



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 7, 2017 – 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 February 28, 2017, 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 February 21, 2017, Regular Meeting.
3. Final Plat – Consider a request for a Final Plat for Connemara Crossing, being 20.592± acres out of the T.G. Kennedy Survey, Abstract No. 500, D. Nix Survey, Abstract No. 668 and the M. See Survey, Abstract No. 543; generally located north of Bethany Drive and east of Alma Drive. (FP-2/13/17-15) [Connemara Crossing]

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Stacy Villas, being 13.960± acres out of the James T. Roberts Survey, Abstract No. 777, and the Henry Wetsel Survey, Abstract No. 1026; generally located south of Stacy Road and east of Greenville Avenue. (PP-2/3/17-12) [Stacy Villas]
5. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development for Corridor Commercial and adopt Development Regulations, a Concept plan, Building Elevations, and a Sign Plan for a 60± acres of land in the Chadrick Jackson Survey, Abstract No. 489; generally located at the southeast corner of the intersection of Custer Road and Sam Rayburn Tollway (SH 121). (Z-9/2/16-89) [Cornerstone Village at Allen]

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, March 3, 2017, at 5:00 pm.

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 02/28/2017 City Council Meeting

- The request to continue the Public Hearing and adopt an Ordinance approving Specific Use Permit No. 151 for a Fueling Station use for 0.999± acres, generally located north of Main Street and west of Angel Parkway, for the East Allen Retail - Fueling Station, was approved.



PLANNING AND ZONING COMMISSION

**Regular Meeting
February 21, 2017**

ATTENDANCE:

Commissioners Present:

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

Absent:

Michael Orr

City Staff Present:

Lee Battle, Assistant Director of Community Development, AICP, LEED AP
Joseph Cotton, PE, Assistant Director of Engineering
Madhuri Mohan, AICP, Senior Planner
Victoria Thomas, 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.

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the February 14, 2017, 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 January 17, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

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

The motion carried.

Regular Agenda

4. Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Allen Station Business Park Phase III, Lot 1R, Block A, being 12.143± acres; generally located at the northeast corner of Andrews Parkway and Exchange Parkway. (RP-1/9/17-1) [WatchGuard Video]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing and a Replat for WatchGuard Video. The property is generally located at the northeast corner of Andrews Parkway and Exchange Parkway. The properties to the north and west (across Andrews Parkway) are zoned Planned Development PD No. 58 Light Industrial LI. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 58 Community Facilities CF. The property to the east is zoned Planned Development PD No. 58 Multi-Family MF.

Ms. Mohan stated that a Planned Development amendment for WatchGuard Video was approved in December 2016 with the subsequent approval of a Site Plan in January 2017. She stated that the replat shows one lot which is approximately 12.14+ acres. There are two access points into the development, one on Exchange Parkway to the south and one on Andrews Parkway to the west. The replat shows various easements and right-of-way dedication required for development.

Ms. Mohan stated that the Replat has been reviewed by the Technical Review Committee and is consistent with the PD Concept Plan that was recently approved.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by 2nd Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Replat for Allen Station Business Park Phase III, Lot 1R, Block A; generally located at the northeast corner of Andrews Parkway and Exchange Parkway.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repair use for an approximately 1,400± square foot portion of a building located on Lot 2, William F. Chester Addition; generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.) (SUP-12/13/16-120) [North Dallas Auto Tint]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a public hearing for a Specific Use Permit for North Dallas Auto Tint. The property is generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.). The properties to the north, south, and east are zoned Shopping Center SC. The property to the west (across US Highway 75) is zoned Planned Development PD No. 108 Mixed-Use MIX.

Ms. Mohan stated that the applicant is proposing to tenant a 1,400± square foot portion in an existing 8,400 square foot building for a Minor Automotive Repair use. A Minor Automotive Repair use within a Shopping Center SC district requires a SUP per the ALDC. Ms. Mohan explained that the SUP Site Plan shows one existing service bay door on the eastern end of the building for this suite.

There are two existing access points for the entire development, both on the US Highway 75 Service Road, and both through a 24-foot Firelane, Access, and Utility easement. Parking within the site exceeds ALDC standards. Ms. Mohan explained that the SUP Site Plan includes notes indicating that there shall be no outdoor storage on the site, no outdoor display or merchandise of products on the site, and that all cars left overnight shall be stored in the bay door prior to closing. There are no proposed changes to the exterior of the building.

Commissioner Ogrizovich asked if the parking designated on the SUP Site Plan is specifically for the subject use or if the parking is open to any tenant in the center.

Ms. Mohan replied that the parking is designated on the plan only to indicate that seven spaces are required for the subject use. The shopping center as a whole can accommodate all uses in the center as all tenants share spaces and there are no designated spaces for any individual use.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the ALDC.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Commissioner Ogrizovich asked if the owner planned to only do window tinting or if there would be any additional minor automotive work.

James Burgeon, 820 Spring Brook Dr. Allen, TX, owner, addressed the Commission. He stated that he plans on doing tinting and other auto film functions such as wrapping vehicles, but will not be conducting any additional mechanical functions. He stated that other similar uses exist in the shopping center but he sees his business as complementary, but not in competition with the mechanic uses.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the Specific Use Permit request for a Minor Automotive Repair use for North Dallas Auto Tint; generally located south of Allen Drive and east of US Highway 75 (commonly known as 604 N. Central Expy.)**

The motion is carried.

6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Fitness and Health Center use for an approximately 2,130± square foot portion of a building located on Lot 1R3, Block A, Watters Village; generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.). (SUP-1/24/17-6) [Circuit 31 Fitness]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a Public Hearing and Specific Use Permit for Circuit 31 Fitness. The property is generally located south of Stacy

Road and west of Curtis Lane (commonly known as 939 Stacy Rd.). The properties to the north (across Stacy Road) are zoned Planned Development PD No. 92 Shopping Center SC and Planned Development PD No. 92 Single-Family Residential R-7. The properties to the east and west are zoned Planned Development PD No. 86 for Shopping Center SC. To the south, the property is zoned Planned Development PD No. 86 Single-Family Residential R-7.

Ms. Mohan explained that the applicant is proposing to tenant a 2,130± square foot portion in an existing building for a fitness studio facility. Staff categorizes the facility as a Fitness and Health Center use. This type of use within the base zoning of SC requires a Specific Use Permit per the ALDC.

Ms. Mohan provided an overview of the fitness center's class schedule as follows:

- Daily classes (7 days a week)
 - Weekdays (Monday - Friday): 5:00 a.m. to 10:00 p.m.
 - Weekends (Saturday and Sunday): 6:00 a.m. to 5:00 p.m.

She stated that the maximum class capacity, including both members and employees, is 13.

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the ALDC.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that three letters of support for the item were received:

- Bryan Ly, 939 W. Stacy Rd, Allen, TX - Support
- Ronald and Felicity Johnson, 916 Charles River Ct, Allen, TX - Support
- Donald Lauer, 920 Charles River Ct, Allen, TX - Support

Chairman Cocking asked if staff knew exactly what this fitness center does.

Ms. Mohan stated that it was her understanding that there are different fitness stations and that participants spend a few minutes at each station and rotate through the stations to complete their workout, but deferred to the applicant for additional detail.

Cody Phillips, 321 N. Central Expressway, Suite 370, McKinney, TX, the tenant's representative, addressed the Commission. He stated that the tenant offers a high intensity circuit training workout that lasts approximately 30 minutes.

2nd Vice-Chair Platt asked if noise was going to be a problem.

Mr. Phillips replied that it would not be as they do not use loud equipment or music.

Chairman Cocking stated that noise was his only concern due to the close proximity of residential uses and the early class hours. He asked Ms. Mohan what would happen if noise becomes an issue with the residents.

Ms. Mohan replied that if the City received noise complaints, Code Enforcement would investigate and measure the decibels being emitted from the business. If they exceed the City's requirements, then additional measures would be taken at that time.

Motion: Upon a motion by 2nd Vice-Chair Platt and a second by Commissioner Hollingsworth, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit SUP request for a Fitness and Health Center use for Circuit 31 Fitness; generally located south of Stacy Road and west of Curtis Lane (commonly known as 939 Stacy Rd.).

The motion carried.

7. Comprehensive Plan Progress Report

Mr. Lee Battle, Assistant Director of Community Development, presented the Comprehensive Plan Progress Report. He stated that this item is informational only and no action is required by the Commission. Mr. Battle stated that in 2014, the City Council adopted the City's 2030 Comprehensive Plan. At that time, staff indicated the importance of keeping the plan updated and tracking implementation measures and committed to providing updates every two years. This is the first of those updates. Mr. Battle addressed community growth and implementation measures over the past two years.

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

The meeting adjourned at 7:37 p.m.

These minutes approved this _____ day of _____ 2017.

Jeff Cocking, Chairman

Madhuri Mohan, AICP, Senior Planner

Director's Report from 02/14/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an ordinance approving Specific Use Permit No. 152 for a Gymnastics and Sports Training Facility use for a portion of the building located on Lot 1, Block A of Lots 1 & 2, Allen Business Center II; generally located north of Bethany Drive and west of Greenville Avenue, for Alliance Cheer at Tech Center One, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: March 7, 2017

SUBJECT: Consider a request for a Final Plat for Connemara Crossing, being 20.592± acres out of the T.G. Kennedy Survey, Abstract No. 500, D. Nix Survey, Abstract No. 668 and the M. See Survey, Abstract No. 543; generally located north of Bethany Drive and east of Alma Drive. (FP-2/13/17-15) [Connemara Crossing]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** PD 96 – Approved September, 2007
General Development Plan – Approved July, 2008
PD 105 – Approved June, 2010
PD 105 – Amended March, 2016
PD 105 – Amended July, 2016
Preliminary Plat – Approved October, 2016

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

BACKGROUND

The property is generally located at the north of Bethany Drive and east of Alma Drive. The property to the north is zoned Planned Development PD No. 26 Single-Family Residential SF. The property to the west (across Alma Drive) is zoned Planned Development PD No. 105 Single-Family Residential R-6. The properties to the south (across Bethany Drive) are zoned Planned Development PD No. 105 Mixed-Use MIX and Planned Development PD No. 96 Single-Family Residential R-4. To the east, the properties are zoned Planned Development PD No. 26 Single-Family Residential SF and Planned Development PD No. 76 Single-Family Residential R-5.

A Planned Development amendment was approved in July 2016 for a single-family development. The Preliminary Plat was approved in October 2016. The Final Plat is the last step in the development process.

The Final Plat shows 20.592± acres of land subdivided into 78 Residential Lots and 9 Open Space/HOA Lots. There are two (2) access points into the development; one (1) access point on Bethany Drive, and one (1) access point on Alma Drive. The plat also shows various easements required and right-of-way to be dedicated for development of the property.

