

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 7, 2013 – 7:00 P.M.
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013

## Call to Order and Announce a Quorum is Present

## Pledge of Allegiance

## **Director's Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the April 23, 2013 regular meeting.

<u>Consent Agenda</u> (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 April 16, 2013 regular meeting.
- 3. Receive the Capital Improvement Program (CIP) Status Report.

## Regular Agenda

- 4. Preliminary Plat Consider a Preliminary Plat for McDermott Farms being 79.60± acres out of the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; located approximately 930 feet north of McDermott Drive in between Custer Road and Shallowater Drive. (PP-4/2/13-23) [McDermott Farms]
- 5. Public Hearing Conduct a Public Hearing and consider a request to amend a portion of Planned Development No. 54 to allow mini-warehouses as a permitted use and adopt a Concept Plan, Development Regulations and Building Elevations for the property. The property is 5.36± acres situated in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; located at the southeast corner of Exchange Parkway and Alma Drive. (Z-10/31/12-76) [Assured Self Storage]

## **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 F	riday, May 3, 2013, at 5:00 p.m.

Shelley B. George, City Secretary

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

## Director's Report from 4/23/13 City Council Meeting

There was one item taken to the April 23, 2013 City Council meeting for consideration:

• A request to Adopt an Ordinance to amend the *Allen Land Development Code*, Section 4.20.2, Schedule of Principal Uses, to limit uses classified as Adult Bookstores, Massage Parlors, and Sexually-Oriented Businesses to property located within a Heavy Industrial (HI) District was approved.

## CITY OF ALLEN

## PLANNING AND ZONING COMMISSION

Regular Meeting April 16, 2013

## **ATTENDANCE**:

## **Commissioners Present:**

Robert Wendland, Chairman Jeff Cocking, 1<sup>st</sup> Vice Chair Shirley Mangrum, 2<sup>nd</sup> Vice Chair Barbara McNutt John Ogrizovich Steven Platt, Jr. Ben Trahan

## **City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Community Development Shawn Poe, PE, Assistant Director of Engineering Tiffany McLeod, Senior Planner Shelby Griffin, Planner Kevin Laughlin, City Attorney

## Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

## **Director's Report**

1. Action taken on the Planning & Zoning Commission items by City Council at the April 9, 2013 regular meeting.

## **Consent Agenda**

2. Approve minutes from the April 2, 2013 regular meeting.

Motion: Upon a motion by Commissioner Platt, and a second by

Commissioner McNutt, the Commission voted 7 IN FAVOR, and 0

**OPPOSED** to approve the Consent Agenda.

The motion carried.

## Regular Agenda

Agenda Item #3 Consider a request for a Specific Use Permit SUP for a Minor Automotive Repairs use. The property is Lot 1 and 4, Mark VII

Equipment of Texas, Inc.; and commonly known as 811 and 813 S Greenville Ave., Allen, Texas. (SUP 3/18/13-17) [Waterfalls Carwash & Lube]

Ms. Shelby Griffin, Planner, presented to the Commission. The property is located south of Bethany Drive and east of Greenville Avenue.

Ms. Griffin described the history of development for this site. The applicant for Waterfalls Carwash & Lube is requesting a SUP for a minor automotive repairs use to include all services under the current *ALDC* definition.

Ms. Griffin presented a graphic and explained that staff is recommending to limint the Minor Automotive Repairs use to the area highlighted in yellow and the state inspections use to the area highlighted in blue. She explained that this graphic would be made part of the zoning ordinance.

This request has gone through the Technical Review Committee and does meet parking standards within the *ALDC*.

Chairman Wendland opened the Public Hearing.

Mr. Bill Davidson, 805 S. Greenville Avenue, Allen, TX, voiced his concern for the SUP request.

With no one else choosing to come forward, Chairman Wendland closed the Public Hearing.

Chairman Wendland announced that there was one written letter of opposition from Mr. Ed Whitehill, 817 S. Greenville Avenue, Allen, TX.

Ms. Griffin addressed some of the concerns brought forward during the Public Hearing. She stated that the parking requirement for the site is determined by the enclosed building square footage. The parking provided on the site exceeds the ALDC standards. She stated that vehicles are not allowed to be stored outdoors overnight without being screened from the street. Ms. Griffin mentioned that Code Enforcement would be involved if the applicant is not meeting Code.

2<sup>nd</sup> Vice Chair Mangrum asked about vehicles being parked on adjacent properties. Ms. Griffin stated that would be a civil issue. 2<sup>nd</sup> Vice Chair Mangrum asked about the opportunity for there to be directional signage to direct patrons on areas to park. Ms. Griffin stated that directional signage is allowed.

1<sup>st</sup> Vice Chair Cocking inquired about storage of vehicles overnight and how that is addressed. Ms. Griffin stated that outdoor overnight storage of vehicles is not permissible. The applicant is required to keep all vehicles indoors overnight and that if this would become an issue Code Enforcement would have the ability to cite the business.

Commissioner Platt asked the applicant to address the likelihood of having overnight storage.

The applicant, Tony Khajil, addressed the Commission. He explained they prefer to keep vehicles that are left overnight indoors.

Commissioner McNutt asked the applicant where vehicles would be parked on a busy day if the four parking spots in front of the building are being used. The applicant stated that the cars will be parked behind the garage and would be brought up by an employee upon being serviced.

Commissioner Trahan asked if there is any mechanical equipment aside from state inspections in the blue shaded area. The applicant stated that there is only state inspection equipment in that location.

Chairman Wendland stated he is supportive of the SUP with the graphic showing the locations and uses on the site.

Motion:

Upon a motion by Commissioner Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the Specific Use Permit request for a minor automotive repairs use for the property located at 811 and 813 S. Greenville Avenue, Allen, Texas, for Waterfalls Carwash & Lube and specifically limited to the uses and areas highlighted on the attached graphic.

The motion carried.

Agenda Item #4

Consider a request for a Specific Use Permit SUP for a fitness and health center use. The property is Lot 1, East Main Place; and commonly known as 803 E Main Street, Suite C, Allen, Texas. (SUP 3/22/13-19) [Retrain Fitness]

Ms. Shelby Griffin, Planner, presented to the Commission. The property is located north of Main Street and east of Fountain Park Drive. The zoning for this property is Planned Development No. 5 for Shopping Center (SC) use. The ALDC requires a Specific Use Permit (SUP) for a fitness and health center use within the Shopping Center zoning district.

Ms. Griffin explained that the applicant is proposing to tenant a 1,375 square foot suite space in an existing building for a fitness and health center use. This facility specializes in one-on-one personal training and does not provide group classes. There are no proposed changes to the exterior of the building and only minor changes to the building interior. The required parking for this use is already provided for on the site.

