



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 16, 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 September 9, 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 September 2, 2014, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Public Hearing (**WITHDRAWN**) – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 112, relating to Section F, Front Yard Setback. The Property is 79.6± acres out of the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive and east of Custer Road. (Z-8/7/14-58) [Cypress Meadows]
5. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 58, and adopt a Concept Plan and Building Elevations for the Property. The Property is 5.814± acres out of the L.K. Pegues Survey, Abstract No. 702, City of Allen, Collin County, Texas; generally located north of Exchange Parkway and East of US75. (Z-7/30/14-52) [Children's Learning Adventure]
6. Public Hearing – Continue the Public Hearing and consider a request to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations. The property is a 5.37± acre portion of Planned Development PD No. 54, located in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; generally located southeast of the intersection of Alma Drive and Exchange Parkway. (Z-7/30/13-53) [Streetlevel Center]

Executive Session (As needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, September 12, 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 9/9/2014 City Council Meeting

- The request to adopt an ordinance to create Planned Development No. 118 and adopt development regulations, a concept plan and building elevations for a 35.07± acre property, generally located southwest of Stockton Drive and Curtis Lane, for Keystone Park, was approved.
- The request to adopt an ordinance for the proposed amendments to the Allen Land Development Code, was approved with the following changes:
 - Remove proposed vehicular signs and sign regulation amendments
 - Change “Laundry/Dry Cleaning, Pick Up Only,” as an accessory use in the CBD, to require a Specific Use Permit



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
September 2, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
Ben Trahan, 2nd Vice-Chair
Michael Orr
Stephen Platt, Jr.

Absent:

Barbara McNutt
John Ogrizovich

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development

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 August 26, 2014 regular meeting attached.

Consent Agenda

2. Approve minutes from the August 19, 2014 regular meeting.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, and a second by 2nd Vice-Chair Trahan, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations. The property is a 5.37± acre portion of Planned Development PD No. 54, located in the Catherine Parsons

Survey, Abstract No. 711, City of Allen, Collin County, Texas; generally located southeast of the intersection of Alma Drive and Exchange Parkway. (Z-7/30/13-53) [Streetlevel Center]

Chairman Cocking stated that this item met the state requirements, but did not meet the City requirements per the *Allen Land Development Code* for property notification. Thus, to ensure proper notification, the public hearing for this item will be open and will continue to be discussed in its entirety at the September 16th Planning and Zoning Commission meeting.

Chairman Cocking opened the public hearing to receive a motion to continue the item to a date certain of September 16, 2014.

Motion: **Upon a motion by Commissioner Platt, and a second by 1st Vice-Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to continue Item 3, to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations for a 5.37± acre property, generally located southeast of the intersection of Alma Drive and Exchange Parkway, for the Streetlevel Center, to the September 16, 2014 meeting.**

The motion carried.

Adjournment

The meeting adjourned at 7:04 p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 8/26/2014 City Council Meeting

- The request to adopt an ordinance for Specific Use Permit for a Gymnastics and Sports Training Facility Use for a portion of the property generally located north of Bethany Drive and west of Prestige Circle commonly known as 7 Prestige Circle, Suite 100 (for Academy of Dance Arts) was approved.
- The request to adopt an ordinance to create a Planned Development and adopt development regulations, a Concept Plan and Building Elevations for the property generally located northwest of the intersection of Century Parkway and Millennium Drive (for Allen Place Office Complex) was approved.
- The request to adopt an ordinance to amend the development regulations of Planned Development No. 74 and adopt a Concept Plan and Building Elevations for a 39.9± acre property generally located southwest of Bethany Drive and Montgomery Boulevard (for Montgomery Ridge) was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: September 16, 2014

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: None

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through August 2014
CIP Map through August 2014

ENGINEERING CIP PROGRESS REPORT - THROUGH AUGUST 2014

PROJECT		STATUS / COMMENTS	
FACILITIES	1 Fire Station 2 Reconstruction	PS1303	Council has approved concept designs. Project will bid in early 2015, with construction commencing by summer. Anticipated completion Spring 2016 .
	2 MCPAR Lighting Upgrades	PS1405	Interior lighting and ceiling tile work will complete the week of September 2nd. Exterior lighting will complete by September 15th. Job completion by end of September 2014 .
ROADS	3 2014 Streets and Alleys	ST1401	The two bids opened August 26 exceeded the project budget. The bids have been placed on hold until October when more funds are available in FY15. The construction contract is anticipated to be presented at the October 26 council meeting, which would allow construction to begin Fall 2014 .
	4 Bray Central Widening	ST1309	Project Currently under construction and anticipated to be completed October 2014 .
	5 Exchange Parkway (Alma - Allen Heights)	ST1302	Three lanes are open to traffic throughout the east side of the project and for the westbound lanes from US 75 to Alma. The speed limit has been restored to 40-45 mph throughout the project. Substantial completion is anticipated to be achieved by October 2014 .
	6 Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
	7 Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Construction anticipated to begin September 2014 with completion anticipated in Fall 2015 .
	8 Montgomery Boulevard Extension	ST1403	Anticipated design award to be presented to City Council on September 23, 2014. Planned construction completion on March 31, 2016 .
	9 Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	NTMWD waterline relocation in progress. Anticipate TxDOT letting December 2014 with construction starting Spring 2015 .
	10 US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Construction estimated to be complete October 2016 .
	11 Fountain Park Water/SS Rehabilitation	WA1403	Water, sanitary sewer, and paving improvements for Sections 1 & 2. Design has begun. Construction anticipated to begin in 2015 .
	12 Whis-Lynge Water/SS Replacement	WA1209	Utility installation complete. Paving phase underway with anticipated completion January 2015 .
UTILITIES	13 Allen Old Stone Dam Gabion Repair	DR1301	Proposed gabions have been embedded into the creek bed along the eastern bank with exterior milsap stone on exposed gabions. Completion anticipated Fall 2014 .
	14 Signal - Watters / Bossy Boots	ST1314	Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening. Currently in design.
OTHER			