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

STAFF RECOMMENDATION

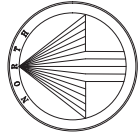
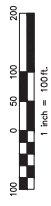
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Connemara Crossing, generally located north of Bethany Drive and east of Alma Drive.

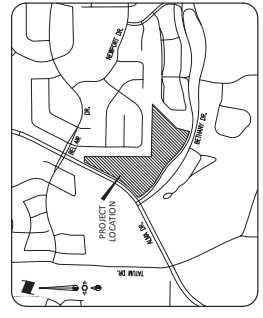
ATTACHMENTS

Final Plat



Legend

- Iron Rod Set
- Iron Rod Found
- Right of Way
- Building Line Setback
- Right of Way
- Drainage Easement
- Private Drainage Easement
- Site Line Easement
- Sanitary Sewer Easement
- Sidewalk / Tree Easement
- Sidewalk & Utility Easement
- Landscape Easement
- Utility Easement
- Utility Access Easement
- Water Easement
- Home Owners Association
- Street Name Change
- Viability Access Maintenance Easement
- 35'x10' Waste Collection Area



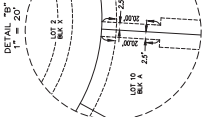
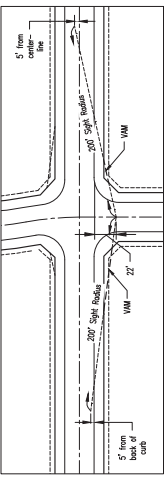
Locality Map
1" = 200'

- NOTES:**
1. All easements shall comply with City Ordinance, Chapter 6, Health and Environment; Article II, Solid Waste Sections 6-21 to Section 6-26.
 2. Applicant shall comply with all provisions and requirements of the T.C.A. of Texas, and requirements for irrigation design and water conservation set forth in the T.C.A. of Texas, Chapter 135, Subchapter C, Section 135.001, et seq.
 3. The T.C.A. shall own and maintain all neighborhood reserve area and common area.
 4. The T.C.A. shall own and maintain all screening walls within a W.A.E., and maintain all on-street parking spaces and all other and shall maintain approved fire lane.
 5. No structures, mechanical equipment, pools or pool apparatus are allowed to be located within the easement area.
 6. No air conditioning units allowed in side yards less than 7'.
 7. No landscaping or improvements over 24" in height will be allowed in the site.
 8. Total R.O.W. average dedicated to the City of Allen = 332'.
 9. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Boundary Curve Table				
Curve #	Length	Bearing	Center Bearing	Station
B01	443.50'	816.50'	437.93'	N 60°23'45" W 31°06'40"
B02	295.51'	1133.50'	294.68'	N 52°18'55" W 42°43'33"
B03	74.38'	866.50'	74.36'	N 57°34'50" W 109°01'04"
B04	113.32'	600.00'	113.15'	N 49°37'31" W 231°12'
B05	26.45'	600.00'	26.45'	N 45°45'39" W 231°12'
B06	217.64'	961.50'	217.48'	N 40°34'48" W 125°01'42"
B07	549.92'	1260.00'	545.96'	N 39°34'03" E 257°02'23"

Boundary Line Table		
Line #	Length	Bearing
B01	85.38'	N 89°25'26" E
B02	128.51'	N 44°50'27" W
B03	107.29'	N 59°46'42" W
B04	16.10'	N 34°02'11" W
B05	29.12'	N 09°07'05" E

VAM Easement Detail



FINAL PLAT
CONNEMARA CROSSING
3.816 ACRES RIGHT-OF-WAY
20,592 ACRES OUT OF THE
T.G. KENNEDY SURVEY - ABSTRACT NO. 500
D. NIX SURVEY - ABSTRACT NO. 668
M. SEE SURVEY - ABSTRACT NO. 543
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner/Applicant: **CONNEMARA CROSSING**
Montgomery Park HOA, Inc.
8940 Cypress Waters Blvd., Suite 100
Dallas, Texas 75243
Telephone: (972) 550-6339
Contact: Bobby Samuel

Engineer: **Samuel**
8940 Cypress Waters Blvd., Suite 100
Dallas, Texas 75243
Telephone: (972) 550-6339
Contact: Bobby Samuel

Surveyor: **Samuel**
8940 Cypress Waters Blvd., Suite 100
Dallas, Texas 75243
Telephone: (972) 550-6339
Contact: Bobby Samuel

February 2017 SEE Job No. 14-118

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: March 7, 2017

SUBJECT: Consider a request for a Preliminary Plat for Stacy Villas, being 13.960± acres out of the James T. Roberts Survey, Abstract No. 777, and the Henry Wetsel Survey, Abstract No. 1026; generally located south of Stacy Road and east of Greenville Avenue. (PP-2/3/17-12) [Stacy Villas]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: General Development Plan – Approved October, 2003
Preliminary Plat – Approved November, 2003
Revised Preliminary Plat – Approved August, 2009
Revised Preliminary Plat – Approved July, 2011
Revised General Development Plan – Approved December, 2014
PD Amendment – Approved January, 2017

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

BACKGROUND

The property is generally located south of Stacy Road and east of Greenville Avenue. The property to the north is zoned Shopping Center SC, and further north (across Stacy Road), is the Town of Fairview. The properties to the east are zoned Community Facilities CF and Single-Family Residential R-7. To the south, the property is zoned Single-Family Residential R-7. The properties to the west are zoned Shopping Center SC, and further west (across Greenville Avenue), zoned Shopping Center SC and Single-Family Residential R-5.

A Planned Development amendment was approved by City Council in January 2017 for a townhome development. Preliminary platting is the next step in the development process. The subject Preliminary Plat shows 13.960± acres of land subdivided into 88 Residential Lots, 6 HOA Lots, and 2 Commercial Lots.

There are two (2) primary access points into the development; one on Greenville Avenue, and one on Stacy Road through an Access, Utility, and Firelane Easement. The plat also shows various easements required and right-of-way to be dedicated for development of the property.

The Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the 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 Stacy Villas, generally located south of Stacy Road and east of Greenville Avenue.

ATTACHMENTS

Preliminary Plat

WHEREAS H3H, LLC is the owner of a tract of land situated in the James T. Roberts Survey, Abstract No. 777 and the Henry Wesel Survey, Abstract No. 1026, City of Allen, Collin County, Texas, and being a part of a called 15,918 acre tract of land described in a deed to H3H, LLC recorded as Instrument Number 2011030900257440 in the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a red cap stamped "KHIA" found for corner in the Southeast right-of-way line of Greenville Avenue (State Highway No. 5) (variable width right-of-way), at the West corner of said 15,918 Acre tract, said point being in a curve to the right having a radius of 5037.99, a central angle of 05°21'23", and a chord which bears North 25°09'53" East, a distance of 470.82 feet;

THENCE in a Northeasterly direction along said curve to the right and the Southeast right-of-way line of said Greenville Avenue, an arc distance of 470.99 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the West corner of Lot 6, Block A - Allen Center North Addition, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Volume 2016, Page 358 in the Plat Records of Collin County, Texas;

THENCE South 59°39'33" East, along the Southwest line of said Lot 6, a distance of 267.38 feet to a point for corner;

THENCE North 30°20'27" East, along the Southeast line of said Lot 6, a distance of 264.73 feet, a central angle of 12°10'37", and a chord which bears North 36°25'46" East, a distance of 20.79 feet;

THENCE in a Northeasterly direction along said curve to the left, an arc distance of 21.68 feet to a point for corner at the beginning of a reverse curve to the left having a radius of 102.00 feet, a central angle of 12°10'37", and a chord which bears North 36°25'46" East, a distance of 21.64 feet;

THENCE in a Northeasterly direction along said curve to the left, an arc distance of 21.68 feet to a point for corner;

THENCE North 30°20'27" East, continuing along the Southeast line of said Lot 6, passing at a distance of 13.50 feet, the East corner thereof, some being the South corner of Amended Plat Allen Center North Addition, Lot 1, Block A, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Volume 2009, Page 389 in the Plat Records of Collin County, Texas, and continuing along the Southeast line of said Lot 1 for a total distance of 219.67 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner;

THENCE North 00°16'45" East, along the East line of said Lot 1, a distance of 161.17 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the Northeast corner thereof, and being in the South right-of-way line of Stacy Road (variable width right-of-way);

THENCE in an Easterly direction along the South right-of-way line of said Stacy Road, the following three (3) courses and distances:

- (1) South 89°43'15" East, a distance of 51.00 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner;
- (2) North 86°27'54" East, a distance of 150.33 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner;
- (3) South 89°43'15" East, a distance of 22.85 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the Northeast corner thereof, and being in the North right-of-way line of said Stacy Road.

THENCE North 00°16'45" East, a distance of 22.85 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the Northeast corner thereof, and being in the North right-of-way line of said Stacy Road.

THENCE North 00°16'45" East, a distance of 22.85 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the Northeast corner thereof, and being in the North right-of-way line of said Stacy Road.

THENCE North 00°16'45" East, a distance of 22.85 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the Northeast corner thereof, and being in the North right-of-way line of said Stacy Road.

THENCE North 00°16'45" East, a distance of 22.85 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the Northeast corner thereof, and being in the North right-of-way line of said Stacy Road.

THENCE South 89°43'15" East, along the South right-of-way line of said Stacy Road, a distance of 453.37 feet to a point for corner at the Northwest corner of Stacy Road Pump Station, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Volume G, Page 91 in the Plat Records of Collin County, Texas;

THENCE South 00°16'45" East, along the West line of said Stacy Road Pump Station, a distance of 650.00 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner at the Northwest corner of Stacy Road Pump Station, an addition to the City of Allen, Collin County, Texas, according to the Plat thereof recorded in Volume R, Page 45 in the Plat Records of Collin County, Texas;

THENCE in a Westerly direction along the Northerly lines of said Silhouette Phase 1, the following three (3) courses and distances:

- (1) South 55°15'14" West, a distance of 655.79 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner;
- (2) North 84°33'52" West, a distance of 408.10 feet to a 5/8" iron rod with a red cap stamped "KHIA" found for corner;
- (3) North 66°55'58" West, passing at a distance of 181.16 feet, the Northwest corner of said Silhouette Phase 1, and continuing for a total distance of 185.33 feet to the POINT OF BEGINNING and containing 13,960 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

designating the described property as STACY VILLAS, an addition to the City of Allen, Collin County, Texas, and being more particularly described by metes and bounds as follows: the public use forever the streets and alleys therein; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plot. Any improvements, or growths which in any way encroach or interfere with the construction, maintenance or efficiency of the respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of these easement strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of this plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

By: _____

Name:

Title:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name and address are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of _____ and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner _____ of the _____ section _____ of the _____ and _____ range _____, under my personal supervision, in accordance with the subdivision regulations of City of Allen, Texas.

Registered Professional Land Surveyor

State of Texas License # _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name and address are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

MONIX, M.P.

