



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 19, 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 November 12, 2013 regular meeting.

Consent Agenda *(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Approve minutes from the November 5, 2013 regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Request for Extension – Consider a request for a 60-day extension to file the Replat of Watters Village, Lots 1R1-1R2, Block A, being 4.1015± acres located at the southeast corner of Stacy Road and Watters Road. (R-7/29/13-54) [Watters Village]

Regular Agenda

5. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat of Lots 1-R-1 and 5R-2R into Lots 1-R-2, 5R-3, and 6R-1, Bray Central One Addition, being 10.61± acres located southeast of Watters Road and Raintree Circle. (R-10/29/13-75) [Corporate Center II]
6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for outdoor display and storage uses for Lot 1, Block A of Wal-Mart Supercenter Addition; located north of Exchange Parkway and west of US Hwy 75 (commonly known as 730 W. Exchange Parkway). (Z-9/18/13-64) [Wal-Mart]
7. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Bottling Works and Distribution use for Lot 1R, Tract D and E of Allen Business Centre; located north of Bethany Drive and west of Prestige Circle (commonly known as 9 Prestige Circle). (SUP-10/17/13-72) [Nine Band Brewing]

Executive Session (As needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, November 15, 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 11/12/13 City Council Meeting

There were no items taken to the November 12, 2013 City Council Meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
November 5, 2013**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
John Ogrizovich
Ben Trahan

Commissioners Absent:

Stephen Platt, Jr.

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

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 Conference Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the October 22, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the October 15, 2013 Regular and Workshop meetings.

Motion: Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner McNutt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the consent agenda.

The motion carried.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request to develop and use the property as a Minor Automotive Repairs use and incorporate a Specific Use Permit SUP Site Plan, Landscape Plan and Building Elevations, for Midas Auto Care Center. The property is Lot 1, Block 1 of Cottonwood Creek Village Shopping Center No. 3, City of Allen, Collin County, Texas; located north of main Street and west of Greenville Avenue (and commonly known as 123 N. Greenville Avenue). (SUP 8/2/13-55) [Midas Auto Care Center]

Shelby Griffin, Planner, presented to the Commission. She stated that the request is for a Specific Use Permit (SUP) for a minor automotive repairs use. The subject property is currently zoned Shopping Center (SC). The Allen Land Development Code (ALDC) requires that a SUP is considered before allowing this particular use to develop within a Shopping Center (SC) zoning district.

Ms. Griffin explained that the existing site is operating as a fueling station and convenience store with a non-operating car wash. The applicant is proposing to remove all site infrastructures for the fueling station, convenience store and car wash and rebuild a minor automotive repairs use for Midas Auto Care Center.

The SUP Site Plan shows a 4,575 square foot building. The building shows four (4) bays on either side of the building and oriented away from the Greenville Avenue.

Ms. Griffin informed the Commission that the SUP Site Plan provides more than the required number of parking spaces for this use. She added that the SUP Landscape Plan exceeds the required open space for this site by 2% and that a sidewalk will be constructed along Greenville Avenue.

The building is one (1) story and reaches a height of twenty-two (22) feet. The building will be constructed of brick and stone with metal fascia on two (2) of the elevations.

This request has been reviewed by the Technical Review Committee and meets the standards of the ALDC. If the SUP is approved it would be granted exclusively for Midas Auto Care Center.

Chairman Wendland opened the Public Hearing.

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

Motion: **Upon a motion by Commissioner Trahan, and a second by 2nd Vice Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request for a Specific Use Permit for a Minor Automotive Repairs use for Midas Auto Care Center on Lot 1, Block 1 of Cottonwood Creek Village Shopping Center No. 3 and more commonly known as 123 N. Greenville Avenue.**

The motion carried.

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Minor Automotive Repairs use for Waterfalls Car Wash and Lube. The property is Lots 1 and 4, Mark VII Equipment of Texas Inc.; and commonly known as 811 and 813 S. Greenville Avenue, Allen, Texas. (SUP-10/23/13-74) [Waterfalls Car Wash & Lube]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is zoned Planned Development No. 3 Shopping Center (SC) and was developed between 1997 and 1999 for Waterfalls Carwash and Lube. She explained that during this time, the *ALDC* did not require a SUP within a Shopping Center (SC) zoning district for auto glass, muffler, brakes, oil, lube, tires, batteries, and auto laundry services to operate. These particular uses were allowed by right in the SC zoning district. In addition, the Minor Automotive Repairs use was not an established or defined use in the *ALDC* at that time.

Ms. McLeod stated that the applicant for Waterfalls Carwash & Lube is requesting an SUP for a Minor Automotive Repairs use in order to expand their services to the current Minor Automotive Repairs use definition.

Ms. McLeod described where the minor automotive uses would be located on the site and how they are accessed. She explained that the applicant has resubmitted the SUP request with the following proposed improvements to address the traffic concerns made by the City Council at the May 14, 2013 meeting.

