



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 15, 2015 – 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 8, 2015, 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 1, 2015, regular meeting.
3. Capital Improvement Program CIP Status Report.

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for 9.979± acres situated in the David Wetzell Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street and east of Greenville Avenue. (PP-7/6/15-43) [Parkview Lane]
5. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Tract M of Planned Development No. 92 and adopt a Concept Plan and Building Elevations for 3.76± acres situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located at the northeast corner of Stacy Road and Watters Road. (Z-6/16/15-41) [Stacy Village]

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 11, 2015 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 9/8/2015 City Council Meeting

- The request to adopt an Ordinance to amend the Development Regulations of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to 8.142± acres, generally located on the southeast corner of the intersection of Raintree Circle and Junction Drive for the Alders at Twin Creeks, was tabled to the October 13, 2015, City Council meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: September 15, 2015

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

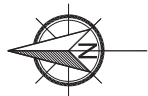
N/A

ATTACHMENTS

CIP Progress Report through August, 2015
CIP Map through August, 2015

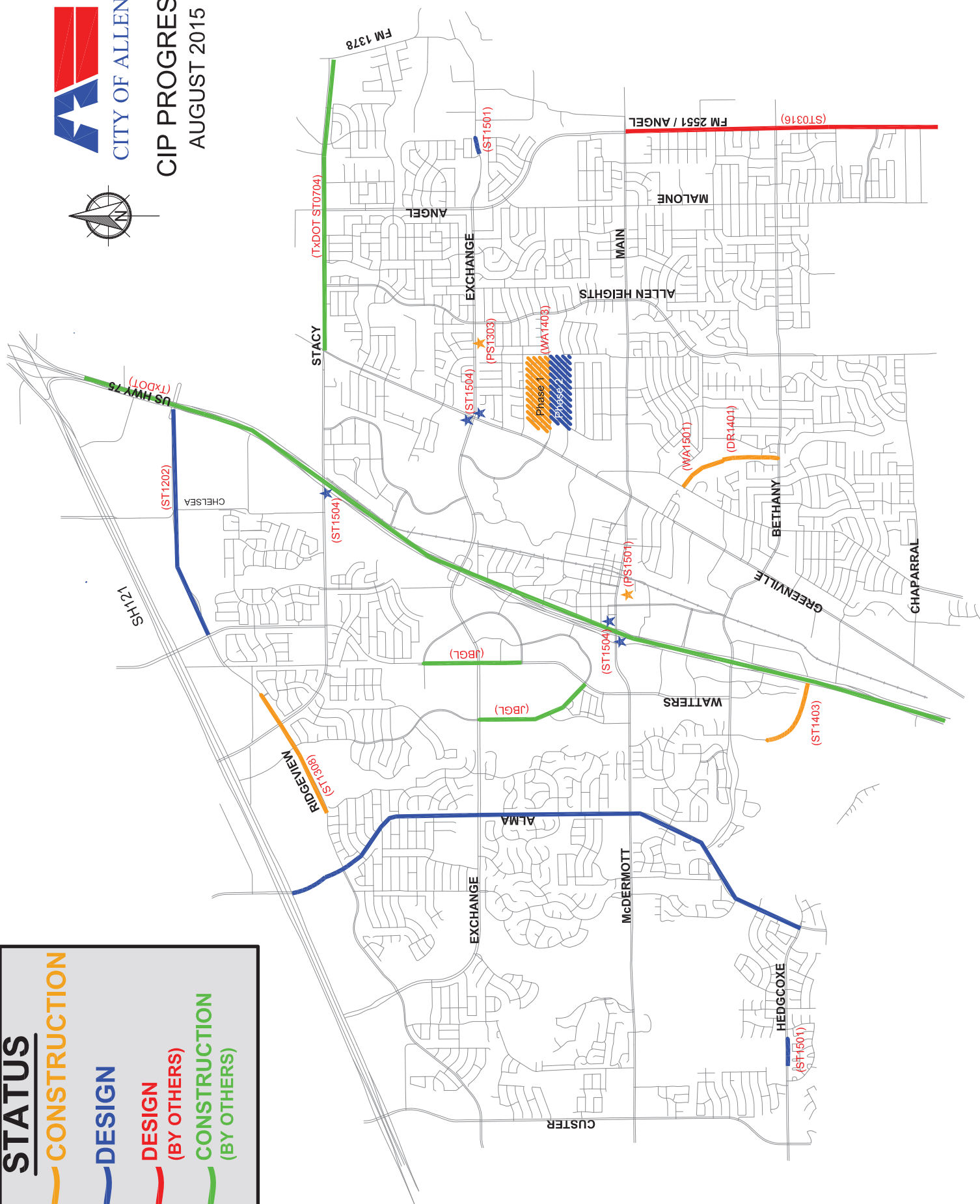
ENGINEERING CIP REPORT - THROUGH AUGUST 2015

		PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES		1	Fire Station 2 Reconstruction	PS1303	Awarded to Crossland Construction June 23. Utility work for temporary facilities and median cuts on Exchange have started. Staff move into temporary facilities tentatively scheduled for end of September. Demo set for mid-October.	Complete Fall 2016
		2	City Hall Basement Remodel	PS1501	Awarded to Criterion Contractors August 11. Plumbing infrastructure work has begun. Staff getting proposals for FF&E and IT/AV work. Move-in anticipated January 2016.	Complete Dec. 2015
ROADS	CITY	3	2015 Intersection Improvements	ST1504	Huitt-Zollars working on preliminary design and due on 10/16/2015	TBD
		4	2014 Street and Alley Repair	ST1401	Awarded to Jim Bowman Construction. Original scope amended to include additional accessibility ramp, City Hall accessibility improvements, and other pavement modifications throughout the City.	Complete Fall 2015
		5	Alma Drive Widening (Hedgoxe-SH121)	ST1503	Widening of Alma Drive to a six lane section throughout the entire corridor. Design services began in July 2015. Construction is anticipated in 2016, with a completion by the end of year 2017.	Begin Fall 2016
		6	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.	TBD
	ROADS	7	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Beams are installed. LSCC is currently setting up their batch plant to begin bridge deck.	Complete Fall 2015
		8	Montgomery Boulevard Extension	ST1403	McMahon will be installing the storm sewer and water line early September.	Complete March 2016
		9	FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes. Project is awaiting funding agreements between the County, TxDOT and stakeholder Cities.	TBD
		10	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	Roadway is a TxDOT project, currently planned to begin construction in Fall 2015.	Begin Fall 2015
UTILITIES	UTILITIES	11	Bray Central Street Lights	JBGL	The streetlights delivered and installed were the wrong heads and will be replaced with the correct ones. Watters Road streetlights are in final design awaiting service locations from Oncor.	Complete Oct. 2016
		12	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.	Complete Jan. 2017
		13	Cottonwood Creek Wastewater Rehab	WA1501	No-Dig Tec has installed 2 out of 8 sections of the 24" sanitary sewer. They will start the third section the first week of September.	Complete Fall 2015
		14	Fountain Park Water/SS Rehab, Ph 1	WA1403	Kodiak completed the sanitary sewer replacement on Rivercrest, Green Valley, Cypress, Lake Ridge and Lake Highlands. Water replacement completed on Lake Ridge. A third crew has been mobilized to expedite.	Complete November 2015
OTHER	OTHER	15	SCADA System Upgrade	WA1402	Design is in progress. Scope has been added to the project extending the bid to late Summer 2015.	Complete Spring 2016
		16	Cottonwood Creek Bank Stabilization	DR1401	Ark has begun clearing the site, setting up erosion measures and surveying.	Complete Fall 2015
		17	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT to issue contracts for the project Fall 2015. Once contracts are fully executed, TxDOT will review plans and be a participant of the bidding process.	Complete Summer 2016



The diagram illustrates the project lifecycle stages using colored lines and text labels:

- STATUS**: Represented by a black line segment.
- CONSTRUCTION**: Represented by an orange line segment.
- DESIGN**: Represented by a blue line segment.
- DESIGN (BY OTHERS)**: Represented by a red line segment.
- CONSTRUCTION (BY OTHERS)**: Represented by a green line segment.





**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
September 1, 2015**

ATTENDANCE:

Commissioners Present:

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

Absent:

City Staff Present:

Shawn Poe, Assistant Director of Engineering
Tiffany McLeod, AICP, Senior Planner
Madhuri Kulkarni, Planner
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 August 25, 2015, regular meeting, attached.

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 August 18, 2015, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Cypress Meadows Phase 2. The property is 34.995± located in the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive between Custer Road and Shallowater Drive. (FP-4/14/15-20) [Cypress Meadows Phase 2]
4. Final Plat – Consider a request for a Final Plat for Lots 4 and 5X, Block A, Twin Creeks Crossing. The property is 14.677± acres located in the Michael Lee Survey, Abstract No. 544 and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located

northwest of Exchange Parkway and Bray Central Drive. (FP-8/11/15-52) [Twin Creeks Crossing Phase 2]

Motion: Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Public Hearing/Replat– Conduct a Public Hearing and consider a request for a Replat for Lots 1R, 2X, and 3X, Block A, Twin Creeks Crossing, being a Replat of part of Lot 1 and all of Lots 2X, and 3X, Block A, Twin Creeks Crossing Phase 1. The property is 14.842± acres located in the Michael Lee Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (RP-7/15/15-48) [Twin Creeks Crossing Phase 1]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated the item is a public hearing and a Replat for Twin Creeks Crossing Phase 1.

The property is located on the northwest corner of Exchange Parkway and Bray Central Drive. The property is currently zoned PD-108 MF. Surrounding zoning includes PD-108 MF-24 to the north. The zoning to the west is PD-54 SF and PD-54 MDSF. To the south, the zoning is PD-54 SF, PD-54 MF, and PD-108 SF. The zoning to the east is PD-108 MIX.

Ms. Kulkarni stated that the zoning for this property, which was previously called Ablon at Twin Creeks, was approved in June 2012. The Preliminary Plat for both phases (Phase 1 and Phase 2) was approved in December 2012. The Final Plat for this phase was approved April 2013. This Replat is for approximately 14.8 acres and includes three lots. The main purpose of this Replat is to shift the shared lot line between Phase 1 and Phase 2 to the south due to financing matters and ownership changes. The new property boundary (with the shared lot line shift) was also reflected on the Final Plat that was approved for Phase 2.

In addition to the lot line shift, the plat also shows building setbacks and landscape easements. All other elements will remain the same.

The Replat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan, the approved Preliminary Plat, and the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 1-R, 2X, and 3X, Block A, Twin Creeks Crossing, generally located northwest of Exchange Parkway and Bray Central Drive, for Twin Creeks Crossing Phase 1.

6. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 3R-1, 3R-2, and 3R-3, Block A, Watters Creek at Montgomery Farm Phase 1 & 2, being a Replat of Lot 3R, Block A, Watters Creek at Montgomery Farm Phase 1 & 2. The property is 7.457± acres, located in the Thomas G. Kennedy Survey, Abstract No. 500, and the Rufus Sewell Survey, Abstract No. 875, Collin County, City of Allen, Texas; generally located south of Bethany Drive and west of US 75. (RP-8/24/15-57) [Watters Creek]

Ms. Tiffany McLeod, Senior Planner, presented to the Commission. She stated the item is a Replat and requires a public hearing. The property is located south of Bethany Drive and west of US 75. The property is currently zoned PD-99 MIX, and is approximately 7.45 acres. Surrounding zoning includes PD-99 MIX to the north, west and south, and LI to the east across US 75.

Ms. McLeod stated that the Replat subdivides Lot 3R into three lots. In particular, Lot 3R-1 has been designated for a hotel use with a conceptual Site Plan and Civil Plans submitted and reviewed by staff. In addition to the subdivision from one lot to three lots, the plat shows right-of-way dedication and easements required for the development of this lot.