STATUS

CONSTRUCTION

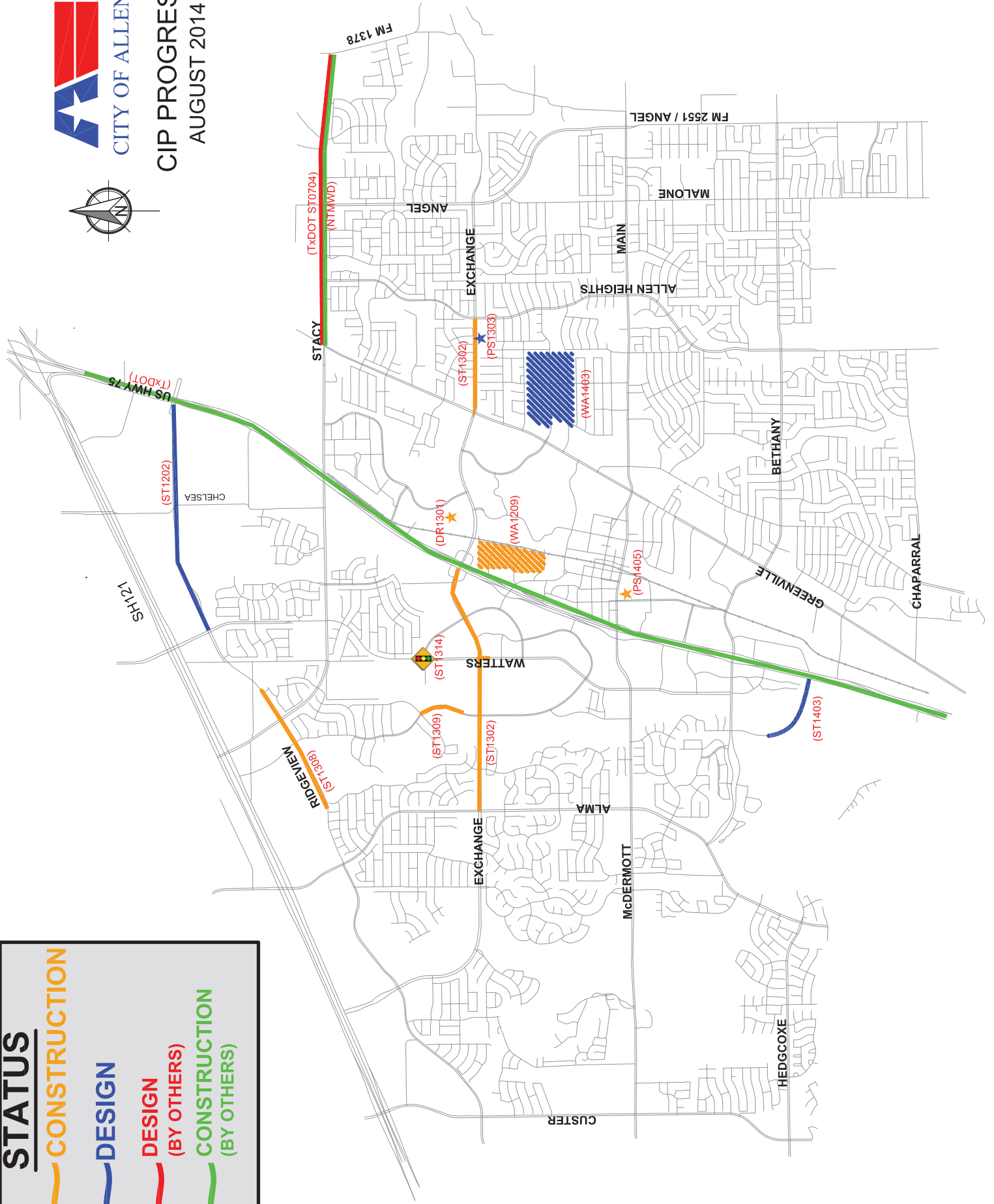
DESIGN

DESIGN
(BY OTHERS)

CONSTRUCTION
(BY OTHERS)



CIP PROGRESS AUGUST 2014



PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE:

September 16, 2014

SUBJECT:

Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 112, relating to Section F, Front Yard Setback. The Property is 79.6± acres out of the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive and east of Custer Road. (Z-8/7/14-58) [Cypress Meadows]

STAFF RESOURCE:

Tiffany McLeod
Senior Planner

**PREVIOUS COMMISSION/COUNCIL
ACTION:**

Planned Development No. 112 Approved – March, 2013
Preliminary Plat Approved – May, 2013
Final Plat Approved – July 2013

BACKGROUND

The applicant withdrew the subject request on September 10, 2014.

ATTACHMENTS

Withdrawal Letter



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

September 10, 2014

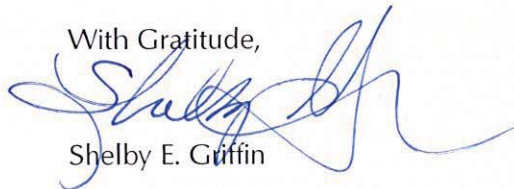
Mr. Ogden "Bo" Bass
City of Allen
305 Century Pkwy.
Allen, Texas 75013

RE: Cypress Meadows
Front Yard Setback Zoning Amendment Request

Dear Mr. Bass:

I appreciate your time that you and your staff have put in on preparing the zoning amendment for Cypress Meadows. I would like to request that the zoning amendment to the front yard setback be withdrawn from the upcoming Planning and Zoning Commission meeting agenda.