The SUP has been reviewed by the Technical Review Committee and it does meet the standards of the *ALDC*.

Chairman Wendland opened the Public Hearing.

Mr. Mark Paxton, 1703 Monaco Drive, Allen, TX, spoke in favor of the request.

With no one else choosing to come forward, Chairman Wendland closed the Public Hearing.

**Motion:** 

Upon a motion by Commissioner Trahan, and a second by  $2^{nd}$  Vice Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the Specific Use Permit request for a fitness and health center use for the property located at 803 East Main Street, Suite C, Allen, Texas, for Retrain Fitness.

The motion carried.

## Agenda Item #5

Conduct a Public Hearing for proposed amendments to the *Allen Land Development Code*, Section 4.20.1, Schedule of Principal Uses, to limit uses classified as Adult Bookstores, Massage Parlors, and Sexually-Oriented Businesses to property located within a Heavy Industrial (HI) District.

Mr. Ogden "Bo" Bass, AICP, Director of Community Development presented to the Commission. He explained that the *ALDC* is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws.

Mr. Bass stated that the proposed amendments have gone through a review and refinement process involving City Staff and City Attorneys.

Chairman Wendland opened the Public Hearing.

With no one choosing to come forward, the Public Hearing was closed.

Commissioner Ogrizovich clarified the intent of the amendment. Mr. Bass stated this amendment would align the *ALDC* with case law.

**Motion:** 

Upon a motion by 1<sup>st</sup> Vice Chair Cocking, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.

The motion carried.

## **Adjournment**

Upon acclamation, the me	eeting adjourned at 7	:12 p.m.	
These minutes approved this	day of	2013.	
Robert Wendland Chairman		Shelby Griffin Planner	

## **Director's Report from 4/9/13 City Council Meeting**

Chairman Wendland presented the 2012 Annual Planning and Zoning Commission Report at the April 9, 2013 City Council meeting.

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

May 7, 2013

SUBJECT:	Capital Improvement Program (CIP) Status Report
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering
PREVIOUS COMMISSION/COUNCIL ACTION:	None

