CITY OF ALLEN

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 21, 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 March 14, 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 March 7, 2017, regular meeting.

3. Capital Improvement Program (CIP) Status Report.

4. Extension Request – Consider a request for a 60-day extension to file the Final Plat for Allen High Point Addition, Block A, Lots 3 and 4, being 1.9175± acres situated in the Henry Wetsel Survey, Abstract No. 1026; generally located north of Exchange Parkway and west of Greenville Avenue. (FP-12/14/16-125) [Allen High Point Addition]

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, and Development Regulations for an approximately 65.578± acre portion of land situated in the George Phillips Survey, Abstract No. 701; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard. (Z-3/89/17-22) [Cyrus One Data Center]

6. Public Hearing – Conduct a Public Hearing and consider a request to change the base zoning district from Medium Density Single Family "MDSF" to Single Family Residential "R-6", and adopt a Concept Plan, Development Regulations, and Building Elevations for Lot 1, Block Y, Twin Creeks Phase 7A-1; generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway. Z-9/30/16-92) [Walnut Springs at Twin Creeks.] **[NOTE:** Due to an error regarding publication of notice for the public hearing on this item, consideration of this item will be deferred to a later meeting.]

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 17, 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 03/14/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 153 for a Minor Automotive Repair Use for an approximately 1,400± square foot portion of a building generally located south of Allen Drive and east of US Highway 75, for North Dallas Auto Tint, was approved.

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 154 for Fitness and Health Center Use for an approximately 2,130± square foot portion of a building generally located south of Stacy Road and west of Curtis Lane, for Circuit 31 Fitness, was approved.

PLANNING AND ZONING COMMISSION
Regular Meeting
March 7, 2017

ATTENDANCE:

Commissioners Present:
Jeff Cocking, Chair
Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
John Ogrizovich
Michael Orr

Absent:
Luke Hollingsworth

City Staff Present:
Ogden "Bo" Bass, Director of Community Development, AICP
Brian Bristow, Assistant Director of Parks and Recreation
Joseph Cotton, PE, Assistant Director of Engineering
Madhuri Mohan, AICP, Senior Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:
With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the February 28, 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 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]

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

The motion carried.

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]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Stacy Villas.

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.

Ms. Mohan stated that a PD amendment was recommended for approval by the Planning and Zoning Commission with the subsequent approval of City Council in January 2017 for a townhome development. She stated that the Preliminary Plat shows roughly 14± acres subdivided into 88 residential lots for the townhomes, six HOA open space lots, and two commercial lots.

There are two primary access points into the development; one on Greenville Avenue and one on Stacy Road through an Access, Utility, and Firelane Easement. Ms. Mohan explained that 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. The Plat is generally consistent with the Concept Plan previously approved.

Motion: **Upon a motion by Commissioner Orr, and a second by 2nd Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Stacy Villas, generally located south of Stacy Road and east of Greenville Avenue.**

The motion carried.

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]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated this item is a public hearing for a Planned Development for a series of mixed-uses for residential and retail uses. He further explained that it is the City's intent for this type of development along State Highway 121.

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.

Mr. Bass explained that the Concept Plan is broken into two tracts containing a total of 60± acres. Tract 1, approximately 323,480 square feet, is mainly along Custer Road and is exclusively retail/restaurant. There are twenty-three total buildings that make up the retail/restaurant portion. The proposed parking spaces for Tract 1 meet the *Allen Land Development Code* standard. Tract 2 is a 16-acre tract for a Multi-Family development by Trammell Crow. The development for roughly 638 units will have 70% structured parking. All of the corridors are air conditioned and climate-controlled with internal access only.

There are several points of access: five on SH 121, two on Custer Road, and three on the private road on the south. The SH 121 access points will require permits from TxDOT. The vast majority of the traffic for the multi-family tract have ingress/egress on one of the two peripheral roads the developer will build on the eastern and southern sides alongside the property. The City of Plano has also been involved with a $300,000 escrow (traffic signal), dedicated left turn lanes, and improvements to the medians which is the responsibility of the developer on Custer Road.

Elevations submitted for Tract 1 include various combination of materials and colors and all four sides of the buildings will have distinct architecture. The Tract 2 MF portion ties down urban style architecture with structured parking and a wrapped product. The maximum height for the MF buildings is four stories.

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

All existing and new power lines will be placed underground prior to the issuance of a Certificate of Occupancy. City Staff is not requiring screening on the southern portion of the property to encourage future developers of the vacant lot to mirror this standard of urban styling. There will, however, be an 8' masonry screening wall behind the grocery anchor adjacent to the existing single-family lots. A cross-access easement for vehicle/pedestrian travel and cross-easements will be granted among all lots prior to platting.

Throat-depths of driveways will meet ALDC, but other design criteria can be approved by the Director of Engineering. Declaration lanes and roadway illumination is to be constructed at the same time as all driveways are constructed. On-site detention/retention ponds are to be determined at the time of platting. The developer is aware that if the detention/retention ponds are required on-site and substantially change the spirit and intent of the project, the case will go back through the Planned Development process. A building permit for Tract 2 will not be issued until either the "Retail 5/ main grocery anchor" within Tract 1 has commenced construction, or a combination of 85,000 square feet of Tract 1 pad sites have commenced construction.

Mr. Ben Roodhouse, RPS Company Texas Manager and applicant, also presented to the Commission. He stated that drainage still has to be contemplated and could affect the site. The drainage issues will be handled with off-site facilities and will accommodate run-off to City standards. Traffic is also not fully satisfied, but his team has met with the City of Plano and Allen to understand the requirements. RPS Company feels comfortable with solving all the issues but will not be able to construct the traffic signal on Custer Road until Plano provides approval because the potential signal is dependent on actual traffic counts.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

2nd Vice-Chair Platt expressed concern for the traffic impact and the traffic light on Custer Road.

