



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 2, 2021 - 7:00 P.M.
CONDUCTED VIA VIDEO CONFERENCE**

This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference. The facility will not be open to the public.

Members of the public are entitled to participate remotely via broadcast by webinar. To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

- Submit the online registration form found at:
https://forms.office.com/Pages/ResponsePage.aspx?id=D-ZxTzEcXUWhNtqHVXCaeGmU7_1vIepOgbwpgNX9pypUQ0NPNVkvWIVKVlpFUFJRT0pBQkFMV1RBNy4u not later than 3 p.m. on Tuesday, February 2, 2021.
- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to planningsubmittals@cityofallen.org by 3 p.m. on February 2, 2021, to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at www.cityofallen.org/982/ACTV for those wanting to watch the meeting but not address the Commission.

Call to Order and Announce a Quorum is Present Pledge of Allegiance

Director's Report

1. Action Taken on the Planning and Zoning Commission Items by City Council at the January 12, 2021, 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. Capital Improvement Plan (CIP) Status Report.

3. Approve Minutes from the December 15, 2020, Planning and Zoning Commission Regular Meeting.
4. Final Plat - Consider a Request for a Final Plat for The Farm Subdivision, owned by Johnson Centre Ltd., Being 135.35± Acres Located in the Thomas Phillips Survey, Abstract No. 717, the John Phillips Survey, Abstract No. 718, the J. W. Roberts Survey, Abstract No. 762, and the J.W. Parsons Survey, Abstract No. 705; Generally Located at the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (PL-121520-0019) [The Farm]

Regular Agenda

5. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use on Lot 1R1, Block D, Bray Central One Addition; Generally Located South of Junction Drive and East of Watters Road (and Commonly Known as 510 N. Watters Road). (SUP-010821-0001) [UFC Fit Club Allen]
6. Public Hearing - Conduct a Public Hearing and Consider a Request to Approve a Site Plan for Allen Veterinary Hospital and Ace Pet Resort being Lots 1 and 2, Block A, AVH Kennels Addition and Generally Located at the Northwestern Corner of the Intersection of Roaring Springs Drive and Main Street. (SP- 121120-0023) [Allen Veterinary Hospital]
7. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of District H of Planned Development PD No. 108 Mixed Use MIX and Adopt a Concept Plan, Building Elevations, and Access Exhibit for Approximately 11.000± Acres Located in the John Fyke Survey, Abstract No. 325; Generally Located Directly North of Stockton Drive and Directly East of Bossy Boots Drive. (ZN-082820-0014) [Senior Co- operative Living]

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 Saturday, January 30, 2021 at 9:15 a.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

February 2, 2021

SUBJECT:

Action Taken on the Planning and Zoning Commission Items by City Council at the January 12, 2021 and the January 26, 2021, Regular Meetings.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- The City Council approved the request for a Specific Use Permit for Chick-Fil-A (350 E. Stacy Road) at the January 12, 2021 City Council meeting.
- There were no items taken to the January 26, 2021 City Council meeting.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	February 2, 2021
SUBJECT:	Capital Improvement Plan (CIP) Status Report.
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering

BACKGROUND

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

ATTACHMENTS:

CIP Report through January 2021

ENGINEERING CIP REPORT - January 2021

PROJECT				STATUS / COMMENTS		CONST. DATES
ROADS		1	Allen Drive Gateway Project (US 75 Interchange)	ST1903	Huitt Zollars to submit 100% plans to TxDOT and City at the end of December.	Construction Spring 2021
		2	Bethany & Heritage Traffic Signal Improvement	ST1907		Complete
		3	Traffic Signal Detection Equipment	ST1908	Waiting for kick-off meeting. Will be set up by TXDOT.	TBD
		4	Mcdermott - Twin Creek & Suncreek Intersection	ST1909		Complete
		5	Traffic Signal Construction Bethany & Bel-Air and Watters & Ridgeview	ST2003	Signal is functioning.	Complete
		6	Ridgeview Drive Chelsea to US75	ST2000	The consultant, BW2 to submit 30% design plans first part of 2021.	TBD
		7	Alma/Ridgeview	ST2005	Reviewing 90% Plans.	Spring 2021
	OTHERS	8	2021 Street and Alley Rehabilitation (Various Locations)	ST2100	Locations to be added drawn in CAD program and quantified.	Late Spring 2021
		9	FM 2551 (Main - Parker Rd)	ST0316	Design of widening to 6-lanes. NTMWD and TxDOT have reached an agreement on design conditions. NTMWD is committed to relocating in Winter 2021.	2022
		10	Ridgeview / US 75 Overpass	TxDOT	TxDOT has submitted 100% utility plans to franchise for relocation. TxDOT plans to have all ROW acquired by April 2021.	Construction 2022
		11	US75 Highmast Project	TxDOT	Allen, Plano and Richardson co-authored letter to TxDOT, urging progress.	Construction 2022
UTILITIES & DRAINAGE	12	Sloan Creek Regional Sewer	WA1904	Advertising for bids January 7, 2021	Complete Dec 2021	
	13	Sloan Creek 24" Water	WA1904	The consultant, TNP is working on 30% design.	Construction 2021	
	14	Stacy Pump Station Rehab	WA1906	The consultant is working on 100% plans.	Construction 2021	
	15	CBD - RR Sanitary Sewer Improvements	WA1908	Pre-construction meeting was December 15th. Anticipated Notice to Proceed January 18, 2021. Awaiting DART Right of Entry.	Jan-21	
	16	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	Phase 1: Installing sanitary sewer on Cumberland Phase 2: Reviewing Final Plans, Bid date TBD upon completion of PH1. Estimated mid to late Summer.	Construction Fall 2020	
	17	Advanced Meter Infrastructure (AMI) Planning and Implementation	WA2002	Steering committee/project kick-off meeting January 6, 2021. Procurement workshop January 7, 2021. Project meetings with IT,Utility Billing, and Engineering staff start the week of January 18, 2021.	TBD	
FACILITIES	18	Fire Station #6	PS1901	Construction drawings expected in Late Spring of 2021.	TBD	
	19	City Hall Server Room HVAC	P02103	Scheduled to begin work January 2021.	Jan-21	
	20	City Door Safety Upgrade	CV2001	System to go live the week of Christmas.	Complete December 2020	
	21	City Hall Rotunda Reception Desk	CV2001	Substantial Completion, replace bad glass pane and lock then complete.	Complete December 2020	
	22	City Hall Waterproofing	PF2004	Request For Qualifications was completed September 28th, a short list has been assigned. Specifications being prepared for bidding.	TBD	
	23	Facility Metal Repair	P02010	Repaint of the exterior metal at several city facilities.	TBD	
	24	Facility Duct Cleaning	P02101	Duct cleaning of City Hall, MCPAR, Library, and Municipal Service Center, council approved December 8th.	Feb-21	
	25	DRN HVAC Replacement	PF2101	Replace the failing HVAC system for the pools at the Natatorium. Scheduling being worked out with Stakeholders and School to best fit with the Natatorium and AISD schedules.	Summer 2021	
	26	DRN Roof Replacement	PF2102	Remove and replace the aging roof of the Natatorium. Engineering investigation completed October 22nd. Design underway for replacement.	Summer 2021	

CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

FUTURE

ENGINEERING CIP MONTHLY REPORT

January
2021

CONSTRUCTION

DESIGN

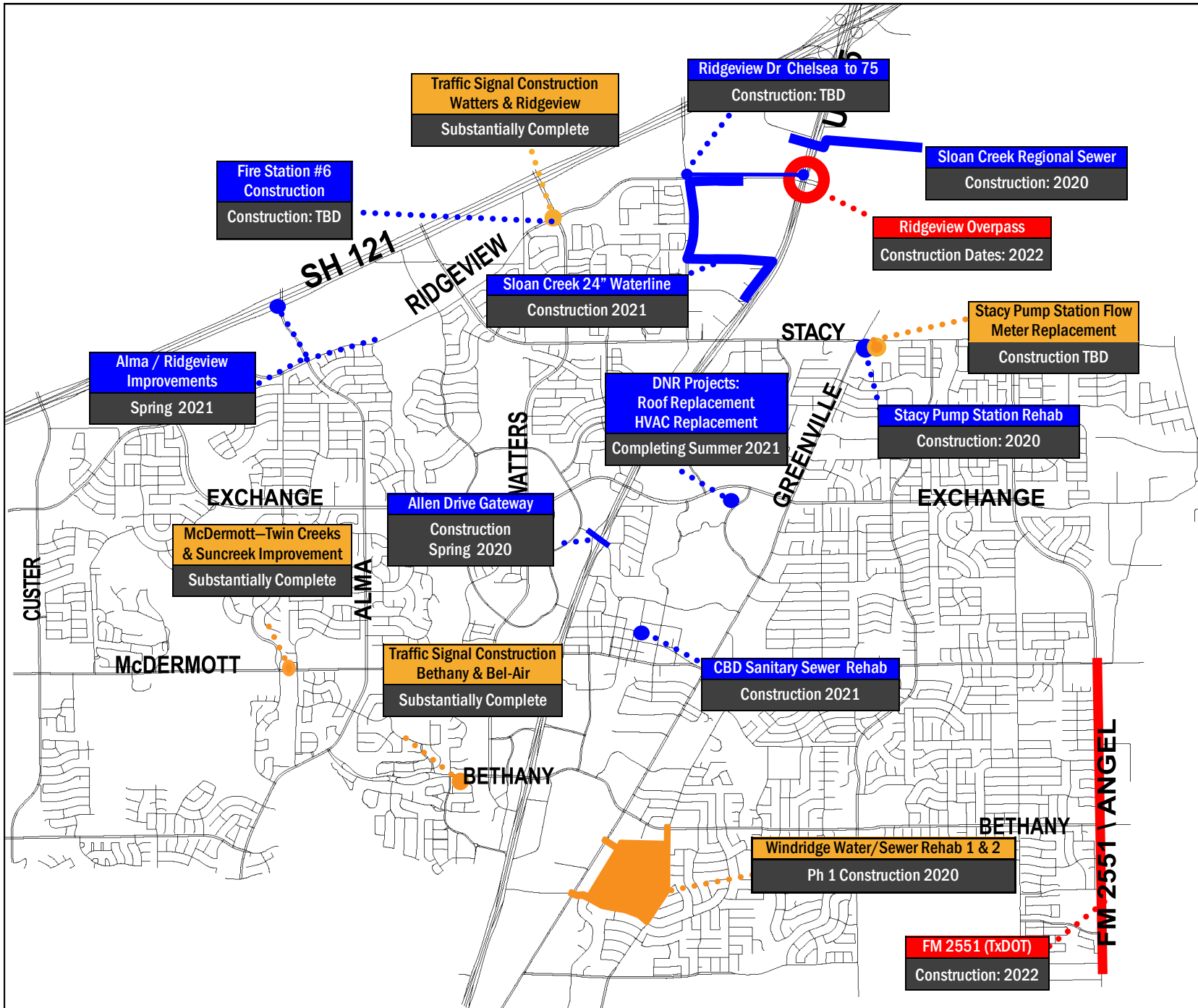
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

February 2, 2021

SUBJECT:

Approve Minutes from the December 15, 2020,
Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the December 15, 2020 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
DECEMBER 15, 2020

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Dan Metevier, 2nd Vice-Chair (arrived at 7:02pm)
Jeff Burkhardt
John Ogrizovich
Elias Shaikh
Michael Smiddy

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Rinkey Singh, AICP, AIA, Planning Manager
Rocio Gonzales, TRMC, Deputy City Secretary
Hayley Angel, Senior Planner
Rolandrea Russell, Planner
Jordan Caudle, Planning Technician
Courtney Morris, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. via Video Conference.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the December 8, 2020, 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. Capital Improvement Plan (CIP) Status Report
3. Approve Minutes from the December 1, 2020, Planning and Zoning Commission Regular Meeting.
4. Replat – Consider a Replat of Lyrick Addition, Lot 7, Block A, Being 0.86± Acres; Generally Located Directly South of Bethany Drive and Approximately 548± Feet West of Greenville Avenue (PL-112020-0017) [Lyrick Addition -- Popeye's]

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Burkhardt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda. Commissioner Metevier arrived after the motion was made.**

The motion carried.