With Gratitude,



Shelby E. Griffin

cc: Jed Dolson, JBGL

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	September 16, 2014
SUBJECT:	Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 58, and adopt a Concept Plan and Building Elevations for the Property. The Property is 5.814± acres out of the L.K. Pegues Survey, Abstract No. 702, City of Allen, Collin County, Texas; generally located north of Exchange Parkway and East of US75. (Z-7/30/14-52) [Children's Learning Adventure]
STAFF RESOURCE:	Tiffany McLeod Senior Planner
PREVIOUS BOARD/COUNCIL ACTION:	Planned Development 58 Adopted - March, 1996
LEGAL NOTICES:	Public Hearing Sign – September 5, 2014 Public Hearing Notices – September 5, 2014
ANTICIPATED COUNCIL DATE:	October 14, 2014

BACKGROUND

The property is generally located east of US Highway 75 and north of Exchange Parkway. The properties to the north and east are zoned Planned Development PD No. 58 for Shopping Center SC. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 21 for Garden Office GO. The property to the west (across US Highway 75) is zoned Planned Development PD No. 54 for Corridor Commercial CC.

The property is currently zoned Planned Development PD No. 58 for Shopping Center SC uses. The applicant is requesting to amend the existing Planned Development to develop a 3.6 acre portion of the property into a daycare. The applicant is also requesting to amend the development regulations to require a Specific Use Permit for Drive-in or Through Restaurants.

The proposed development is on approximately 5.8± acres of land. The site will be subdivided into two (2) lots; one for the daycare use (Parcel 1) and the other for future development (Parcel 2). The attached Concept Plan shows a 33,096 square foot daycare center on Parcel 1. There are two outdoor play areas located on the east and west sides of the building. The proposed screening for these outdoor areas is a 6' wrought iron fence with masonry columns. Landscaping will also be provided along the fence facing US Highway 75.

The PD permits a number of commercial uses, including drive-in or through restaurants, on the entire tract. The applicant is requesting to amend the regulations to require a Specific Use Permit for a drive-in or through restaurant use on Parcel 2.

There are a total of five (5) access points for the property. One point of access is on Exchange Parkway. The remaining access points are provided through access easements from the surrounding properties.

The architecture of the building integrates well with the corporate style campus. The primary building materials are brick, stone, stucco and glass storefront.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval with the following condition:

An eight foot (8') masonry screening wall is provided along the perimeter of the outdoor activity area located on the west side of the day care building.

MOTION

I make a motion to recommend approval of the request to amend the development regulations of Planned Development PD No. 58, and adopt a Concept Plan and Building Elevations for a 5.8± acre property, generally located east of US Highway 75 and north of Exchange Parkway, for Children's Learning Adventure, with the condition that an 8' masonry screening wall is provided along the perimeter of the outdoor activity area located on the west side of the day care building.

ATTACHMENTS





Property Notification Map
Development Regulations
Concept Plan
Building Elevations



PROPERTY OWNERSHIP NOTIFICATION

**Children's Learning
Adventure**

Map Legend

-  Property Rezone
-  200' Notification Zone
-  Railroad
-  CollinCAD Parcel



0 100 200
Feet

Date Map Saved: 9/4/2014
Map Saved by: rtruong

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



DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
CHILDREN'S LEARNING ADVENTURE

The Property shall be developed and used in accordance with the applicable provisions of the *Allen Land Development Code*, as amended, and the development regulations applicable to Tract 1 of Planned Development PD No. 58 for Shopping Center SC, except to the extent modified by the development regulations set forth below:

- A. PERMITTED USES:** Notwithstanding the uses otherwise permitted within Tract 1 of Planned Development PD No. 58:
- (1) Parcel 1 of the Property as designated on the Concept Plan attached hereto as Exhibit "B" may also be developed and used as a Daycare Facility;
 - (2) Use and development of the Property as a Restaurant (Drive-in or Through) shall require approval of a Specific Use Permit; and
 - (3) Use and development of the Property for Automotive Repairs (Major), Automotive Repairs (Minor), Fueling Station, Service Station, or Automotive Sales and Service (new or used) is prohibited.
- B. 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 streets/driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of site planning.
- C. BUILDING ELEVATIONS:** If Parcel 1 is developed and used as a Daycare Facility, the buildings on Parcel 1 shall be developed in general conformance with the Building Elevations attached hereto as Exhibit "C" and incorporated herein by reference.

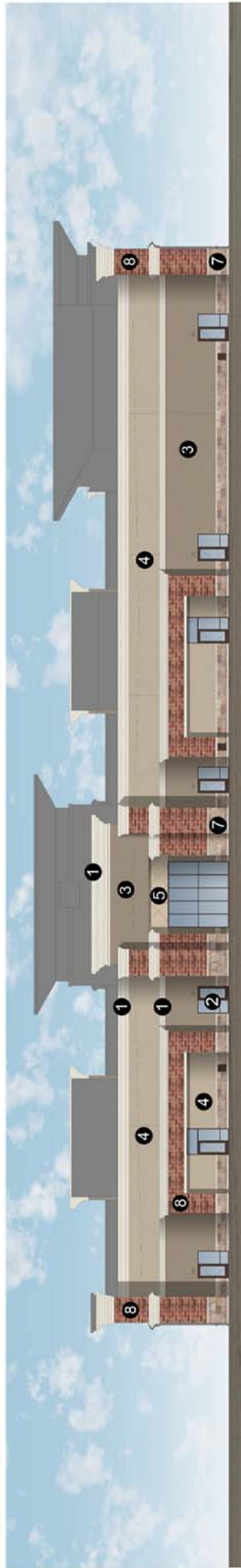


ELEVATION SOUTH



ELEVATION EAST

ELEVATION WEST



ELEVATION NORTH

- 1 STUCCO CORNICE/TRIM
DUNN EDWARDS
DEC785 "WISPER GREY"
- 2 STOREFRONT - SOUTHWEST
ALUMINUM "ANODIZED DARK
BRONZE"
- 3 STUCCO - DUNN EDWARDS
DEC750 "BISON BEIGE"
- 4 STUCCO - DUNN EDWARDS
DEC6214 "PIGEON GREY"
- 5 SCORED STUCCO - DUNN EDWARDS
DEC747 "SAHARA"
- 6 SCORED STUCCO - DUNN EDWARDS
DEC750 "BISON BEIGE"
- 7 STONE - TEXAS CREAM
LIMESTONE
- 8 MASONRY - MASTER BRICK "BELLAIRE BLEND"