There are three access points for the property. One access point is on Market Street, the second on Collin Way, and the third on the future extension of Montgomery Boulevard.

The Replat has been reviewed by staff, is generally consistent with the PD Concept Plan, and meets the requirements of the Allen Land Development Code.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 3R-1, 3R-2, and 3R-3, Block A of Watters Creek at Montgomery Farm Phase 1 & 2, generally located south of Bethany Drive and west of US 75.**

Adjournment

The meeting adjourned at 7:09 p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 8/25/2015 City Council Meeting

- There were no items taken to the August 25, 2015 City Council Meeting.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: September 15, 2015

SUBJECT: Consider a request for a Preliminary Plat for 9.979± acres situated in the David Wetzell Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street and east of Greenville Avenue. (PP-7/6/15-43) [Parkview Lane]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – September, 1989
Replat Approved – July, 1998
PD 113 Adopted – September, 2013
PD 113 Amended/PD 120 Adopted – June, 2015

BACKGROUND

The property is generally located southeast of Greenville Avenue and Main Street. The property to the north is zoned Shopping Center SC. The property to the east (across Jupiter Road) is zoned Shopping Center SC and Planned Development PD No. 19 for Multi-Family MF. To the south, the property is zoned Community Facilities CF. To the west, the property is zoned Community Facilities CF, and further west (across Greenville Avenue), zoned Single-Family Residential R-3.

PD 113 for the residential subdivision (called Parkview Lane) was approved in June 2015. Preliminary platting is the next phase in the development process. The subject Preliminary Plat shows 9.98± acres of property subdivided into 91 single-family residential lots and 12 open space lots. There are two (2) access points into the development. There is one (1) access point on Jupiter Road and (1) access point on Greenville Avenue.

The Preliminary Plat boundary, as was noted on the Concept Plan, does not include the fire lane, access, and utility easement on the northwest portion of the property. This area will be subsequently replatted and incorporated into the lot to the north (Lot 2R of Park View Addition for Walgreens).

The Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan, and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for 9.979± acre, generally located south of Main Street and east of Greenville Avenue, for Parkview Lane.

ATTACHMENTS

Preliminary Plat



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: September 15, 2015

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Tract M of Planned Development No. 92 and adopt a Concept Plan and Building Elevations for 3.76± acres situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located at the northeast corner of Stacy Road and Watters Road. (Z-6/16/15-41) [Stacy Village]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 92 Approved – March, 2004
Planned Development No. 92 Amended – December, 2004
Planned Development No. 92 Amended – February, 2012
Preliminary Plat approved – February, 2012

LEGAL NOTICES: Public Hearing Sign – September 2, 2015
Public Hearing Notices – September 4, 2015

ANTICIPATED COUNCIL DATE: October 13, 2015

BACKGROUND

The property is located at the northeast corner of Stacy Road and Watters Road. The properties to the north and east are zoned Planned Development PD No. 92 Single Family Residential R-7. The property to the south (across Stacy Road) is zoned Planned Development PD No. 86 Shopping Center SC. The property to the west (across Watters Road) is zoned Planned Development PD No. 43 Garden Office GO.

The property is currently zoned Planned Development PD No. 92 Shopping Center SC. The original Planned Development was adopted in 2004, and subsequently amended in 2004 and 2012. The most recent PD amendment (Ordinance 3066-2-12) adopted a Concept Plan which showed four (4) commercial lots (for retail, restaurant, and office uses), elevations, and development regulations. The PD addressed uses (prohibited uses and uses subject to Specific Use Permit), screening, and driveway access.

The applicant is requesting to adopt a revised Concept Plan and building elevations to develop the property. The Concept Plan shows two (2) lots for retail/restaurant and medical office uses on the approximately 3.76± acre site. Lot 1 (approximately 2.7 acres) shows a 21,597 square foot retail/restaurant building and Lot 2 (approximately 1.0 acres) shows a 9,921 square foot medical office building.

Detention is required for this site. An amenitized detention pond was originally shown at the north end of the site, but has moved to the east end of the site to satisfy drainage needs.

The access points have not changed. There are three (3) access points for the site; one (1) access point off of Watters Road and two (2) access points off of Stacy Road. The stacking depths are reduced on the access points to accommodate the site, but two additional right-turn lanes will be built to alleviate any stacking deficiency concerns.

Perimeter screening also remains the same, and will consist of the existing retaining wall and masonry screening wall along with shade trees and shrubbery along the northern and eastern property line.

The building architecture is changing, but the buildings will remain one story with brick, stone, and stucco, as shown on the attached Building Elevations.

The development regulations to accommodate the new Concept Plan and Building Elevations include:

- Modifying the regulation regarding Drive-Through to change the reference from “Lot 1” as listed in the original ordinance to “Tract M” to reflect the new lot configuration (and to include the entire property).
- Adding a provision regarding a reduction in the Stacking Depth.

The request has been reviewed by the Technical Review Committee and meets the requirements of the *ALDC*.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the Development Regulations of Tract M of Planned Development No. 92 and adopt a Concept Plan and Building Elevations for Stacy Village.