Regular Agenda

5. Discussion Regarding Updates to the Allen 2030 Comprehensive Plan.

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

The Commission discussed the following items:

- Transition of current land uses
- Comparisons to other benchmark cities
- The expected future land use changes.

Executive Session (*As Needed*)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:21 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	February 2, 2021
SUBJECT:	Final Plat - Consider a Request for a Final Plat for The Farm Subdivision, owned by Johnson Centre Ltd., Being 135.35± Acres Located in the Thomas Phillips Survey, Abstract No. 717, the John Phillips Survey, Abstract No. 718, the J. W. Roberts Survey, Abstract No. 762, and the J.W. Parsons Survey, Abstract No. 705; Generally Located at the Northeastern Corner of the Intersection of Ridgeview Drive and Alma Drive. (PL-121520-0019) [The Farm]
STAFF RESOURCE:	Rinkey Singh, AICP, AIA Planning Manager
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 72 - Approved October, 1986 Planned Development No. 72 - Approved October, 1998 Planned Development No. 72 - Approved March, 2005 Planned Development No. 134 - Approved January, 2018 Planned Development No. 134 - Approved July, 2020 Preliminary Plat - Approved October, 2020
LEGAL NOTICES:	None.
ANTICIPATED COUNCIL DATE:	None.

BACKGROUND

The property is generally located at the northeastern corner of the intersection of Alma Drive and Ridgeview Drive. The property to the east is zoned Agricultural-Open Space AO. The properties to the south (across Ridgeview Drive) are zoned Planned Development PD No. 72 Single-Family Residential R-5. The properties to the west (across Alma Drive) are zoned Planned Development PD No. 142 Mixed Use MIX. The properties to the north (across State Highway 121) are in the City of McKinney.

In July 2020, City Council adopted a Planned Development for a mixed use development known as The Farm. The property incorporates uses such as single-family residential, urban residential, commercial, and office. The Preliminary Plat over the entire site was approved October 2020. More recently, the applicant submitted the engineering drawings for the primary infrastructure (private streets, water, sewer, and storm water) along with the Final Plat. In addition, the CC&Rs was approved by the City Attorney.

The subject Final Plat shows 135.35± acres of land with approx. 23.168± acres of land identified as Lot 23

consists of the 100-year Floodplain and approx. 4.976± acres consist of the proposed ROW. Note that the 100-year flood line is shown based on Cardinal Strategies Study prepared on January 22, 2021. A Trail easement for Watters Creek Greenbelt Open Space Trail shall be dedicated within Lot 23 and Lot 24 at time of their respective Final Plat.

The Final Plat includes two points of access from State Highway 121, two points of access from Alma Drive, and two points of access from Ridgeview Drive. Additional access driveways shall be reviewed to the satisfaction of the City Engineer during their respective RePlats.

The Final Plat shows the necessary right-of-way dedications for public access and utility easements. There are additional right-of-way dedications and street easements for the development of Ridgeview Drive and traffic improvements on Alma Road.

The Final 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

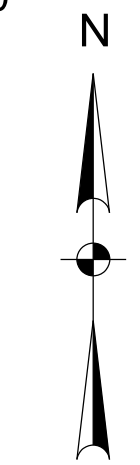
Staff recommends approval.

MOTION

I move to approve the Final Plat for The Farm, as presented.

ATTACHMENTS:

Final Plat- The Farms dated 1-29-2021

[illegible][illegible]

PG 2 OF 3



Additional offices conveniently located at:

14521 Old Katy Road, Suite 250, Houston, TX 77079 Ph: 281.789.6400
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.9138 Fax: 732.974.3521
245 Main Street, Suite 113, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0229
North Sycamore Street, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361
8 Robbins Street, Suite 102, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.0199

Texas Registered Engineering Firm No. F-13660
714 S. Greenville Ave., STE 100
Allen, TX 75013
T: 972.534.2100
www.dynamicec.com

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=150' (972) 243-2409 PROJECT NUMBER: 1826
TBPLS FIRM NO. 10194205

DATED: JANUARY 28, 2021 DRAWN BY: JCH

FINAL PLAT
OF
LOT 1, BLOCK A,
LOTS 3 AND 8, BLOCK B, LOT 4, BLOCK C,
LOT 11A-11B, BLOCK D,
LOTS 13A, 13B, 13C, BLOCK E,
LOTS 14 AND 15, BLOCK F,
LOT 16, BLOCK G, LOT 20, BLOCK H
LOT 19, BLOCK I, LOT 25, BLOCK J,
LOT 16, BLOCK K
LOTS 27 AND 28, BLOCK L,
LOTS 29 AND 24, BLOCK M,
LOTS 12 AND 23, BLOCK X,
THE FARM
135.350 GROSS ACRES
(23.168 ACRES IN
LOT 23 (FLOODPLAIN)
4,976 ACRES IN FLOODED ROW)
107.206 NET ACRES
SITUATED IN THE
JOHN PHILLIPS SURVEY, A-718
J.W. PARSONS SURVEY, A-719
J.W. ROBERTS SURVEY, A-762
CITY OF ALLEN
COLLIN COUNTY, TEXAS

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	February 2, 2021
SUBJECT:	Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use on Lot 1R1, Block D, Bray Central One Addition; Generally Located South of Junction Drive and East of Watters Road (and Commonly Known as 510 N. Watters Road). (SUP-010821-0001) [UFC Fit Club Allen]
STAFF RESOURCE:	Rolandrea Russell Planner
BOARD / COMMISSION ACTION:	Final Plat - Approved June, 1985 Replat - Approved March 1987 Planned Development No. 54 - Approved May 1993 Replat - Approved July 1998 Planned Development No. 54 - Approved July 1998 Replat - Approved July 2000
LEGAL NOTICES:	Public Hearing Sign - Installed January 22, 2021 Property Owner Notices - Mailed January 22, 2021
ANTICIPATED COUNCIL DATE:	February 23, 2021

BACKGROUND

The property is generally located south of Junction Drive and east of Watters Road. The properties to the north are zoned Planned Development PD No. 54 Single-Family Residential R-7, Planned Development PD No. 54 Multi-Family Residential MF-18. The properties to the east (across Junction Drive) are zoned Planned Development PD No. 108 Mixed Use MIX. The properties to the south and west are zoned Planned Development PD No. 54 Commercial Corridor CC.

The applicant is proposing to tenant an existing building for a full-service fitness facility which will include fitness workouts, fitness classes and personal training. Staff categorizes this type of use as a Fitness and Health Center use.

The property is zoned Planned Development PD No. 54 Commercial Corridor CC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Fitness and Health Center use within the Commercial Corridor base zoning district. This location was formerly used as 24 Hour Fitness which was vacated in 2020.

The applicant submitted a business summary in conjunction with the SUP application. The following is a summary of the proposed business operations:

- Hours of operation: 24 hours a day 7 days a week

- Average staff count: 75
- Average people per day: 1,000

There are no outdoor activities being proposed.

The existing building has gross floor area of 37,005± square feet and provides a total of 214 parking spaces. The Fitness and Health Center use requires a total of 185 parking spaces.

There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by staff and meets the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

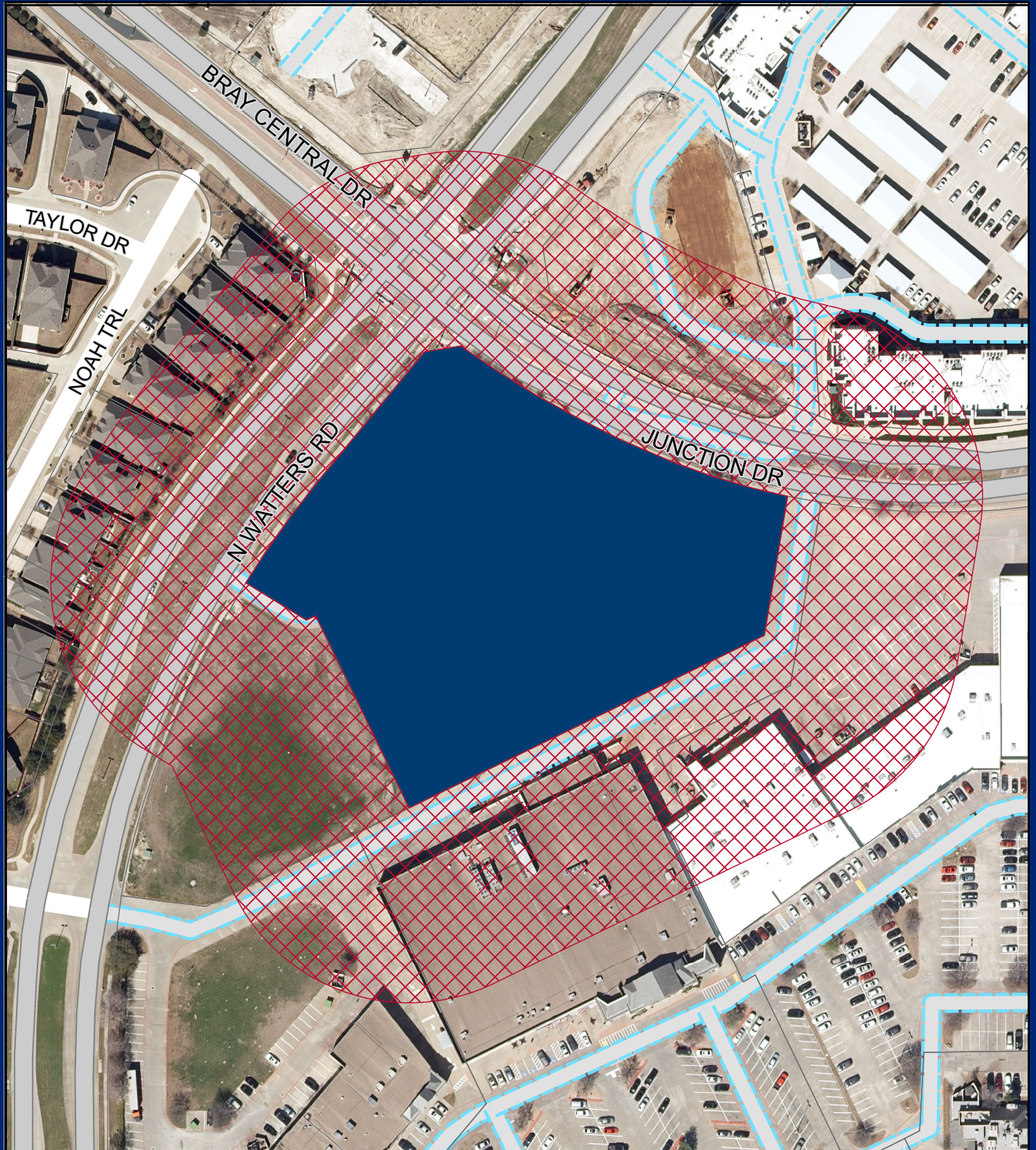
Staff recommends approval.