ALLEN, TX

AUGUST 8TH, 2014





18877 WATSON ROAD
ST. LOUIS, MO 63127
PROJECT MANAGERS

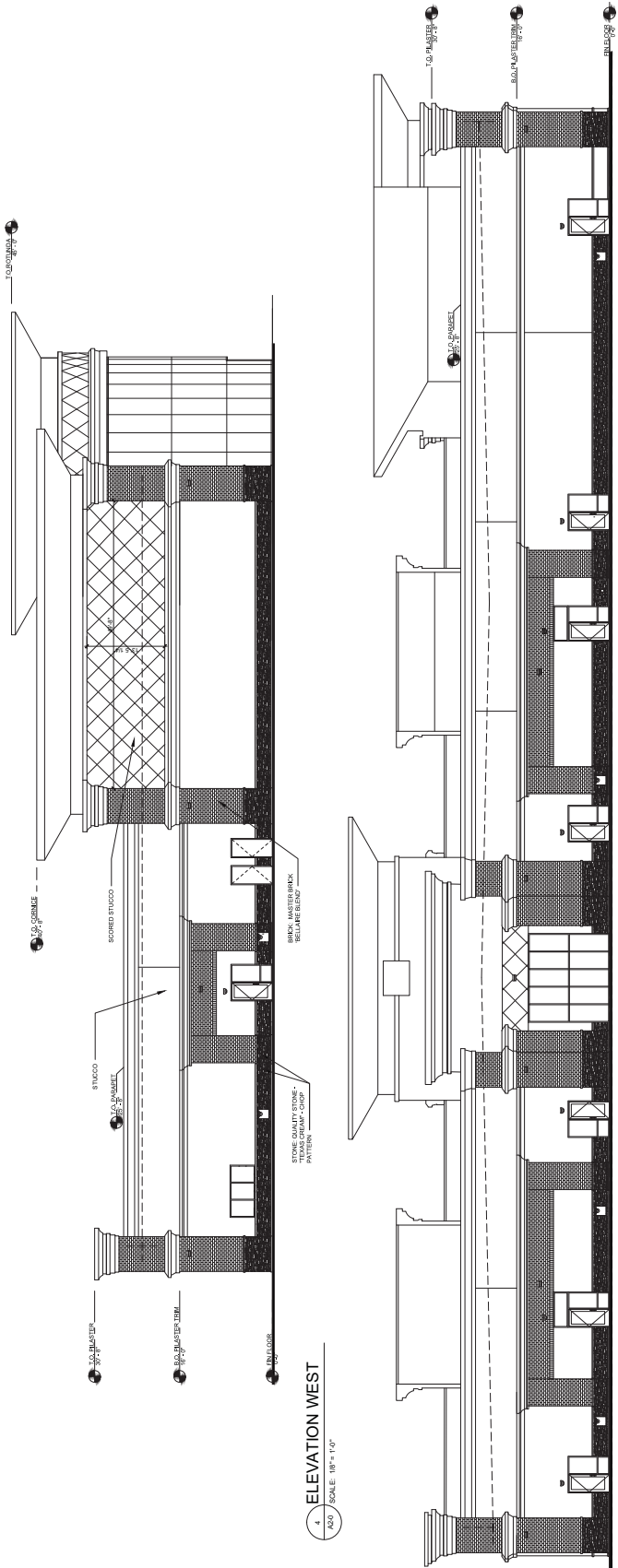
CHILDREN'S LEARNING ADVENTURE
CHILDCARE CENTERS
HIGHWAY 75 & EXCHANGE PARKWAY
ALLEN, TX



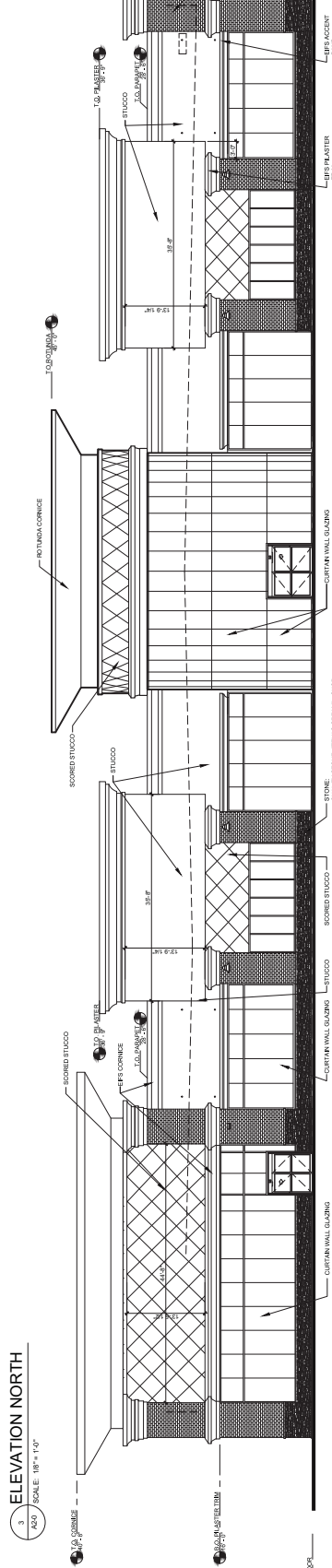
No.	ISSUE	DATE:

PROFESSIONAL OF RECORD FACILE ARCHITECTURE
914550

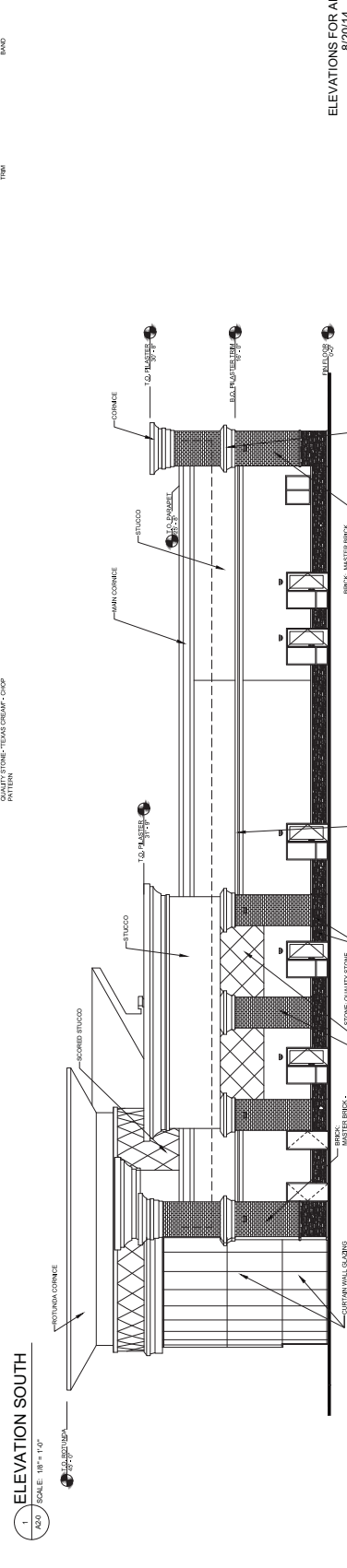
DATE: 8/20/14



1 ELEVATION WEST
A200 SCALE: 1/8" = 1'-0"



2 ELEVATION NORTH
A200 SCALE: 1/8" = 1'-0"



3 ELEVATION SOUTH
A200 SCALE: 1/8" = 1'-0"



4 ELEVATION EAST
A200 SCALE: 1/8" = 1'-0"

ELEVATIONS FOR APPROVAL
8/20/14
EXTERIOR ELEVATIONS

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: September 16, 2014

SUBJECT: Public Hearing – Continue the Public Hearing and consider a request to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations. The property is a 5.37± acre portion of Planned Development PD No. 54, located in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; generally located southeast of the intersection of Alma Drive and Exchange Parkway. (Z-7/30/13-53) [Streetlevel Center]

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

PREVIOUS COMMISSION/COUNCIL ACTION: Adopted PD 54 – May, 1993
PD Amendment Public Hearing Opened – September 2, 2014

LEGAL NOTICES: Public Hearing Sign –August 22, 2014
Public Hearing Notices –August 22, 2014

ANTICIPATED COUNCIL DATE: September 23, 2014

BACKGROUND

The property is generally located southeast of the intersection of Exchange Parkway and Alma Drive. The properties to the south and west (across Alma Drive) are zoned Planned Development No. 54 Single Family Residential SF. The properties to the north (across Exchange Parkway) are zoned Shopping Center SC and Planned Development No. 54 Single Family Residential SF. The property to the east is zoned Planned Development No. 54 Shopping Center SC.

The property is currently zoned Planned Development No. 54 Shopping Center SC. The applicant is requesting to amend the existing development regulations, and adopt a Concept Plan and Building Elevations for a shopping center development that contains a grocery store, drive through restaurants and retail space. Each of these uses is permitted by right within both PD No. 54 and the Shopping Center zoning district classifications.

The proposed development is on approximately 5± acres of land. The site will be subdivided into four (4) lots. The attached Concept Plan shows a 27,000 square foot grocery store building, a 3,400 square foot restaurant building, a 5,100 square foot retail building and 5,100 square foot building for retail and restaurant uses.

There are a total of four (4) access points for the property. There are two (2) access points on Exchange Parkway and two (2) access points on Alma Drive. A northbound dual left turn lane and southbound hooded left turn will be constructed on Alma Drive to manage the traffic flow entering and exiting the site.

The attached development regulations include provisions to accommodate the design of the site; to include building setbacks, driveway spacing and the placement of the grocery store truck dock.

The primary exterior materials for all of the buildings are brick and stucco.

The request has been reviewed by the Technical Review Committee.

On September 2, 2014, the Planning and Zoning Commission opened the Public Hearing and continued the request to the September 16, 2014 meeting.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the development regulations of Planned Development No. 54, and adopt a Concept Plan and Building Elevations for a 5.37± acre property, generally located southeast of the intersection of Alma Drive and Exchange Parkway, for the Streetlevel Center.

ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Landscape Plan
Building Elevations

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
STREETLEVEL CENTER

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, and the development regulations applicable to Tract 15 as identified in Planned Development No. 54, except to the extent modified by the Development Regulations set forth below:

- A. 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 streets/driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of site planning.
- B. LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “D”, and incorporated herein by reference.
- D. BUILDING SETBACKS:** The building setbacks for the Property shall comply with the provisions set forth in Planned Development No. 54 with the exception of the following:
- Lot 1: Rear Yard Setback – 30 feet
Lot 3: Side Yard Setback – 0 feet
Lot 4: Side Yard Setback – 9 feet
- E. OFF-STREET LOADING:**
- (1) The truck loading area on Lot 1 shall be located as shown on the Concept Plan. Enhanced landscaping shall be placed within the parking lot islands immediately north of the truck loading area, as identified on the Landscape Plan.
- (2) The doors within the truck loading area on Lot 1 shall be painted the same color as the principal color of the main building, as shown on the Building Elevations.
- (3) The screening wall for the truck loading area on Lot 1 shall be of sufficient height to adequately screen from view of the property to the east and south of Lot 1 a vehicle and/or trailer with a height of 14 feet or less when parked in the loading area. The actual height of the screening wall for the truck loading area shall be determined at the time of approval of the detailed site plan for the portion of the Property which includes Lot 1.
- F. STREET STANDARDS:** The driveway spacing shall be permitted at the distances shown on the Concept Plan.
- G. STREET IMPROVEMENTS:** Prior to issuance of a certificate of occupancy for any building constructed on the Property, construction of the following improvements on the streets adjacent to the Property as shown on the Concept Plan shall be completed and accepted by the City:
- (1) A double left turn lane constructed on northbound Alma Drive at its intersection with Exchange Parkway; and

- (2) A hooded left turn lane constructed on southbound Alma Drive and aligned with the southernmost driveway on Lot 3 of the Property.