ATTACHMENTS

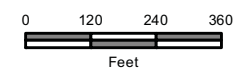
Property Notification Map
Development Regulations
Ordinance 3066-2-12
Concept Plan
Black and White and Color Building Elevations



Property Ownership Notification
Stacy Village

Map Legend

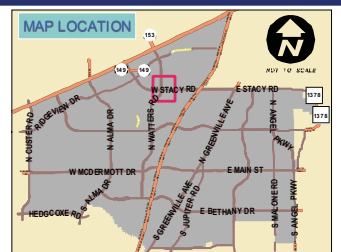
- 200' Notification Buffer
- Property Rezone
- Railroad
- CollinCAD Parcels
- City Limit



Planning & Development - GIS

Date Saved: 9/1/2015

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 REGULATION CHANGES FOR STACY VILLAGE

- A. CONCEPT PLAN AND BUILDING ELEVATIONS:** The Property shall be used and developed in accordance with the development and use regulations of Planned Development No. 92 (PD-92) as amended by this Ordinance. In addition, the Property shall be used and developed in accordance with the Concept Plan and Building Elevations attached hereto as Exhibits “B-1” and “C-1,” respectively, and incorporated herein by reference.
- B. DRIVE-THROUGH:** With respect to Tract M, only, and only if constructed in association with a use other than a restaurant, a drive-through may be located and constructed in association with the buildings to be located on Tract M if the design of such drive-through (i) is shown on the Site Plan approved in conjunction with the development of the lot on which such building will be located, (ii) complies with the then current standards of the Allen Land Development Code, and (iii) is approved by the City’s Engineering Department.
- C. STACKING DEPTH:** Stacking depth for each of the driveways, as measured from the proposed right-of-way line to the drive aisle, shall be as shown on the Concept Plan attached hereto as Exhibit “B-1”.

ORDINANCE NO. 3066-2-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, BY AMENDING PLANNED DEVELOPMENT NO. 92 BY AMENDING THE DEVELOPMENT REGULATIONS AND ADOPTING A CONCEPT PLAN AND BUILDING ELEVATIONS FOR 'TRACT M' OF PD 92 BEING 3.76± ACRES OF LAND IN THE FRANCIS DOSSER SURVEY, ABSTRACT NO. 280, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended by amending the Development Regulations and adopting a Concept Plan and Building Elevations for Tract M of Planned Development PD No. 92 being 3.76± acres in the Francis Dossier Survey, Abstract No. 280, City of Allen, Collin County, Texas, and being further described in Exhibit "A" attached hereto ("the Property") (the Property being the remainder of the same land described as Tract M in Exhibit "A" of Ordinance No. 2272-3-04).

SECTION 2. Exhibit "E" titled "Development Regulations" of Ordinance No. 2272-3-04 shall be amended by amending the Development Regulations applicable to Tract M under the heading "Tracts M and O" to read as follows:

TRACTS M AND O

The property located in Tracts M and O shall be used and developed in accordance with the zoning regulations for the Shopping Center SC district in the Allen Land Development Code, except as otherwise provided below:

A. Prohibited Uses: The following uses will NOT be permitted on Tracts M and O:

1. Auto Part Sales
2. Automotive Repairs
3. Building Materials Sales
4. Equipment Rental
5. Laboratories
6. Pawn Shops

7. Restaurant with drive-through(as to Tract M, only).

- B. **Use Subject to Specific Use Permit:** All or a portion of Tracts M and O may be used and developed for a fueling station upon approval of a specific use permit for such use.
- C. **Drive-Through:** With respect to Tract M, only, and only if constructed in association with a use other than a restaurant, a drive-through may be located and constructed in association with the building to be located on Lot 1 as shown on the adopted Concept Plan for Tract M, if shown on the Site Plan approved in conjunction with the development of Lot 1, but only if the site design of the drive-through (i) complies with the standards of the Allen Land Development Code and (ii) is approved by the Engineering Department.
- D. **Driveway Access:** With respect to the development of Tract M, two (2) points of access along Stacy Road will be allowed at the locations shown on the Concept Plan approved for Tract M, provided the extension of the deceleration lane shown on said Concept Plan is constructed and completed.
- E. **Screening:** With respect to the development of Tract M, screening shall be constructed and/or installed along the northern and eastern property boundaries and shall consist of an existing 6.5-foot masonry wall, shade trees and a continuous evergreen shrub screen.

SECTION 3. The Property shall be used and developed in accordance with the development and use regulations of Planned Development No. 92 (PD 92) as amended by this Ordinance. In addition, the Property shall be used and developed in accordance with the Concept Plan and Building Elevations attached hereto as Exhibits "B" and "C," respectively, and incorporated herein by reference.

SECTION 4. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Allen and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

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

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

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

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 14TH DAY OF FEBRUARY, 2012.

APPROVED:



Stephen Terrell, MAYOR

APPROVED AS TO FORM:



Peter G. Smith, CITY ATTORNEY

ATTEST:



Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land situated in the Francis Dosser Survey, Abstract No. 280, in the City of Allen, Collin County, Texas, and being all that certain tract of land described in deed to Stacey Watters Partners, Ltd., as recorded in Document No. 20061018001500470, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a ½" inch iron rod found for the southeast corner of said Stacey Watters Partners tract, same being in the north right-of-way line of Stacy Road (a variable width right-of-way), same being the southwest corner of Starcreek Phase One, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Slide 658, Map Records, Collin County, Texas;

THENCE Westerly, along the common line of said Stacey Watters Partners tract, and the north right-of-way line of said Stacy Road, the following three (3) calls:

South 88°52'02" West, a distance of 165.29 feet to a ½" inch iron rod found for an angle point;

North 87°18'37" West, a distance of 150.00 feet to a ½" inch iron rod found with "DAA" cap found for an angle point;

South 88°52'02" West, a distance of 200.00 feet to a 5/8 inch iron rod found for the south end of a corner clip at the intersection of the north right-of-way line of said Stacy Road with the east right-of-way line of Watters Road (a variable width right-of-way);

THENCE North 45°58'41" West, along said corner clip, a distance of 35.26 feet to a ½" iron rod found for the north end of said corner clip;

THENCE North 00°49'24" West, along the common line of said Stacey Watters Partners tract, and the east right-of-way line of said Watters Road, a distance of 200.00 feet to a 12 inch iron rod found with "DAA" cap for an angle point;

THENCE North 04°38'14" West, continuing along the common line of said Stacey Watters Partners tract, and the east right-of-way line of said Watters Road, a distance of 75.15 feet to an 'X' cut found for the northwest corner of said Stacey Watters Partners tract, same being the most westerly southwest corner of aforesaid Starcreek Phase One;

THENCE along the common line of said Stacey Watters Partners tract, and said Starcreek Phase One, the following three (3) calls:

North 88°52'02" East, a distance of 504.79 feet to an 'X' cut found for the beginning of a curve to the right having a radius of 40.00 feet, and a delta angle of 90°18'35";

Along said curve to the right, an arc distance of 63.05 feet, and a chord bearing and distance of South 45°58'40" East, 56.72 feet to a ½" iron rod found with "DAA" cap;

South 00°49'24" East, a distance of 269.79 feet to a POINT OF BEGINNING and containing 163,933 square feet or 3.76 acres of computed land, more or less.