- The construction of a 6" concrete curb, with firelane striping, and pavers at the firelane intersection on the southwest end of the site.
- The addition of two (2) parking spaces in front of the building designated for oil changes.
- The construction of a 6" mountable curb, with firelane striping, in front of the car wash tunnel exit and extending to the northern property boundary.

Ms. McLeod stated that staff recommends approval of the SUP request.

1st Vice Chair Cocking asked for further explanation of a mountable curb. Ms. McLeod stated that the curb provides a more gradual slope on either side of the curb to allow vehicles to traverse overtop of the curb. Assistant Director of Engineering, Shawn Poe, agreed.

Commissioner Ogrizovich asked Ms. McLeod if the proposed plan addresses all of the City Council's concerns. Ms. McLeod stated that it does.

Chairman Wendland opened the Public Hearing.

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

Motion: Upon a motion by 1st Vice Chair Cocking, and a second by Commissioner Ogrizovich, the Commission voted 6 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; specifically limited to the minor automotive repair service list and areas designated on the Designated Uses Exhibit and with the improvements shown on the Site Improvements Plan

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:21 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 10/22/13 City Council Meeting

There was one item taken to the October 22, 2013 City Council meeting for consideration.

- A request to Adopt an Ordinance to amend the development regulations for Planned Development No. 8 to allow the property to be developed and used as a restaurant with a drive through and incorporate a Concept Plan, Landscape Plan and Building Elevations located south of McDermott Drive and west of Central Expressway/US Hwy 75 for Pollo Tropical was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: November 19, 2013

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: None

BACKGROUND

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

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

CIP Progress Report through October 2013
CIP Map through October 2013

ENGINEERING CIP PROGRESS REPORT - THROUGH OCTOBER 2013

		PROJECT		STATUS / COMMENTS	
ROADS	CITY	1	2013 Street and Alley Rehabilitation Project	ST1305	Street, alley, accessibility, and sidewalk improvements. Completion anticipated Spring 2014 .
		2	Bray Central Widening	ST1309	Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Anticipated design completion by November 2013 with construction beginning February 2014 .
		3	Exchange Parkway (Alma - Allen Heights)	ST1302	Addition of 2 lanes. Construction anticipated to be complete October 2014 .
		4	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
		5	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Roadway connection through the Bush/Elkin and Johnson properties. Design contract for 4-lane roadway and 6-lane bridge began Spring 2013. Construction anticipated Spring 2014 . 2-lane or 4-lane construction to be determined by funding available.
	OTHERS	6	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704	TxDOT project in design. ROW acquisition and utility relocation underway. NTMWD waterline relocation to begin December 2013. Anticipate TxDOT letting date of December 2014, with construction starting Spring 2015 .
		7	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of December 2013, with construction starting in Spring 2014 .
UTILITIES	8	Whis-Lynge Water/SS Replacement	WA1209	Water, sanitary sewer, and paving improvements for Whis-Lynge and Rolling Hills Estates. Construction has begun with an anticipated completion January 2015 .	
MISC.	9	Allen Old Stone Dam Gabion Repair	DR1301	Repair of existing gabion walls. Design is 95% complete. Construction anticipated when CDC funding is disbursed in Summer 2014 .	
	10	Signal - Exchange / Bossy Boots	ST1311	Construction anticipated to begin November 2013 in conjunction with Exchange widening to assist with traffic phasing.	
	11	Signal - Watters / Bossy Boots	ST1314	Will be constructed with the AISD Service Center Project and is required to be complete prior to opening the facility. Engineering begins November 2013 .	
	12	Signal - Watters / Bray Central	ST1304	Design is complete and project has been bid and will be awarded on November 12. Construction anticipated to begin in December 2013 .	