H. OPERATIONS: At no time shall the following occur in the area of Lot 1, south of the rear wall of the building located on Lot 1 to the south property line of Lot 1, or anywhere on Lot 1 in view of the residential property located to the south of and adjacent to Lot 1:

- (1) The shipping or receiving of goods, materials, inventory, equipment, and/or any other personal property into or out of the building(s);
- (2) The location, placement or storage of trash, debris, refuse and/or recyclables and/or any containers in which such trash, debris, refuse and/or recyclables might otherwise be contained, regardless of whether such containers are in actual use; or
- (3) The temporary or permanent location, placement, or storage of goods, materials, inventory, equipment, motorized or non-motorized vehicles and/or any other personal property, whether or not placed in a storage container.

— 112 —

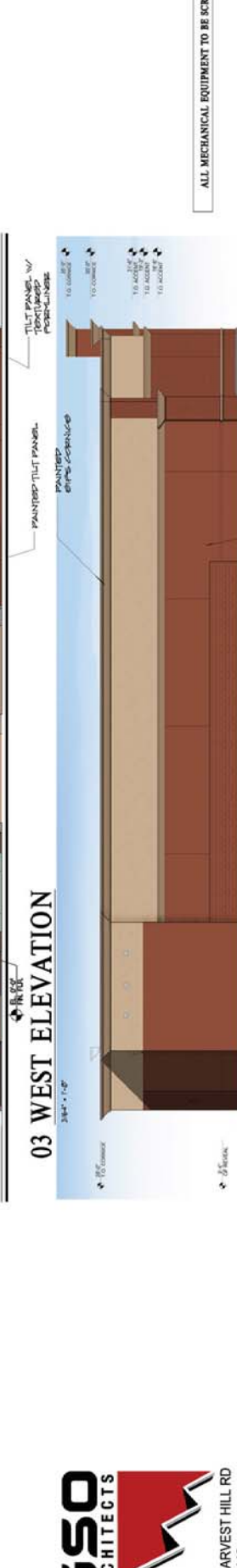
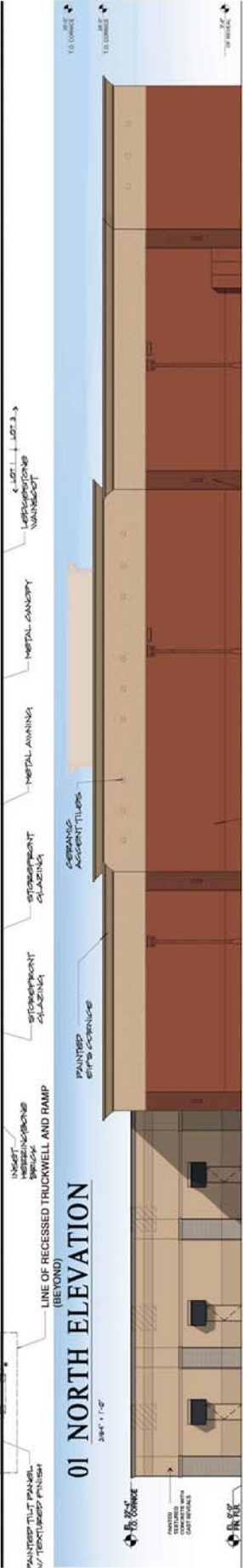
— 11 —

Age Group	Percentage of Respondents
18-29	~75%
30-49	~85%
50-69	~90%
70+	~95%



Parking Lot Trees	248 Spaces	Required	Provided
1 Canopy tree and 1 orn. tree for every 40 spaces		7 canopy trees 7 orn. trees	38 canopy trees 9 orn. trees

18224 S. Broadway Ave.
Dallas 75444
Tyler, TX 75701
813.462.3833 call
903.933.0090 tel / fax



ALL MECHANICAL EQUIPMENT TO BE SCREENED

LOT 1 & 3
ELEV05

JOB# 19-100
ISSUE DATE: 04/26/14
SCALE: AS NOTED
APPROVED BY:
[Signature]
[Stamp]