BACKGROUND

**PUBLIC NOTICE:** 

**AGENDA DATE:** 

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

None

## **STAFF RECOMMENDATION**

N/A

## **MOTION**

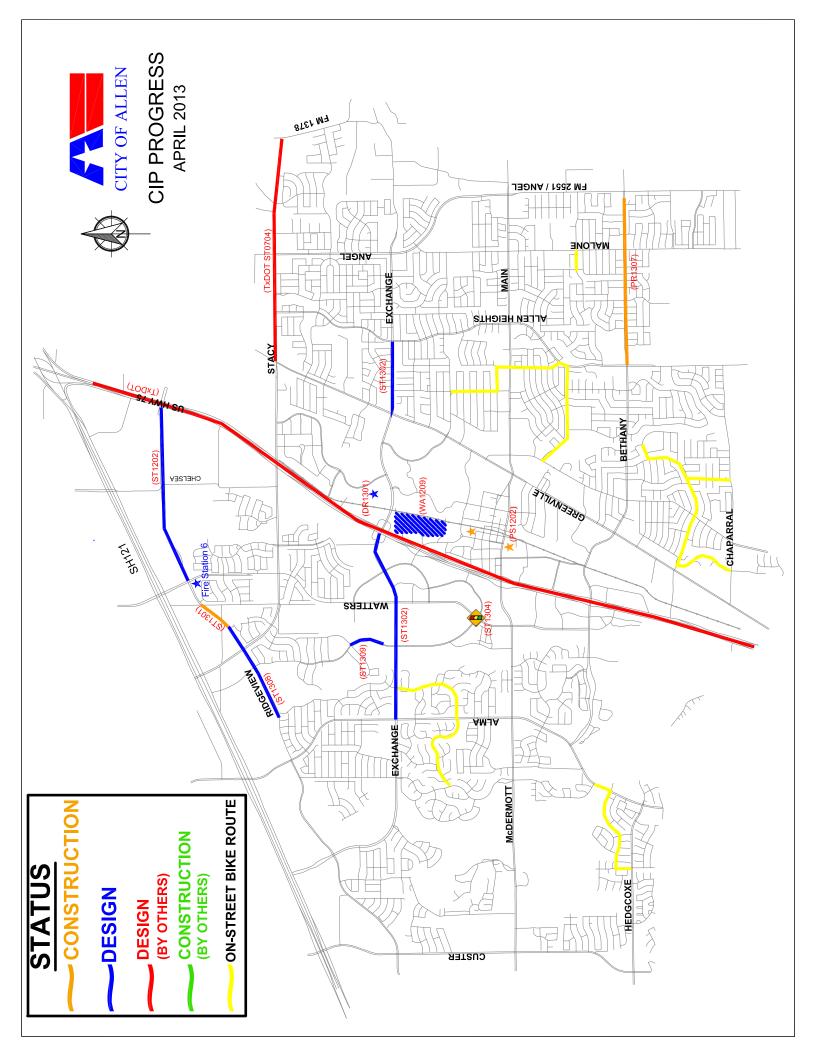
N/A

## **ATTACHMENTS**

CIP Progress Report through April 2013 CIP Map through April 2013

# ENGINEERING CIP PROGRESS REPORT - THROUGH APRIL 2013

		PROJECT		STATIIS / COMMENTS
S	-	Library Repairs/Upgrades		Purchase through the Buy Board system with Gomez Flooring. Project anticipated to be complete May 2013.
CILITIE	2	MCPAR Chiller Replacement		EEC Enviro Service Co., LLC was awarded the contract. Currently researching the option to have the older chiller bought and hauled off by a third party. Project completion is anticipated for mid-July 2013.
<b>∀</b> ∃	3	PD Remodel	PS1202	The remodel is approximately 85% complete. Walls are being prepared for paint, SWAT area has steel now, and evidence yard fence is complete. Completion anticipated for end of May 2013.
	4	2013 Street and Alley Rehabilitation Project	ST1305	Bidding anticipated Spring 2013. Construction anticipated to begin Summer 2013.
	2	Bethany Landscaping (Allen Heights - FM 2551)	PR1307	Landscape completion anticipated July 2013.
	9	Bray Central Widening	ST1309	Partnering opportunity with developer and school district to widen Bray Central and construct roundabout at Bossy Boots. Construction anticipated Summer 2013.
YTIC	7	Exchange Parkway (Alma - Allen Heights) Ph 1	ST1302	Addition of 2 lanes. Design anticipated Spring 2013. RTR funding anticipated May 2013. Construction anticipated Summer 2013.
	∞	Ridgeview Drive (Watters - US75)	ST1202	ROW acquisition continues. No formal construction schedule.
BOAD	6	Ridgeview Drive (Stacy - Watters) Ph 1	ST1301	Construction of 4-lane paving section to connect gap between Cottonwood Creek Baptist Church and Lifetime Fitness. Construction anticipated to be complete by July 2013.
	10	Ridgeview Drive (Alma-Stacy) Ph 1	ST1308	Roadway connection through the Bush/Elkin and Johnson properties. Design contract for 4-lanes and 6-lane bridge Spring 2013. Construction anticipated Spring 2014.
ЕВЗ	11	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704	TxDOT project in design. ROW acquisition and utility relocation underway. Anticipate a letting date of December 2014, with construction starting in Spring 2015.
HTO	12	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of August 2013, with construction start by January 2014.
UTILITIES	13	13 Whis-Lynge Water/SS Replacement	WA1209	Water and sanitary sewer improvements. Design has begun with BW2 Engineers, Inc. Anticipated construction in Summer 2013.
	14	14 Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Design is complete. Construction anticipated when funding becomes available. Planned CDC grant application.
WIZC.	15	Bike Route Markings 2013	PARD	CDC-funded effort. Project has been funded. Signage and pavement markings for approx. 14 lane miles. The signs have been ordered and the work order was issued for the pavement markings. The markings are planned to be installed the first week of May. Installation anticipated to be completed by end of May 2013.
	16	Signal - Watters/Bray Central	ST1304	Traffic Operations Study for the intersection is now complete and options are being evaluated by staff.



## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 7, 2013

SUBJECT: Consider a Preliminary Plat for McDermott Farms being

79.60± acres out of the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; located approximately 930 feet north of McDermott Drive in between Custer Road and Shallowater Drive. (PP-4/2/13-23) [McDermott Farms]

STAFF RESOURCE: Tiffany McLeod

Senior Planner

PREVIOUS COMMISSION/

**COUNCIL ACTION:** March 5, 2013 – Zoning approved.

## **BACKGROUND**

The property is located north of McDermott Drive in between Custer Road and Shallowater Drive. The property to the north is zoned Single Family Residential (R-5). The property to the east is zoned Planned Development PD No. 88 Single Family Residential (R-7). The property to the south is zoned Agriculture-Open Space (A-O). The property to the west (across Custer Road) is in the City of Plano.

The subject property is zoned Planned Development No. 112 for Single Family Residential (R-5). The Preliminary Plat is  $79.60\pm$  acres and shows two phases of development. There are a total of 281 residential front entry lots and approximately six (6) acres of open space area.

There are three (3) access points for the subdivision. The primary access point into the subdivision is located off of Custer Road, on Pannell Street. There are two other access points located off of Shallowater Drive and Bent Horn Drive. Bent Horn Drive will run east/west and ultimately connect Custer Road and Shallowater Drive. One half of the street will be built with this subdivision. The other half will be built when the property to the south develops.

A temporary turnaround is shown on Rolling Field Drive for the purpose of the development of all of Phase 1. The Preliminary Plat also shows the garage orientation detail included in the PD ordinance and various access, drainage, maintenance, and utility easements.

The Preliminary Plat has been reviewed by the Technical Review Committee, is consistent with the approved PD Concept Plan and meets the standards of the <u>Allen Land Development Code</u> (ALDC).

## STAFF RECOMMENDATION

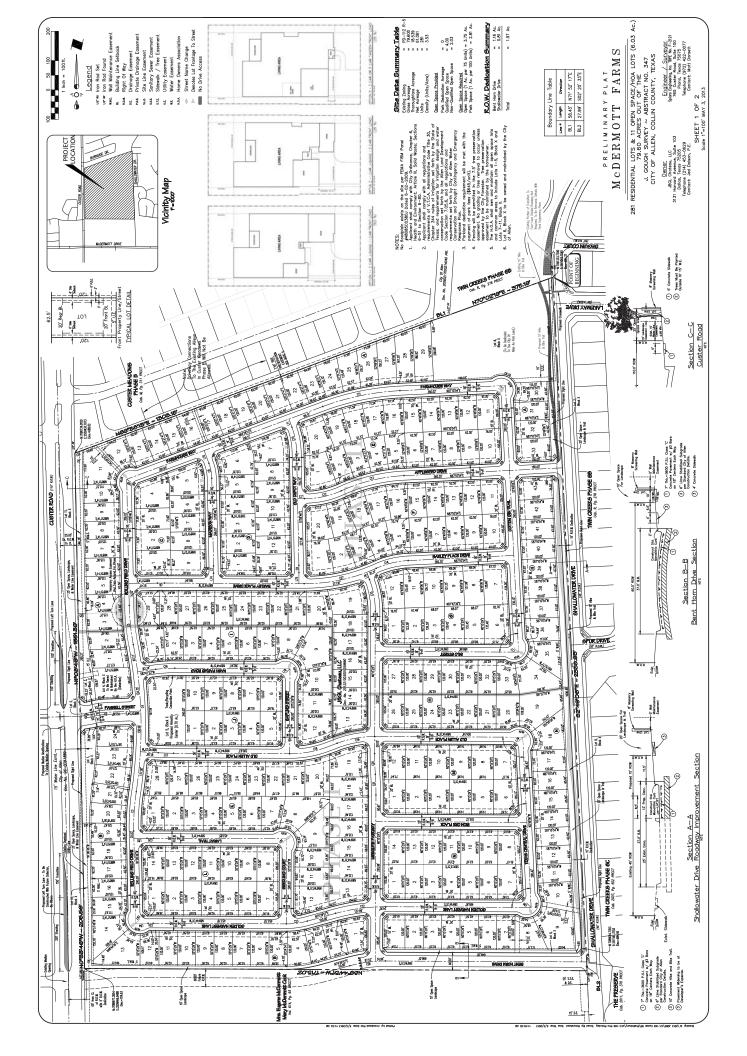
Staff recommends approval of the request.

## **MOTION**

I make a motion to approve the Preliminary Plat for McDermott Farms.