Mr. Bass responded that the traffic light's construction is dependent on the City of Plano's consent that traffic counts warrant a traffic light. He said he will make sure Plano is aware the Commission would prefer the installation occur as soon as possible.

1st Vice-Chair Trahan stated he shared the same concerns on the traffic impact.

Kevin Laughlin, City Attorney, stated he is working on the negotiation and development of the agreements and escrow with both the developer and inter-local agreement with the City of Plano. Mr. Laughlin stated it is the City of Plano that requested the traffic light not be installed on Custer Road at this time. The City of Plano prefers to wait for any additional development to occur in the area to justify the need for the traffic light before its installation.

Mr. Bass indicated that the largest of the signs will be placed on the southwest corner of the property on Custer Road, which the City is anticipating to be the point of access for the bulk of the MF traffic. He stated it would be far worse if the next point of access, just north of the potential main entrance, became the major point of access as it would be too close to the future traffic light, which Plano would not allow.

2nd Vice-Chair Platt agreed with Mr. Bass' statement. However, he emphasized his discontent on the idea that the traffic light, which would be much needed, could be put in at any time.

Chairman Cocking stated that the City does not arbitrarily put in traffic lights in advance and recognizes the need for a traffic impact study. Too many lights can become a nuisance for the City.

2nd Vice-Chair Platt agreed with Chairman Cocking, but reiterated he does not like the ambiguity of when the traffic light may or may not be installed.

Mr. Bass stated he understood and that ultimately Plano controls when the light is required, but by providing for an opportunity to collect $300,000 (roughly a third of the cost) from the developer, and escrowing that into an agreement with Plano, City staff has at least provided an opportunity when the need is warranted. This escrow would also save time as this would not require going through a bond or Capital Improvements Program. Mr. Bass also stated that this is a perfect retail corner where the property lines converge close to a regional highway. There is confidence the traffic signal will ultimately help mitigate the impacts but the timing is under Plano's control.

2nd Vice-Chair Platt stated that traffic and the ambiguity of the traffic signal is his only area of concern.

Chairman Cocking stated that there is typically a screening wall between commercial and residential properties and that the residential property already has a screening wall along the eastern side. However, he still has concerns with the entire western side of Creekside at Ridgeview being wrought iron. If around 300-400 vehicles travel the firelane (one of the major entrances for the apartment complex), there would be shining headlights along the side of the existing houses. Chairman Cocking recommended the screening wall be extended along the southern border from the eastern most point of Creekside to the western most part of Gulf Coast Package Limited property to protect the residents from light pollution shining on the houses.

Chairman Cocking also stated the property will be MF-18 at four stories, but one of the standards for MF-18 is that if there is any portion of the multi-family use that is within 100 feet adjacent to a single-family residential district, then it shall not exceed 25' feet in height or have open balconies or decks. He asked that the developers maintain this standard.

Mr. Bass asked for clarification on the height standards, which he thought was no more than 35' feet or 2.5 stories per the City Code. He stated if the Chairman is interested in two stories, it will be less than 35' feet, but was not completely sure if 25' is enough to build two stories of MF.

Chairman Cocking said that he also did not know if 25' equated to two stories, and stated that he just does not want this portion of apartments to exceed two stories.

Mr. Bass asked Mr. Roodhouse if he happened to know the height in feet, which he did not.

Mr. Bass stated one solution would be if this portion of the building is to be two stories, and clearly not as high as 35', but around the 25' range, staff and the developer can decide on the height before the case is heard at the City Council meeting.

Chairman Cocking agreed. He said the key issue is that there is an elevation change where the MF portion is higher than the existing residential, so he would like to keep this area at two stories within the 100' distance to keep people from looking into the single-family residential backyards and to be in compliance with MF-18 standards.

Chairman Cocking stated his last concern is regarding the Certificate of Occupancy for the apartment complex. The ordinance is currently written such that the developer either constructs Building 5 or a total of buildings equaling 85,000 square feet in order to begin construction on Tract 2. He stated this number is too low (only about 22% of the total square footage), and believes it should be closer to 1/3. He wanted to change the development regulations to indicate that once a third of the proposed building square footage is constructed, then the CO could be issued for the apartment complex. He stated this means the primary tenant and one of the secondary tenants would have to be developed at around 108,000 total square feet.

Mr. Bass clarified that using that calculation, about 33% of the 324,480 total square footage would be about 108,000 square feet.

Chairman Cocking replied that he would like to see the number be defined as one third of the final square footage because things change and buildings might have to be reduced or enlarged to accommodate drainage and other factors.

Mr. Laughlin said he would be more comfortable stating a specific number like the previously mentioned 108,000 square feet to make sure the number is an objective measurement for future reference.

Chairman Cocking reiterated that he was concerned because the detailed site work had not been completed yet and the square footage could change in the process. After further discussion, the final decision was to refer to one third of the square footage as noted on the Concept Plan with the understanding that if the PD Concept Plan is amended, the required square footage will change as well. Chairman Cocking stated that hopefully there is enough demand to build the site all at once, but if not, this is a good way to ensure it develops the way the City desires.

Chairman Cocking asked the developer if he could agree to these changes.

Mr. Roodhouse stated that this is the plan they expect to develop and the anchor grocery store is the main component that makes this whole plan work. He explained that that was the reason they chose to include that language in there to begin with. They would prefer to keep it as the anchor, but are willing to agree to the 1/3 standard. He also mentioned that the simpler the language, the easier it is for them to structure their lease agreements and transfer land when required.

Chairman Cocking concluded by saying that those were the only three items he wanted to change.

1st Vice-Chair Trahan asked if those items could be repeated to ensure he understood them.