MOTION

I move to recommend approval of an ordinance granting a Specific Use Permit for a Fitness and Health Center use on Lot 1R1, Block D, Bray Central One Addition, subject to the development regulations and SUP Site Plan as presented.

ATTACHMENTS:





Property Notification Map
SUP Site Plan

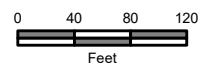


Location Map

UFC Fit Health Club
510 N. Watters Rd.

Map Legend

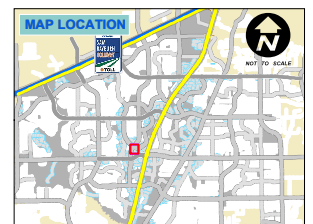
-  200' Buffer
-  Public Hearing Property
-  Railroad
-  CollinCAD Parcels

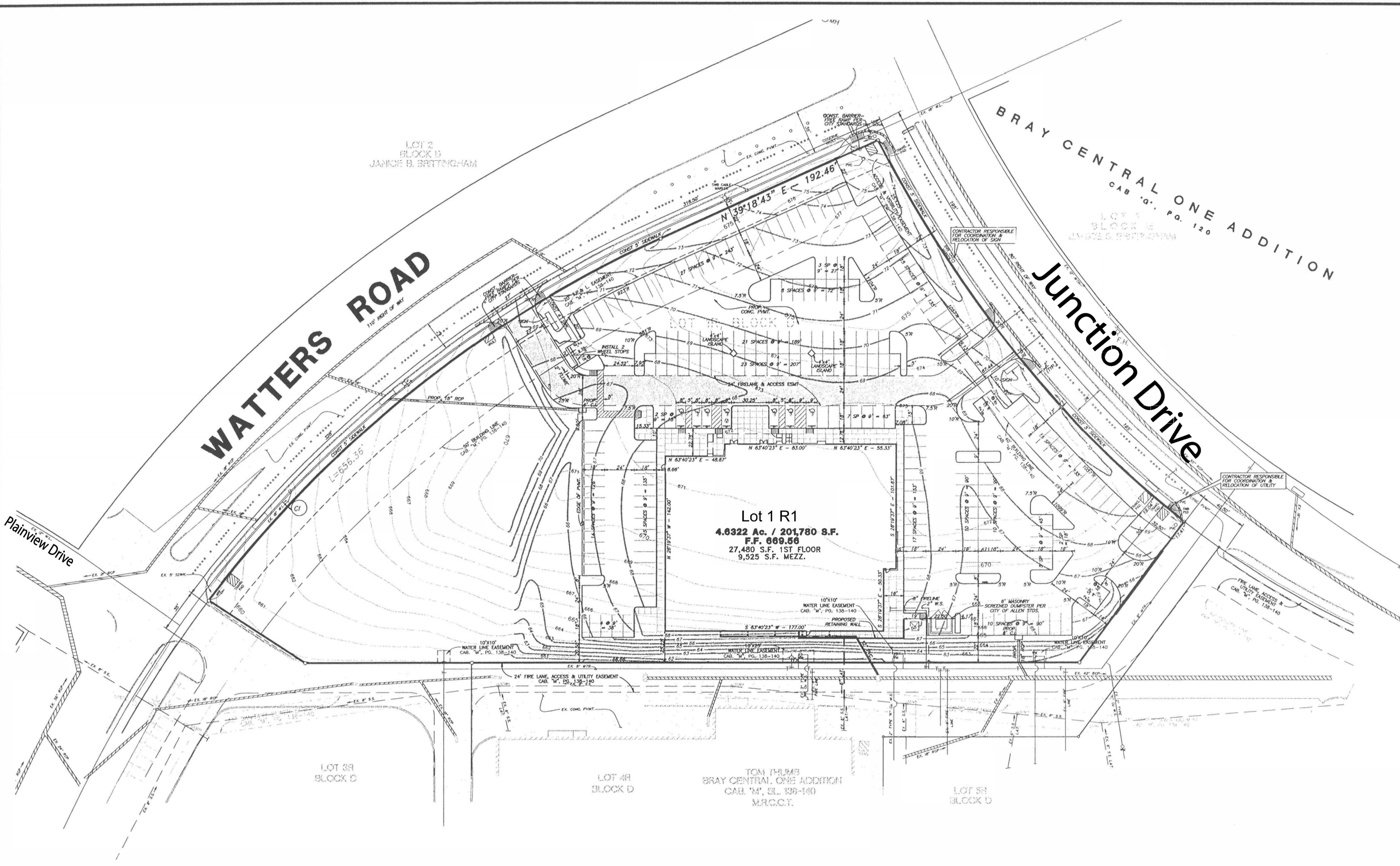


Community Development - Planning

Date Saved: 1/8/2021

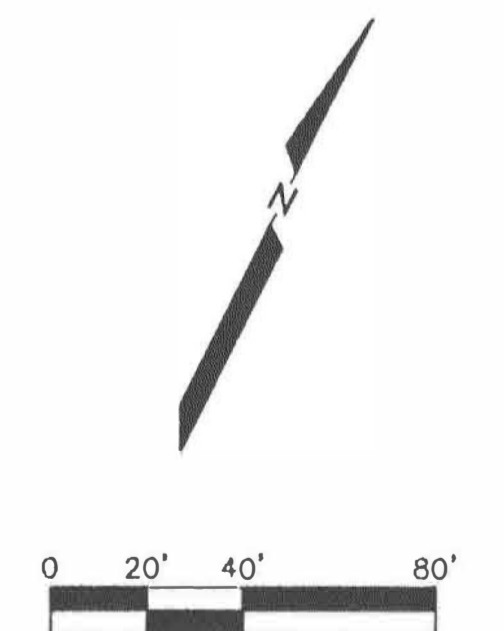
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.





- LEGEND
- F.H. FIRE HYDRANT
 - SET CHISELED "X" SET
 - F.H. CHISELED "X" FOUND
 - F.H. IRON ROD FOUND (SIZE AS NOTED)
 - C.S. IRON ROD SET (SIZE AS NOTED)
 - U.P. OVERHEAD UTILITY POLE W/ GUY
 - U.P. UNDERGROUND ELECTRIC OR TELEPHONE
 - S.S. SANITARY SEWER MANHOLE
 - S.S. SANITARY SEWER CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T. TREE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED TOP OF PAVEMENT ELEVATION
 - PROPOSED GUTTER ELEVATION
 - PROPOSED TOP OF CURB & GUTTER ELEVATION
 - EXISTING PAVEMENT ELEVATION
 - SAWCUT AND REMOVE EXISTING PAVEMENT AND/OR SIDEWALK
 - EXIST. STORM SEWER
 - PROPOSED STORM SEWER
 - EXIST. VALVE
 - PROPOSED VALVE
 - EXIST. WATER LINE
 - PROPOSED WATER LINE
 - EXIST. SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED ELECTRICAL TRANSFORMER

L1 R1, Block D Tabulations	
SITE AREA:	20,780 S.F. ± 4.6322 ACRES
ZONING:	PD-54 CC
PROPOSED USE:	Fitness Center
BUILDING AREAS:	37,005 S.F.
BLDG. / SITE RATIO:	18.34%
BUILDING HEIGHT:	TWO STORY
PARKING REQUIRED:	37,005 S.F. @ 1/200 = 186 SPACES
RETAIL:	186 SPACES
TOTAL PARKING REQUIRED:	186 SPACES
PARKING PROVIDED:	214 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES
HANDICAP PARKING PROVIDED:	7 SPACES
INTERIOR LANDSCAPING REQUIRED:	221 SP. x 15 S.F. = 3,315 S.F.
INTERIOR LANDSCAPING PROVIDED:	30,503 S.F.
IMPERVIOUS SURFACE:	134,272 S.F.



BENCHMARK:
SQUARE CUT FOUND ON CONCRETE BASE OF
TRANSMISSION TOWER ON THE WEST SIDE OF
US HWY. 75 SERVICE ROAD, 1300' +/-
NORTH OF C/L McDERMOTT DRIVE.
ELEV. = 678.86

BENCHMARK:
CHISELED SQUARE ON NORTH END OF EAST
HEADWALL OF CULVERT ON SOUTHERN PACIFIC
RAILROAD CULVERT BEING APPROXIMATELY
3000 NORTH OF MAIN ST. (F.M. 2170)
ELEV. = 633.34

OWNER/DEVELOPER:
ALLEN FITNESS L.P.
1748 WEST KATELLA AVE., SUITE 208
ORANGE, CALIFORNIA 92667
CONTACT: J. MICHAEL MOORE
(714) 516-2444
FAX: (714) 516-2442

CIVIL ENGINEER:
LAWRENCE A. CATES & ASSOCIATES, INC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244
CONTACT: LAWRENCE A. CATES P.E.
(972) 385-2272
FAX: (972) 980-1627

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
LAWRENCE A. CATES, P.E. 41838
ON 1/18/02



SUP SITE PLAN						
UFC GYM						
L1 R1, Block D, Bray Central One Addition						
THE CITY OF ALLEN, TEXAS						
LAWRENCE A. CATES & ASSOC., INC.			CONSULTING ENGINEERS			
14200 MIDWAY ROAD, SUITE 122			DALLAS, TEXAS			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LAC	JC	11-9-01	1"=40'	D.P.	20033 SITE	C-1

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	February 2, 2021
SUBJECT:	Conduct a Public Hearing and Consider a Request to Approve a Site Plan for Allen Veterinary Hospital and Ace Pet Resort being Lots 1 and 2, Block A, AVH Kennels Addition, Block A, Lots 1 and 2, and Generally Located at the Northwestern Corner of the Intersection of Roaring Springs Drive and Main Street. (SP-121120-0023) [Allen Veterinary Hospital]
STAFF RESOURCE:	Hayley Angel, AICP Senior Planner
BOARD / COMMISSION ACTION:	Planned Development No. 5 - Approved October, 1981 Planned Development No. 5/Site Plan - Approved October, 2013 Final Plat - Approved April, 2014
LEGAL NOTICES:	Public Hearing Signs - Installed January 22, 2021 Public Hearing Letters - Mailed January 22, 2021
ANTICIPATED COUNCIL DATE:	February 23, 2021

BACKGROUND

The property is located at the northwestern corner of the intersection of Main Street and Roaring Springs Drive. The properties to the north are zoned Single-Family Residential R-5. The properties to the east (across Roaring Springs Drive), and west are zoned Planned Development PD No. 5 Shopping Center SC. The properties to the south (across Main Street) are zoned Community Facilities CF and Single-Family Residential R-5.