## **ATTACHMENTS**

**Preliminary Plat** 



BEGINNING at 1/2" from rod with a plastic cop found for the inset southwest corner of Twin Creeks Phase & no dolling to the City of Allen, rescoded in Cabinet R. Page 278 of the Plot Rescods, Cabin County, Texas (PRCCT), and being shown in Stallowater Drive (a variable width public right-of-way) per sold plat; BENG a treat of land situated in the 4. Gough Survey, Abstract No. 347, City of Allen, Collin County, Teas, the subject treat being all of 10 total of Index only explicitly ABC Conteau, LLC concepts to the deeds recorded in Document Number 20/21003001529890 of the Deed Records, collin County, Tenas (DRCCT), the subject tract being more particularly described as follows:

In INCIDE SECURED To done the time west line of a fine flower and the Chest between 65 and seem for Selections to the control of the Chest between control of selection of the Chest between Chest bet

HENCE S. 027037, F. 2739 five along the week line of the Pheeroe, and genre for Soldwester the control to 1/27 kers not with a pletic cap found for the northeast come of that established described in decide to Mrs. Eugene McDernott and Mary McDernott Cook, recorded in Volume 614, 803 DROCE;

THENCE N 89'44'31" W, 1713.02 feet clong the common line thereof to a 1/2" iron rod with a righted cap atomped "SPARSENG" set on the east line of Custer Road (a colled 110 foot public righted-te-up);

And N 010346" W, 1551.39 feet to a 1/2" from rod with a plastic cap stamped "SPIARSDIG" set for the southwest corner of a 7.5 forth wide tree right-of-way dedicated to the City of Alen, as shown on the Find Plot of Custer Mecdone Phase B, an addition to the City of Allen, recorded in Cabret M, Page 310 PROCT; N 00'33'46" W, 205.56 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set; THENCE along the east line of Custer Road, the following courses:

HENCE N 89'38'13" E. 1903.15 feet dong sold right-of-way to a 1/2" fron rod with a plastic cap stamped "SPARSENG" set for the southeast corner of sold right-of-way, and being on the south rills of the remainder of that creation found described in deed to Birar Ridge investment inc. excepted in Document Number 92'-047288 DRCCT;

THENCE N 715217" E. 58.45 feet along the common line thereof to a 1-1/2" iron pipe found for the northerly southwest comer of said "win Creeks Phase 6B; THENCE N 7002/19" E. 375.19 feet along the upper south line thereof, to the PLACE OF BECINNIN with the subject tract containing 3,467,356 square feet or 79.600 acres of land.

NOVOW ALL MEN BY THESS PRESENTS.

THAT ARE CARLIALL LLC., through the underlighted cutherlity, does hereby odopt, this pott designation the described property as "ACCESTANCY and ACCESTANCY and ACCESTANCE ACCESTANCY and ACCESTANCY ACCESTANCE ACCESTANCE AND ACCESTANCE ACCESTANCE ACCESTANCE AND ACCESTANCE ACCESTANCE AND ACCESTANCE ACCES

This plat is approved subject to all platting ordinances, rules, regulations, and resolution of the City of Allen, Texas.

2013 day of Witness my hand this

THAT I, and an accurate survey of the load and that I prepared this plat from an abuld and accurate survey of the load and that the conner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Darren K Brown.

DAPPEN K. BROWN

in strument, and acknowledged to me ses and consideration therein expressed. day personally appeared

Notary Public

Secretary Planning & Zoning Commission Chairman Planning & Zoning Commission

Date Date Executed Pro-forma Mayor Date

The undersigned, the City sorretary of the City of Allan, Texas, hereby certifies that the foregoing Final Plat of the THE PRESERYE Subdivision on Addition to the City of Allen was submitted to the Planning and Zening Commission and 2013. approved by it on the \_\_\_\_ day of \_\_\_

BLOCK C 7500.00 0.17 BLOCK C 10415.56 0.24

Lot Area Table

City Secretary, City of Allen

Lot Area Table

Lot Area Table

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2	BLOCK A	7858.40	0.18	n		7782.60	0.18
4	BLOCK A	7814.43	0.18	4		8467.74	0.19
2	BLOCK A	7812.50	91.0	S	BLOCK B	7555.91	0.17
6	BLOCK A	7812.50	0.18	9	BLOCK B	7500.00	0.17
7	BLOCK A	7812.50	0.18	7	BLOCK B	7500.00	0.17
8	BLOCK A	7812.50	0.18	80	BLOCK B	7500.00	0.17
6	BLOCK A	7812.50	91.0	6	BLOCK B	7500.00	0.17
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Ε	BLOCK A	12898.54	0.30	=	BLOCK B	7500.00	0.17
12	BLOCK A	9064.67	0.21	12	BLOCK B	7518.37	0.17
13	BLOCK A	7500.00	0.17	13	BLOCK B	13227.54	0.30
7	BLOCK A	7500.00	0.17	14	BLOCK B	12516.65	0.29
55	BLOCK A	7500.00	0.17	5	BLOCK B	7751.64	0.18
16	BLOCK A	7680.00	91.0	91	BLOCK B	7812.50	0.18
17	BLOCK A	7560.00	0.17	17	BLOCK B	7812.50	0.18
18	BLOCK A	7500.00	0.17	85	BLOCK B	7812.50	0.18
19	BLOCK A	7500.00	0.17	19	BLOCK B	7988.06	0.18
20	BLOCK A	7500.00	0.17	20	BLOCK B	8277.54	0.19
12		7500.00	0.17	12	BLOCK B	8232.05	0.19
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59	BLOCK A	12299.98	0.28	2		7901.58	0.18
g	BLOCK A	7652.23	91.0	2		7901.58	0.18
5	BLOCK A	7500.00	0.17	4	BLOCK K	7901.58	0.18
32	BLOCK A	7500.00	0.17	2	BLOCK K	7901.58	0.18
33	BLOCK A	9487.50	0.22	9	BLOCK K	7901.58	0.18
				7	BLOCK K	8509.60	0.20
				80	BLOCK K	13209.04	0.30
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Parcel *		Square Feet	Ycreage	10	BLOCK K	7837.43	0.18
-		7605.60	0.17	Ξ	BLOCK K	7779.63	0.18
7	BLOCK J	7604.40	0.17	12	BLOCK K	10591.04	0.24
~		7604.40	0.17	51	BLOCK K	11295.06	0.26
4		7605.60	0.17	14	BLOCK K	9212.53	0.21
2	BLOCK J	9007.50	0.21	15	BLOCK K	9212.53	0.21
9		9007.50	0.21	91	BLOCK K	9212.55	0.21
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				22	BLOCK K	8123.66	0.19
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97	53	30	31	32	33				Parcel 8	-	2	2	4	2	9	7	80	6	10								