Chairman Cocking stated the following changes/additions:

- To construct an 8' masonry screening wall on the southern border along the northern property of the City of Allen Parks property to block light pollution, foot traffic, litter, etc;
- To limit the height to 2 stories and to not have any balconies or decks within 100 ft. of the existing residential;
- To change the square footage requirement to one third of the total square footage of Tract 1 for the development of Tract 2.

Mr. Bass said staff would translate two stories into feet and include that number in the final ordinance for City Council.

1st Vice-Chair Trahan asked for clarification on the building stories.

Mr. Bass said staff will discuss the height with subject matter experts to determine the ultimate height in feet.

Motion: **Upon a motion by Chairman Cocking, and a second by 2nd Vice-Chair Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED 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, with the addition of the following:**

1. **To construct an 8' foot masonry wall on the northern border of the City of Allen Parks property (from the eastern edge of the Creekside at Ridgeview addition to the western edge of the Gulf Coast Package Limited);**
2. **To limit the height to 2 stories and not have open balconies or decks (and the actual height in feet to be determined by City Staff before the City Council meeting) within 100' foot adjacent to the single-family residential subdivision property;**
3. **To remove clause "i" in Paragraph 6 of Section L within the development regulations and to edit section "ii" and replace it with the provision that no Building Permit shall be issued for any building on Tract 2 until after Commencement of Construction of 1/3 of the total total square footage shown on the Concept Plan.**

The motion carried.

<u>Executive Session</u> ***(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 8:03 p.m.

These minutes approved this _____day of _____2017.

_____ _____

Jeff Cocking, Chairman Madhuri Mohan, AICP, Senior Planner

March 7, 2017

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 & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	March 21, 2017
SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	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 February, 2017
CIP Map through March, 2017

ENGINEERING CIP REPORT - THROUGH FEBRUARY 2017

			PROJECT		STATUS / COMMENTS	CONST. DATES
ROADS	CITY	1	2015 Intersection Improvements	ST1504	City has begun the process to acquire two of the four properties through eminent domain. The third has closed and the fourth is still negotiating.	TBD
		2	2017 Median Improvement Project	ST1705	Project is under design by Lee Engineering. First submittal will be 04/28/17	TBD
		3	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Design engineer is BW2. McDermott intersection plans reviewed and comments returned.	TBD
		4	Chelsea Blvd Intersection Improvements	ST1703	Design engineer, Corwin, is working on 90% plans for review.	TBD
		5	Ridgeview Drive (Watters - Chelsea)	ST1701	Phase 1 has been provided to AISD for construction. Phase 2 will have a 60% submittal on 03/03/17.	in Phases
	OTHERS	6	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City on May 24, 2016.	2020
		7	Ridgeview / US 75 Overpass	TXDOT	TxDOT has hired HDR to design the reconstruction of the overpass. Preliminary Engineering and Environmental Process is underway. TxDOT is coordinating with the FHWA.	TBD
		8	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road. Contractor will begin paving Phase 1 in the coming weeks, with next traffic switch planned for April.	Complete Jan. 2018
		9	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.	Complete Spring 2017
UTILITIES		10	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB is currently restoring sidewalks. Demo of the existing concrete section on Pebblebrook has begun along with adjusting inlets, fire hydrants, and waterlines.	Complete July 2017
		11	Hillside Water & Sanitary Sewer Rehab.	WA1605	Project is under design by Halff Associates. Halff provide a 60% set of plans and City returned the plans on 02/24/17.	Design Complete May 2017
		12	Stacy Ground Storage Tank & Rowlett Tower Repaint	WA1604	Contract was awarded to N.G. Painting on Tuesday, January 24th, and within a week Vendor was on-site. Rowlett scheduled to be completed by by mid-March and Stacy by May.	Complete May 2017
OTHER		13	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. TxDOT is currently reviewing the 100% plans.	Complete before Fall 2017
		14	Library Parking Lot Expansion	LB1701	Design engineer, BW2, has completed the 90% review. TRC had minimal comments which will be addressed and returned for internal review.	TBD
		15	Central Fire Remodel & Expansion		Two firms (Dewberry and PGAL) were interviewed the week of February 13th for the design and construction management contract. City staff evaluation panel will meet to discuss rating and choose a firm. It is anticipated a contract will be presented to City Council to award in April.	Complete Fall 2019

CONSTRUCTION DESIGN DESIGN (BY OTHERS) CONSTRUCTION (BY OTHERS) FUTURE

ENGINEERING CIP MONTHLY REPORT

MARCH 2017

- CONSTRUCTION
- DESIGN
- CONSTRUCTION (By Others)
- DESIGN (By Others)
- FUTURE

ENGINEERING DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS FLANIGAN

CITY OF ALLEN

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	March 21, 2017
SUBJECT:	Consider a request for a 60-day extension to file the Final Plat for Allen High Point Addition, Block A, Lots 3 and 4, being 1.9175± acres situated in the Henry Wetsel Survey, Abstract No. 1026; generally located north of Exchange Parkway and west of Greenville Avenue. (FP-12/14/16-125) [Allen High Point Addition]
STAFF RESOURCE:	Madhuri Mohan, AICP Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	March, 1996 – PD No. 58 Adopted November, 2008 – PD No. 58, Tract 5 Amended January, 2014 – PD No. 58 Amended August, 2014 – Preliminary Plat Approved November, 2016 – Revised Preliminary Plat Approved January, 2017 – Final Plat Approved

BACKGROUND

The *Allen Land Development Code*, Section 8.03.4, Paragraph 5, states that a Final Plat/Replat shall expire if not filed of record within 90 days of approval. However, the Planning & Zoning Commission, at its discretion, may grant an extension of time not to exceed sixty (60) days.

The Final Plat for Allen High Point Addition, Block A, Lots 3 and 4, was approved on January 3, 2017. The applicant has submitted a request for a 60-day extension of approval to allow more time to obtain offsite easements and finalize the Plat for recording purposes. With this extension, the Final Plat would expire on June 2, 2017.