EXHIBIT "B" **CONCEPT PLAN**

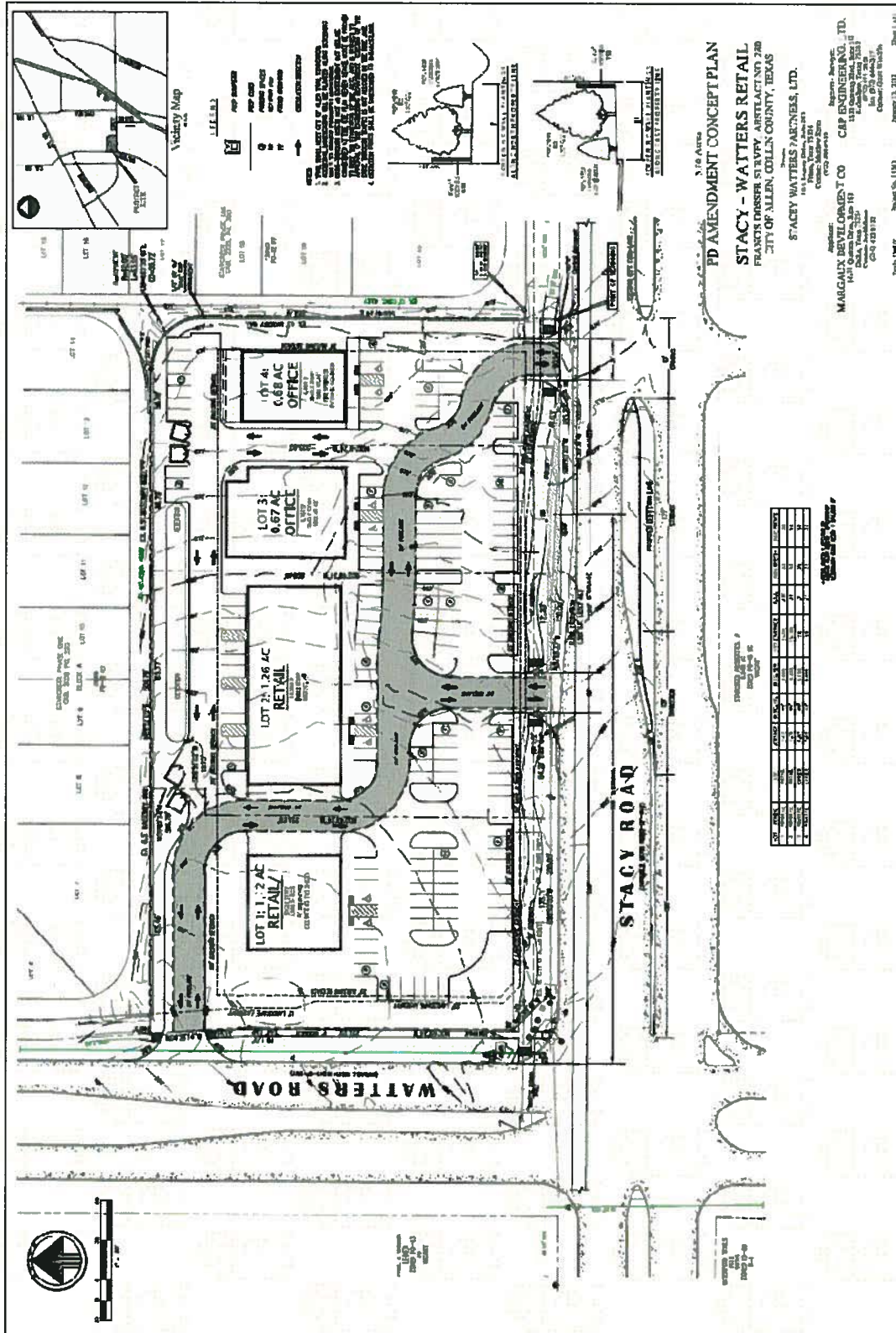
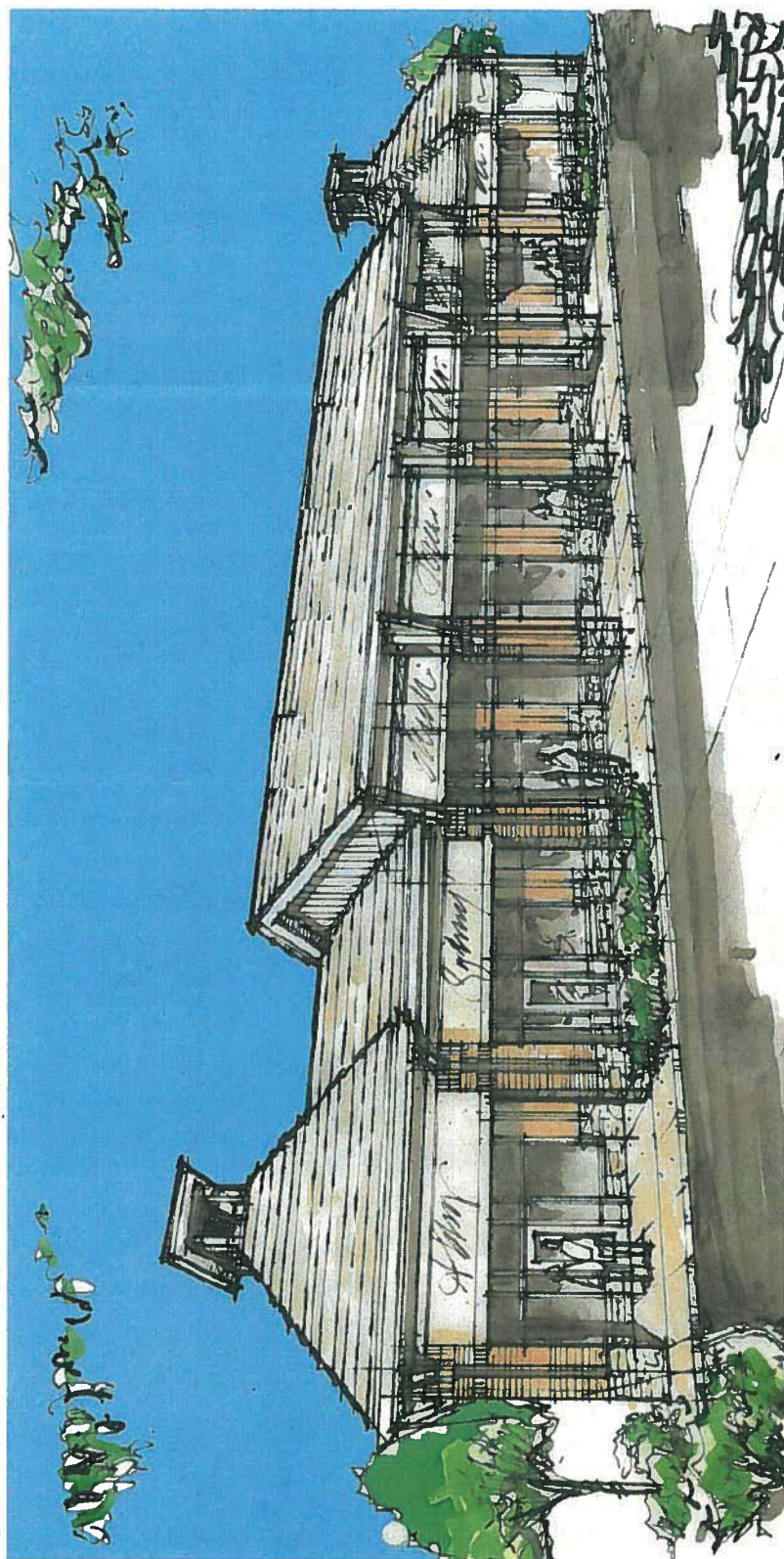