	Lot Are	Area Table			Lot Area	sa Table			Lot Area	Table 1	
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-	BLOCK F	10195.09	0.23	-	BLOCK H	8994.80	0.21	-	BLOCK	9966.27	0.23
2	BLOCK F	8340.65	0.19	2	BLOCK H	7500.00	0.17	7	BLOCK	7806.54	91.0
ы	BLOCK ₽	8062.14	0.19	м	BLOCK H	7500.00	0.17	ы	BLOCK	7500.00	0.17
4	BLOCK F	8570.43	0.20	7	BLOCK H	7500.00	0.17	4	BLOCK	7500.00	0.17
2	BLOCK F	8471.32	0.19	2	BLOCK #	7500.00	0.17	'n	BLOCK	7500.00	0.17
9	BLOCK F	7500.00	0.17	9	BLOCK H	7500.00	0.17	φ	BLOCK	7500.00	0.17
7	BLOCK F	7500.00	0.17	7	BLOCK H	7500.00	0.17	7	BLOCK	7500.00	0.17
00	BLOCK ₽	7500.00	0.17	80	BLOCK H	14.1066	0.23	80	BLOCK	10311.34	0.24
6	BLOCK F	7500.00	0.17	6	BLOCK #	16721.43	0.38	6	BLOCK	15214.83	0.35
10	BLOCK F	9007.50	0.21	10	BLOCK #	10451.39	0.24	10	BLOCK	89'6696	0.22
=	BLOCK F	9007.50	0.21	Ξ	BLOCK H	7500.00	0.17	=	BLOCK	8978.44	0.21
12	BLOCK F	7500.00	0.17	12	BLOCK H	7500.00	0.17	12	BLOCK	11632.43	0.27
13	BLOCK F	7500.00	0.17	13	BLOCK H	7500.00	0.17	13	BLOCK	10650.96	0.24
14	BLOCK F	7500.00	0.17	41	BLOCK #	7500.00	0.17	14	BLOCK	7500.00	0.17
15	BLOCK F	7500.00	0.17	15	BLOCK #	7800.00	0.18	15	BLOCK	7500.00	0.17
16	BLOCK F	8063.83	0.19	91	BLOCK H	7800.00	0.18	92	BLOCK	7500.00	0.17
17	BLOCK F	8340.65	0.19	17	BLOCK H	8640.00	0.20	17	BLOCK	7500.00	0.17
18	BLOCK F	8217.37	0.19	18	BLOCK H	11745.84	0.27	18	BLOCK	7500.00	0.17
19	BLOCK F	8570.43	0.20	19	BLOCK #	15715.56	0.36	19	BLOCK	12057.26	0.28
20	BLOCK F	10018.81	0.23	20	BLOCK H	9333.60	0.21	20	BLOCK	10240.39	0.24
				21	BLOCK H	7500.00	0.17	21	BLOCK	7500.14	0.17
	Lot Are	Area Table		22	BLOCK H	7500.00	0.17	22	BLOCK	7500.00	0.17
Parcel e	Block *	Square Feet	Acreage	23	BLOCK H	7500.00	0.17	23	BLOCK	7500.00	0.17
-[	BLOCK &	9136.45	0.21	24	BLOCK #	7500.00	0.17	54	BLOCK	7500.00	0.17
2	BLOCK 6	8420.62	0.19	52	BLOCK #	7500.00	0.17	52	BLOCK	7500.00	0.17
ы	BLOCK 6	8697.46	0.20	56	BLOCK H	9007.50	0.21	56	BLOCK	7500.00	0.17
4	BLOCK 6	8903.45	0.20	27	BLOCK H	9007.50	0.21	27	BLOCK	7500.00	0.17
2	BLOCK &	9109.44	0.21	28	BLOCK H	7500.00	0.17	78	BLOCK	7569.31	0.17
9	BLOCK &	11760.68	0.27	29	BLOCK #	7500.00	0.17	53	BLOCK	9202.19	0.21
7	BLOCK &	11388.52	0.26	30	BLOCK #	7500.00	0.17				
m	BLOCK 6	9412.61	0.22	31	BLOCK #	7500.00	0.17		Lot Area	a Table	
o	BLOCK &	9370.11	0.22	32	BLOCK H	7500.00	0.17	Porcel s	Block #	Square Feet	Acreoge
0	alock 6	9327.61	0.21	33	BLOCK H	8243.94	0.19	-	Open Space	+	+
=	BLOCK 6	9202.65	0.21	35	BLOCK #	13165.16	0.30	-		+	3
12	BLOCK 6	10308.47	0.24	32	BLOCK #	10728.58	0.25	2	open space	2280.56	90.0
				I		_	I	-	Conen George	11699 00	0 27

BLOCK D 7562.50 BLOCK D 9006.86

Lot Area Table

S46" 16" 49"E N45" 15" 29"E N69" 38" 13"E S42" 10" 54"W

21.77

N47" 49" 06"W S43" 43" 11"W S28" 50" 37"E

21.21'
21.21'
20.64'

11	20.88	54.2 ° 0.2 ° 28"
12	21.2	21.2 ° 21.2 ° 22"
13	20.08	54.2 ° 0.0 ° 38"
14	20.08	84.2 ° 0.0 ° 38"
15	20.08	84.2 ° 8.2 ° 8"
16	20.08	84.2 ° 8.2 ° 8"
16	20.08	84.2 ° 8.2 ° 8"
16	20.21	86.2 ° 8.3 ° 8"
10	21.21	26.2 ° 28"
11	20.21	24.2 ° 28"
12	21.21	86.2 ° 8.3 ° 8"
13	21.20	25.2 ° 89"
14	21.21	84.2 ° 8"
15	21.21	84.2 ° 8"
16	21.21	84.2 ° 8"
17	21.21	24.2 ° 8"
18	21.21	84.2 ° 8"
19	21.21	84.2 ° 8"
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18	21.21	84.2 ° 8"
18	21.21	

N41' 13' 33'E S88' 51' 14"W

15.32' 14.17\*

S42" 08' 57"W

S44" 50" 57"E

S45' 15' 29"W S44' 44' 31"E

						_
				L29	21.98	
	Lot Area	Table		F30	20.16	12
Parcel 9	Block #	Square Feet	Acreage	5	22.09	10,
	Open Space	12946.54	0.30	L32	21.57	0,
2	Open Space	2280.56	0.05	133	21.21	_
3	esods uedo	11688.00	0.27	134	21.98	-
Į.	Open Space	13386.15	0.31	135	21.21	_
2	open Space	30542.62	0.70	L36	21.21	٠,
۵	Open Space	111776.70	2.57	137	21.98	_
	Open Space	5327.50	0.12	138	21.35	-
	Open Space	32348.22	97.0	L39	19.81	
.   .	- 5000	0,000		L40	22.27	- 07
,	eards lieds	6010.16	0.0	47	20.16	
9	Open Space	21766.54	0.50	142	21.98	-
=	Open Space	13769.15	0.32	3	21.21	-

| Lot Area Table | Areape | Lot Areape | Areape | Lot Areape | Areape | Lot Areape