STAFF RECOMMENDATION

Staff recommends approval of the 60-day extension of the Final Plat to June 2, 2017.

RECOMMENDED MOTION

I make a motion to approve the 60-day extension for recording the Final Plat for Allen High Point Addition, Block A, Lots 3 and 4.

ATTACHMENTS

Letter from Applicant Requesting Extension

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC
a division of Westwood

1512 Bray Central Drive, Suite 100
McKinney, TX 75069

Main (214) 473-4640
Fax (214) 544-8882

westwoodps.com
(888) 937-5150

March 13, 2017

Ms. Madhuri Mohan
CITY OF ALLEN
305 Century Parkway
Allen, Texas 75013

Re: Final Plat
ALLEN HIGH POINT ADDITION
BLOCK A, LOTS 3 AND 4
NWQ Exchange Parkway @ Greenville Avenue (Highway 5)
Allen, Texas

Dear Ms. Mohan:

The Planning & Zoning Commission approved the referenced final plat on January 3, 2017. It is our understanding that the plat approval is about to expire on April 3, 2017. As you are aware, there are several off-site easements that are required for the infrastructure work associated with this plat. There has been some delay in the acquisition of these easements, due to easement language revisions requested by the adjacent property owner. On behalf of the property owner, we hereby respectfully request a 60-day extension of the plat approval to allow time to complete the easement acquisition and subsequent filing of those easements.

Sincerely,

Arlyn W. Samuelson, P.E.

AWS/mdl
2017-03-13 plat extension request

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE:	March 21, 2017
SUBJECT:	Conduct a Public Hearing and consider a request to establish a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, and Development Regulations for an approximately 65.578± acre portion of land situated in the George Phillips Survey, Abstract No. 701; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard. (Z-3/89/17-22) [Cyrus One Data Center]
STAFF RESOURCE:	Madhuri Mohan, AICP Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	None.
LEGAL NOTICES:	Public Hearing Sign – Installed March 10, 2017 Public Hearing Notices – Mailed March 10, 2017
ANTICIPATED CITY COUNCIL DATE:	April 11, 2017

BACKGROUND

The property is generally located north of Allen Commerce Parkway and east of Chelsea Boulevard. The properties to the north (across Ridgeview Drive) are zoned Agriculture Open Space AO and Planned Development PD No. 24 for Office O and Light Industrial LI. To the west, the property is zoned Agriculture Open Space AO, and further west (across Chelsea Boulevard), zoned Agriculture Open Space AO, Planned Development PD No. 92 for Single-Family Residential R-7, and Planned Development PD No. 36 for Industrial Technology IT. The property to the south (across Allen Commerce Parkway) is zoned Planned Development PD No. 102 Corridor Commercial CC. The properties to the east are zoned Community Facilities CF and Planned Development PD No. 124 for Corridor Commercial CC.

The applicant is proposing to construct a Data Center on the approximately 65.578± acre site which is currently zoned Agriculture Open Space AO. The Data Center will store, manage, and process data and information. Due to the individuality of the applicant's use, a Planned Development has been prepared to outline the uses and design for the property. The applicant is proposing to adopt a Concept Plan, Building Elevations, and Development Regulations for the property.

The Concept Plan shows three separate data center buildings to be constructed in three phases. The building on Phase I will be 350,950 square feet; the building on Phase II will be 619,100 square feet; and the building on Phase III will be 412,800 square feet, for a total of 1,382,850± square feet.

There are two points of access into the development. One point of access is on Chelsea Boulevard, which is the main employee/guest entrance only. The second point of access is on Allen Commerce Parkway, which is an exit only. Both entrances will be gated.

There is no minimum parking requirement for Data Centers. Data Centers typically have low on-site personal. Total parking provided for this development will be approximately 492 parking spaces.

The applicant is proposing to secure and screen the Data Center with a combination of screening, as shown on the Concept Plan. Perimeter fencing will consist of an eight foot (8') wrought-iron security fence. Twelve foot (12') precast concrete screening walls will screen all loading docks and twenty foot (20') precast concrete screening walls are proposed to screen the equipment yards. An 8' black vinyl chainlink fence will also enclose the equipment yards.

The buildings will be a maximum of two (2) stories with a maximum height of 56 feet. The building will be constructed of concrete panel, metal panel, and glass, as shown in the attached building elevations.

The attached draft ordinance includes the development regulations which are specifically tailored to the Data Center use, such as permitted uses related to the Data Center and miscellaneous items