STATUS

CONSTRUCTION

DESIGN

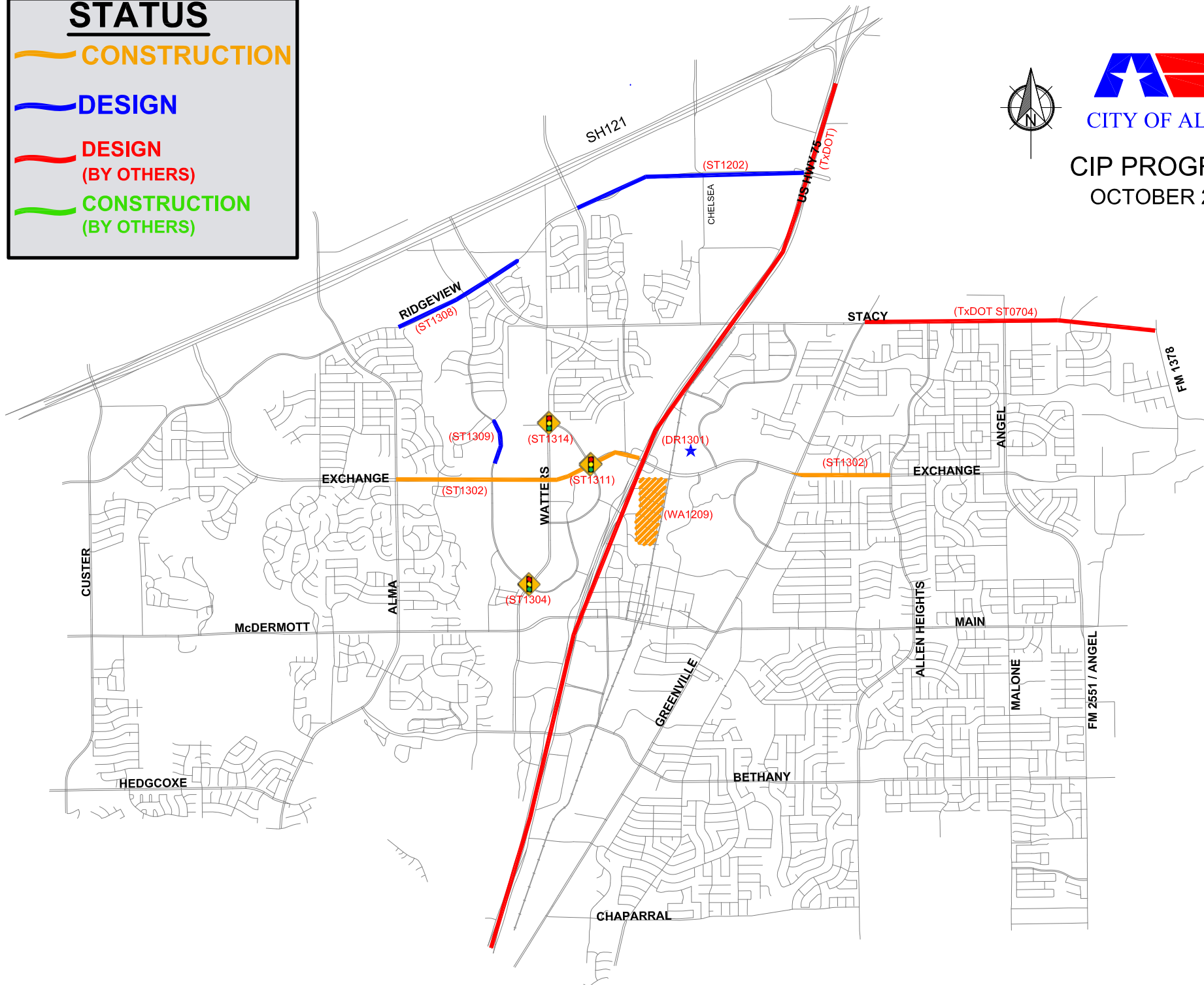
DESIGN
(BY OTHERS)

CONSTRUCTION
(BY OTHERS)



CITY OF ALLEN

CIP PROGRESS
OCTOBER 2013



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 19, 2013

SUBJECT: Request for Extension – Consider a request for a 60-day extension to file the Replat of Watters Village, Lots 1R1-1R2, Block A, being 4.1015± acres located at the southeast corner of Stacy Road and Watters Road. (R-7/29/13-54) [Watters Village]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 86 Approved – March, 2000
Planned Development No. 86 Amendment Approved – January, 2010
GDP Approved – March, 2010
Preliminary Plat Approved – September, 2010
Final Plat Approved – December, 2010
Planned Development No. 86 Amendment Approved – January, 2012
Replat Approved – May 15, 2012
Replat Approved – August, 2013

BACKGROUND

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

The Replat for Watters Village, Lots 1R1-1R2, Block A was approved on August 20, 2013 and is set to expire on November 19, 2013. The applicant has submitted a request for a 60-day extension of approval to allow more time to finalize the plat for recording purposes. With this extension the Replat would expire on January 18, 2014.

STAFF RECOMMENDATION

Staff recommends approval of the 60-day extension of the Replat to January 18, 2014.

MOTION

I make a motion to approve the 60-day extension for recording the Replat approved for Lots 1R1-1R2, Block A, Watters Village.

ATTACHMENTS

Extension Request – letter from applicant



November 13, 2013

Ms. Shelby Griffin
City of Allen
305 Century Parkway
Allen, Texas 75013

**RE: 60 Day Extension for Replat
Watters Village, Lots 1R1-1R2
Job Number BC12021**

Dear Shelby,

We would like to request a 60 day extension for the Replat of Lots 1R1-1R2 for Watters Village. The extension is being requested because Lot 1R2 was recently sold, and therefore we need to revise the Replat with the new owner's information and get final signatures.

Sincerely,

BINKLEY & BARFIELD – C&P, INC.

A handwritten signature in blue ink, appearing to read 'Kyle A. Bennett'.