BLOCK E 7500.00 BLOCK E 7500.00

BLOCK E 7957.88
BLOCK E 7955.95
BLOCK E 7954.51
BLOCK E 10987.23

Lot Area Table

0.21 0.17 0.17 0.17 0.17 0.17 0.19 0.25 0.25 0.25 0.26 0.19 0.19 0.19 0.19

23 BLOCK H 800750 29 BLOCK H 750000 30 BLOCK H 750000 31 BLOCK H 750000 32 BLOCK H 750000 33 BLOCK H 750000 34 BLOCK H 1701328 35 BLOCK H 1017828 36 BLOCK H 1017828 37 BLOCK H 1017828 38 BLOCK H 1017828 39 BLOCK H 101000 40 BLOCK H 101000 41 BLOCK H 101000 42 BLOCK H 101000 43 BLOCK H 101000 44 BLOCK H 101000 45 BLOCK H 101000 46 BLOCK H 101000 47 BLOCK H 101000 48 BLOCK H 101000 49 BLOCK H 101000 40 BLOCK H 101000 41 BLOCK H 101000 42 BLOCK H 101000 43 BLOCK H 101000 44 BLOCK H 101000 45 BLOCK H 101000

253 06 15 W NNS 06 30 F SHE 05 15 29 W NNS 10 54 F SNS 17 28 F SNS 17 28 F SNS 18 29 W SNS 46 29 F SNS 18 26 W SNS 46 31 F SNS 46 31 F SNS 47 31 F SNS		19' 43"W	31° 24°W	
0   Z   0   0   Z   0   Z   0   0   Z   Z	ž	S42° 19°	N47° 3	
21.25 21.25 21.25 21.21 21.21 21.38 20.16 22.09 21.57 21.27 21.21 21.21 21.21 21.38 21.21 21.38 21.21 21.38	19.81	22.27	20.16	21.21
124 128 128 128 130 131 132 133 133 134 134 138	L39	L40	142	5
	_			_
0.17 0.17 0.21 0.21 0.30 0.05 0.05 0.05 0.05	0.74	0.74	0.50	0.32
00.00 00.00 00.00 00.01 100.01 100.01 100.01 100.00	32348.22	52348.22	21766.54	13769.15
BLOCK   77   12   12   12   12   12   12   12	Open Space	Open Space	Open Space	Open Space
2 2 2 2 2 3 3 3 3 5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	- 60	ao o	0	Ξ

S0015'29"W N20'54'14"W N46'16'49"W

| 159 | 18.40 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00

S4210'54"W S88'51'14"W

S0015'29"W

N20"21"47"W

S55'45'17'E N20'21'47"W

Length 18.40° 46.82°

Centerline Line Table

\$45'15'29"W \$43'43'11"W \$46'16'49"E N45'15'29"E

								١.	1				-	≥	10		ž ×	•	⁄1 ►	D to	
	Delta	4.03'08"	12"26"29"	15'35'32"	1'24'15"	11712	11.08'38'	21.09.42				PLAT	FADM	AIN	HOAL	물:	NO. F	<u> </u>	Spiors Engineer / St.	765 Custer Road, 1 Plano, Texas 7	Telephone (972) 4. Contact: Matt D
<u>e</u>	Chard Bearing	NO1.46.05 W	S80'53'11"W	N82'27'42"E	S89.33'21"W	S89'36'53"W	S8014'16"W 11'08'38"	N79*40'37"E				>			RESIDENTIAL LOTS & 11 OPEN SPACE/HOA LOT	79.60 ACRES OUT OF THE	J. GOUGH SURVEY ~ ABSIRACI NO. 34,		Spiers Engl	765 C	Telept
Centerline Curve Table	Chard	70.71	137.62	71.89	17.40'	22.46	87.39	216.68"				PRELIMINAR		5	1 OPE	CRES	 				
arline Co	Tangent	35.38	69.22	36.28	8.70,	11.23	43.90	110.21				N - 1	D V	4	8 %	60 A	SURV		0	uite 103 5	0629 P.E.
Cent	Rodio	1000.000	635.00	265.00	710.00	1000.00	450.00	590.00				2	WARDWALL	יו ת :	JAL LOJ	79	45005 ×	5	JBGL Chateau, LLC	3131 Harvard Aveenue, Suite 103 Dallas, Texas 75205	Telephone (214) 453-0629 Contact: Jed Dolson, P.E.
	Length	70.73	137.89	72.12	17.40'	22.46	87.52	217.91					M	ر ا	SIDENT		ج <u>د</u>	5	SB OIO	Dallas,	elephone (
	cure e	C21	C22	C23	C24	C25	C26	C27							281 RE					3131	
	3	ı							•						N						
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	Delta	1013'22"	11'41'37"	9.37,24"	5.08'49"	9'37'24"	1"24"15"	1.24'15"	1913'01"	1'24'15"	1913'01"	17.32'41"	24.35'26"	21,30,25,"	21.30'52"	21.09.42	7.28,07"	2.59.10	20'51'13"	20'51'13"	4,03,08"
9	_	N81'26'59"E 10'13'22"	N8211'06"E 11'41'37"	S03'39'56"W 9'37'24"	N04'38'14"W 5'08'49"	S05'57'28"E 9'37'24"	S89'33'21"W 1'24'15"	N00'26'39"W 1'24'15"	N104517W 1913'01"	N00'26'39"W 1'24'15"	N10'45'17"W 19'13'01"	S78"24"34"W	N77'57'45"E 24'35'26"	S76'25'28"W 21'30'52"	S76'25'28"W 21'30'52"	N1019'23"W 21'09'42"	S86'31'25"W 7'28'07"	S8814"56"E 2"59"10"	N79'49'52"E 20'51'13"	S79'49'52"W 20'51'13"	S01'46'05"E 4'03'08"
urve Table	Delta	-	-	_			_	_	-	_	Ľ.		_	_		_	i.	-	_	_	_
erline Curve Table	Chord Bearing Delta	N81'26'59'E	N8211'06"E	S03'39'56"W	N04'38'14"W	S05'57'28"E	S89'33'21"W	N00'26'39"W	W10'45'17'W	N00'26'39"W	N10.4517"W	S78"24"34"W	N77'57'45"E	S76"25"28"W	S76"25"28"W	N1019'23'W	S86'31'25"W	S8814"56"E	N79*49"52"E	S79*49'52"W	S01.46.05 E
Centerline Curve Table	Chard Chard Bearing Delta	44.10' N81'26'59"E	51.44 N8211'06"E	134.21 S03'39'56"W	134.70' N04'38'14"W	134.21 S05'57'28"E	24.51 S89'33'21"W	24.63 N00'26'39"W	51.74 N10.45.17 W	24.51 N00'26'39"W	85.46 N10.4517"W	268.42 S78'24'34"W	127.77' N77'57'45"E	220.24 S76'25'28"W	111.99' S76'25'28"W	110.17' N1019'23"W	65.13' S86'31'25"W	52.11' S8814'56'E	130.30 N79'49'52'E	130.30' S79'49'52"W	70.71 S01'46'05'E
Centerline Curve Table	Tangent Chard Chard Bearing Delta	22.14 44.10 N81'26'59'E	25.86° 51.44° N8211'06"E	67.34" 134.21" S03'39'56"W	67.42' 134.70' N04'38'14"W	67.34 134.21 S05'57'28"E	12.25' 24.51' S89'33'21"W	12.32 24.63 N00'26'39"W	26.24 51.74 N10'45'17"W	12.25' 24.51' N00'26'39"W	43.34 85.46 N10'45'17'W	135.80 268.42 S78'24'34"W	65.38 127.77 N7757'45'E	112.09' 220.24' S76'25'28"W	57.00 111.99 S76'25'28"W	56.04" 110.17' N1019'23"W	32.63 65.13 S86'31'25"W	26.06' 52.11' S8814'56'E	66.25' 130.30' N79'49'52"E	66.25 130.30 S79'49'52"W	35.38 70.71 S01'46'05'E