The PD Amendment request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

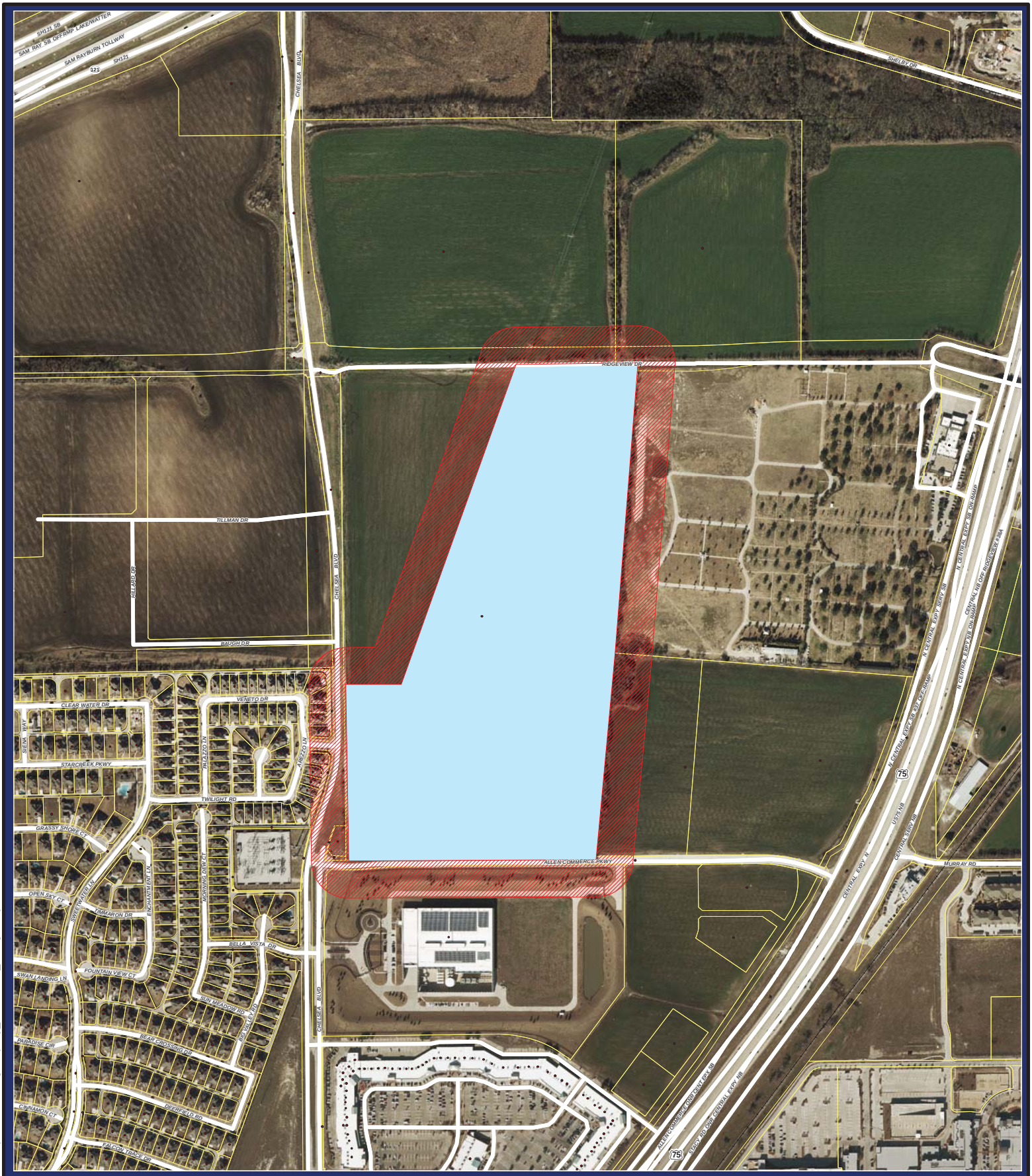
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to establish a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, and Development Regulations for an approximately 65.578± acre portion of land; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard, for Cyrus One Data Center.

ATTACHMENTS

Property Notification Map
Draft Ordinance
Concept Plan
Color Elevations



CITY OF ALLEN

Property Ownership Notification

Cyrus One Tract 1

Map Legend

- 200' Notification Buffer
- Railroad
- Public Rezone
- CollinCAD Parcels

N W E S

0 230 460 690

Feet

Coumminity Deveopmentt - GIS

Date Saved: 3/8/2017

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

MAP LOCATION

NOT TO SCALE

Path: Y:\MXD Templates\Community Development\Planning\Property_Notification_MontgomeryFarm.mxd

ORDINANCE NO. _____

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, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FROM AGRICULTURE OPEN SPACE "AO" TO PD PLANNED DEVELOPMENT "PD" NO. 128 FOR DATA CENTER RELATED USES ON 65.578± ACRES OUT OF THE GEORGE PHILLIPS SURVEY, ABSTRACT NO. 701, AND ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, 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 Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, 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, Texas, as heretofore amended be amended by granting a change in zoning from Agriculture Open Space "AO" to "PD" Planned Development No. 128 for Data Center Related Uses on 65.578± acres of land out of the George Phillips Survey, Abstract No. 701 ("the Property") described in "Exhibit A," attached hereto and incorporated herein by reference, by changing the zoning to create "PD" Planned Development No. 128 to be used and developed in accordance with the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable 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 Property shall be developed and used only in accordance with "CC" Corridor Commercial Zoning District regulations except as otherwise provided herein.

B. **CONCEPT PLAN**: The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

C. **BUILDING ELEVATIONS**:

(1) The buildings constructed on the Property shall be developed in general conformance with the Building Elevations (style and materials) attached hereto as Exhibit "C", and incorporated herein by reference.

(2) Building elevations may include metal wall louvers, tilt-up concrete panels, precast concrete panels or metal panels, which may be significant components of the building facades. Buildings are not required to have a minimum glazing percentage.

D. SCREENING:

(1) Screening walls and/or landscaping shall be constructed and/or installed on the Property in substantial conformance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein by reference.

(2) Equipment yards within view from public streets shall be screened as shown on the Concept Plan.

E. PERMITTED USES: The Property may be developed and used for any purpose allowed in the "CC" Corridor Commercial Zoning District as well as the following additional uses:

(1) Data Center, which for purposes of this ordinance means a centralized repository for the storage, management, processing, conversion, and dissemination of data and information which may also house equipment that supports communications network infrastructure without actually being part of the physical network. A data center:

(a) may house equipment that includes, but is not limited to, computers, servers, data storage devices, and related equipment;

(b) may include, but shall not be limited to, accessory uses that include offices and accessory structures that include water storage tanks, cooling towers, network systems, fuel storage tanks, guardhouses and security offices, storage, chillers, electrical transformers, and engine generators. For purposes of this ordinance, the term "load bank" means a device that develops an electrical load, applies the load to an electrical power source, and converts or dissipates the resultant power output of the source for the purpose of placing electrical systems under load for periodic maintenance testing.