The property is zoned Planned Development No. 5 Shopping Center SC. The zoning ordinance adopted in 1981 requires all site plans to be review by the Planning and Zoning Commission and approved by City Council. The applicant currently operates a pet boarding facility on one of the two subject lots. The applicant is proposing to develop a veterinary clinic on Lot 2 and expand the pet training facility on Lot 1 with a second building. All of these uses are considered a Veterinary Hospital, Animal Clinic, or Animal Boarding Facility in the Allen Land Development Code and are permitted by right in this zoning district.

The applicant is proposing a phased development. The first phase will include the improvements to Lot 2, including a 10,441± square foot building for a veterinary clinic and a 1,224± square foot building for storage. This phase will include the construction of a fire lane, access, and utility easement to loop around the property and associated parking to support the new building.

As a second phase, the applicant is expanding on Lot 1. Currently, Lot 1 includes the existing 7,187± square

foot animal boarding facility. The applicant is proposing to amend this site plan to add a 6,642± square foot building to the north of the existing building. The associated parking to support this development will be constructed at this time.

Section 6.06.12 of the Allen Land Development Code requires that all outdoor runs are a minimum of 100 feet away from residentially zoned property. The proposed site plan includes this setback and all outdoor runs will be located outside of this area.

The property constructed a screen wall along the northern property line on both Lot 1 and Lot 2 with the development of Lot 1. This screen wall will remain with this development.

The building elevations, landscape plan, and other documents required at time of Site Plan will be reviewed and approved administratively through the Site Plan process. The applicant has already begun this process to ensure that any changes on subsequent exhibits do not impact the proposed Site Plan.

The Technical Review Committee has reviewed the Site Plan and determined it meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

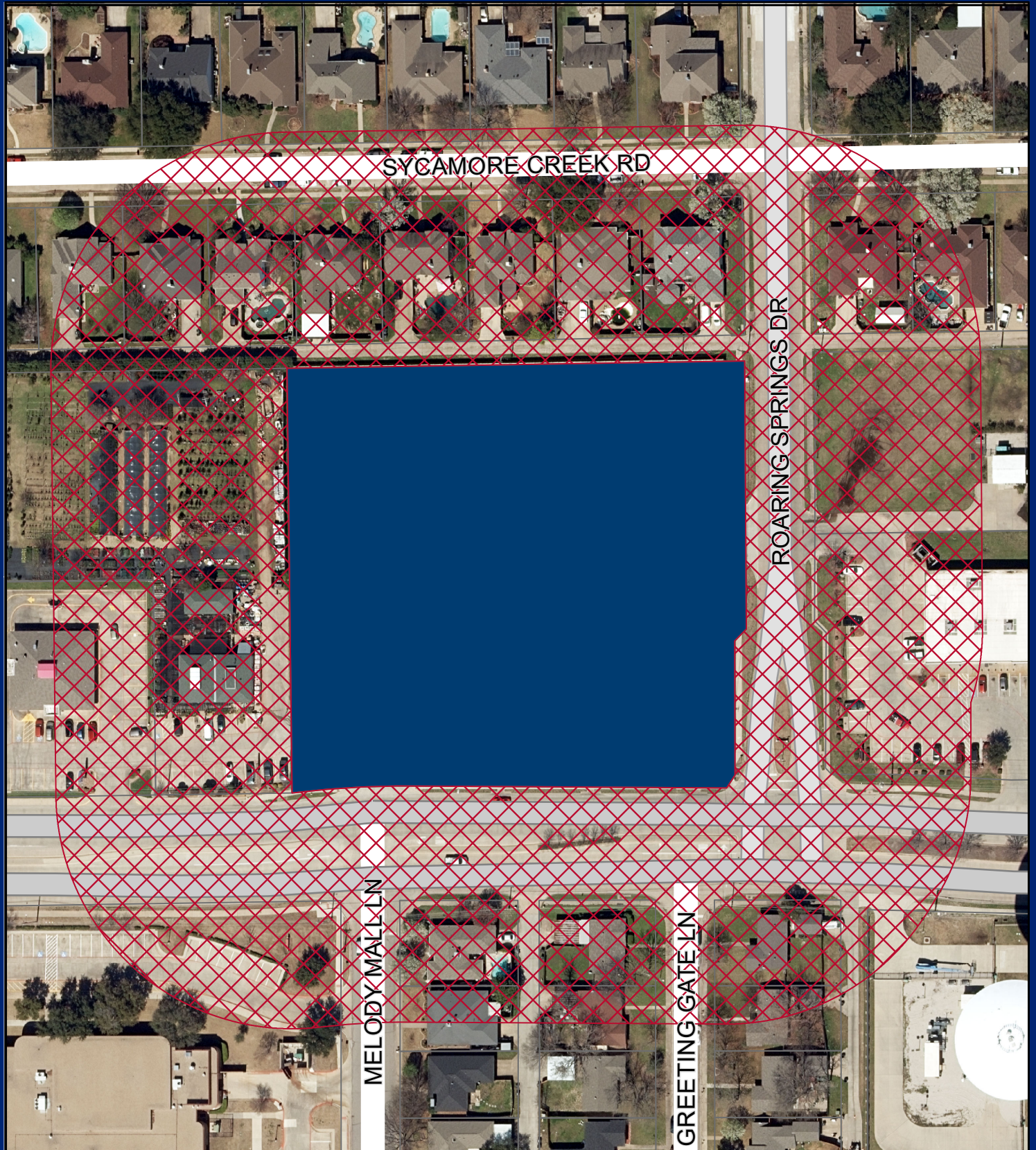
Staff recommends approval.

MOTION

I move to recommend approval of the Site Plan for Lots 1 and 2, Block A, AVH Kennels Addition, as presented.

ATTACHMENTS:





Property Notification Map
Site Plan

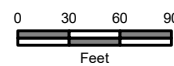


Location Map

Allen Veterinary Clinic
861 & 863 E. Main St.

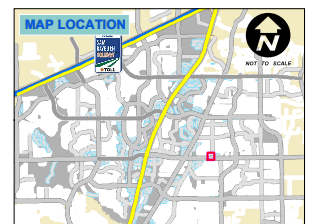
Map Legend

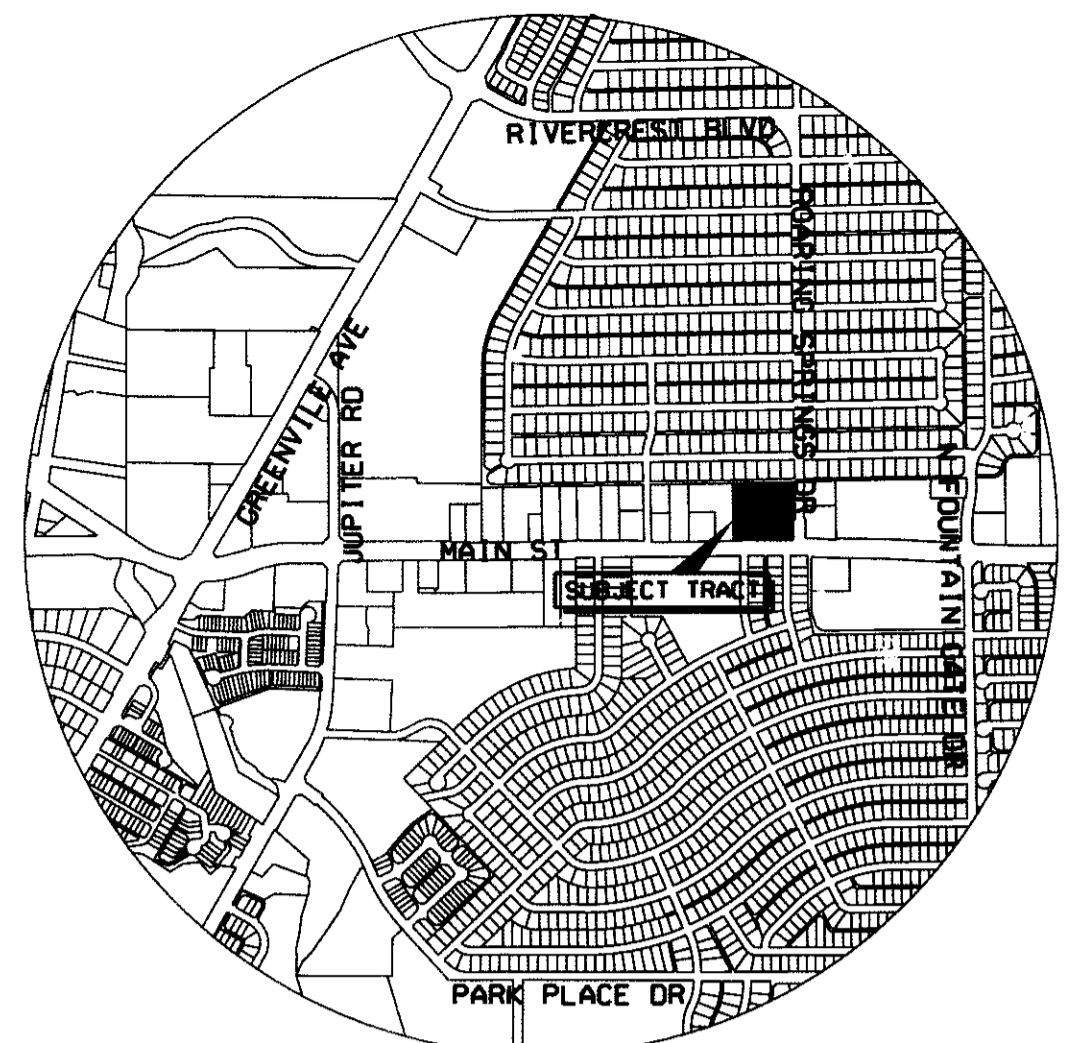
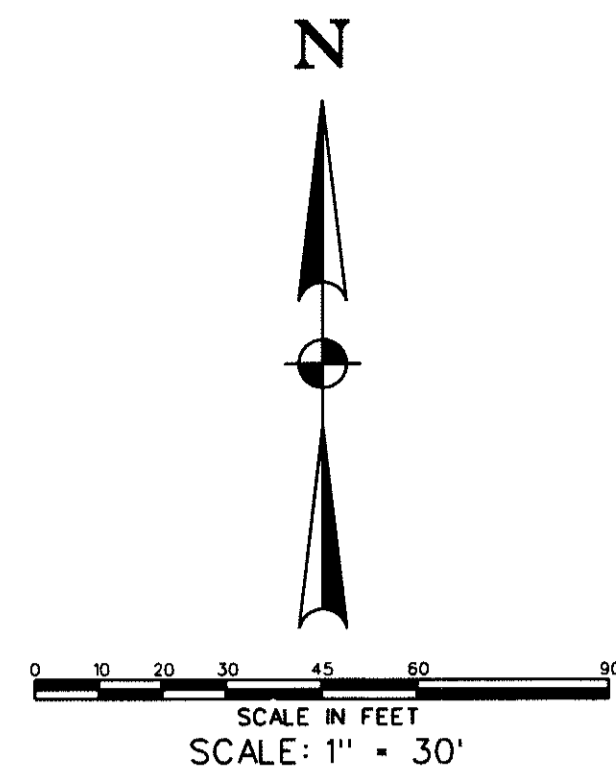
-  200' Buffer
-  Public Hearing Property
-  Railroad
-  CollinCAD Parcels