Kyle A. Bennett, PE
Senior Project Manager

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

November 19, 2013

SUBJECT:

Public Hearing/Replat - Conduct a Public Hearing and consider a Replat of Lots 1-R-1 and 5R-2R into Lots 1-R-2, 5R-3, and 6R-1, Bray Central One Addition, being 10.61± acres located southeast of Watters Road and Raintree Circle. (R-10/29/13-75) [Corporate Center II]

STAFF RESOURCE:

Tiffany McLeod
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:**

General Development Plan approved - May 2005
Replat approved - May 2005
Revised General Development Plat approved – July, 2010
Replat approved – July 2010

BACKGROUND

This property is located south of Raintree Circle and east of Watters Road. The property to the north (across Raintree Circle) is zoned Planned Development PD No. 54 for Industrial Technology IT use. The properties to the east are zoned Planned Development PD No. 54 for Industrial Technology IT use and Planned Development PD No. 108 for Mixed Use (MIX). The properties to the west (across Watters Road) are zoned Planned Development PD No. 54 for Multi-Family MF-18 use and Planned Development PD No. 108 for Single Family Residential use. The property to the south is zoned Planned Development PD No. 108 for Mixed Use (MIX).

The Replat shows two existing lots (Lot 1-R-1 and 5R-2, Block E) being replatted into three lots (Lot 1-R-2, 5R-3, and 6R-1, Block E). The plat also shows a variety of firelane and mutual access, landscape and utility easements necessary for the further development of Lot 1-R-2.

A Site Plan for the second phase of the Corporate Center II development has been approved and is located in a portion of Lot 1-R-2. The Replat is the final step in the development process for this phase of Corporate Center II.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code (ALDC).

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to approve the Replat for Lots 1-R-2, 5R-3, and 6R-1, Bray Central One Addition for Corporate Center II.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

November 19, 2013

Conduct a Public Hearing and consider a request for a Specific Use Permit for outdoor display and storage uses for Lot 1, Block A of Wal-Mart Supercenter Addition; located north of Exchange Parkway and west of US Hwy 75 (commonly known as 730 W. Exchange Parkway). (Z-9/18/13-64) [Wal-Mart]

STAFF RESOURCE:

Tiffany McLeod
Senior Planner

**PREVIOUS BOARD/
COUNCIL ACTION:**

PD-54 approved – May, 1993
PD-54 amended - July, 1999
General Development Plan approved - November, 2006
Preliminary Plat was approved - April, 2007
General Development Plan approved - September 2009
Preliminary Plat approved - October, 2009
Final Plat approved - April, 2010.

LEGAL NOTICES:

Public Hearing Sign – Installed 11/8/13
Property Owner Notices – Mailed 11/8/13

ANTICIPATED COUNCIL MEETING:

December 10, 2013

BACKGROUND

The property is located at the northwest corner of US Hwy 75 and Exchange Parkway. The property to the north is zoned Corridor Commercial CC and Multi-family Residential MF-18. The property to the west is zoned Planned Development PD No. 108 for Mixed Use (MIX). The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 54 Corridor Commercial CC. The property to the east is zoned Planned Development PD No. 54 Corridor Commercial CC.

The applicant, Wal-Mart, is requesting a Specific Use Permit (SUP) for outdoor display and storage. The proposed locations for the outdoor display areas are in the front of the building (between the entrance canopies and garden center) as shown on the attached Outdoor Display and Storage Location Map. The applicant is requesting to display the following items year round within this area:

- Flower displays
- Pumpkins and other small displays
- Christmas trees
- Swing sets or other large displays

The second part of the SUP request is for outdoor storage. The applicant's request is to place eleven (11) to thirteen (13) 8' x 40' storage containers along the east and northeast sides of the building as shown on the attached Outdoor Display and Storage Location Map. The storage containers will be placed on the property from September 15th through February 1st and will be used to store only seasonal merchandise for the Wal-Mart store.

The SUP request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to recommend approval of the Specific Use Permit SUP request for outdoor display and storage uses for the property located Lot 1, Block A of Wal-Mart Supercenter Addition for Wal-Mart Supercenter.

ATTACHMENTS




Property Notification Map
Outdoor Display and Storage Location Map



Property Ownership Notification

**Wal-Mart
SUP**

Legend

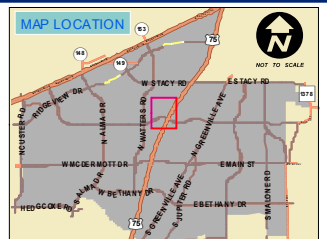
-  Parcels within 200'
-  City Limit
-  CollinCAD Parcels



0 210 420
Feet

Community Development - GIS
Date Saved: 11/6/2013

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



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 19, 2013

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Bottling Works and Distribution use for Lot 1R, Tract D and E of Allen Business Centre, located north of Bethany Drive and west of Prestige Circle (commonly known as 9 Prestige Circle). (SUP-10/17/13-72) [Nine Band Brewing]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 3 Approved – October, 1981
Replat Tract D – May, 1999
PD No. 3 Amended – February, 2008

LEGAL NOTICES: Public Hearing Sign – Installed 11/8/13
Property Owner Notices – Mailed 11/8/13

ANTICIPATED COUNCIL MEETING: December 10, 2013

BACKGROUND

The property is located north of Bethany Drive and west of Prestige Circle. The property to the north, south, and east, is zoned Planned Development No. 3 for Light Industrial (LI). The property to the west is zoned Planned Development No. 3 for Community Facilities (CF).