N.L.A.

APPROVED

ATTEST

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Date

Date

EXECUTED PRO-FORMA

Mayor, City of Allen

Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Preliminary Plat of STACY VILLAS an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2017.

City of Secretary, City of Allen

COMMERCIAL LOT AREA TABLE			
Block	Lot	sq.ft.	acre
Block D	1	43,018	0.99
Block D	2	73,836	1.70

HOL LOT AREA TABLE			
Block	Lot	sq.ft.	acre
Block X	1	3,545	0.08
Block X	2	30,133	0.69
Block X	3	27,728	0.63
Block X	4	27,728	0.63
Block X	5	12,825	0.30
Block X	6	76,940	1.76

Open Space Calculation Lots			
Lot/Block	Sq.ft.	acre	
Lot 2, Block X	30,133	0.69	
Lot 3, Block X	14,640	0.34	
Lot 4, Block X	14,640	0.34	
Lot 5, Block X	12,825	0.30	
Total	95,378	2.19	

Open Space calculation includes 1.79 of detention area

LOT AREA TABLE			
Block	Lot	sq.ft.	acre
Block B	1	3,300	0.07
Block B	2	3,300	0.07
Block B	3	2,500	0.06
Block B	4	2,500	0.06
Block B	5	2,500	0.06
Block B	6	3,300	0.07
Block B	7	3,300	0.07
Block B	8	2,500	0.06
Block B	9	2,500	0.06
Block B	10	2,500	0.06
Block B	11	3,300	0.07
Block B	12	3,311	0.08
Block B	13	3,085	0.07
Block B	14	2,375	0.05
Block B	15	2,375	0.05
Block B	16	2,375	0.05
Block B	17	2,375	0.05
Block B	18	3,040	0.07
Block B	19	3,040	0.07
Block B	20	2,375	0.05
Block B	21	2,375	0.05
Block B	22	2,375	0.05
Block B	23	2,375	0.05
Block B	24	2,375	0.05
Block B	25	3,040	0.07
Block B	26	2,375	0.05
Block B	27	2,375	0.05
Block B	28	2,375	0.05
Block B	29	3,040	0.07
Block B	30	2,500	0.06
Block B	31	2,500	0.06
Block B	32	3,300	0.07

LOT AREA TABLE			
Block	Lot	sq.ft.	acre
Block A	1	3,361	0.08
Block A	2	2,465	0.06
Block A	3	2,465	0.06
Block A	4	3,058	0.07
Block A	5	3,028	0.07
Block A	6	2,438	0.06
Block A	7	3,820	0.09
Block A	8	2,465	0.06
Block A	9	2,465	0.06
Block A	10	2,465	0.06
Block A	11	2,465	0.06
Block A	12	2,465	0.06
Block A	13	2,250	0.05
Block A	14	3,368	0.08
Block A	15	2,465	0.06
Block A	16	2,465	0.06
Block A	17	2,465	0.06
Block A	18	2,465	0.06
Block A	19	2,465	0.06
Block A	20	2,465	0.06
Block A	21	2,465	0.06
Block A	22	2,465	0.06
Block A	23	2,465	0.06
Block A	24	2,465	0.06
Block A	25	2,465	0.06
Block A	26	2,465	0.06
Block A	27	2,465	0.06
Block A	28	2,465	0.06
Block A	29	2,465	0.06

OWNER

H3H LLC
47 Highland Park Village, Suite 200
Dallas, Texas 75205
214-922-1196

ENGINEER

TEXAS DEVELOPMENT SERVICES
1800 VALLEY VIEW LANE SUITE 140
FARMERS BRANCH, TX 75234
TEXAS REGISTERED ENGINEERING FIRM #12790

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE:	March 7, 2017
SUBJECT:	Conduct a Public Hearing and consider a request to establish a Planned Development for Corridor Commercial and adopt Development Regulations, a Concept plan, Building Elevations, and a Sign Plan for a 60± acres of land in the Chadrick Jackson Survey, Abstract No. 489; generally located at the southeast corner of the intersection of Custer Road and Sam Rayburn Tollway (SH 121). (Z-9/2/16-89) [Cornerstone Village at Allen]
STAFF RESOURCE:	Ogden “Bo” Bass, AICP Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	Zoning approved from AO to CC – January, 2003
LEGAL NOTICES:	Public Hearing Sign – February 24, 2017 Public Hearing Notices – February 24, 2017
ANTICIPATED COUNCIL DATE:	April 11, 2017

BACKGROUND

The property is generally located at the southeast corner of the intersection of Custer Road and Sam Rayburn Tollway (SH 121). The property to the north (across Sam Rayburn Tollway/SH 121) is the City of McKinney. To the west (across Custer Road), is the City of Plano. The property to the east is zoned Planned Development PD No. 101 for Corridor Commercial CC. The properties to the south are zoned Planned Development PD No. 63 for Corridor Commercial CC, Community Facilities CF, Planned Development PD No. 63 for R-6 Single-Family Residential, and Planned Development PD No. 63 for Community Facilities CF.

The property is currently zoned Corridor Commercial CC. The applicant is requesting to change the zoning by creating a Planned Development for a mixed use development containing retail, restaurant, and multi-family uses, and adopting Development Regulations, a Concept Plan, Building Elevations, and a Sign Plan for the property. The rezoning to a mixed-use development is consistent with the future land use plan adopted in the Comprehensive Plan.

The attached Concept Plan identifies two tracts - Tract 1 and Tract 2. Tract 1 shows twenty-three (23) retail and restaurant buildings totaling about 324,480± square feet on approximately 44± acres. Tract 2 shows a conceptual multi-family residential use on approximately 16± acres at the southeastern portion of the property. There will be three main buildings with a maximum height of 4 stories. The attached development regulations provide a list of requirements that must be met when the multi-family portion will develop, including a regulation that any construction on Tract 2 must be contemporaneous or after the development of Tract 1.

Screening through an eight-foot (8') masonry screening wall is shown on the southern side adjacent to the existing residential subdivision. Screening will not be provided between the retail/restaurant piece (Tract 1) and the multi-family piece (Tract 2) in order to promote a walkable and pedestrian friendly cross-connection. Additionally, to achieve such an environment, the buildings have primarily been placed along the perimeter of the site and the majority of the parking placed within the interior.

Landscaping will meet ALDC standards. A development regulation regarding the ability to group required trees is included.

Parking provided for the majority of the retail/restaurant development on Tract 1 complies with ALDC. The restaurant portions of buildings 6-10 will have a reduced parking ratio of 0.75 spaces per 100 square feet. Additionally, a cross-access easement for vehicle and pedestrian travel as well as cross-easements for parking shall be granted between and among all parcels and future parcels.

There are nine (9) access points for the site; two (2) on Custer Road, five (5) on Sam Rayburn Tollway (SH 121), and three (3) on the south through a firelane. For efficient vehicular access and circulation, deceleration lanes for every driveway (with approval from TxDot) will be provided on SH 121. Additionally, there will be no outbound left-turn on the northern access point on Custer Road. A traffic signal may be required on Custer Road at the intersection of the proposed firelane for which an escrow agreement has been drafted and specific elements included in the attached development regulations.

On-site detention may be required, and will be defined after a drainage analysis is vetted by the Engineering Department. If an on-site detention pond is required, then the Developer shall construct it in keeping with the nature and character of the Concept Plan.

Sign locations are shown on the Concept Plan and specific sign elevations will also be adopted with this PD Amendment.

The architectural style of all of the buildings within the Tract 1 portion of the development are cohesive and include several decorative elements (such as the trellises, awnings, and pergolas) and articulated buildings. The primary exterior building materials are stone and stucco with standing seam metal roofing. The elevations of Tract 2 are conceptual per the attached renderings, and show an urban style with flat roofs.

The attached development regulations include design standards to establish the Planned Development, including signs, setbacks, utilities, screening, parking/access easements, traffic, drainage, and multi-family requirements.

The request has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

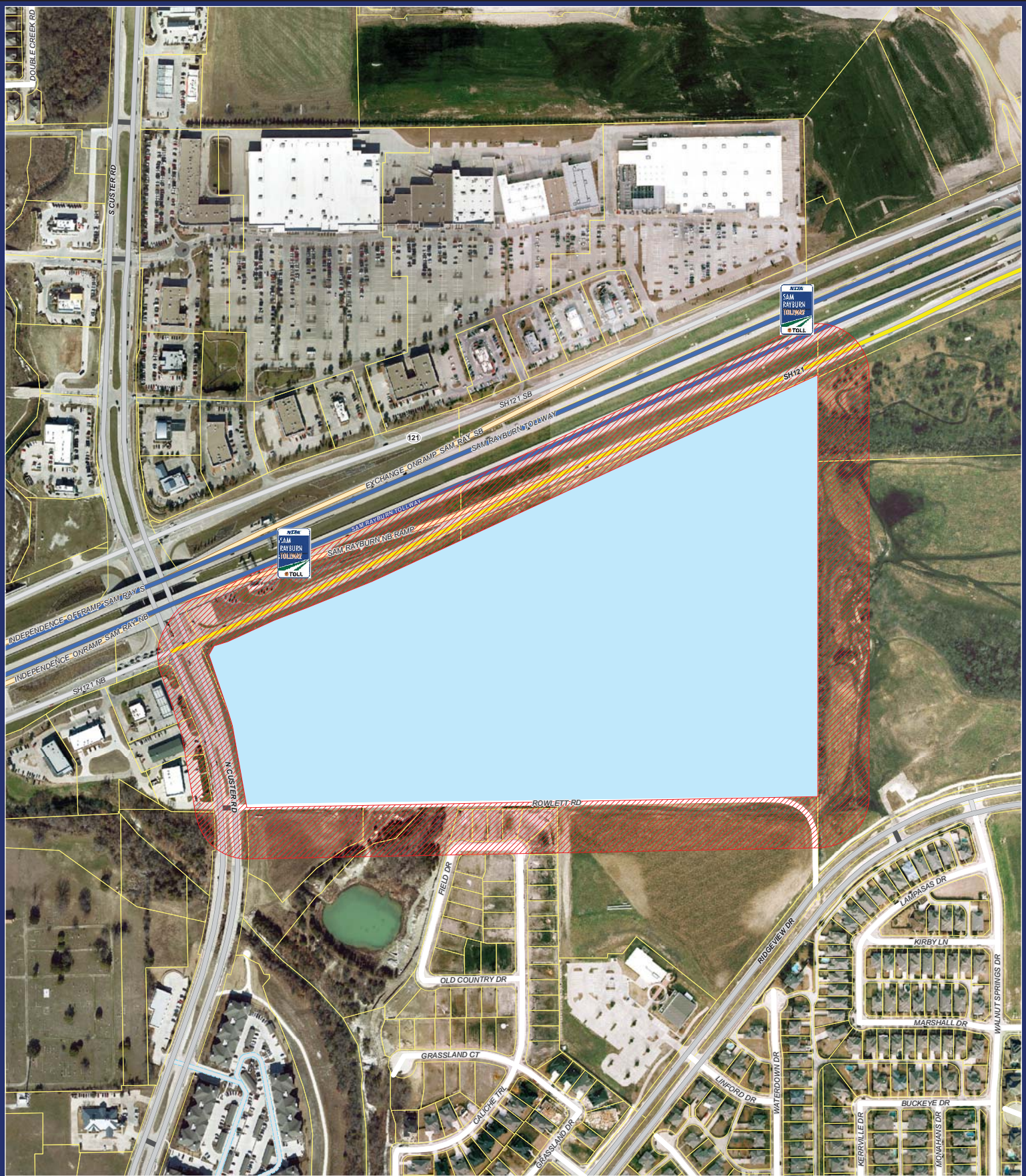
MOTION

I make a motion to recommend approval of the request to change the zoning of 60± acres of land in the Chadrick Jackson Survey, Abstract No. 489; generally located at the southeast corner of the intersection of Custer Road and Sam Rayburn Tollway (SH 121), for Cornerstone Village at Allen.

ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Color and Black and White Elevations - Tract 1
Color Renderings - Tract 2

Color and Black and White Sign Plan



Property Ownership Notification

Cornerstone

Map Legend

<all other values>

PARCELTYPE

ABSTRACT

COA

RESIDENTIAL

200' Notification Buffer

Railroad

Public Rezone

ColinCAD Parcels

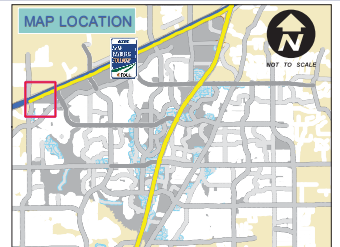


0 170 340 510
Feet

Community Development - GIS

Date Saved: 11/18/2016

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
CORNERSTONE VILLAGE AT ALLEN

The Property shall be developed and used in accordance with the provisions of the Allen Land Development Code, as amended, ("ALDC") except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The portion of the Property shown as "Tract 1" on the Concept Plan attached hereto as Exhibit "A" shall be developed and used in accordance with "CC" Corridor Commercial zoning regulations except as provided herein. The portion of the Property shown as "Tract 2" on the Concept Plan shall be developed and used in accordance with the Multifamily Residential "MF-18" zoning regulations except as provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "A" and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- C. LANDSCAPING:** Trees required to be planted may be planted in groupings to provide a more dramatic impact of the landscaping upon approval of the Parks and Recreation Department.
- D. BUILDING ELEVATIONS:** The buildings constructed and/or reconstructed on Tract 1 of the Property shall be developed in general conformance with the Building Elevations (style and materials) attached hereto as Exhibit "B", and incorporated herein by reference.
- E. SIGNS:** The signage for the Property shall be in general conformance with the Concept Plan and the sign elevations attached hereto as Exhibit "C". The pylon and monument signs shall be used exclusively to identify the retail center constructed on Tract 1 and the owners and tenants of buildings located on Tract 1.
- F. SETBACKS:** All buildings constructed on the Property must comply with the following minimum setbacks:

 - (1) 100 feet adjacent to State Highway 121/Sam Rayburn Tollway ("SH121") Frontage Road and
 - (2) 25 feet adjacent to Custer Road.
- G. UTILITIES:** All existing and new powerlines on the site shall be placed underground prior to issuance of a Certificate of Occupancy for the first building constructed anywhere on the Property.
- H. SCREENING:** The developer shall construct an eight foot (8.0') tall masonry screening wall where shown on the Concept Plan.

I. PARKING AND ACCESS EASEMENTS:

- (1) Prior to approval of any plat subdividing the Property, a cross-access easement for vehicle and pedestrian travel as well as cross-easements for parking shall be granted between and among all lots within the Property.
- (2) Restaurants developed in association with Retail/Restaurant Buildings 6 through 10 as shown on the Concept Plan shall require a parking ratio of 0.75 cars per 100 square feet of floor area of the buildings.

J. TRAFFIC:

- (1) The location of driveways shown on the Concept Plan providing ingress and egress to and from the Property to and from SH121 may be adjusted without requiring an amendment to the Concept Plan based on driveway permits issued by the Texas Department of Transportation (TxDOT) upon application made by the owner and/or developer of the Property through the City's Department of Engineering.
- (2) The location of driveways shown on the Concept Plan providing ingress and egress to and from the Property to and from Custer Road must be approved jointly by the City and the City of Plano and may be adjusted based on that approval without requiring an amendment to the Concept Plan.
- (3) All driveways providing access to and from SH121 or Custer Road shall be constructed with throat-depths in accordance with applicable standards set forth in the ALDC or other design criteria approved by the Director of Engineering.
- (4) Deceleration lanes and related roadway illumination shall be constructed at each driveway contemporaneously with the construction of each driveway providing access to Custer Road or SH121.
- (5) Prior to issuance of the first Certificate of Occupancy for any building constructed on the Property, and subject to adjustment based on final designs approved by the Director of Engineering or designee and the City of Plano, improvements to the medians within Custer Road, including construction of new left turn bays and adjustment to existing left-turn bays serving others, shall be constructed in accordance with the Concept Plan, subject to the following additional conditions:
 - (a) The proposed dual left turn lanes on southbound Custer Road at its intersection with the most southern driveway into the Property shall not conflict with the existing northbound left turn lane to the extent that a split phase operation of a future signal would be required;
 - (b) The left turn lane from southbound Custer Road into the central driveway marked as a "Major Access Point" on the Concept Plan shall be designed and constructed

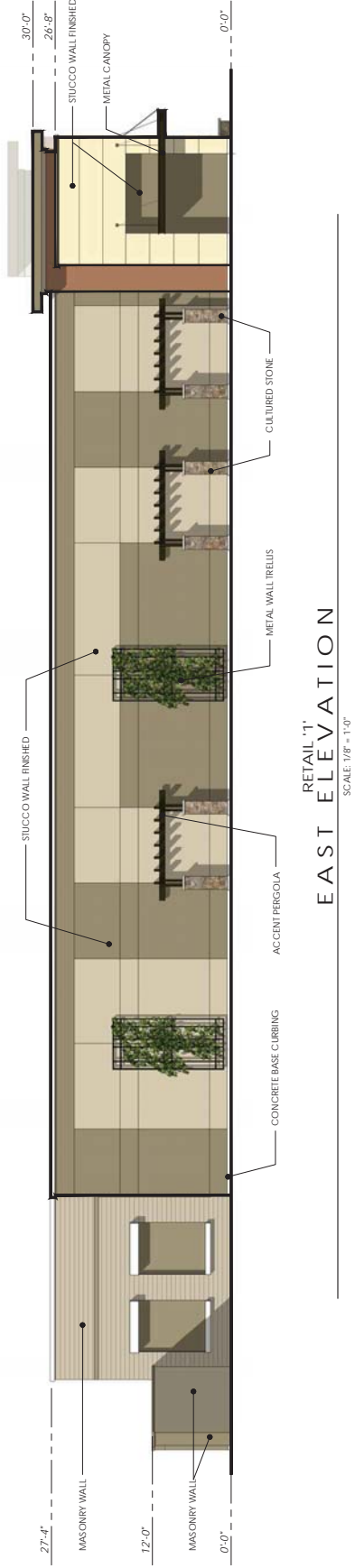
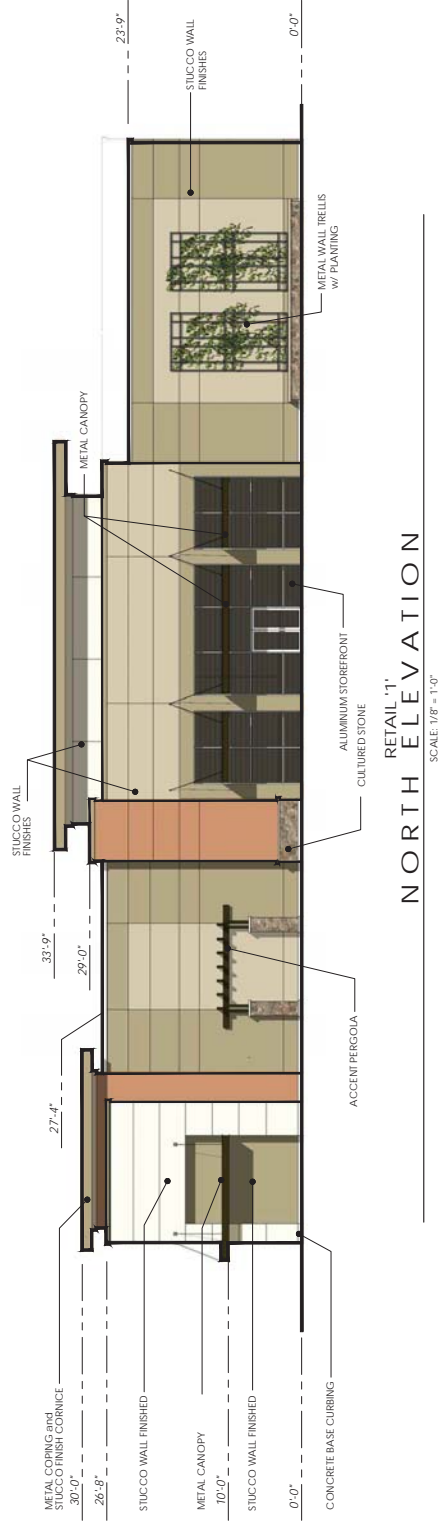
to avoid conflict with the proposed extension of the northbound left turn lane on approach to SH121 to be designed by others); and