# MCDERMONT FARMS

281 RESIDENTIAL LOTS & 11 OPEN SPACE/HOA LOTS (6.03 Ac.)
3. GOUGH SURVEY ~ ABSTRACT NO. 347
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Scale 1"=100" MAY 3, 2013

Surveyor's Certificate

	BEFORED ME, the undersigned authority, on this	person whose name is subscribed to the forego that he/she executed the same for the purpos	CIVEN LINDER MY HAND and seal of office this
AS \$	; the undersigned	e name is subscrieved the sail	O MAN UMAN O
STATE OF TEXAS \$ COUNTY OF COLLIN §	BEFORED ME	person whose that he/she	DOMEN INDE

day of Å

1 BLOCK N 9007.50 2 BLOCK N 7572.27 3 BLOCK N 7572.27 4 BLOCK N 7572.27 5 BLOCK N 7572.27 6 BLOCK N 7560.27

| BLOCK | 912.78 | BLOCK | 7511.77 | BLOCK | 7511.77 | BLOCK | 7511.77 | BLOCK | 7511.57 | BLOCK | 7511.77 | BLOCK | 907.50 | BLOCK | 7511.77 | BLOCK | 7511

Lot Area Table

Engineer / Surveyor Spies Engineers, In: THEF Mr F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (973 422—0077 Contacts: Matt Dersett

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 7, 2013

**SUBJECT:** Conduct a Public Hearing and consider a request to amend a

portion of Planned Development No. 54 to allow miniwarehouses as a permitted use and adopt a Concept Plan, Development Regulations and Building Elevations for the property. The property is 5.36± acres situated in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County, Texas; located at the southeast corner of Exchange Parkway and Alma Drive. (Z-10/31/12-76)

[Assured Self Storage]

STAFF RESOURCE: Ogden "Bo" Bass, AICP

**Director of Community Development** 

PREVIOUS COMMISSION/COUNCIL

**ACTION:** 

May 1993 – Zoning Approved.

**LEGAL NOTICES:** Public Hearing Sign Installed - 4/26/13

Property Owner Notices Mailed - 4/26/13

**ANTICIPATED CITY COUNCIL DATE:** May 28, 2013

## **BACKGROUND**

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

The applicant is proposing to develop 5.36 acres of property for a mini-warehouses/public storage facility. The property is zoned Planned Development No. 54 Shopping Center (SC). The permitted uses listed in the current PD do not include a mini-warehouses/public storage use. Therefore, the applicant is proposing to amend the PD to incorporate this use and adopt a Concept Plan, Development Regulations and Building Elevations for the property. These documents are included with this communication.

The mini-warehouses/public storage facility consists of eleven (11) one-story storage buildings and one two-story office building with an on-site caretaker residence. Access for the development is provided from Exchange Parkway and Alma Drive.

The storage portion of the facility is fully enclosed with masonry walls and opaque gates. Perimeter screening for the property consists of the exterior walls of the storage buildings and masonry wall connectors of equal height. In addition to this screening, a 24" berm and 3" caliper evergreen trees will be planted along the southern and eastern property boundaries. An eight foot (8') masonry screening wall (connecting the southwest corner of the site to Alma Drive) will also be built with this development.

The parking provided exceeds the <u>Allen Land Development Code</u> (ALDC) parking requirement. All additional development standards, specified in Section 6.06.5, for mini-warehouses/public storage use shall be adhered to.

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

Planning & Zoning Commission May 7, 2013 Assured Self Storage Page 2

## **STAFF RECOMMENDATION**

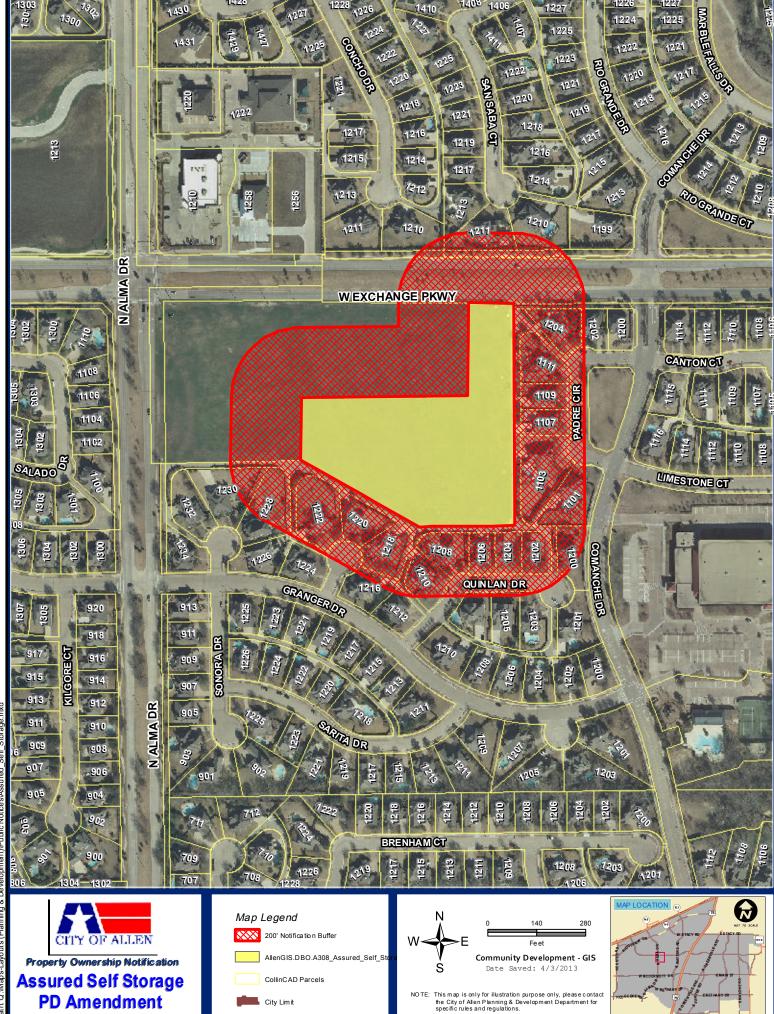
Staff recommends approval of the request.