(2) On-site electricity generation in accordance with the City of Allen noise ordinance, except as otherwise provided herein for emergencies. Any other on-site wind or solar generation must be clearly depicted on the Concept Plan or Site Plan.

(3) On-site water wells for irrigation and emergency use only.

(4) Utility substation allowed by Specific Use permit.

F. MINIMUM YARD DEPTH AND WIDTH:

(1) The minimum front yard, side yard, and rear yard setbacks shall be as shown on the Concept Plan.

(2) There is no minimum setback for fencing or guardhouses. Fencing and guardhouses shall be subject to site distance requirements in the Allen Land Development Code.

G. **OFF-STREET PARKING AND LOADING:** Off-street parking for a data center and its accessory uses shall be provided as shown on the Concept Plan, or as otherwise approved on a Site Plan.

H. **ACCESS:** Access shall be provided as generally shown on the Concept Plan. Divided entry drives shall be allowed.

I. **LANDSCAPING:** Landscaping shall comply with the Corridor Commercial "CC" Zoning District standards, except as otherwise shown on the Concept Plan, an approved Site Plan or where modified as authorized by the Director of Community Development or the City Council to accommodate necessary security requirements for operation of a data center. Without limiting the generality of the foregoing, low water planting material selections and yard maintenance procedures may be approved as part of an approved Site Plan

J. **FENCING:**

(1) Fences are permitted at any location on the Property, including within 20 feet of intersections except where the fence location would violate Section 7.07.1.c., d. or. e.

(2) Perimeter fencing shall be not less than eight (8) feet nor greater than ten (10) feet in height, excluding the height of the pickets, unless otherwise approved on a Concept Plan or Site Plan.

(3) Security fences may be topped with outward turned pickets which may extend an additional two (2) feet above the maximum height permitted by this Subsection L.

(4) Perimeter fencing may be constructed of impact resistant steel, wrought iron or any other material identified on the Concept Plan or an approved Site Plan.

(5) In addition to fences, perimeter security bollards, vehicle barriers, boulders, knee-walls, and retaining walls shall be allowed as part of a continuous perimeter security system.

(6) Screening of loading docks and equipment yard shall be as shown on the Concept Plan.

K. **MISCELLANEOUS:**

(1) Outdoor storage is permitted within the equipment yards identified on the Concept Plan.

(2) The Concept Plan satisfies the requirements of a General Development Plan required by the Subdivision Regulations.

(3) Lighting that does not meet the technical requirements of Section 7.03.4 of the Allen Land Development Code may be approved through the Site Plan approval process to the extent the modifications to lighting are necessary for security in connection with a data center use; or (2) for the typical operations of a data center use.

(4) The operation of generators and other emergency equipment is allowed during and to the extent of any emergency as needed to maintain operations of the data center.

(5) Except as otherwise set forth herein, there are no restrictions on the hours of operation of a data center or its accessory uses, including, but not limited to, the hours of operation for generators, water storage tanks, or other uses or structures. There are no restrictions on staging and use of

emergency vehicles and structures on the Property, including, but not limited to, mobile water trucks, mobile generators, mobile load banks, and mobile chillers. In addition, noise levels associated with the use of emergency equipment, including, but not limited to, generators, are permitted to exceed the maximum noise levels authorized by the City of Allen Code of Ordinances for a period not to exceed 120 days. The City Manager may approve an extension of said 120-day period following receipt and review of a written request for such extension setting forth the nature of the emergency and the reasons for the extension. The City Manager shall act on a request for an extension within five business days after receipt of a request for an extension. If the City Manager denies a request for an extension, the applicant may appeal that decision to the City Council, and the appeal shall be placed on the next available City Council meeting agenda. In the event of a conflict between other City ordinances and the ordinance creating this PD, the ordinance creating this PD controls.

(6) Maximum noise levels from normal testing of generators, or operation of any other equipment shall, comply with maximum noise levels authorized by the City of Allen Code of Ordinances.

(7) Mechanical equipment, exhaust stacks, and water storage tanks may be visible above screen walls or parapet conditions, assuming the majority is screened from grade level view at the property line.

(8) Fuel storage and water storage shall be allowed on site in either above or below ground tanks, assuming tank construction and installation comply with applicable State law. There shall be no volume limits on fuel or water storage, assuming use is restricted to providing power or water supply to the data center or its related operations. Storage facilities shall be located in the equipment yard and screened from public street view.

(9) Gas well drilling is prohibited on the Property.

(10) The Director of Community Development may approve changes to the Concept Plan without a separate PD (planned development) application, submission to the planning commission, notification, public hearing, or City Council approval provided such changes are limited to minor changes in the location of buildings, parking areas, internal circulation, screening walls, site access points, and building orientation.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. 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 5. 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 6. 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 7. This Ordinance shall take effect on the later of (a) the date of its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and (b) the date that a deed conveying the Property to CyrusOne, LLC is recorded in the Real Property Records of Collin County, Texas, and it is accordingly so ordained; provided, however, if this Ordinance fails to become effective on or before October 11, 2017, this Ordinance shall be deemed to be repealed without further action of the City Council.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 11TH DAY OF APRIL, 2017.