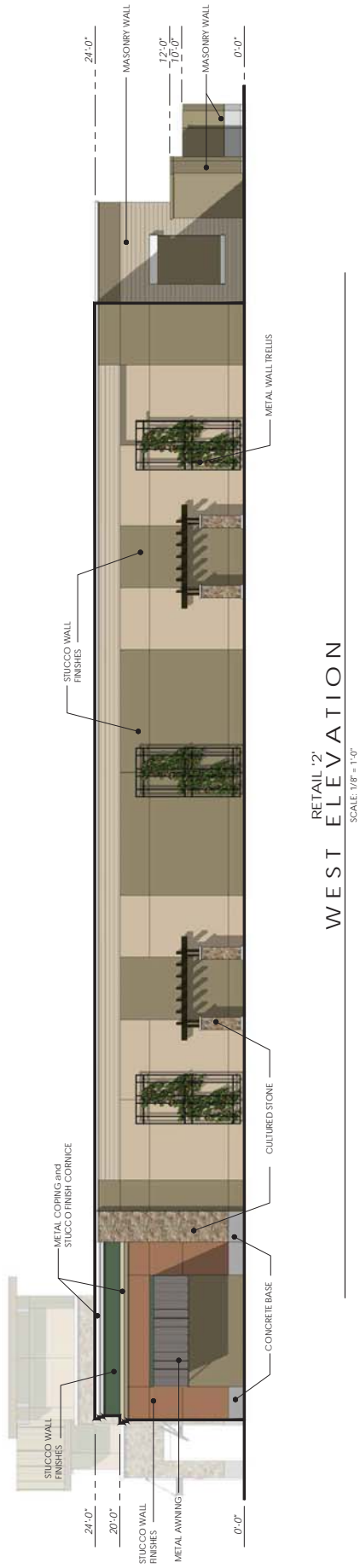
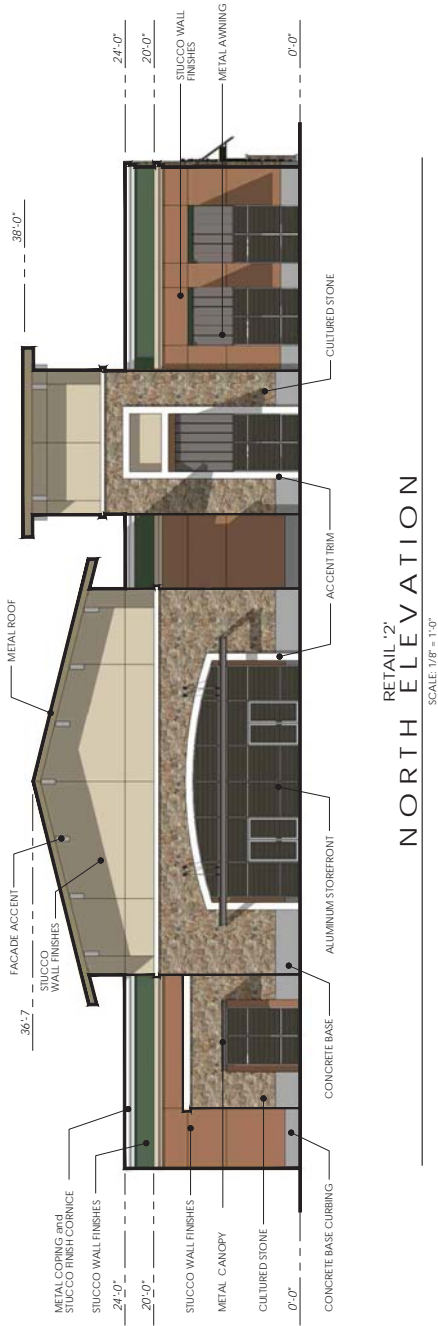
- (c) The driveway on Custer Road marked as a “Major Access Point” on the Concept Plan shall be designed and constructed to prohibit southbound left turns when exiting the Property.
- (6) Prior to approval of the first final plat for the Property, the owner and/or developer of the Property shall enter into an agreement with the City providing for, among other things, payment to the City of \$300,000 with such funds to be held by the City until such funds are expended to pay costs related to the design and construction of a traffic signal at the intersection of Custer Road and the southern driveway into the Property shown on the Concept Plan.

K. DETENTION/RETENTION: On-site detention ponds determined at the time of platting to be required must be designed and constructed in a manner consistent with the nature and character of the development of the Property as shown on the Concept Plan as determined by the Director of Community Development.

L. MULTI-FAMILY: No Building Permit shall be issued for any building to be constructed on Tract 2 on the Concept Plan until the Concept Plan has been amended with respect to said Tract 2 to provide the details required by ALDC Section 4.08.17.4.c for residential developments. The use and development of Tract 2 shall also be subject to the following:

- (1) Shall be constructed with urban styling conceptually similar to the Multi-Family Renderings attached hereto as Exhibit “D” and incorporated herein by reference;
- (2) Not less than seventy percent (70%) of all parking spaces shall be located in an on-site parking structure and garages constructed in association with residential units’ construction on Tract 2;
- (3) The parking ratio shall be at not less than 1.5 parking spaces per residential unit;
- (4) The maximum building height shall be four (4) stories;
- (5) All residential units must be accessed by climate controlled enclosed interior;
- (6) No Building Permit shall be issued for any building to be constructed on Tract 2 until after Commencement of Construction of either (i) the building shown on the Concept Plan as “Retail ‘5’” with a square footage of not less than 85,000 square feet of air conditioned space or (ii) other building to be constructed on Tract 1, the collective air conditioned floor area of which is not less than 85,000 square feet. For purpose of this paragraph (6), the phrase “Commencement of Construction” with respect to a building means (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the building, (ii) all necessary permits for the construction of the building have been issued by the applicable governmental authorities and (iii) the building slab is complete and construction of the vertical elements of the building has commenced.









SHOPS '23'
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SHOPS '23'
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SHOPS '23'
EAST ELEVATION
SCALE: 1/8" = 1'-0"

Cornerstone Village @ Allen

Highway 121 & Custer Road | Allen, Texas

RPS Development Company Texas
5706 E Mockingbird Lane Suite 115 Dallas, TX 75206
Phone: (971) 237-8007



BENNER
STANGE
ASSOCIATES
ARCHITECTS, INC.
5200 S.W. MAPLEWOOD DRIVE
SUITE 8130
LAKE OSWEGO, OR 97035
TEL: (503) 670-0235
FAX: (503) 670-0235
bsa@bsaarch.com

14-121
Zone Change Submittal
September 30, 2016
Revised
October 6, 2016

PD4

Cornerstone Village @ Allen

Highway 121 & Custer Road | Allen, Texas

RPS Development Company Texas
5706 E Mockingbird Lane Suite 115 Dallas, TX 75206
Phone: (971) 237-8067

BSAA

Architectural & Planning

BENNER STANGE ASSOCIATES

ARCHITECTS, INC.

5200 S.W. MEADOWS BLVD SUITE 8130

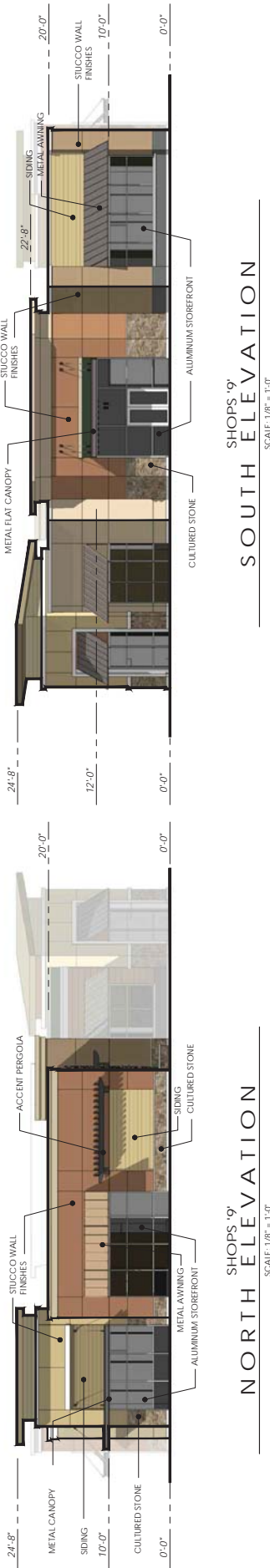
LAKE OSWEGO, OR 97035

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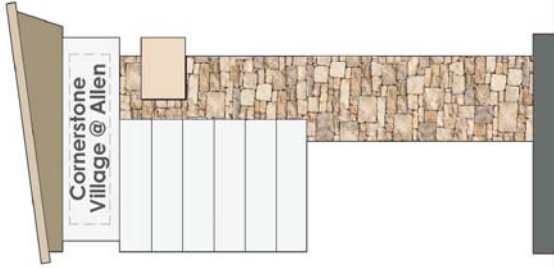
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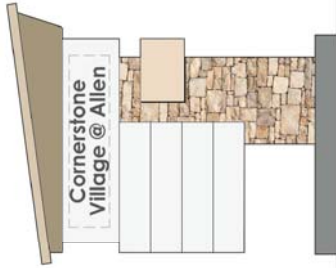
PD5







SIGN 'A'
SCALE: 3/16" = 1'-0"



SIGN 'B'
SCALE: 3/16" = 1'-0"



SIGN 'C'
SCALE: 3/16" = 1'-0"



SIGN 'D'
SCALE: 3/16" = 1'-0"