## **RECOMMENDED MOTION**

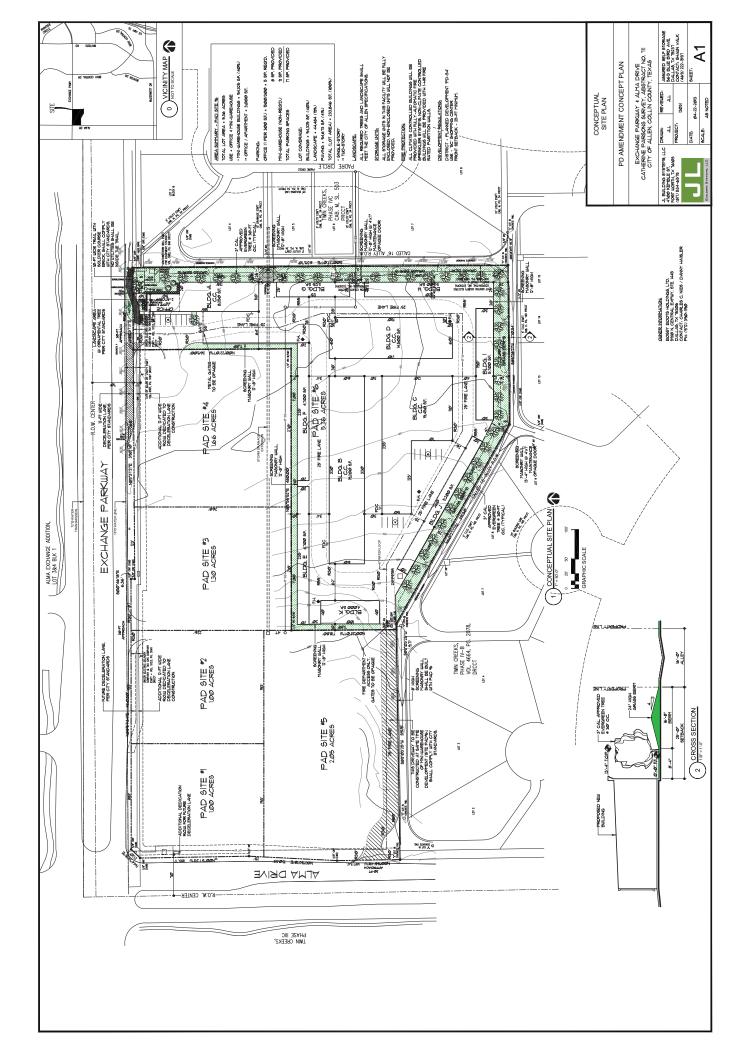
I make a motion to recommend approval of the request to amend a portion of Planned Development No. 54 to allow mini-warehouses as a permitted use and adopt a Concept Plan, Development Regulations and Building Elevations for the property located at the southeast corner of Exchange Parkway and Alma Drive, for Assured Self Storage.

## **ATTACHMENTS**

Property Notification Map PD Amendment Concept Plan Proposed Development Regulations Building Elevations Conceptual Rendering



Path: Q.\Maps-Lavouts (Planning & Development\\Public



## Development Regulations, as Proposed by the Applicant, for Assured Self Storage

The Property shall be developed and used only in accordance with the regulations of the Allen Land Development Code and Tract 15 of PD-54, as previously adopted and amended, except as further amended as follows:

- A. <u>Additional Permitted Use</u>: In addition to uses for which property located in Tract 15 of PD-54 is permitted to be developed, the Property may be used and developed for miniwarehouse/public storage purposes.
- B. <u>Concept Plan</u>: If developed for mini-warehouse/public storage purposes, the Property shall be developed in accordance with the Concept Plan attached hereto as Exhibit "\_\_" and incorporated herein by reference; provided, however, minor differences between the Concept Plan and the Site Plan may be approved at the time of Site Plan approval provided such differences do not alter the general configuration of buildings, parking, internal circulation, and/or points of ingress and egress to and from the Property as shown on the Concept Plan. Development of the Property for any purpose other than mini-warehouse/public storage purposes shall require approval of new concept plan.
- C. <u>Building Elevations</u>: If developed for mini-warehouse/public storage purposes, the elevations of the buildings constructed on the Property shall substantially conform to the Building Elevations attached hereto as Exhibit "\_\_" and incorporated herein by reference.
- D. <u>Building Setback</u>: If developed for mini-warehouse/public storage purposes, the minimum rear yard setback for the Property shall be twenty-five (25) feet.
- E. <u>Screening</u>: If developed for mini-warehouse/public storage purposes, screening of the Property from adjacent properties shall be as follows:
  - (1) Adjacent to the southern and eastern property lines, screening shall consist of:
    - (a) The rear wall of the mini-warehouse buildings with masonry wall connectors of equal height substantially as shown on the Concept Plan and Building Elevations; and,
    - (b) Evergreen trees planted not greater than 30 inches apart on center and are not less than three (3) caliper inches at the time of planting; and
    - (c) A 24-inch tall berm as measured from the top of the adjacent alley pavement.
  - (2) Adjacent to the northern and western property lines, screening shall consist of the rear wall of the mini-warehouse buildings with masonry wall connectors of equal height substantially as shown on the Concept Plan and Building Elevations.
  - (3) From the southwest corner of the Property to Alma Drive, screening shall consist of an 8-foot masonry screening wall.
  - (4) No building permit shall be issued for any building constructed on the Property until a fence permit is applied for and approved for the construction of the masonry screening wall along the southern property line (extending to Alma

Drive) and eastern property line as shown on the Concept Plan. No certificate of occupancy shall be issued for any building constructed on the Property until it has been determined, by the City's Building Official and Director of Community Development, that the masonry screening wall is substantially complete.