The applicant is requesting a Specific Use Permit (SUP) for a Bottling Works and Distribution use. The Allen Land Development Code (ALDC) requires a Bottling Works and Distribution use to receive a Specific Use Permit (SUP) to locate within Light Industrial (LI) zoning.

The SUP Site Plan shows two buildings; one for the bottling works and distribution use and one for an office and retail use. The bottling works and distribution building shows a silo on the east side of the building for the storage of grain. The office/retail building will provide space for employee offices and area for potential buyers to sample the beverages. This building will also provide a small gift shop and a sampling area for the public.

There are two (2) access points into the site; one (1) access points off of Prestige Circle and one (1) access point through an existing firelane/access easement on the property to the south. The SUP site plan provides more than the required number of parking spaces for this use. The SUP Landscape Plan provides more than the required open space for this site. A sidewalk will be constructed along Prestige Circle.

Both buildings are one (1) story and reach a height just under thirty feet (29'2"). The Silo has a height of just under twenty-five feet (24'10"). The buildings will be constructed of brick and stone with treated wood pergola elements located at the entry points into each building and along the eastern façade of the office/retail building.

The SUP request has been reviewed by the Technical Review Committee and meets the standards of the ALDC and Planned Development No. 3.

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to recommend approval of the request for a Specific Use Permit for a Bottling Works and Distribution use on Lot R1, of Allen Business Center and more commonly known as 9 Prestige Circle.

ATTACHMENTS

Property Notification Map
SUP Site Plan
SUP Landscape Plan
Building Elevations

1 SUP SITE PLAN

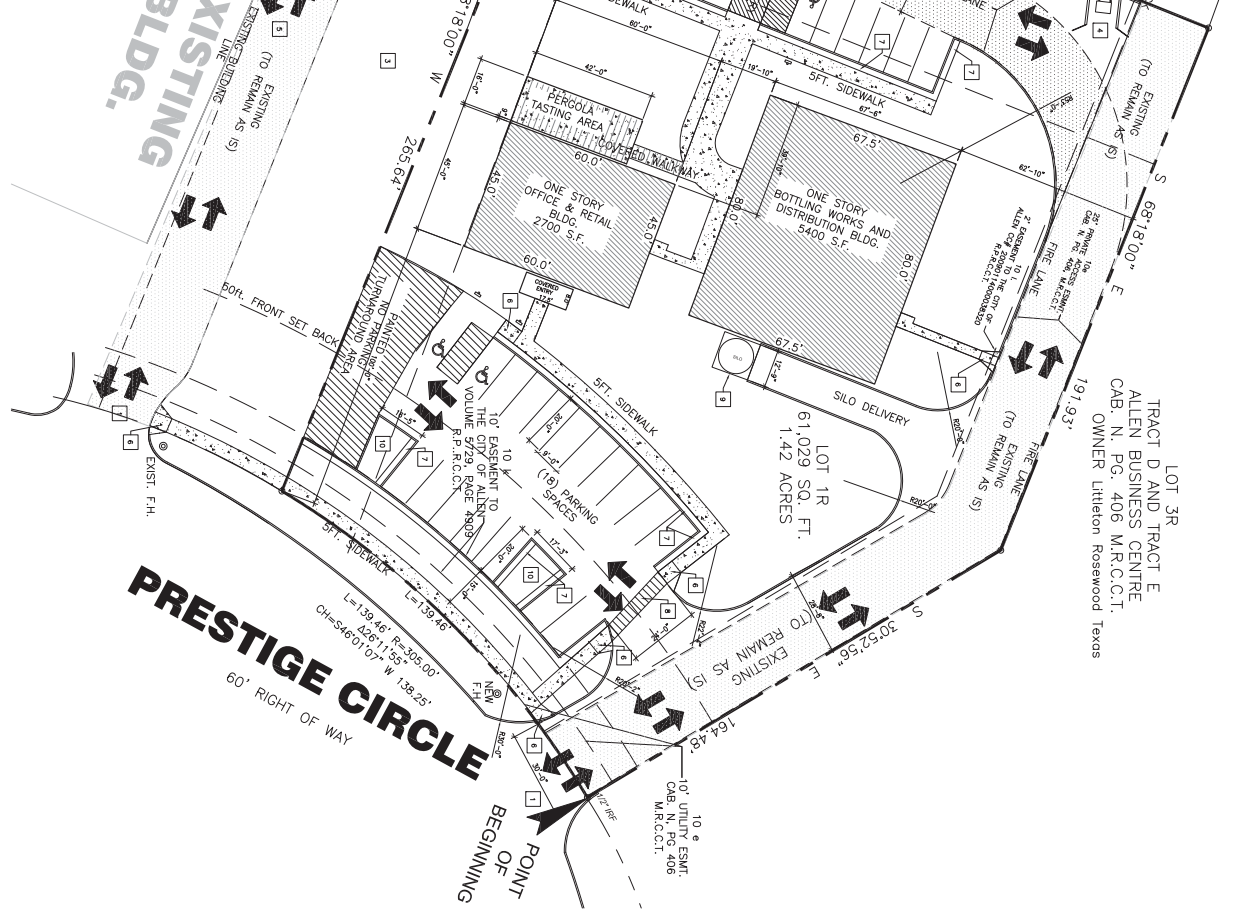
SCALE: 1"=20'-0"