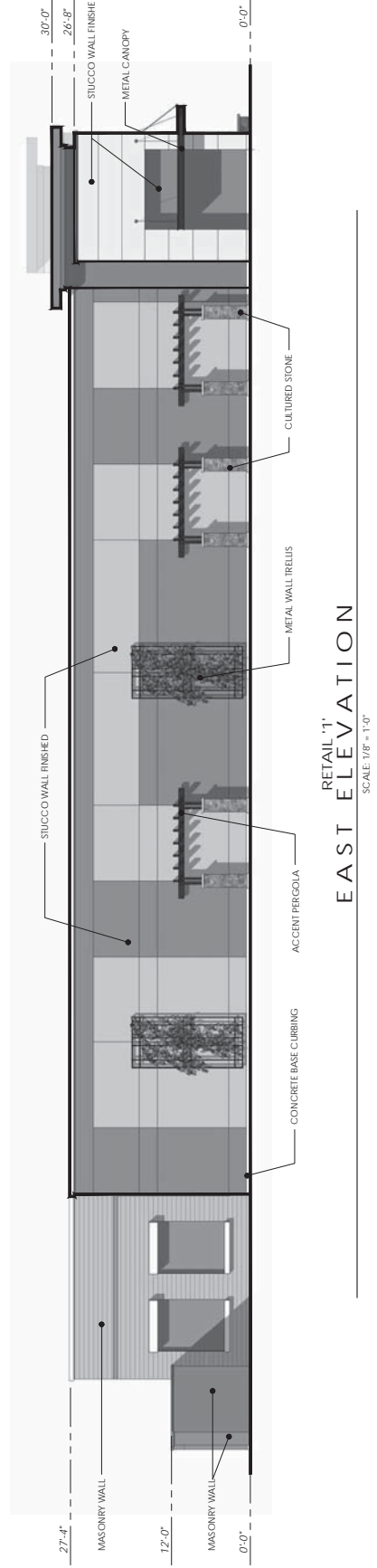
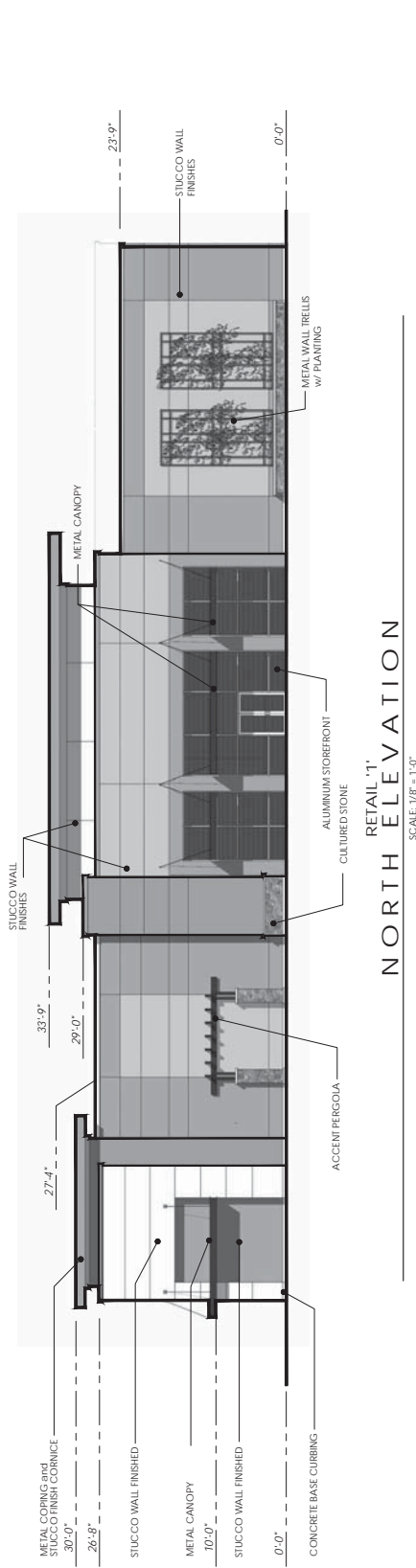
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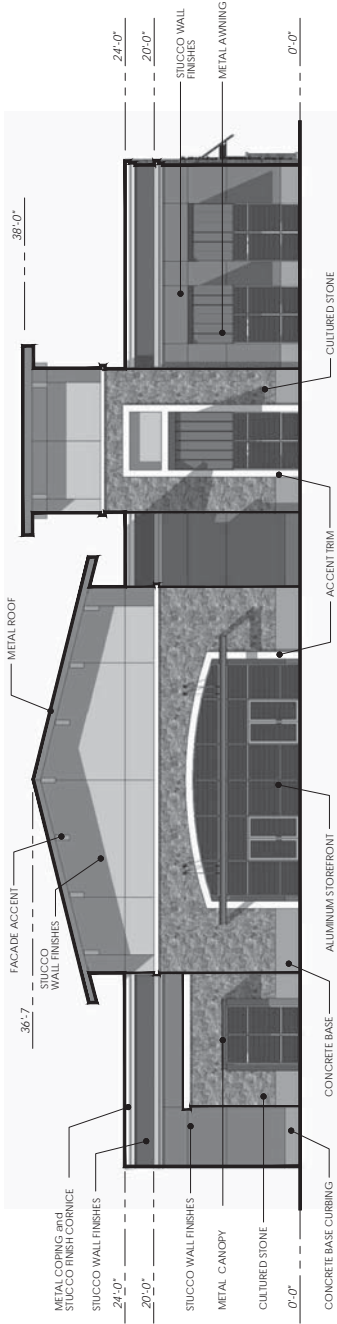
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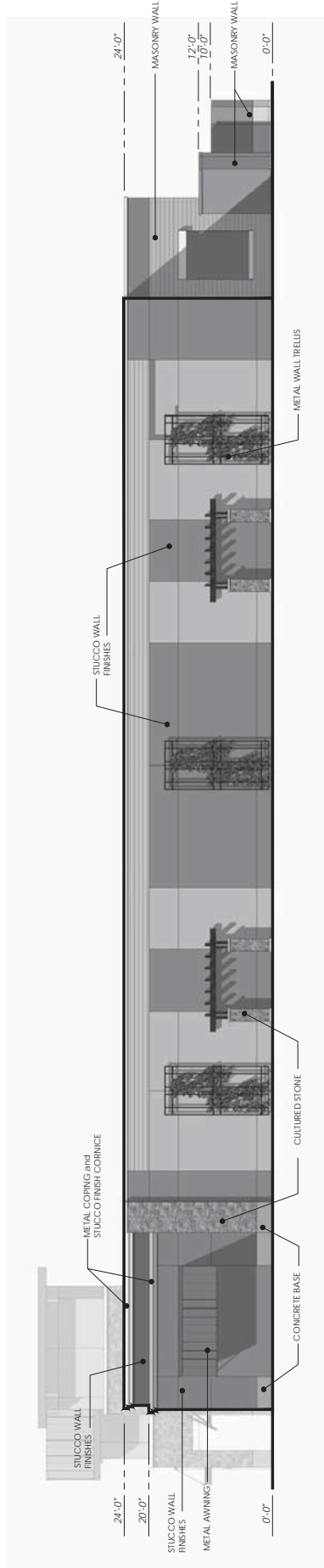
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NORTH ELEVATION

SCALE: 1/8" = 1'-0"

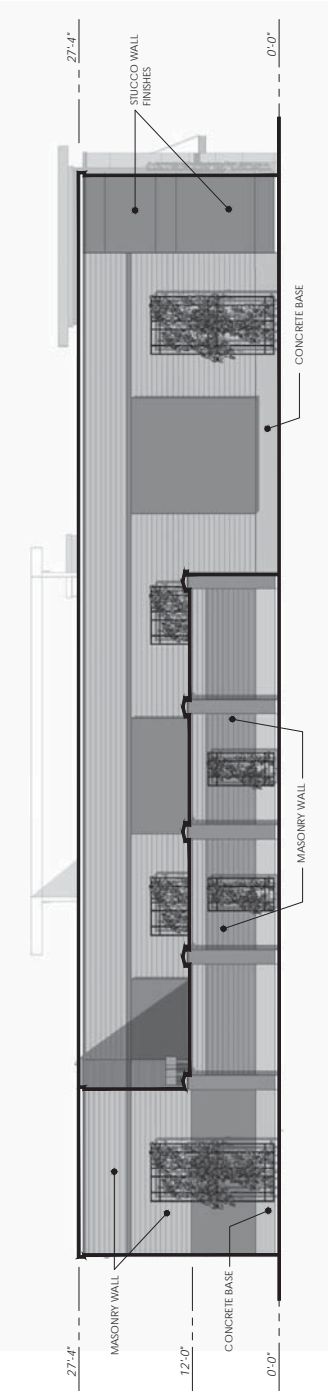


WEST ELEVATION

SCALE: 1/8" = 1'-0"

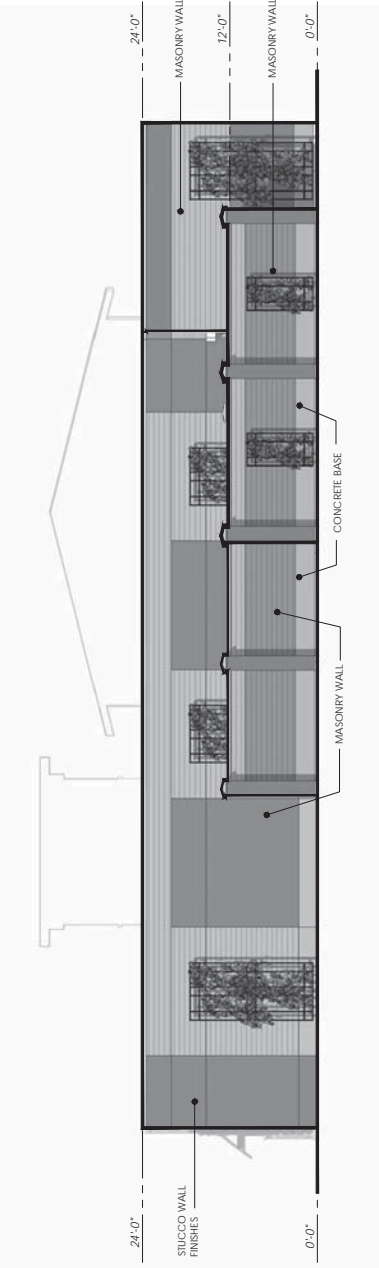
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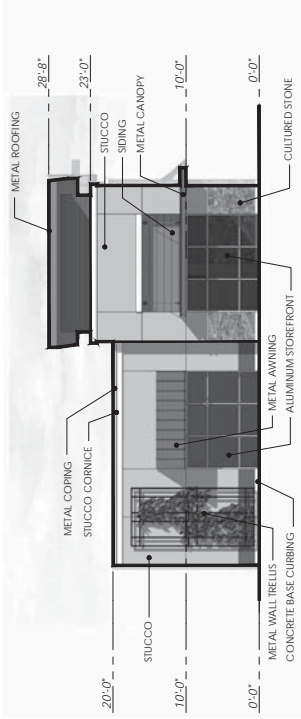
RETAIL '1'
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

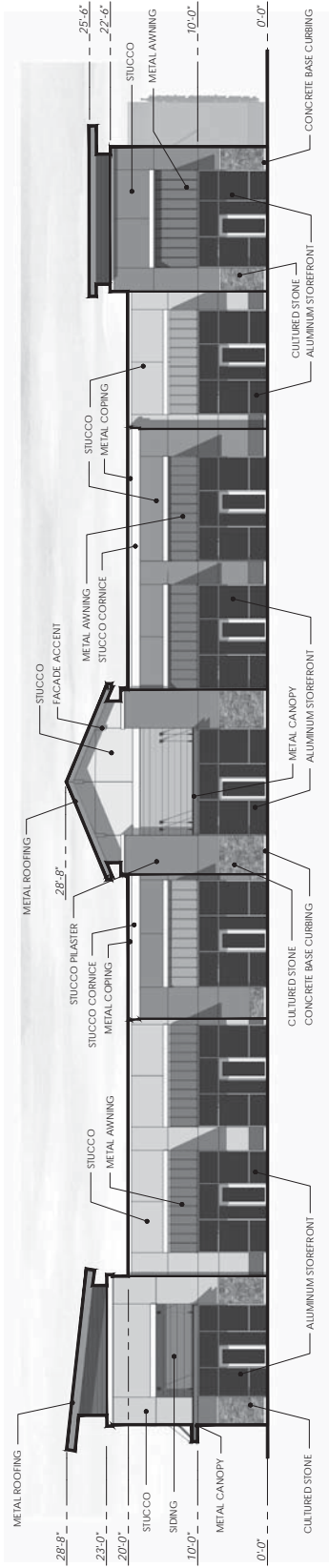


RETAIL '2'
SOUTH ELEVATION

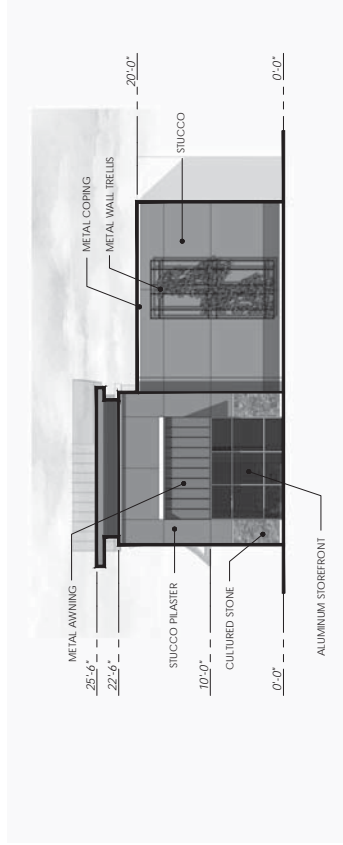
SCALE: 1/8" = 1'-0"