APPROVED:

_____

Stephen Terrell, Mayor

APPROVED AS TO FORM:

_____

Peter G. Smith, City Attorney

(kbl:3/15/17:84547)

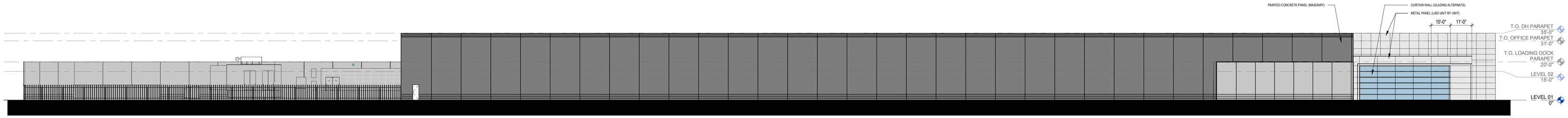
ATTEST:

_____

Shelley B. George, City Secretary

MATERIALS

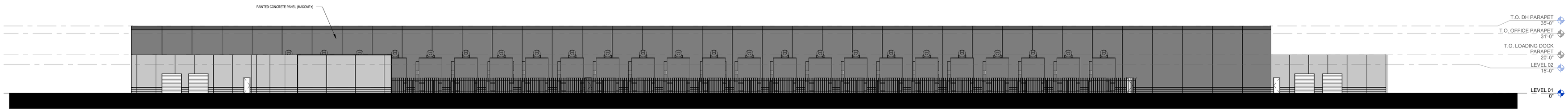
CONCRETE PANEL (MASONRY)	17,402 SF_85%
METAL PANEL (LAID UP UNIT BY UNIT)	2,435 SF_12%
CURTAIN WALL (GLAZING ALTERNATE)	856 SF_3%
TOTAL	20,694 SF_100%



04 NORTH ELEVATION
1" = 20'-0"

MATERIALS

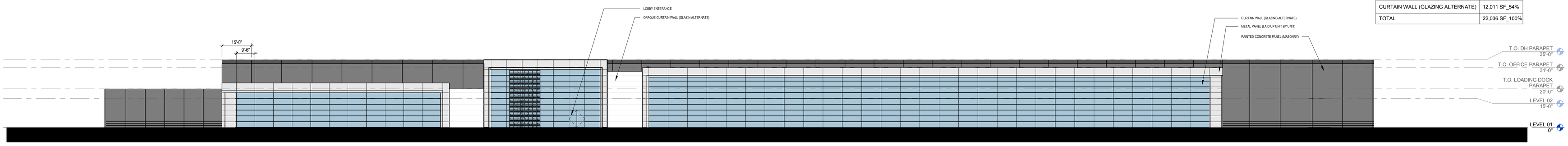
CONCRETE PANEL (MASONRY)	21,985 SF_100%
METAL PANEL (LAID UP UNIT BY UNIT)	0 SF_0%
CURTAIN WALL (GLAZING ALTERNATE)	0 SF_0%
TOTAL	21,985 SF_100%



03 EAST ELEVATION.
1" = 20'-0"

MATERIALS

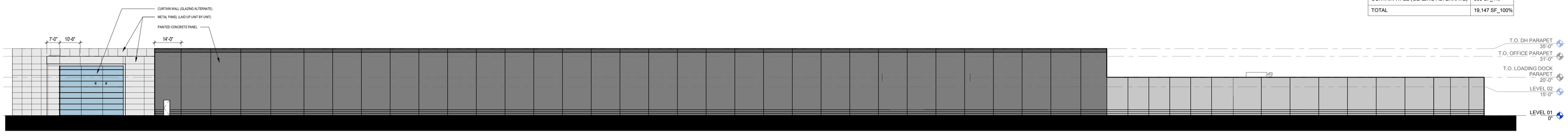
CONCRETE PANEL (MASONRY)	6,951 SF_32%
METAL PANEL (LAID UP UNIT BY UNIT)	3,073 SF_14%
CURTAIN WALL (GLAZING ALTERNATE)	12,011 SF_54%
TOTAL	22,036 SF_100%



02 WEST ELEVATION
1" = 20'-0"

MATERIALS

CONCRETE PANEL (MASONRY)	17,403 SF_91%
METAL PANEL (LAID UP UNIT BY UNIT)	880 SF_5%
CURTAIN WALL (GLAZING ALTERNATE)	865 SF_4%
TOTAL	19,147 SF_100%