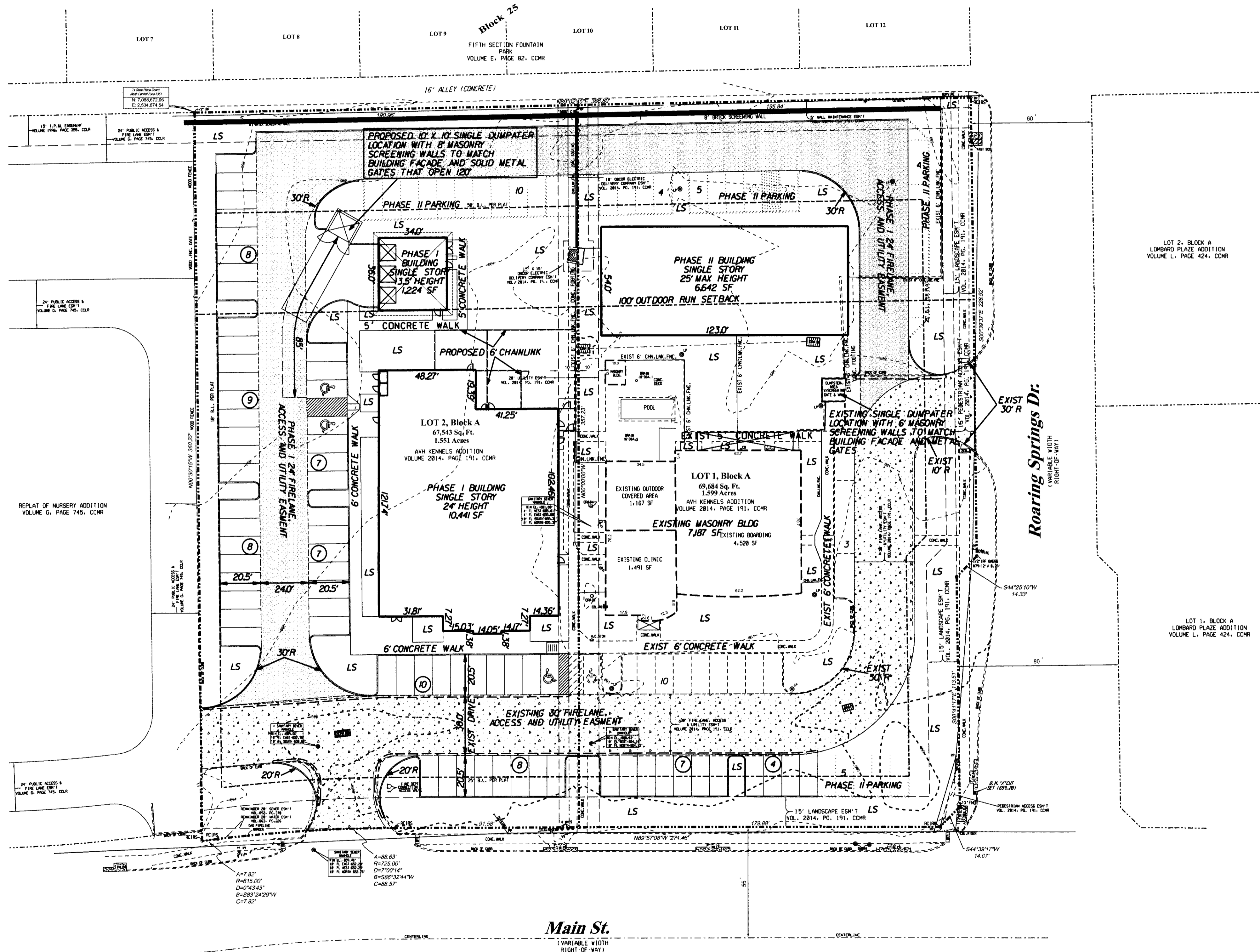
Community Development - Planning
Date Saved: 1/8/2021

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





LOCATION MAP
MAPSCO PAGE 560-G



LOT 1, BLOCK A - AVH KENNELS ADDITION	
1. ZONING:	PD-5, SC - PLANNED DEVELOPMENT BASED ON SHOPPING CENTER
2. PROPOSED USE:	VET CLINIC
3. PROPERTY AREA:	69,684 SF - 1.559 ACRES
4. BUILDING AREA:	VET CLINIC - 1,491 SF (EXISTING) BOARDING - 4,520 SF (EXISTING) COVERED AREA - 1,167 SF (EXISTING) TOTAL - 7,178 SF (EXISTING)
5. BUILDING HEIGHT:	1 - STORY - 24' MAX
6. LOT COVERAGE:	10.31% (EXISTING) - 19.85% (ULTIMATE) F.A.R. = 0.10:1 (EXISTING) - 0.20:1 (ULTIMATE)
7. PARKING REQUIRED:	PHASE I 1 SPACE/200 SF (1,491 SF) = 8 SPACES PHASE II 1 SPACE/200 SF (6,642 SF) = 34 SPACES TOTAL = 42 SPACES
8. PARKING PROVIDED:	EXISTING 12 SPACES + 1 ACCESSIBLE = 13 SPACES PHASE I 1 SPACE/200 SF (1,491 SF) = 8 SPACES PHASE II 1 SPACE/200 SF (6,642 SF) = 34 SPACES TOTAL = 55 SPACES
9. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	41,532 SF
10. LANDSCAPE REQUIRED:	(10% GROSS AREA) = 6,968 SF
LANDSCAPE PROVIDED:	26,551 SF

LOT 2, BLOCK A - AVH KENNELS ADDITION	
1. ZONING:	PD-5, SC - PLANNED DEVELOPMENT BASED ON SHOPPING CENTER
2. PROPOSED USE:	VET CLINIC
3. PROPERTY AREA:	67,543 SF - 1.551 ACRES
4. BUILDING AREA:	VET CLINIC - 10,441 SF GARAGE - 1,224 SF TOTAL - 11,665 SF
5. BUILDING HEIGHT:	1 - STORY - 25' MAX
6. LOT COVERAGE:	17.27% F.A.R. = 0.17:1
7. PARKING REQUIRED:	VET HOSPITAL 1 SPACE/200 SF (10,441 SF) = 52 SPACES WAREHOUSE 1 SPACE/2000 SF (1,224 SF) = 1 SPACE TOTAL = 53 SPACES
8. PARKING PROVIDED:	54 SPACES + 3 ACCESSIBLE = 57 SPACES PHASE II PARKING - 10 SPACES = 67 ULTIMATE SPACES
9. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE:	41,532 SF
10. LANDSCAPE REQUIRED:	(10% GROSS AREA) = 6,755 SF
LANDSCAPE PROVIDED:	16,557 SF

SITE PLAN NOTES:


APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENTAL, ARTICLE III, SOLID WASTE, SECTIONS 6-51 TO 6-60.

APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A., ADMINISTRATIVE CODE TITLE 36, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN

OWNER:
ALLEN VETERINARY HOSPITAL
803 E MAIN STREET, STE A
ALLEN, TEXAS 75002
ALAN COFFMAN
(972) 727-8383

ENGINEER:
HELMBERGER ASSOCIATES, INC.
1525 BOZMAN ROAD
WYLIE, TEXAS 75098
RANDALL T. HELMBERGER, PE
(972) 442-7459

ARCHITECT:
BROWN BROWN AND ASSOCIATES
5221 PROSPECT STREET
MCKINNEY, TEXAS 75071
HARDY BROWN
(214) 403-2063

SITE PLAN						
ALLEN VETERINARY HOSPITAL						
LOT 1 & LOT 2, BLOCK A - AVH KENNELS ADDITION						
803 E MAIN ST - ALLEN, TEXAS						
TYPE: REGISTRATION No. F-000756	 HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 1525 BOZMAN ROAD, WYLIE, TEXAS 75098 (972) 442-7459					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	NOVEMBER 2020	1"=30'	SPLAN	2020-39	C1

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	February 2, 2021
SUBJECT:	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of District H of Planned Development PD No. 108 Mixed Use MIX and Adopt a Concept Plan, Building Elevations, and Access Exhibit for Approximately 11.000± Acres Located in the John Fyke Survey, Abstract No. 325, and Generally Located Directly North of Stockton Drive and Directly East of Bossy Boots Drive. (ZN-082820-0014) [Senior Co-operative Living]
STAFF RESOURCE:	Hayley Angel, AICP Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 108 - Approved October, 2011 Planned Development No. 108 - Approved July, 2012 Preliminary Plat - Approved September, 2012
LEGAL NOTICES:	Public Hearing Signs - Installed January 22, 2021 Public Hearing Letters - Mailed January 22, 2021
ANTICIPATED COUNCIL DATE:	February 23, 2021

BACKGROUND

The property is generally located north of Stockton Drive and east of Bossy Boots Drive. The properties to the north are zoned Single-Family Residential R-6 and Community Facilities CF. The properties to the east (across Stockton Drive) south, and west (across Bossy Boots Drive) are zoned Planned Development PD No. 108 Mixed Use MIX.