SHOPS '23'
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SHOPS '23'
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SHOPS '23'
EAST ELEVATION
SCALE: 1/8" = 1'-0"

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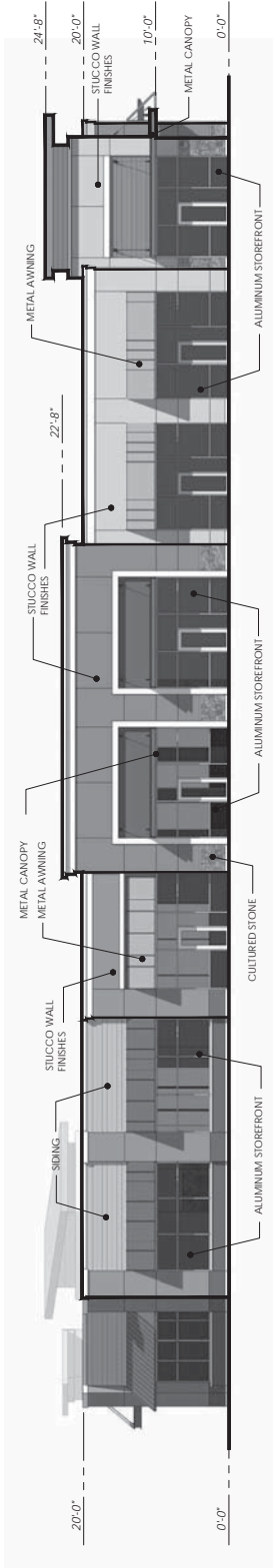
RPS Development Company Texas
5706 E Mockingbird Lane Suite 115 Dallas, TX 75206
Phone: (971) 237-8007



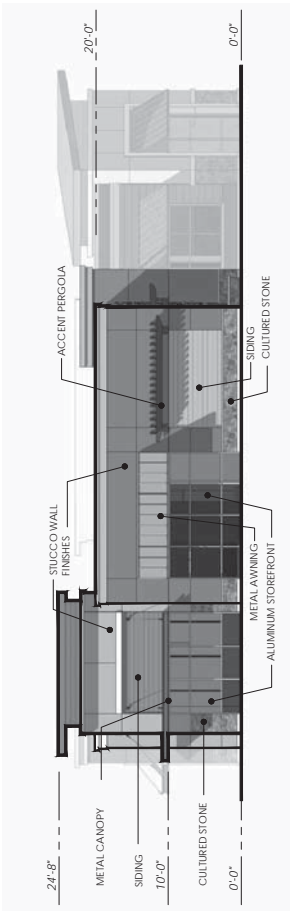
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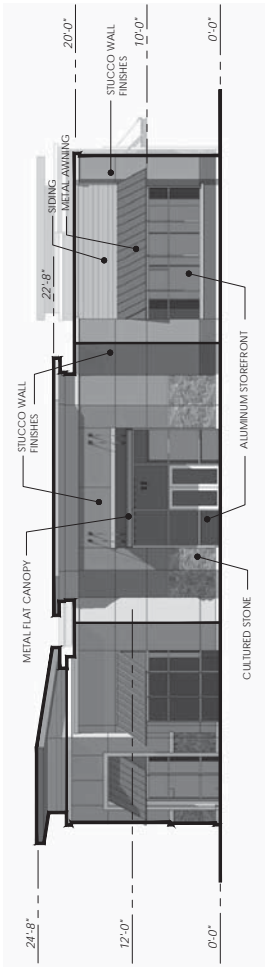
PD4



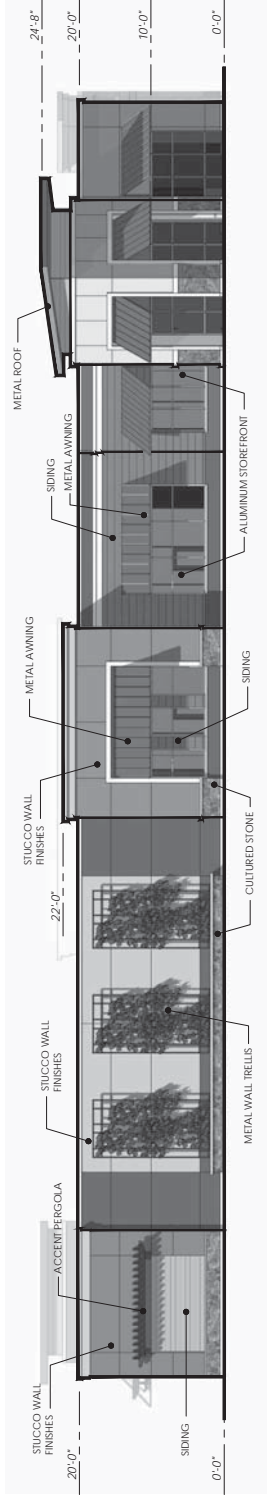
SHOPS '99
EAST ELEVATION
SCALE: 1/8" = 1'-0"



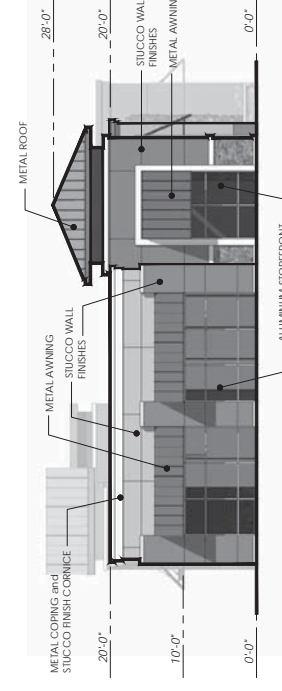
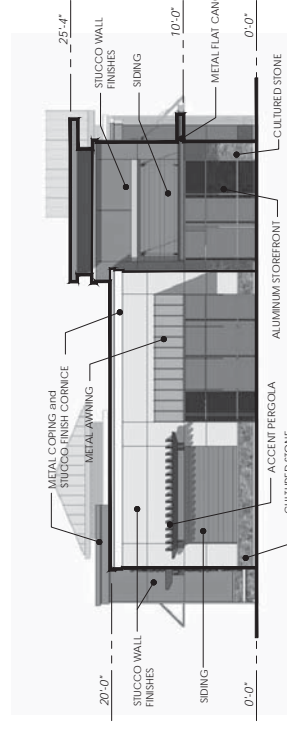
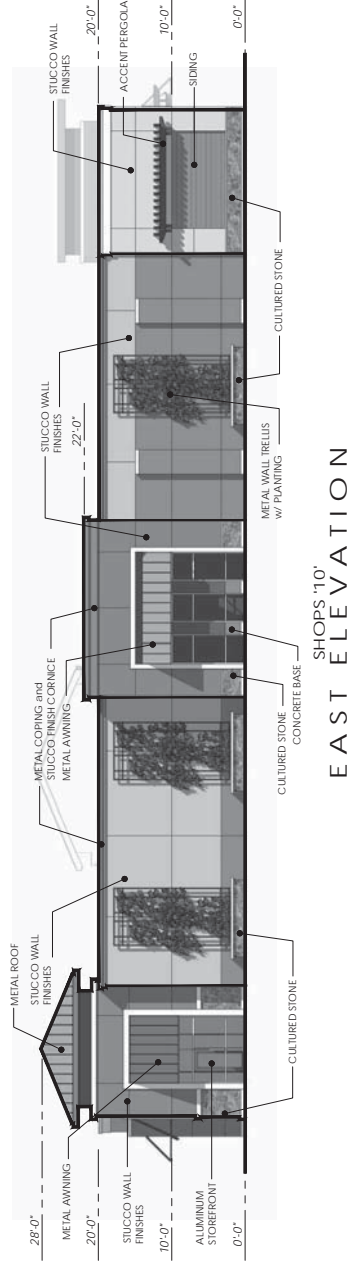
SHOPS '99
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SHOPS '99
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



SHOPS '99
WEST ELEVATION
SCALE: 1/8" = 1'-0"