01 SOUTH ELEVATION
1" = 20'-0"

CyrusOne

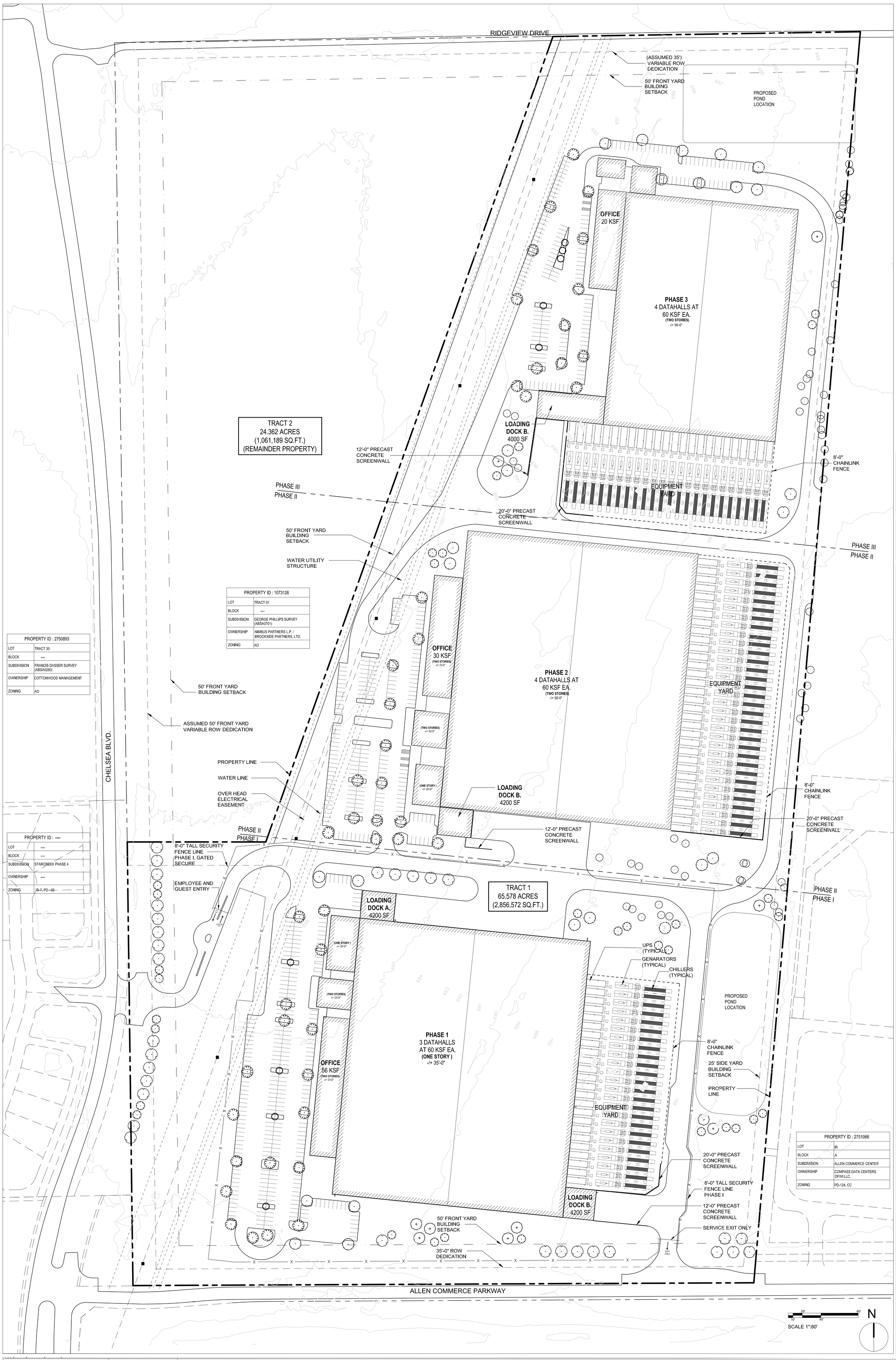
CYRUSONE - ALLEN

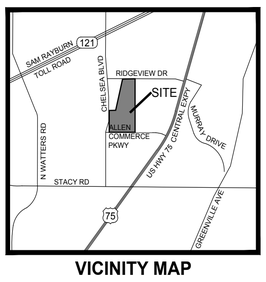
1" = 20'-0"

DESIGN ELEVATIONS

03.15.2017

CORGAN





VICINITY MAP

PROPERTY OWNER

NIMBUS PARTNERS L.P.
4 ROYAL WAY, DALLAS, TEXAS 75229

BROOKSIDE PARTNERS, LTD.
9507 APPIN FALLS, SPRING, TEXAS 77379

MASTER SITE PLAN PREPARER

CORGAN ASSOCIATES ARCHITECTS
401 N. HOUSTON STREET, DALLAS, TX 75202

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY DEDICATION
- 8'-0" TALL STEEL PERIMETER SECURITY FENCE
- PHASE LINE
- PRECAST CONCRETE SCREEN WALL
- 8'-0" TALL PVC COATED CHAIN LINK FENCE

SITE DATA TABLE

EXISTING ZONING	AO	
PROPOSED ZONING	DATA CENTER / OFFICE	
LOT AREA (TOTAL ACERAGE)	65.578 ACRES 2,856,572 SQ. FT.	
SETBACKS		
FRONT YARD BACK YARD SIDE YARD	50' 25' 25'	
BUILDING HEIGHT	+/- 56' - 0"	
NUMBER OF STORIES	2	
BUILDING AREA		
BUILDING #1 (PHASE I) FIRST FLOOR SECOND FLOOR TOTAL	328,250 SQ.FT. 22,700 SQ.FT. 350,950 SQ.FT.	
BUILDING #2 (PHASE II) FIRST FLOOR SECOND FLOOR TOTAL	312,550 SQ.FT. 306,550 SQ.FT. 619,100 SQ.FT.	
BUILDING #3 (PHASE III) FIRST FLOOR SECOND FLOOR TOTAL	208,400 SQ.FT. 204,400 SQ.FT. 412,800 SQ.FT.	
OVERALL TOTAL	1,382,850 SQ.FT.	
	SQ.FT.	%
BUILDING #1 (PHASE I) OFFICE UTILITY INFRASTRUCTURE TOTAL	56,400 294,550 350,950	16% 84% 100%
BUILDING #2 (PHASE II) OFFICE UTILITY INFRASTRUCTURE TOTAL	30,000 589,000 619,100	5% 95% 100%
BUILDING #3 (PHASE III) OFFICE UTILITY INFRASTRUCTURE TOTAL	20,000 392,000 412,000	5% 95% 100%
OVERALL TOTAL	1,382,850	100%
LOT COVERAGE	22.4%	
PARKING REQUIRED	N/A	
PARKING PROVIDED	OFFICE : (1:300) UTILITY/ INFRASTRUCTURE. (1:5000)	
TOTAL PARKING	492 SPACES	

CYRUS ONE
ALLEN TX
PD CONCEPT
PLAN

TOTAL ACERAGE:
65.578 ACRES / 2,856,572 SQ.FT.

TOTAL ROW DEDICATION
6.535 ACRES / 284,670 SQ.FT.

CyrusOne

CORGAN
Architect
401 N. Houston Street
Dallas, Texas 75202

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	March 21, 2017
SUBJECT:	Public Hearing – Conduct a Public Hearing and consider a request to change the base zoning district from Medium Density Single Family "MDSF" to Single Family Residential "R-6", and adopt a Concept Plan, Development Regulations, and Building Elevations for Lot 1, Block Y, Twin Creeks Phase 7A-1; generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway. Z-9/30/16-92) [Walnut Springs at Twin Creeks.] **[NOTE: Due to an error regarding publication of notice for the public hearing on this item, consideration of this item will be deferred to a later meeting.]**
STAFF RESOURCE:	Madhuri Mohan, AICP Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	N/A