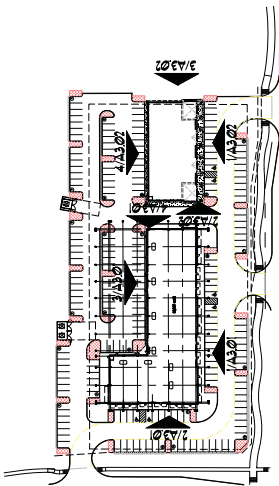
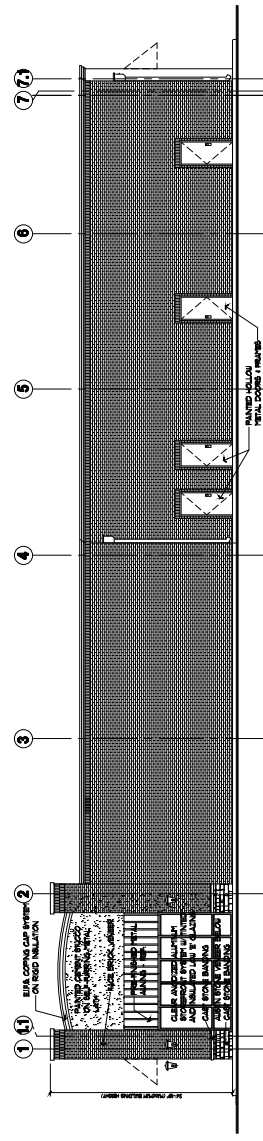


