a central dining room.

2nd Vice-Chair Trahan appreciated that the residents would have interaction with each other in that setting. Mr. Lowen agreed and said that is also a way the health of the residents can be checked.

Commissioner Orr asked if the amenity center by the senior independent living area will be available for the whole development. Ms. McLeod stated that the amenity center and open space will be available for all of the residents in the overall development (multi-family tract and senior independent living facility tract).

Commissioner Orr asked about acoustic provisions from the senior living area. Mr. Lowen stated that the building will have a double-pane window and other sound factors. Their residents will not be very noisy, and this location is important for activity, which will not be an issue for the residents.

2nd Vice-Chair Trahan stated this is a well-thought out design and good location, and liked the stop light on Watters Road and Junction Drive.

Chairman Cocking asked about the building height with a minimum of two stories and a minimum of 50 feet, and asked if there was an upper maximum. Ms. McLeod stated there was not; only a minimum was established to keep the vertical scale with the surrounding development. Chairman Cocking suggested that a maximum height should probably be included. Mr. Bass suggested four stories if a maximum height was needed.

Chairman Cocking then stated that the multi-family development appears to be using external dumpsters for trash. He asked how high a multi-family development has to be before an internal dumpster is required. Ms. McLeod stated that the Community Services Department had no concerns when reviewing the project, and only the proximity of the dumpsters was reviewed and found acceptable.

Chairman Cocking then stated his concern for the senior independent living facility, and believed that the one space for one suite seemed too low when there are cooking staff, cleaners, and other support staff. Ms. McLeod stated that that ratio was a compromise after understanding the business model and trusting

the applicant that the ratio would work. The ratio was the minimum that staff was comfortable with. Mr. Lowen clarified that the parking ratio is ideally 0.6-0.7 per suite. In his opinion, this development is actually over parked. On an average day, only about 40% of the spaces will be empty based on experience with 200-300 other facilities. From his perspective and the data, this is plenty of parking.

Commissioner Orr sought clarification on the aesthetics of the development and wanted to know how accurate the finishes and colors are on the elevations. Ms. McLeod stated that the finishes, textures, and building materials should be the same. If there is a significant variation, the zoning would have to be re-done. She noted that these plans are conceptual and there is room for minor revisions.

2nd Vice-Chair Trahan stated that the 1.0 parking ratio does seem like too much, but overall, the development seems like a good project.

Chairman Cocking requested that the maximum building height not to exceed four stories be added to the motion. 2nd Vice-Chair Trahan asked if the four stories would include the accent. Chairman Cocking specified that the four stories in height would be added to Section J.

Mr. Bass stated that typically, architectural elements are not included in height. Mr. Bass also mentioned that the elevations would be built according to the renderings. If there is a huge change, the project will have to go back through the process.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the request to amend the development regulations and adopt a Concept Plan and Building Elevations for the Property known as Lot 2-R-1, Block E, Bray Central One Addition, being a portion of District E and Planned Development No. 108 for Twin Creeks Urban Center District E, with the addition of “not to exceed four stories” at the end of Section J, “Building Height,” to the proposed development regulations.

The motion carried.

Adjournment

The meeting adjourned at 7:39 p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 6/10/2014 City Council Meeting

- There were no items taken to the June 10, 2014 City Council meeting.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: July 1, 2014

SUBJECT: Consider a Final Plat for Greenville Center Addition, Lot 12, Block A, being .9389± acres located southwest of Stacy Road and State Highway 5/Greenville Avenue. (FP 6/18/14-35) [Texas Emergency Care Center]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

General Development Plan - Approved October, 2007
Preliminary Plat – Approved February, 2008
Revised General Development Plan – Approved April, 2011
Revised Preliminary Plat – Approved December, 2011

BACKGROUND

The property is generally located southwest of Stacy Road and Greenville Avenue. The property is zoned Shopping Center SC. The surrounding properties to the north, west, south, and east are all zoned Shopping Center SC.

The site plan for a medical office/emergency care center has been reviewed by the Technical Review Committee and approved by the Director of Community Development. The Final Plat is the last step in the development process. This plat is consistent with the approved Site Plan.

The Final Plat is a 0.9389-acre tract. Access to the site will be through two Public Access, Fire Lane, and Utility Easements on the west and east sides of the property. The plat shows various easements required for development.

The Final Plat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval of the request.

MOTION

I make a motion to approve the Final Plat for Lot 12, Block A, Greenville Center Addition.

ATTACHMENT

Final Plat

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, PIEDMONT STACY PARTNERS, L.P., IS THE OWNER OF A 0.9349 ACRE PARCEL OF LAND OUT OF HENRY WITZEL SURVEY, ABSTRACT NO. 1026 & THE JAMES T. ROBERTS SURVEY, ABSTRACT NO. 777, CITY OF ALLEN, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO PIEDMONT STACY PARTNERS, L.P. BY DEED DATED 01/28/2003, CONFIRMED BY DEED DATED 07/06/2002, AND BEING 0.9349 ACRES OF LAND, MORE PARTICULARLY DESCRIBED BY DEEDS AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 5 - N. GREENVILLE ME., SAD POINT ADDITION, THE SOUTHEAST CORNER OF LOT 11 OF BLOCK C OF GREENVILLE CENTER ADDITION, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 212 PAGE 421 OF THE PLAT RECORDS OF THE COUNTY OF COLLIN, TEXAS, BEING THE BEING THE CENTRAL ANGLE OF 01° 21' 34" AND A CHORD BEARING SOUTH 27° 03' 55" WEST AT A DISTANCE OF 120.06 FEET;