PD AMENDMENT - BUILDING ELEVATIONS
LOT 1 & 3

04 EAST ELEVATION
384' x 140'

03 WEST ELEVATION
384' x 140'

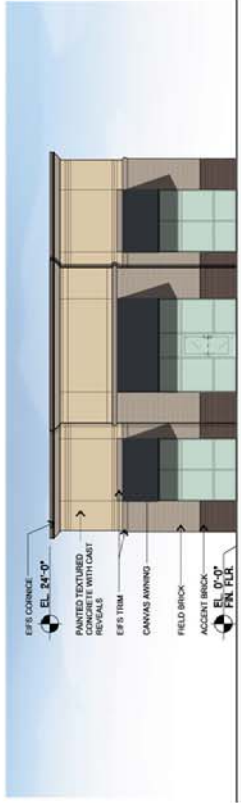
EXCHANGE AND ALMA
ALLEN, TEXAS

STREET LEVEL INVESTMENTS

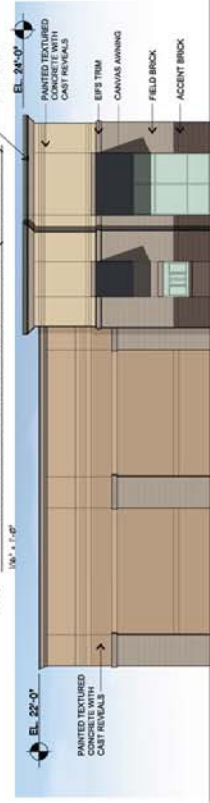


5310 HARVEST HILL RD
SUITE 146
DALLAS, TEXAS 75230
972 385 9851

FITCH
16435 N SCOTTSDALE RD
SUITE 105
SCOTTSDALE, AZ 85254
480 998 4200



01 NORTH ELEVATION (LOT 2)



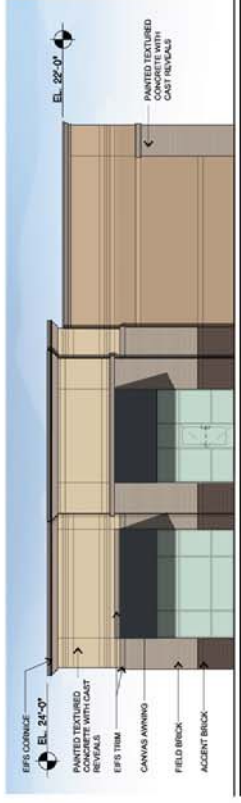
03 EAST ELEVATION



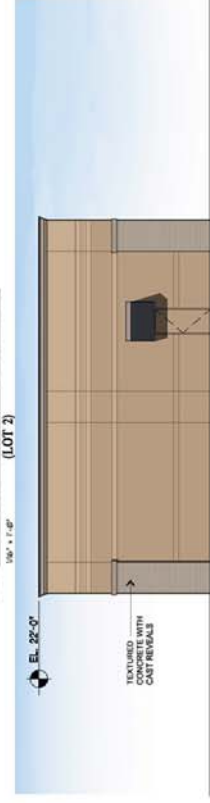
05 NORTH ELEVATION (LOT 4)



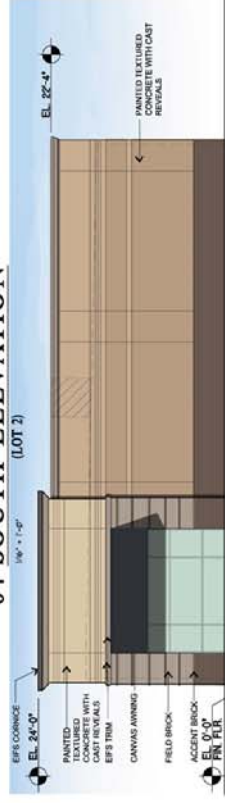
07 EAST ELEVATION



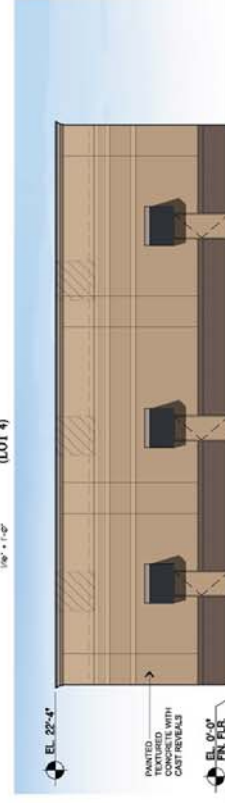
02 WEST ELEVATION



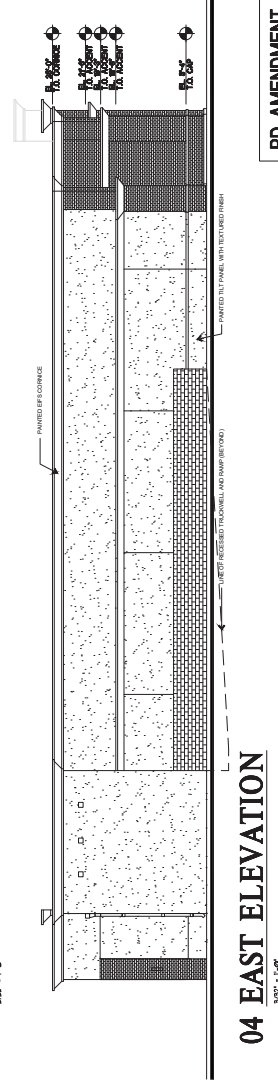
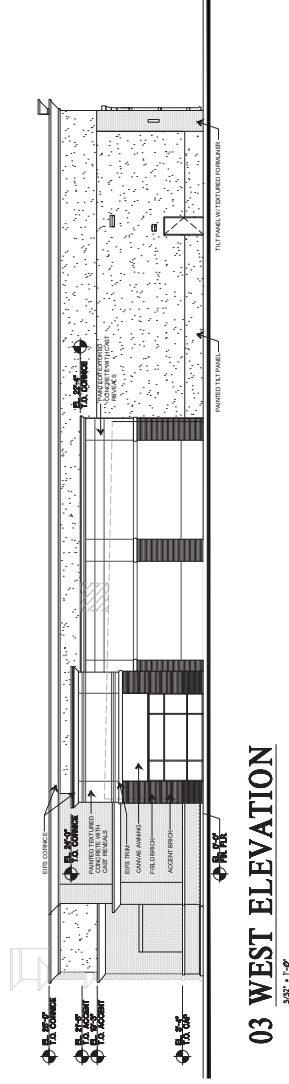
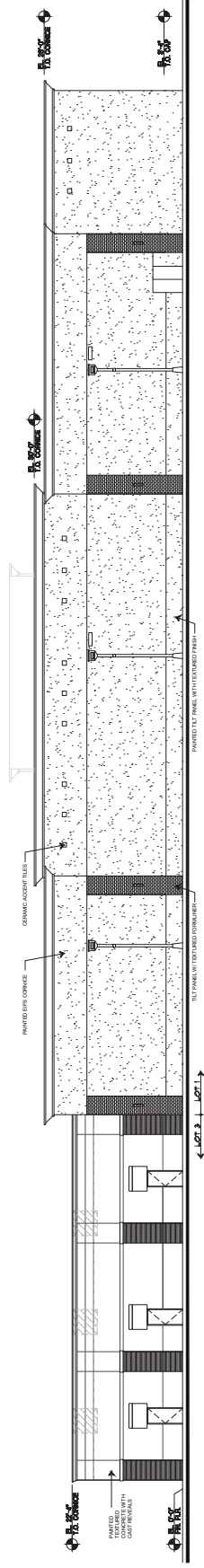
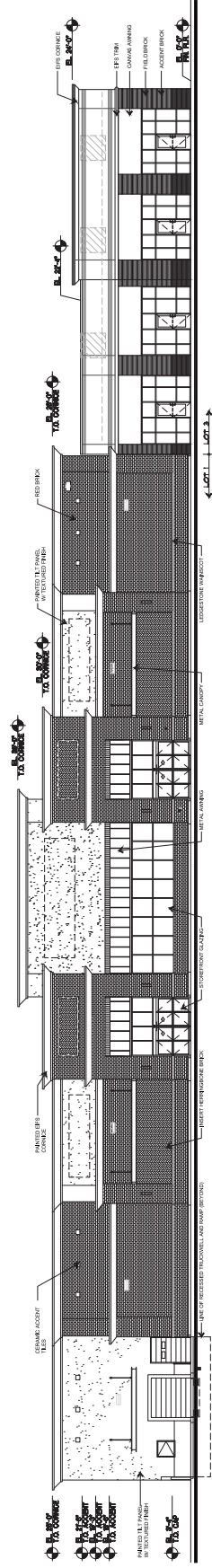
04 SOUTH ELEVATION