EXHIBIT "C"
BUILDING ELEVATIONS

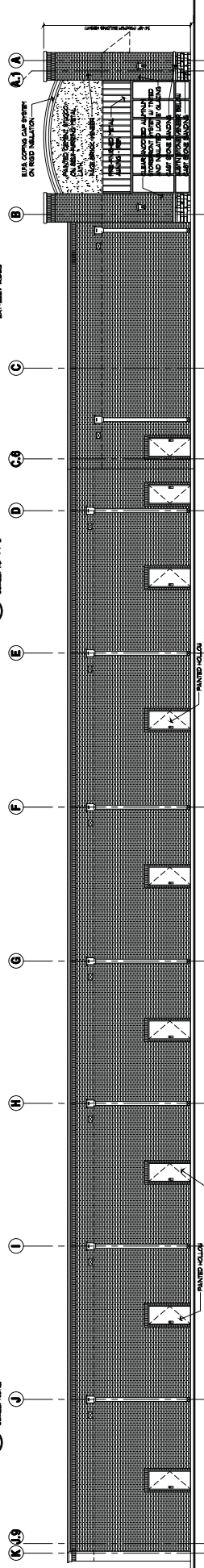




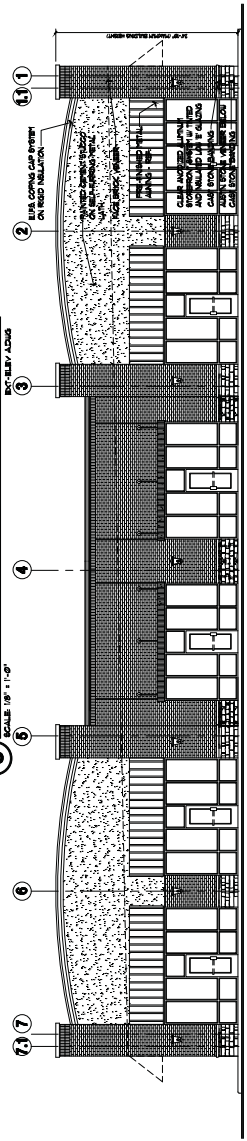
5 KEY PLAN
SCALE: NONE



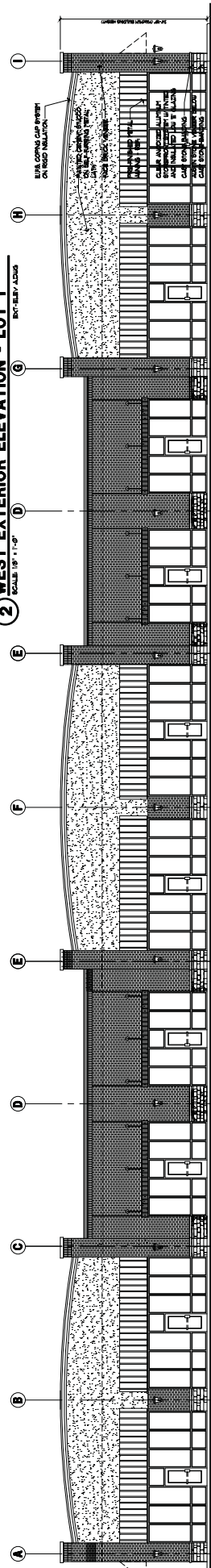
4 EAST EXTERIOR ELEVATION - LOT 1
SCALE: 1/8" = 1'-0"
EXT-LEV / ADMS



3 NORTH EXTERIOR ELEVATION - LOT 1
SCALE: 1/8" = 1'-0"
EXT-LEV / ADMS



2 WEST EXTERIOR ELEVATION - LOT 1
SCALE: 1/8" = 1'-0"
EXT-LEV / ADMS



1 SOUTH EXTERIOR ELEVATION - LOT 1
SCALE: 1/8" = 1'-0"
EXT-LEV / ADMS

FACADE CALCULATIONS - BUILDINGS 'A' AND 'B'

FRONT / SOUTH ELEVATION	FRONT / WEST ELEVATION	EAST / REAR ELEVATION	NORTH / REAR ELEVATION
BROCKTON VENER PAINTED BRICK CAP STONE CORNERSTONE PREPARED TETRA MASONRY EXTRA CORING CAP TOTAL	19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT	19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT	19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT 19'0" 80FT
19'0" 80FT	19'0" 80FT	19'0" 80FT	19'0" 80FT

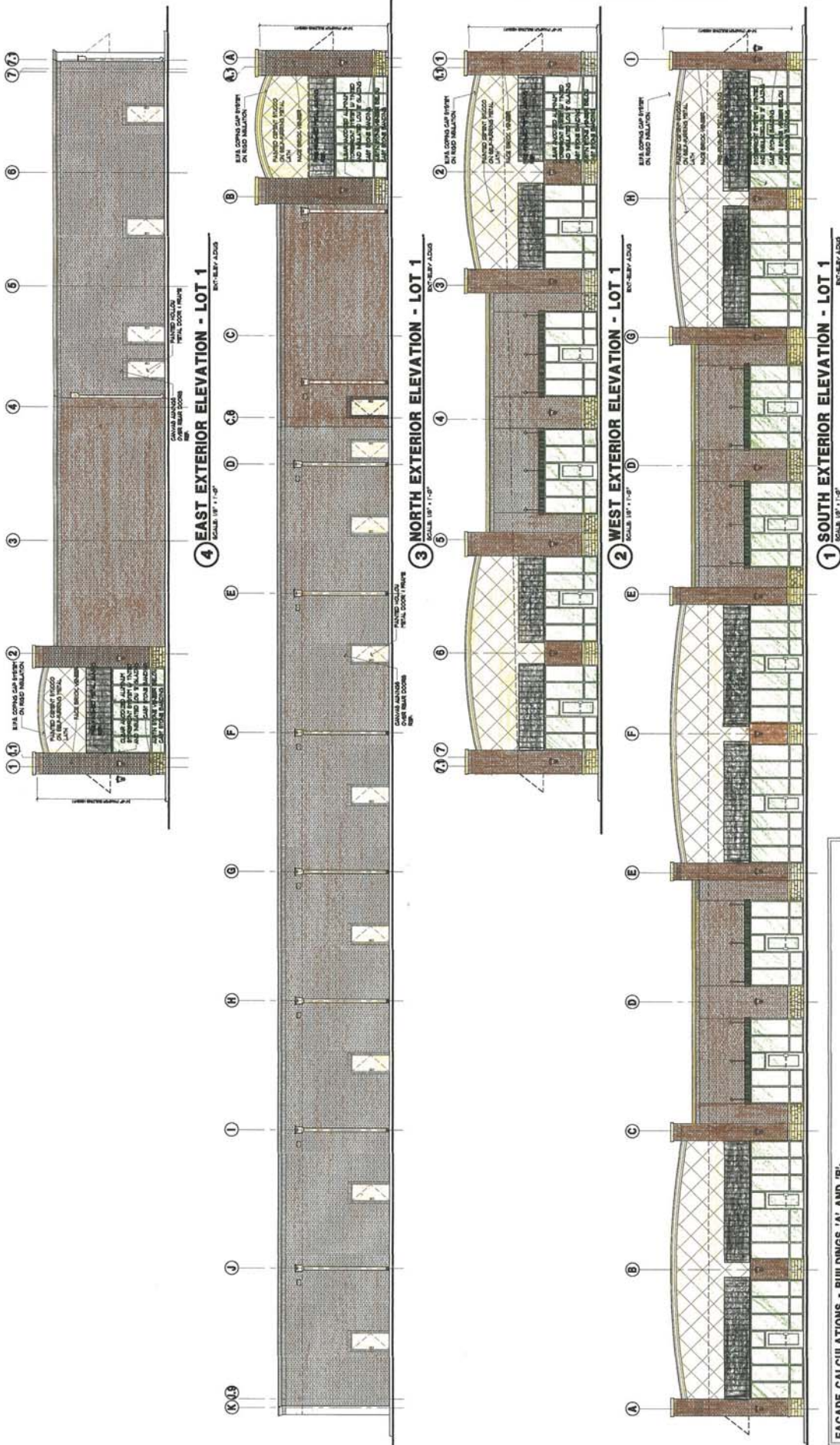
New Shell Buildings Lot 1 & Lot 2 for
Stacy Village
NEC Stacy Road and Watters Road
Allen, Texas