THENCE SOUTHWESTERLY ALONG SAID NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 5 - GREENVILLE AVENUE AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 120.06 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 66° 30' 51" WEST AND DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 5 - GREENVILLE AVENUE, FOR A DISTANCE OF 72.04 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 23° 29' 09" WEST, FOR A DISTANCE OF 30.00 FEET TO AN "X"
FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 66° 30' 51" WEST, FOR A DISTANCE OF 196.57 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 23° 29' 09" EAST, FOR A DISTANCE OF 63.01 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER:

THENCE NORTH 00° 38' 00" EAST, FOR A DISTANCE OF 79.98 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID LOT 11;

THENCE SOUTH 89° 22' 00" EAST, AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 11, FOR A DISTANCE OF 44.88 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 66° 30' 51" EAST, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 11, FOR A DISTANCE OF 207.79 FEET TO A 5/8" IRON ROD FOUND FOR CORNER:

THENCE SOUTH 62° 15' 15" EAST, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 11, FOR A DISTANCE OF 58.18 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.9389 ACRES (40,898 SQUARE FEET) OF LAND, MORE OR LESS.

[illegible]

BY: PIEDMONT STACY PARTNERS, L.P.,
A TEXAS LIMITED PARTNERSHIP

IT'S GENERAL PARTNER

IT'S GENERAL PARTNER

SURVEYOR
DAVID R. PETREE, R.P.L.S.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
(214) 358-4500

ENGINEER
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
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(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

OWNER
PIEDMONT STACY PARTNERS, L.P.
3400 CARLISLE STREET, SUITE 445
DALLAS, TEXAS 75204
(214) 979-1125
CONTACT: ROBERT L. MENCKE

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014 BY ROBERT L. MENCKE, VICE PRESIDENT OF PIEDMONT CAPITAL CORPORATION, A TEXAS CORPORATION, GENERAL PARTNER OF PIEDMONT PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER OF PIEDMONT STACY PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SUCH CORPORATION AND LIMITED PARTNERSHIP, AND AS THE ACT AND DEED OF SUCH CORPORATION AND LIMITED PARTNERSHIP, FOR THE CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

THAT I, DAVID R. PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALLEN, TEXAS.

DAVID R. PETREE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID R. PETREE, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	2944.90'	02°22'27"	122.03'	S 27°53'21" W	122.02'
C2	2959.90'	02°23'01"	123.14'	S 27°52'39" W	123.14'

NO.	BEARING	DISTANCE
T1	N 62°15'15" W	24.66'
T2	N 62°15'15" W	15.00'
T3	N 66°30'51" W	26.47'
T4	N 66°30'51" W	15.02'
T5	N 89°22'00" W	14.50'

FINAL PLAT

FC

**GREENVILLE CENTER ADDITION
LOT 12, BLOCK A**

BEING 0.9389 ACRES OUT OF THE
HENRY WETSEL SURVEY, ABSTRACT NO. 1026 &
THE JAMES T. ROBERTS SURVEY, ABSTRACT NO. 777
CITY OF ALLEN, COLLIN COUNTY, TEXAS

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 1, 2014

SUBJECT: Conduct a Public Hearing and consider amendments to Allen Land Development Code Appendix A. Definitions, amending the definition of Office use.

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL N/A

PUBLIC NOTICES: Newspaper Notice: June 12, 2014

ANTICIPATED CITY COUNCIL DATE: July 8, 2014

BACKGROUND

The Allen Land Development Code (ALDC) is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws.

Attached are the proposed amendments in a “red-line” format as well as a copy showing the proposed changes incorporated into the ALDC. The proposed amendments have gone through a review and refinement process with participation from the City attorney’s office.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the proposed amendments to the Allen Land Development Code.

ATTACHMENTS

Newspaper Notice
Proposed amendments incorporated into the ALDC

**CITY OF ALLEN
NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the Planning & Zoning Commission and the Allen City Council will conduct public hearings at their regular meetings as follows in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas:

Planning & Zoning Commission	July 1, 2014	7:00 p.m.
Allen City Council	July 8, 2014	7:00 p.m.

The purpose of the hearings is to receive public comment on proposed amendments to the Allen Land Development Code, Appendix A. Definitions, amending the definition of Office use.

The public is invited to attend and participate or submit written comments. For further information, contact the Department of Community Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Lee Battle at lbattle@cityofallen.org.

TO BE PUBLISHED IN THE ALLEN AMERICAN ON **THURSDAY, June 12th, 2014**

E-MAIL TO slake@acnpapers.com (PLEASE CONFIRM RECEIPT BY E-MAIL
TO pconway@cityofallen.org

CHARGE TO: 45169 (City Secretary)

APPENDIX A - DEFINITIONS

Office use means administrative, executive, professional, managerial premises not a part of retail, wholesale or manufacturing operation. The term does not include (a) banks or financial institutions, (b) check cashing businesses, payday/advance loan businesses, motor vehicle title loan businesses, money transfer businesses, credit service organizations, or credit access businesses; as such businesses are defined pursuant to applicable provisions of the Texas Finance Code and/or this Code, or (c) other similar business to those described in (a) or (b) of this sentence. A consumer reporting agency, as defined in 15 U.S.C. §1681a(f), may be considered an Office use.

APPENDIX A - DEFINITIONS

Office use means administrative, executive, professional, managerial premises not a part of retail, wholesale or manufacturing operation. The term does not include (a) banks or financial institutions, (b) check cashing businesses, payday/advance loan businesses, motor vehicle title loan businesses, money transfer businesses, credit service organizations, or credit access businesses; as such businesses are defined pursuant to applicable provisions of the Texas Finance Code and/or this Code, or (c) other similar business to those described in (a) or (b) of this sentence. A consumer reporting agency, as defined in 15 U.S.C. §1681a(f), may be considered an Office use.