The property is currently zoned Planned Development PD No. 108 Mixed Use MIX. The original PD 108 was adopted in October 2011 and included several districts. The subject property falls within District H, which was intended to provide a transition within PD No. 108. A Concept Plan, Concept Plan Details, and an Overall Landscape Plan for District H were subsequently adopted in July 2012. While District H was generally intended to support office, retail, Urban Living, and other uses, the Planned Development Amendment showed medical or dental offices throughout the area north of Stockton Drive.

The proposed development is approximately 11.000± acres consisting of four lots. This Planned Development Amendment outlines vehicular connections, pedestrian connections, and traffic improvements for all four lots to establish a logical pattern of development. Additionally, it outlines the development of a Senior Independent Living use on Lot 3. The 1.161± acres at the hard corner of Bossy Boots Drive and Stockton Drive are not

included in this request. This property is currently under construction for a daycare use, which was zoned in December 2019. The improvements approved with that development are reflected in this Planned Development Amendment.

The Concept Plan shows Lot 3 at approximately 2.662± acres with a 153,024± square foot building for Senior Independent Living. The applicant is proposing a single floor of underground parking and 62 dwelling units, of which 54 units are two-bedroom and eight are one-bedroom. The gross density is 23.29 dwelling units per acre. The provided parking slightly exceeds the Allen Land Development Code requirement of 1.5 spaces per dwelling unit.

The Allen Land Development Code requires one acre of open space for every 75 dwelling units. Planned Development No. 108 requires this amount of open space for residential developments and classifies it as civic space. Civic space has more specific requirements, including spacing and size requirements. The applicant is proposing a mix of the open space and civic space regulations for this site. The site exceeds the minimum area required by providing approximately 0.8485± acres of civic space. The civic space fronting Stockton Drive contains benches, a brick paver path, seating area, and shade structure.

The building elevations show the four-story building at approximately 48± feet tall with primary building materials of fiber cement, brick, concrete, and stone veneer. While building materials cannot be regulated by the proposed ordinance, these materials are shown for illustrative purposes.

An eight-foot-tall masonry screening wall is required along the northern boundary of the development. With the development of Lot 3, just over half of this wall will be constructed, as shown on the Concept Plan. The remainder of the screening wall would be constructed with the development of Lot 5. Upon development of their respective lots, Lot 4 and Lot 5 would install a landscape buffer with trees and a five-foot-wide sidewalk.

The Access Exhibit details the driveway spacing, traffic improvements, and throat depths as supported by the Traffic Impact Analysis. It also details the phasing of these improvements.

The development regulations include permitted uses, screening wall phasing, and requirements of the northern landscape buffer.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

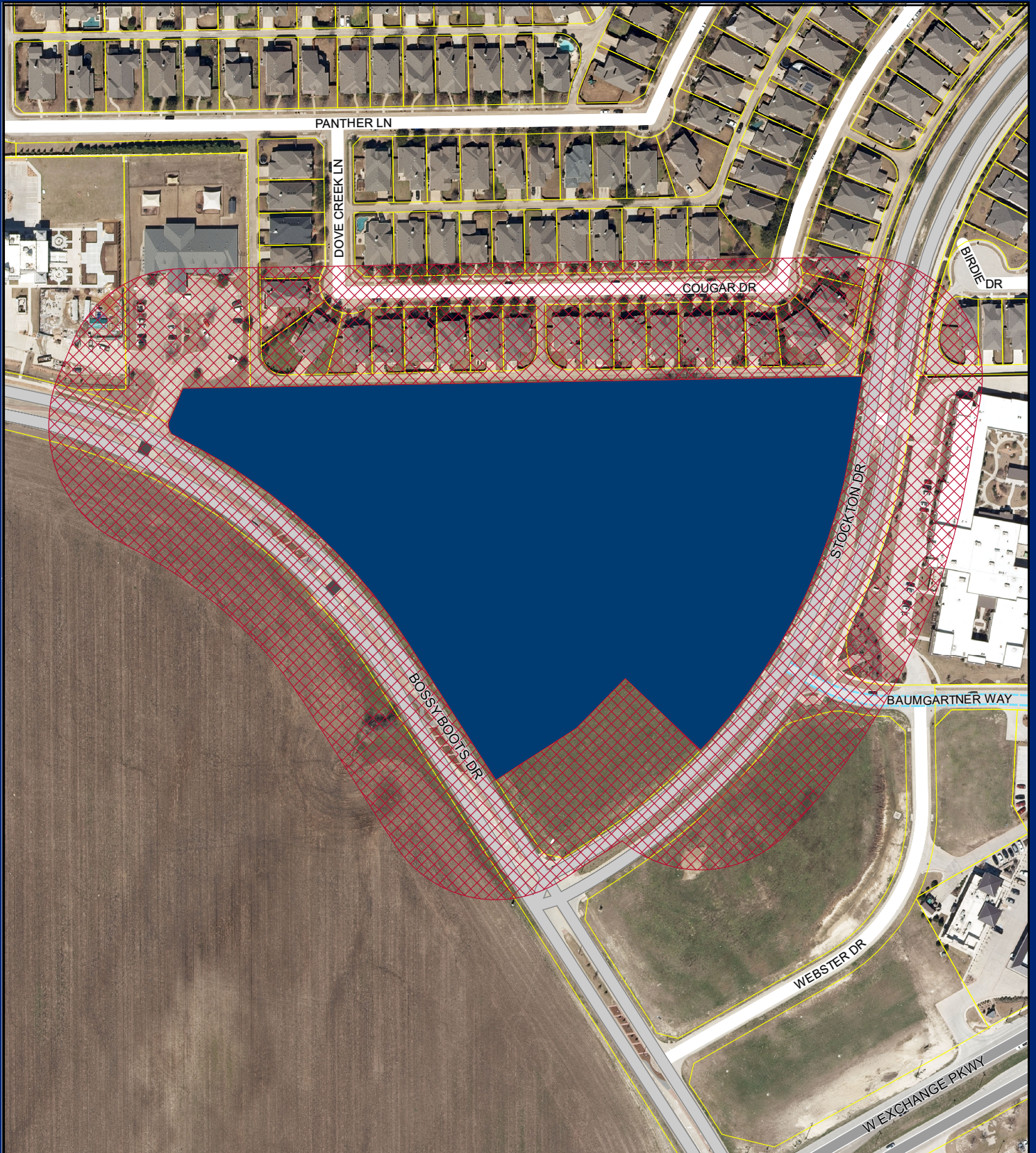
Staff recommends approval.

MOTION

I move to recommend approval of an ordinance to amend the Development Regulations of District H of Planned Development No. 108 Mixed Use MIX for approximately 11.000 acres of land, subject to the Concept Plan, Building Elevations, and Access Exhibit, as presented.

ATTACHMENTS:





Property Notification Map
Development Regulations
Zoning Exhibit
Concept Plan
Building Elevations
Access Exhibit



Location Map

Senior CoOperative Living

Map Legend

-  Senior_Co_Operative_L
-  Senior_Co_Operative_L
-  Railroad
-  CollinCAD Parcels

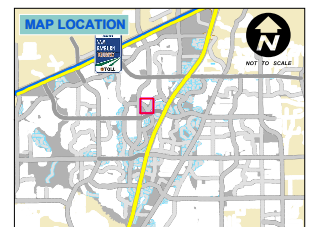


0 70 140 210
Feet

Community Development - Planning

Date Saved: 12/10/2020

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

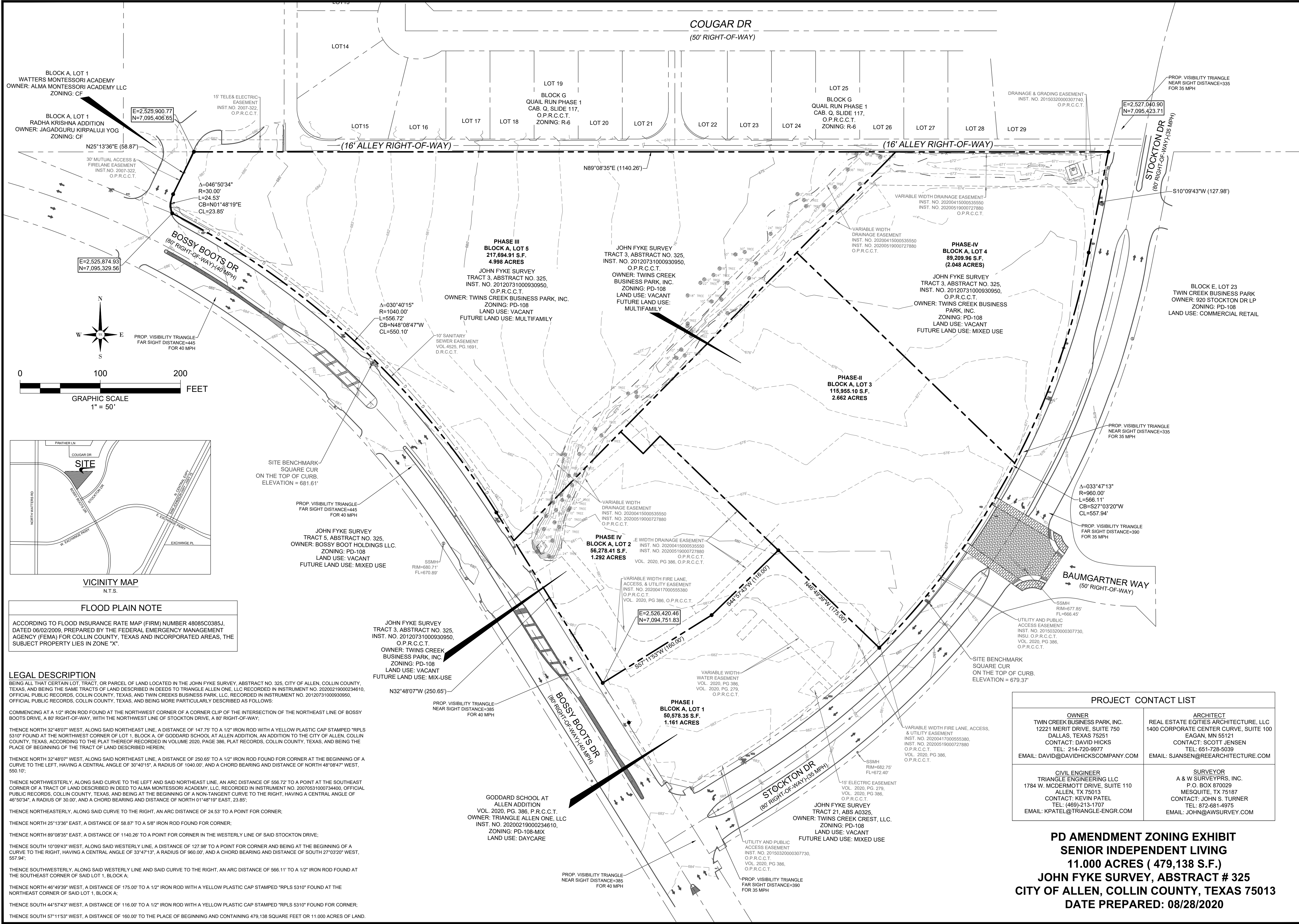


DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
SENIOR COOPERATIVE LIVING

The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) and Planned Development “PD” No. 108 as set forth in Ordinance No. 3044-10-11, as amended, and in Ordinance No. 3094-7-12, as amended (collectively “the PD 108 Ordinance”), except to the extent modified by the Development Regulations set forth below:

- A. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets and driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. **SETBACKS:** The Property shall be developed in general conformance with the setbacks shown on the Concept Plan.
- C. **BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the materials and architectural style set forth on the Building Elevations attached hereto as Exhibit “C”.
- D. **PERMITTED USES:** In addition to the uses permitted within District H of Planned Development “PD” No. 108, Lot 3 as identified on the Concept Plan may be developed and use as a “Senior Independent Living” use.
- E. **ACCESS EXHIBIT:** The Property’s driveway locations, throat depths, traffic improvements, and their phasing shall be developed in general conformance with the Access Exhibit attached hereto as Exhibit “D” and incorporated herein by reference (the “Access Exhibit”). If Lot 3 is not developed first, an alternative phasing plan can be approved by the Director of Engineering or designee and the Fire Chief or designee without the necessity of amending this Ordinance.
- F. **SCREENING WALL:** An eight-foot (8.0’) tall masonry screening wall shall be constructed along the northern property line of the Property in general conformance with the Concept Plan and phased as follows:
 - (1) Approximately 540.5± feet of the screening wall shall be constructed from Stockton Drive to the center line of the alley between Lots 21 and 22, Block G of the Quail Run Phase 1 Subdivision, concurrently with the development of Lot 3, which wall segment shall be completed prior to issuance of a certificate of occupancy for any building to be constructed on Lot 3; and
 - (2) Approximately 487.2± feet of the screening wall shall be constructed from the center line of the alley between Lots 21 and 22, Block G of the Quail Run Phase 1 Subdivision to the end of the Quail Run Phase 1 subdivision concurrently with the development of Lot 5, which wall segment shall be completed prior to issuance of a certificate of occupancy for any building to be constructed on Lot 5.
- G. **NORTHERN LANDSCAPE BUFFER AND SIDEWALK CONNECTION:** The 30-foot wide landscape buffer along the northern property line shown on the Concept Plan shall be constructed concurrently with the development of Lots 4 and 5 in accordance with the details adopted in Ordinance No. 3094-7-12 with the addition of a five-foot (5.0’) wide sidewalk connecting from the right-of-way of Stockton Drive to the right-of-way on Bossy Boots Drive, the construction of said landscape buffer

and sidewalk to completed prior to issuance of a certificate of occupancy for any building constructed on Lots 4 or 5.



FLOOD PLAIN NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48085C0385J, DATED 06/02/2009, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES IN ZONE "X".

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LOCATED IN THE JOHN FYKE SURVEY, ABSTRACT NO. 325, CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING THE SAME TRACTS OF LAND DESCRIBED IN DEEDS TO TRIANGLE ALLEN ONE, LLC RECORDED IN INSTRUMENT NO. 20200219000234610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND TWIN CREEKS BUSINESS PARK, LLC, RECORDED IN INSTRUMENT NO. 20120731000930950, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF A CORNER CLIP OF THE INTERSECTION OF THE NORTHEAST LINE OF BOSSY BOOTS DRIVE, A 80' RIGHT-OF-WAY, WITH THE NORTHWEST LINE OF STOCKTON DRIVE, A 80' RIGHT-OF-WAY;

THENCE NORTH 32°48'07" WEST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 147.75' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF GODDARD SCHOOL AT ALLEN ADDITION, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2020, PAGE 386, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING THE PLACE OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE NORTH 32°48'07" WEST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 250.65' TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°40'15", A RADIUS OF 1040.00', AND A CHORD BEARING AND DISTANCE OF NORTH 48°08'47" WEST, 550.10';

THENCE NORTHWESTERLY, ALONG SAID CURVE TO THE LEFT AND SAID NORTHEAST LINE, AN ARC DISTANCE OF 556.72' TO A POINT AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALMA MONTESSORI ACADEMY, LLC, RECORDED IN INSTRUMENT NO. 20070531000734400, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°50'34", A RADIUS OF 30.00', AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" EAST, 23.85';

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 24.53' TO A POINT FOR CORNER;

THENCE NORTH 25°13'36" EAST, A DISTANCE OF 58.87' TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 89°08'35" EAST, A DISTANCE OF 1140.26' TO A POINT FOR CORNER IN THE WESTERLY LINE OF SAID STOCKTON DRIVE;

THENCE SOUTH 10°09'43" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 127.98' TO A POINT FOR CORNER AND BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°47'13", A RADIUS OF 960.00', AND A CHORD BEARING AND DISTANCE OF SOUTH 27°03'20" WEST, 557.94';

THENCE SOUTHWESTERLY, ALONG SAID WESTERLY LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 566.11' TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE NORTH 46°49'39" WEST, A DISTANCE OF 175.00' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE SOUTH 44°57'43" WEST, A DISTANCE OF 116.00' TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" FOUND FOR CORNER;

THENCE SOUTH 57°11'53" WEST, A DISTANCE OF 160.00' TO THE PLACE OF BEGINNING AND CONTAINING 479,138 SQUARE FEET OR 11.000 ACRES OF LAND.

PROJECT CONTACT LIST	
OWNER TWIN CREEK BUSINESS PARK, INC. 12221 MERIT DRIVE, SUITE 750 DALLAS, TEXAS 75251 CONTACT: DAVID HICKS TEL: 214-720-9977 EMAIL: DAVID@DAVIDHICKSCOMPANY.COM	ARCHITECT REAL ESTATE EQUITIES ARCHITECTURE, LLC 1400 CORPORATE CENTER CURVE, SUITE 100 EAGAN, MN 55121 CONTACT: SCOTT JENSEN TEL: 651-728-5039 EMAIL: SJANSEN@RESEARCHARCHITECTURE.COM
CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1784 W. MCDERMOTT DRIVE, SUITE 110 ALLEN, TX 75013 CONTACT: KEVIN PATEL TEL: (469)-213-1707 EMAIL: KPATEL@TRIANGLE-ENGR.COM	SURVEYOR A & W SURVEYPROS, INC. P.O. BOX 870029 MESQUITE, TX 75187 CONTACT: JOHN S. TURNER TEL: 872-681-4975 EMAIL: JOHN@AWSURVEY.COM

PD AMENDMENT ZONING EXHIBIT
SENIOR INDEPENDENT LIVING
11.000 ACRES (479,138 S.F.)
JOHN FYKE SURVEY, ABSTRACT # 325
CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013
DATE PREPARED: 08/28/2020

TX PE FIRM #11525

TRIANGLE

ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

811

Know what's below.
Call before you dig.

BY	DESCRIPTION	DATE	NO.
KP	FINAL PD AMENDMENT SUBMITTAL	01/18/2020	1

SEAL OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER

01/18/2020

PD AMENDMENT ZONING EXHIBIT

SENIOR INDEPENDENT LIVING

STOCKTON DRIVE

CITY OF ALLEN

COLLIN COUNTY, TEXAS 75013

DATE	PROJECT
08/28/2020	069-20
DESIGN	DRAWN
KP	DS

SHEET #
ZE

PLEASE RECYCLE

EXTERIOR MATERIALS KEY

- 1

4" VENEER FACE BRICK
- 2

4" VENEER STONE
- 3A

FIBER CEMENT LAP SIDING, 6" HORIZ., PAINT SW 9554 "GOING GREY"
- 3B

FIBER CEMENT VERTICAL SIDING W/ TRIM, PAINT SW 7069 "IRON ORE"
- 3C

FIBER CEMENT SHAKER SIDING PAINT SW 6252 "ICE CUBE"

4

ALUMINUM PANEL "LONGBOARD" CEDAR COLOR AND WOOD GRAIN SIMULATED TEXTURE

5

PREFINISHED ALUMINUM RAILING, COLOR: GLOSS WHITE

6

PREFINISHED METAL COPING

7

TEXTURED CAST IN PLACE CONCRETE, COLOR TO MATCH "EXPRESSO" SIDING

8

FIBERGLASS WINDOW

9

HOLLOW METAL DOOR, FRAME COLOR TO MATCH ADJACENT BUILDING MATERIAL

10

ALUMINIUM STOREFRONT

11

MECHANICAL UNIT, GRILL COLOR TO MATCH ADJACENT BUILDING MATERIAL

12

OVERHEAD SECTIONAL DOOR

13

FIBERGLASS PATIO DOOR

14

COMPOSITE DECKING AT PATIO

15

WOOD PLANTER BOXES

16

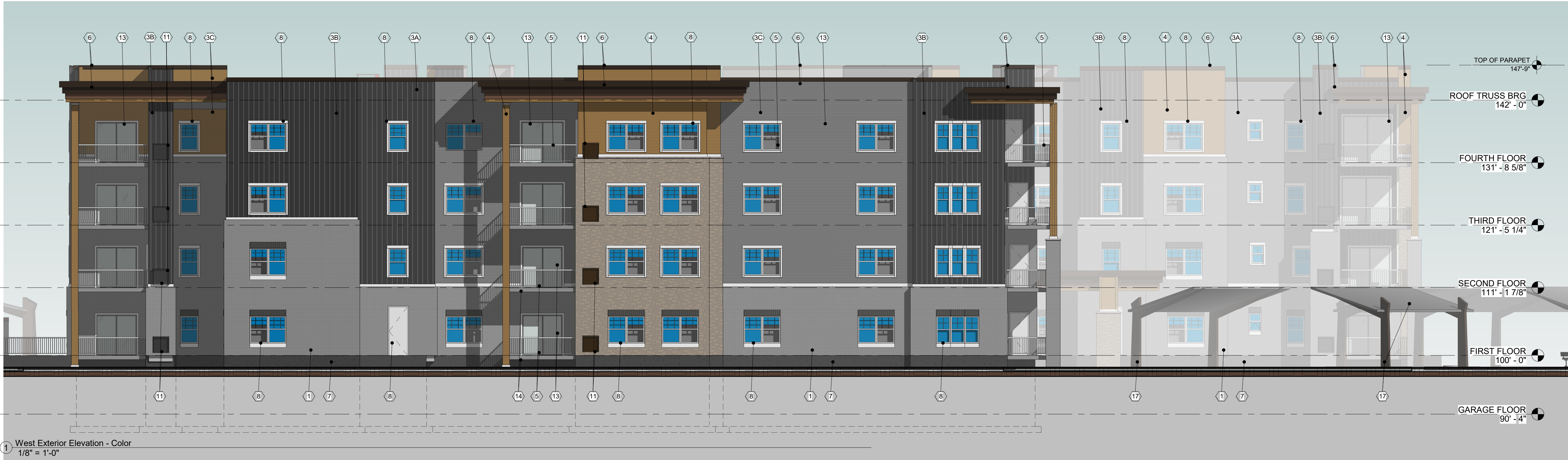
CAST-IN-PLACE CONCRETE RETAINING WALL

17

CAR PORT

ELEVATION MATERIAL SQUARE FOOTAGE

Elevation Material Sq Ft:	North:	Percentage:	West:	Percentage:	East:	Percentage:	South:	Percentage:	Average %:
Overall Material Sq Ft:	9,961	-	8,999	-	8,113	-	7,197	-	
Fiber Cement Sq Ft:	5,582	56.0%	4,894	54.4%	4,749	58.5%	4,324	60.1%	57.3%
Bricks Sq Ft:	3,824	38.4%	2,871	31.9%	2,009	24.8%	578	8.0%	32.1%
Exposed Poured Textured Concrete Sq Ft:	555	5.6%	414	4.6%	332	4.1%	325	4.5%	18.0%
Cultured Stone Veneer Sq Ft:	0	0.0%	820	9.1%	1,023	12.6%	1,970	27.4%	12.3%