1. Post Development Best Management Practices (BMP's) shall be used as applicable in the site plan.

2. Existing building shall be based on the ultimate 100'-yr developed watershed.

3. All electrical service and underground.

4. All existing and proposed equipment shall be screened.



2 VICINITY MAP

SCALE: 1"=1/2 MI.

SUP-1

Sheet

1"=20'-0"

Date: 2013, November 11

Project: 13-111

Drawn By: JAV

Checked By: JAV

Project: 13-111

Date: 2013, November 11

GENERAL NOTES

PROJECT ADDRESS: 9 PRESTIGE CIRCLE, ALLEN, TEXAS

ZONING: PD-3 U LIGHT INDUSTRIAL (368-10-91)

PROPERTY: 1.42 ACRES

FLOOR AREA RATIO: 2.0

TOTAL BUILDING AREA + PROPERTY AREA: 8,100 + 1,420,000 SQ. FT. = 1,428,100 SQ. FT.

BUILDING ONE: BOTTLING WORKS AND DISTRIBUTION

BUILDING TWO: OFFICE & RETAIL BUILDING

BUILDING CODES: 2009 I-CODES; 2011 NEC

PARKING TABULATION

BUILDING ONE: BOTTLING WORKS AND DISTRIBUTION

AREA UNDER ROOF: 5,400 S.F.

PARKING REQUIRED (CODE): 3 SPACES

PARKING PROVIDED: 14 SPACES

ACCESSIBLE PING REQUIRED: 1 VAN ACCESSIBLE SPACE

ACCESSIBLE PING PROVIDED: 1 VAN ACCESSIBLE SPACE

BUILDING TWO: OFFICE & RETAIL

AREA UNDER ROOF: 2,100 S.F.

PARKING REQUIRED (CODE): 7 SPACES

PARKING PROVIDED: 1 SPACE PER 300 S.F.

ACCESSIBLE PING REQUIRED: 2 ACCESSIBLE SPACES

ACCESSIBLE PING PROVIDED: 2 ACCESSIBLE SPACES

KEYED NOTES

1 EXISTING 30 FT. WIDE IMPASS/EMERGENCY LANE

2 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

3 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

4 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

5 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

6 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

7 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

8 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

9 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

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13 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

14 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

15 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

16 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

17 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

18 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

19 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

20 VAN 24 FT. WIDE CROSS ACCESS FOR 2 WAY TRAFFIC

JOHN A. VILLAREAL

IV CADD

P.O. Box 1344

Allen, Texas 75009

Phone: 972-329-3200

Fax: 972-329-8788

Email: john@ivcadd.com

Drawn By: JAV

Checked By: JAV

Project: 13-111

Date: 2013, November 11

Sheet

SUP-1

NINE BAND BREWING CO.