Patrick Ahearn, Architect
814 Red Oak Ave. Allen, TX 75002 - 972-295-0053 patrick@patrickahearn.com



REVISIONS:
DATE: SEPTEMBER 14, 2015
JOB NO: 15-STVA-0520
DRAWING: FMA
CHECKED: FMA

A3.01

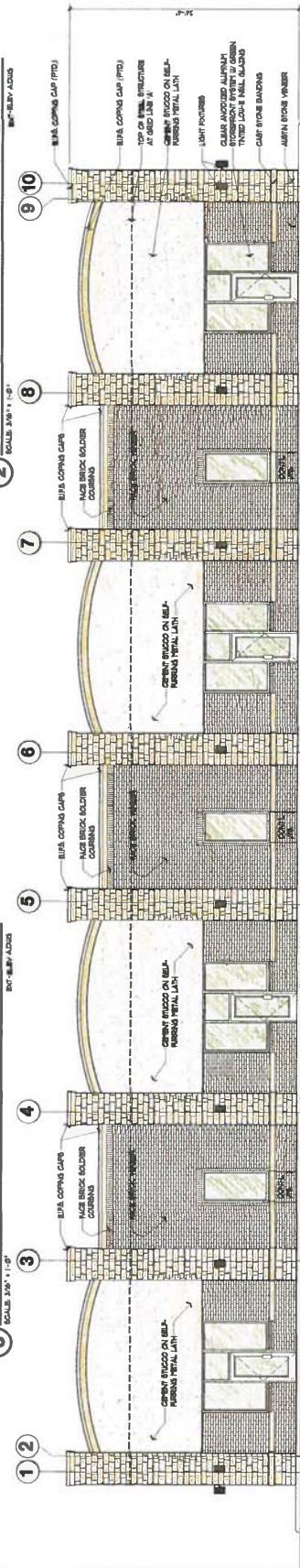
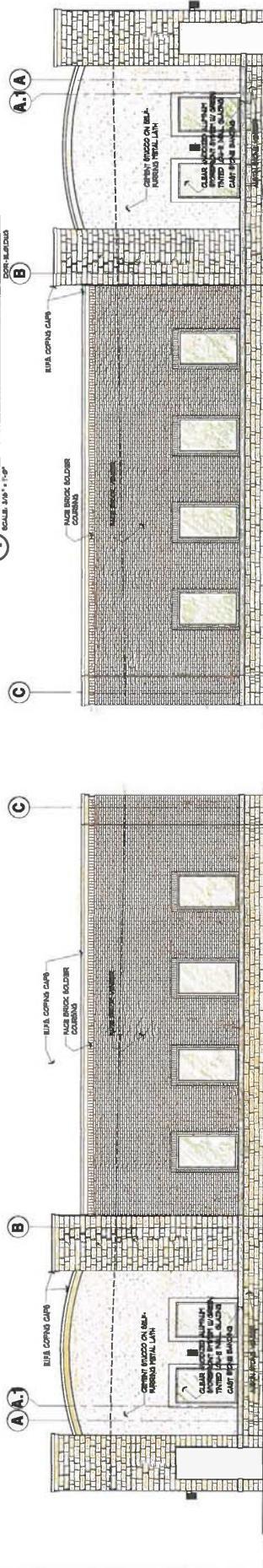
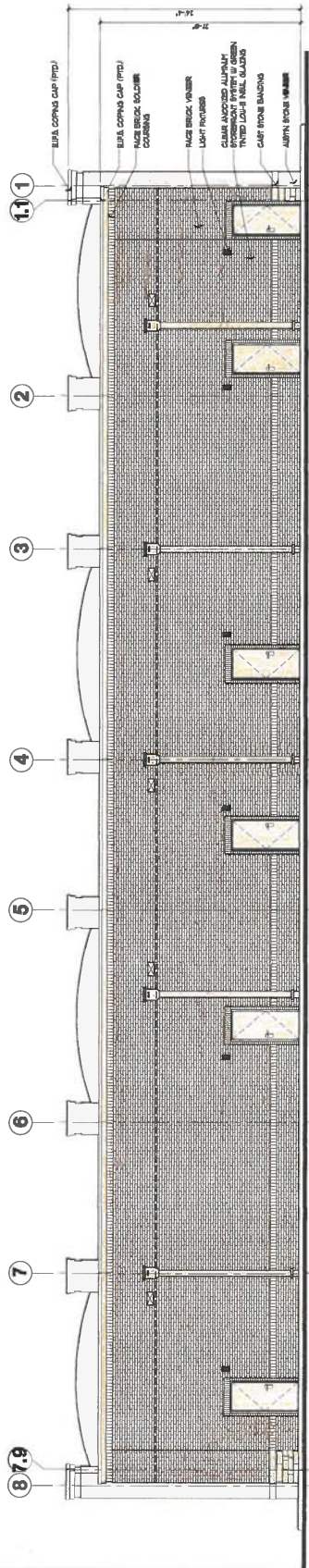
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New Shell Buildings 'A' & 'B' for:
Stacy Village
NEC Stacy Road and Watters Road
Allen,
Texas

Patrick Ahearne, Architect
 814 Elm City Drive Allen, TX 75002 • 817 398-6223 patrick@patrickahearne.com

DATE: JUNE 25, 2015	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> A3.01 </div>
JOB NO: 15-STW-0030	
DRAWN: PMA	
CHECKED: PMA	

FACADE CALCULATIONS - LOT 2:

[illegible]