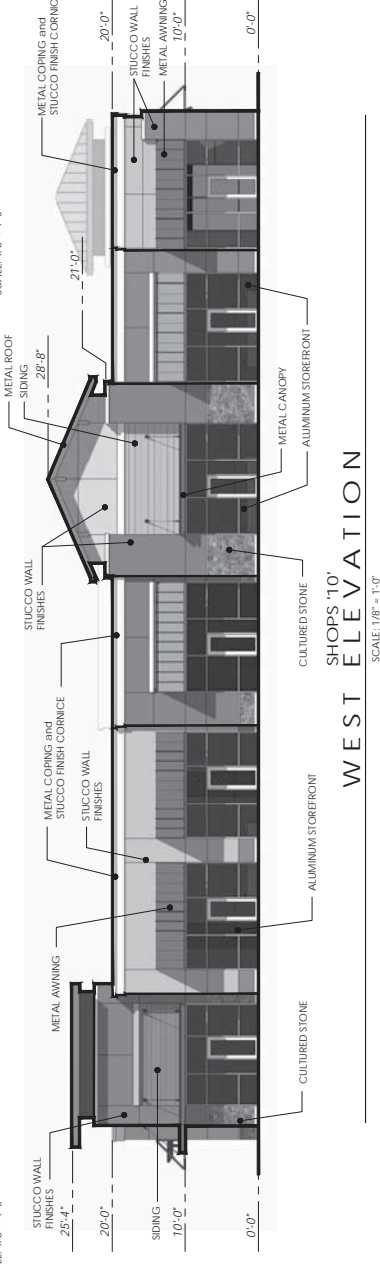


SHOPS '10'
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

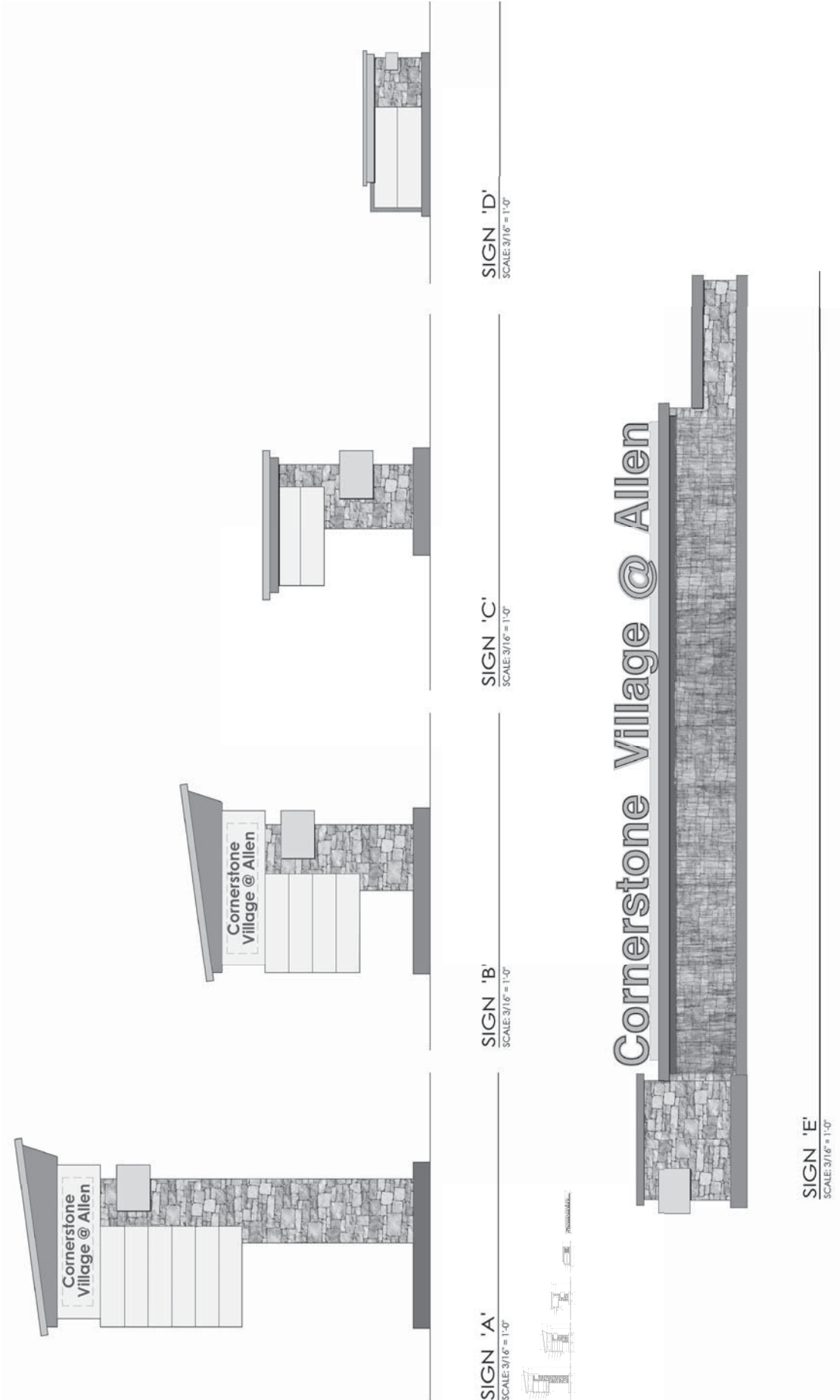
SCALE: 1/8" = 1'-0"

SHOPS '10'
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"



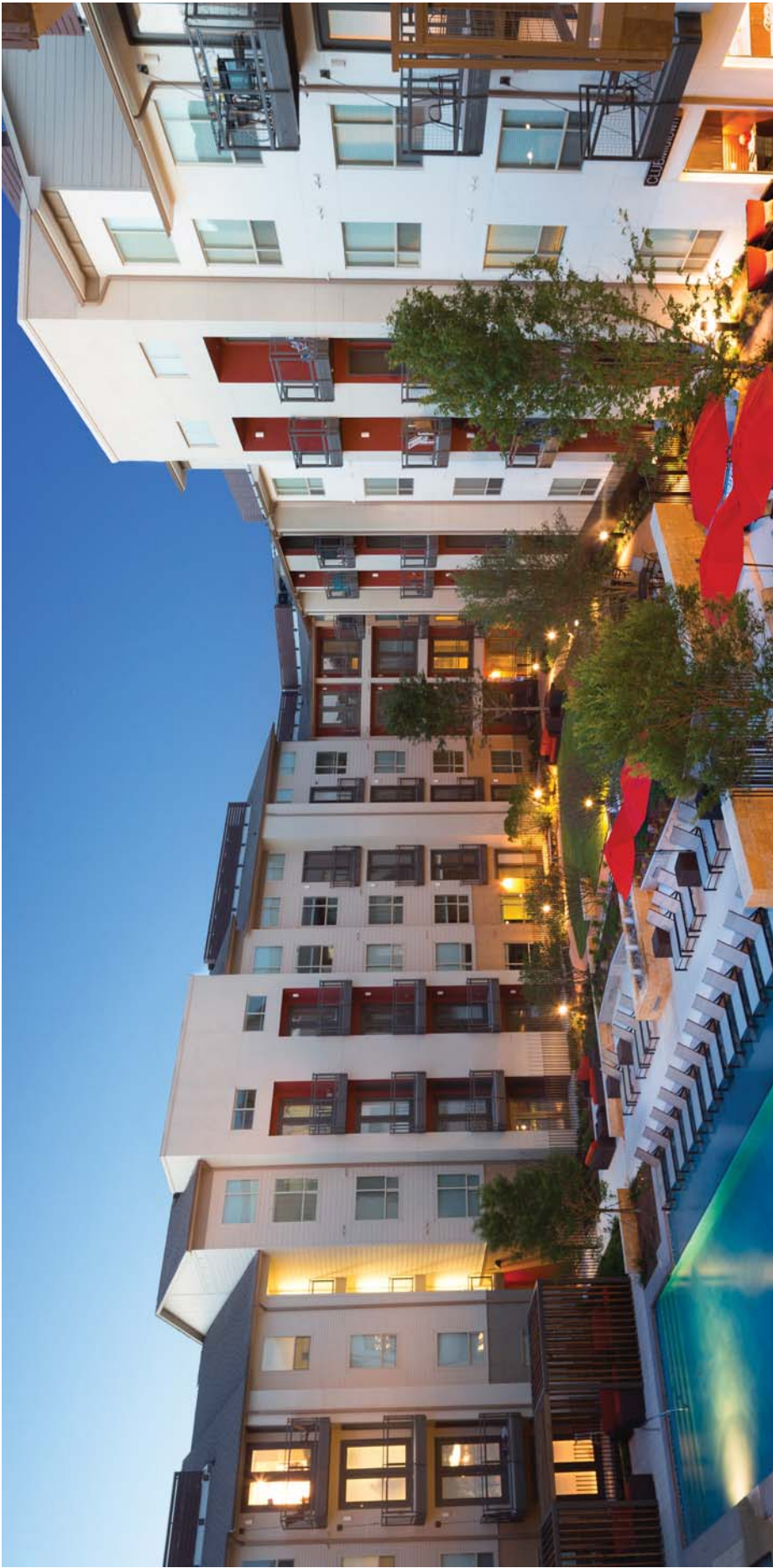
SCALE: 1/8" = 1'-0"



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Fort Worth, Texas 76107 | 817.303.1500



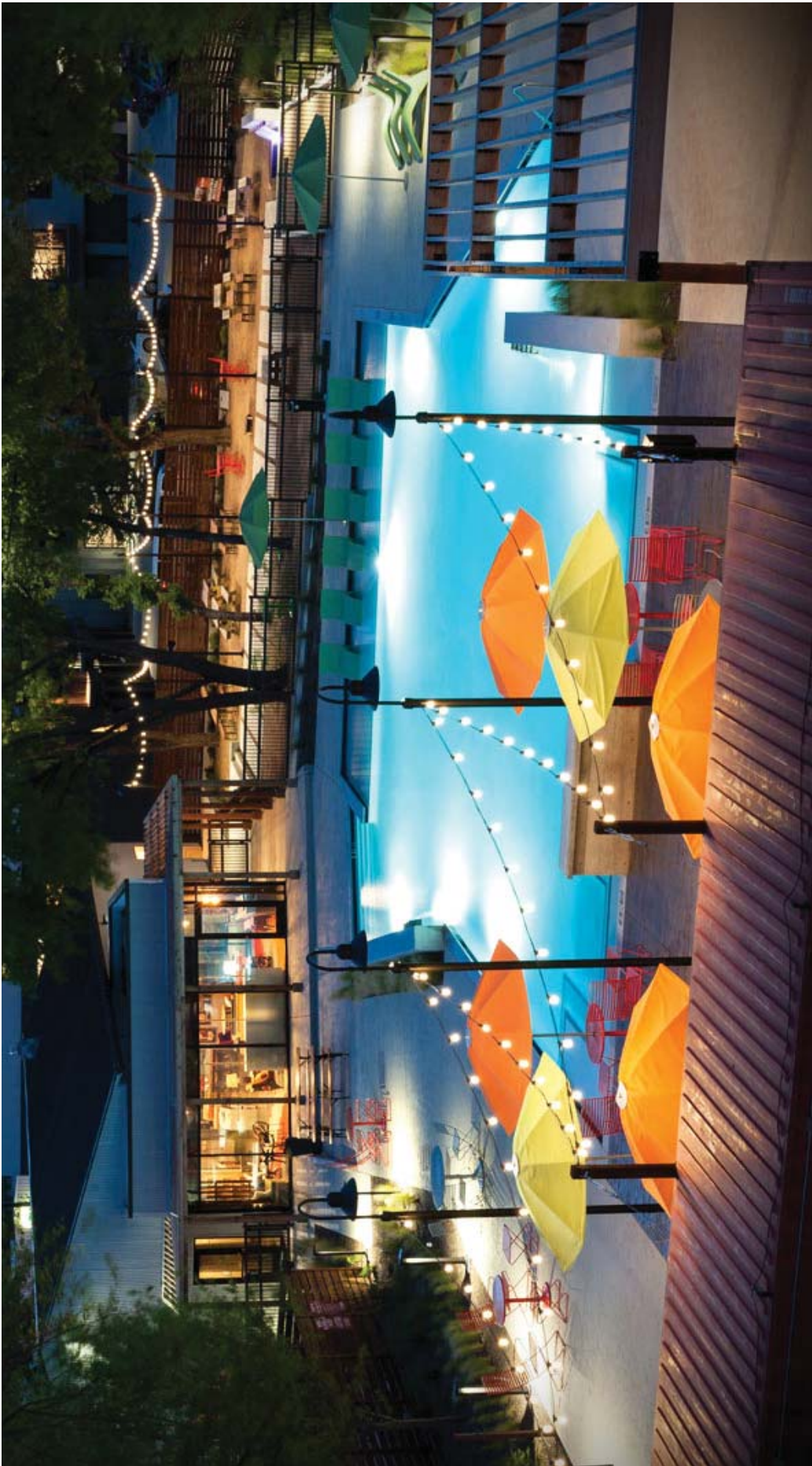
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