KEITH ASHLEY

9 PRESTIGE CIRCLE

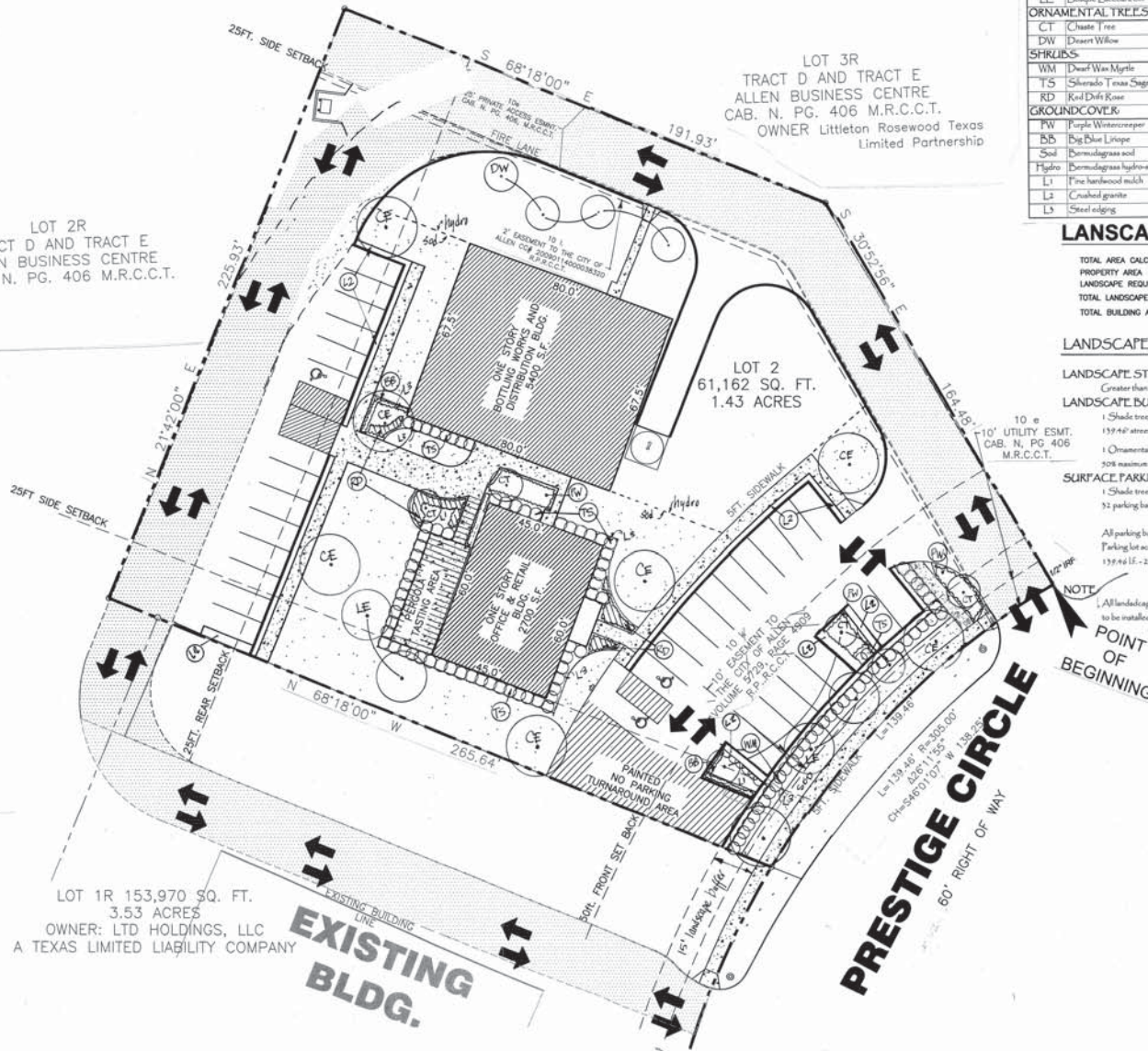
ALLEN, TEXAS 75002

No.	Revision/Issue	Date
2	Resubmittal #1 TRC Comments	11-11-13
1	Response TRC 10-29-13 Comments	11-01-13

LOT 2R
TRACT D AND TRACT E
ALLEN BUSINESS CENTRE
CAB. N. PG. 406 M.R.C.C.T.

LOT 3R
TRACT D AND TRACT E
ALLEN BUSINESS CENTRE
CAB. N. PG. 406 M.R.C.C.T.
OWNER Littleton Rosewood Texas
Limited Partnership

LOT 1R 153,970 SQ. FT.
3.53 ACRES
OWNER: LTD HOLDINGS, LLC
A TEXAS LIMITED LIABILITY COMPANY



1 LANDSCAPE PLAN
SCALE: 1"=20'-0"



LANDSCAPE PLANT MATERIALS				
SHADE TREES				
ID	COMMON NAME	SCIENTIFIC NAME	SIZE	SPECS
CE	Cedar elm	Ulmus crassifolia	5' cal.	10/12" ht., 3" sp. bbb
LE	Bouquet Lacchar elm	Ulmus parvifolia 'Bouquet'	5' cal.	10/12" ht., 3" sp. bbb
ORNAMENTAL TREES				
CT	Chaste Tree	Vitis aemula-castus	8' ht.	5/4" sp., container
DW	Desert Willow	Chilopsis linearis	8' ht.	5/4" sp. bbb or cont.
SHRUBS				
WM	Desert Wax Myrtle	Myrica pauciflora	7 gal.	36/42" ht., 3" sp. o.c.
TS	Shiraz Texas Sage	Leucophyllum frutescens 'Shiraz'	5 gal.	12/18" ht., 3" sp. o.c.
RD	Red Drift Rose	Rosa rojeana 'Red'	5 gal.	6/10" ht., 2" sp. o.c.
GROUNDCOVER				
PW	Purple Wintercreeper	Euonymus fortunei var. 'Coloratus'	1 gal.	3" sp. o.c.
BB	Big Blue Linum	Linum muscat 'Big Blue'	4" pots	3" sp. o.c.
Scd	Bermudagrass seed	Cynodon dactylon		solid seed
Hydro	Bermudagrass hydro-seed	Cynodon dactylon		hydro-mulch
L1	First hardwood mulch			in all landscape beds
L3	Crushed granite			2" strip at parking curbs
L5	Steel edging			1 1/2" above grade

LANDSCAPE NOTES

TOTAL AREA CALCS.	GRASS AREA S.F.
PROPERTY AREA	62,028
LANDSCAPE REQUIRED 10% MIN.	4,356
TOTAL LANDSCAPE PROVIDED 19%	11,823
TOTAL BUILDING AREA (2) BUILDINGS	8100