ARCHITECT:
Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8311
www.rearchitecture.com

PROJECT:
Village Cooperative
of Allen
LOCATION:
Stockton Ave.
Allen, Texas

EXTERIOR
ELEVATIONS

PROJECT NUMBER
20-02
DATE
9/29/2020
PROJECT MANAGER
BS
DRAWN BY
SJ
CHECKED BY
CG/SJ
SHEET NUMBER

MA10.1

EXTERIOR MATERIALS KEY

- 1

4" VENEER FACE BRICK
- 2
- 4" VENEER STONE

3A

3B

3C

4

5

6

7

8

9

10

11

12

13

14

15

16

17

ELEVATION MATERIAL SQUARE FOOTAGE

Elevation Material Sq Ft:	North:	Percentage:	West:	Percentage:	East:	Percentage:	South:	Percentage:	Average %:
Overall Material Sq Ft:	9,961	-	8,999	-	8,113	-	7,197	-	
Fiber Cement Sq Ft:	5,582	56.0%	4,894	54.4%	4,749	58.5%	4,324	60.1%	57.3%
Bricks Sq Ft:	3,824	38.4%	2,871	31.9%	2,009	24.8%	578	8.0%	32.1%
Exposed Poured Textured Concrete Sq Ft:	555	5.6%	414	4.6%	332	4.1%	325	4.5%	18.0%
Cultured Stone Veneer Sq Ft:	0	0.0%	820	9.1%	1,023	12.6%	1,970	27.4%	12.3%



1 East Exterior Elevation - Color
1/8" = 1'-0"



2 South Exterior Elevation - Color
1/8" = 1'-0"

ARCHITECT:
Real Estate Equities Architecture, LLC
1400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8311
www.reearchitecture.com

PROJECT:
Village Cooperative
of Allen
LOCATION:
Stockton Ave.
Allen, Texas

SHEET TITLE
EXTERIOR
ELEVATIONS

PROJECT NUMBER
20-02

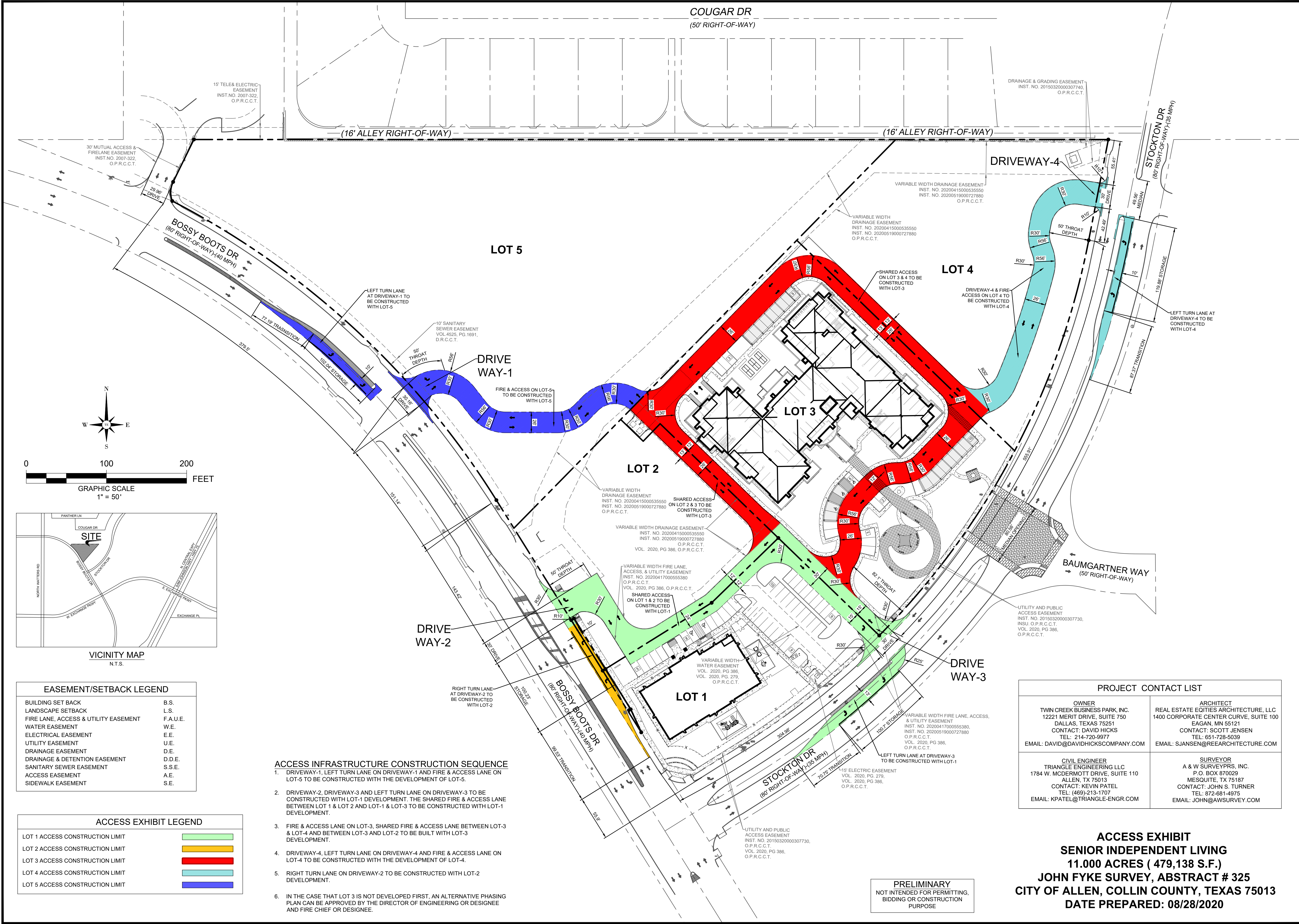
DATE
9/29/2020

PROJECT MANAGER
BS

DRAWN BY
SJ

CHECKED BY
CG/SJ

SHEET NUMBER
MA10.2



EASEMENT/SETBACK LEGEND	
BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
SANITARY SEWER EASEMENT	S.S.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.

ACCESS EXHIBIT LEGEND	
LOT 1 ACCESS CONSTRUCTION LIMIT	
LOT 2 ACCESS CONSTRUCTION LIMIT	
LOT 3 ACCESS CONSTRUCTION LIMIT	
LOT 4 ACCESS CONSTRUCTION LIMIT	
LOT 5 ACCESS CONSTRUCTION LIMIT	

- ACCESS INFRASTRUCTURE CONSTRUCTION SEQUENCE**
1. DRIVEWAY-1, LEFT TURN LANE ON DRIVEWAY-1 AND FIRE & ACCESS LANE ON LOT-5 TO BE CONSTRUCTED WITH THE DEVELOPMENT OF LOT-5.
 2. DRIVEWAY-2, DRIVEWAY-3 AND LEFT TURN LANE ON DRIVEWAY-3 TO BE CONSTRUCTED WITH LOT-1 DEVELOPMENT, THE SHARED FIRE & ACCESS LANE BETWEEN LOT 1 & LOT 2 AND LOT-1 & LOT-3 TO BE CONSTRUCTED WITH LOT-1 DEVELOPMENT.
 3. FIRE & ACCESS LANE ON LOT-3, SHARED FIRE & ACCESS LANE BETWEEN LOT-3 & LOT-4 AND BETWEEN LOT-3 AND LOT-2 TO BE BUILT WITH LOT-3 DEVELOPMENT.
 4. DRIVEWAY-4, LEFT TURN LANE ON DRIVEWAY-4 AND FIRE & ACCESS LANE ON LOT-4 TO BE CONSTRUCTED WITH THE DEVELOPMENT OF LOT-4.
 5. RIGHT TURN LANE ON DRIVEWAY-2 TO BE CONSTRUCTED WITH LOT-2 DEVELOPMENT.
 6. IN THE CASE THAT LOT 3 IS NOT DEVELOPED FIRST, AN ALTERNATIVE PHASING PLAN CAN BE APPROVED BY THE DIRECTOR OF ENGINEERING OR DESIGNEE AND FIRE CHIEF OR DESIGNEE.

PRELIMINARY
NOT INTENDED FOR PERMITTING,
BIDDING OR CONSTRUCTION
PURPOSE

PROJECT CONTACT LIST	
OWNER TWIN CREEK BUSINESS PARK, INC. 12221 MERIT DRIVE, SUITE 750 DALLAS, TEXAS 75251 CONTACT: DAVID HICKS TEL: 214-720-9977 EMAIL: DAVID@DAVIDHICKSCOMPANY.COM	ARCHITECT REAL ESTATE EQUITIES ARCHITECTURE, LLC 1400 CORPORATE CENTER CURVE, SUITE 100 EAGAN, MN 55121 CONTACT: SCOTT JENSEN TEL: 651-728-5039 EMAIL: SJANSEN@RESEARCHITECTURE.COM
CIVIL ENGINEER TRIANGLE ENGINEERING LLC 1784 W. MCDEMOTT DRIVE, SUITE 110 ALLEN, TX 75013 CONTACT: KEVIN PATEL TEL: (469) 213-1707 EMAIL: KPATEL@TRIANGLE-ENGR.COM	SURVEYOR A & W SURVEYPRs, INC. P.O. BOX 870029 MESQUITE, TX 75187 CONTACT: JOHN S. TURNER TEL: 872-661-4975 EMAIL: JOHN@AWSURVEY.COM

ACCESS EXHIBIT
SENIOR INDEPENDENT LIVING
11.000 ACRES (479,138 S.F.)
JOHN FYKE SURVEY, ABSTRACT # 325
CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013
DATE PREPARED: 08/28/2020

NO.	DATE	DESCRIPTION	BY
1	01/18/2020	FINAL PD AMENDMENT SUBMITTAL	KP