06 WEST ELEVATION



08 SOUTH ELEVATION



ALL MECHANICAL EQUIPMENT TO BE SCREENED

LOT 1 & 3

ELEV05

JOB# 13-100
ISSUE DATE: 06/26/14
SCALE: AS NOTED
APPROVED BY:

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PD AMENDMENT - BUILDING ELEVATIONS
LOT 1 & 3

EXCHANGE AND ALMA
ALLEN, TEXAS

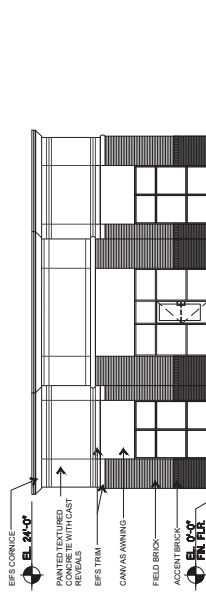
STREET LEVEL INVESTMENTS



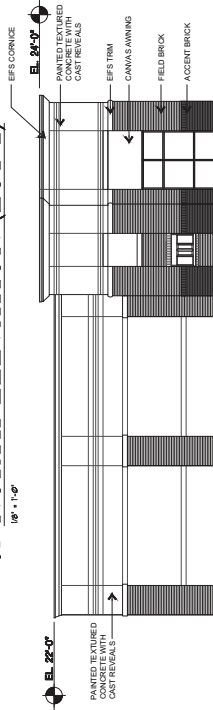
5310 HARVEST HILL RD
SUITE 146
DALLAS, TEXAS 75230
972 385 9651



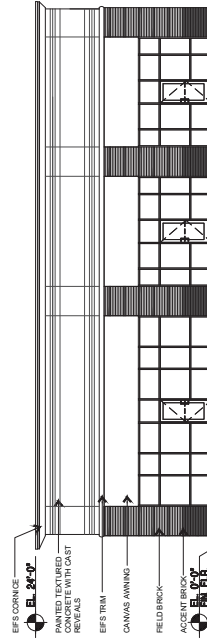
16435 N SCOTTSDALE RD
SUITE 195
SCOTTSDALE, AZ 85254
480 998 4200



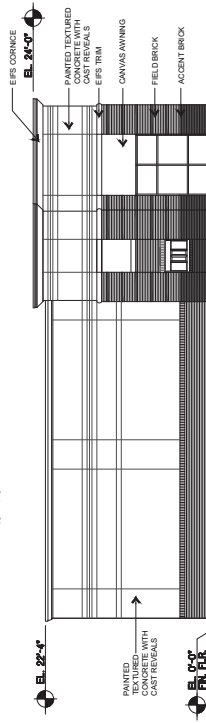
01 NORTH ELEVATION (LOT 2)



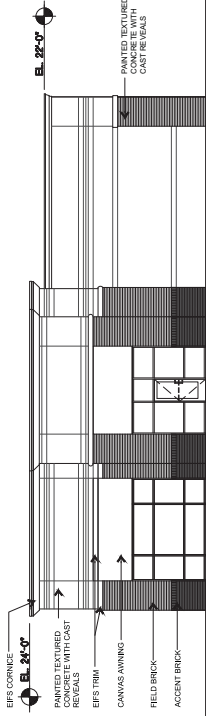
03 EAST ELEVATION (LOT 2)



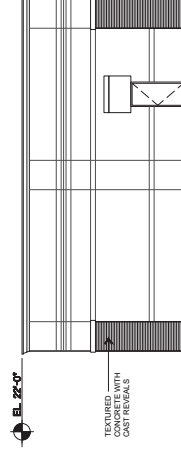
05 NORTH ELEVATION (LOT 4)



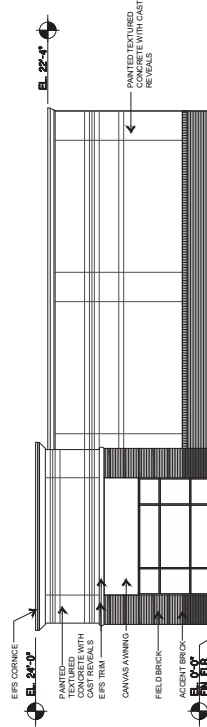
07 EAST ELEVATION (LOT 4)



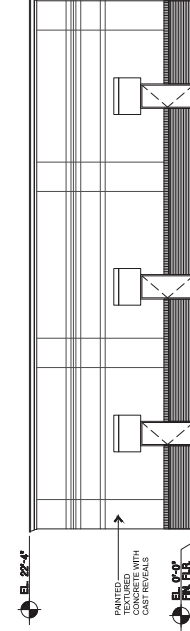
02 WEST ELEVATION (LOT 2)



04 SOUTH ELEVATION (LOT 2)



06 WEST ELEVATION (LOT 4)



08 SOUTH ELEVATION (LOT 4)