LANDSCAPE REQUIREMENTS

- LANDSCAPE STREET R.O.W.
Greater than 100' street frontage = 15' required/provided
- LANDSCAPE BUFFER PLANTING
1 Shade tree/10' of street frontage = 4 shade trees req'd/provided
15' x 40' street frontage/40' = 4 shade trees req'd/provided
1 Ornamental tree/2 shade trees req'd = 2 ornamental trees req'd/provided
50% maximum turf allowed in landscape buffer = 47% provided
- SURFACE PARKING LOT PLANTING
1 Shade tree + 1 Ornamental tree/50 req'd parking bays
52 parking bays req'd/provided = 2 shade trees + 2 ornamental trees req'd
1 shade tree + 2 ornamental trees provided
- All parking bays are located within 10' of a tree
Parking lot screen shrubs to be 1/50 sq. ft. of landscape buffer = 138 sq. ft. = 2' x 2' x 10' = 1716 sq. ft. = 34 evergreen shrubs req'd
138 sq. ft. = 2' x 2' x 10' = 1716 sq. ft. = 34 evergreen shrubs provided

NOTE
1. All landscape areas to have fully automated underground irrigation system. System to be installed with rain-gauge & freeze sensor.
2. There are 70 existing trees on site.



2 VICINITY MAP
N.T.S.



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LANDSCAPE ARCHITECT
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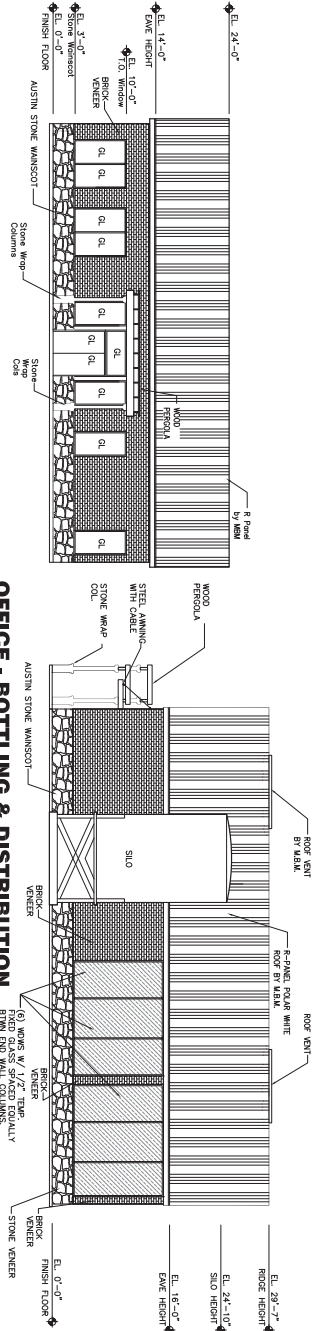
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JAW
Checked by:
JAW
Project

Date
30 October, 2013

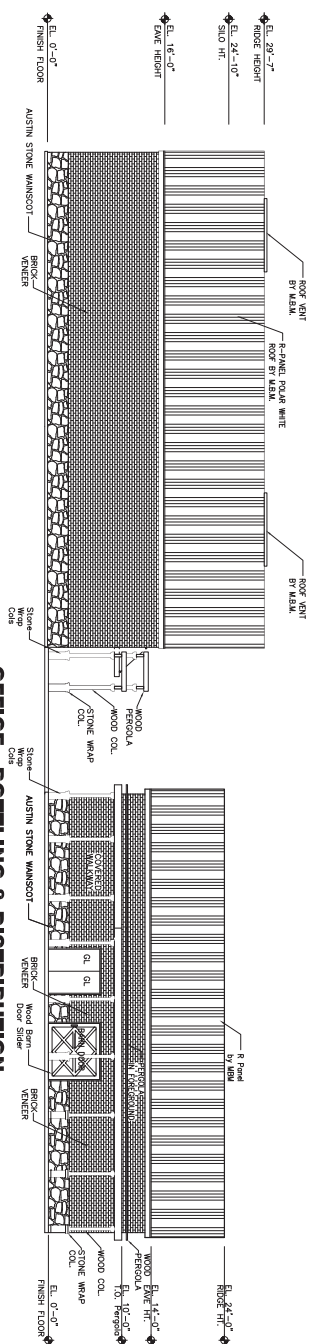
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LS-1



1
OFFICE - BOTTLING & DISTRIBUTION
EAST ELEVATION
SCALE: 1/8"=1'-0"



2
OFFICE - BOTTLING & DISTRIBUTION
WEST ELEVATION
SCALE: 1/8"=1'-0"

No.	Revision/Issue	Date
1	Response TRC 10-29-13 Comments	11-01-13
2	Resubmittal #1 TRC Comments	11-11-13
3		
4		
5		

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 Check By: JAV
 Project: 13-111

Date: 2013, November 11

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

Sheet

A201-3

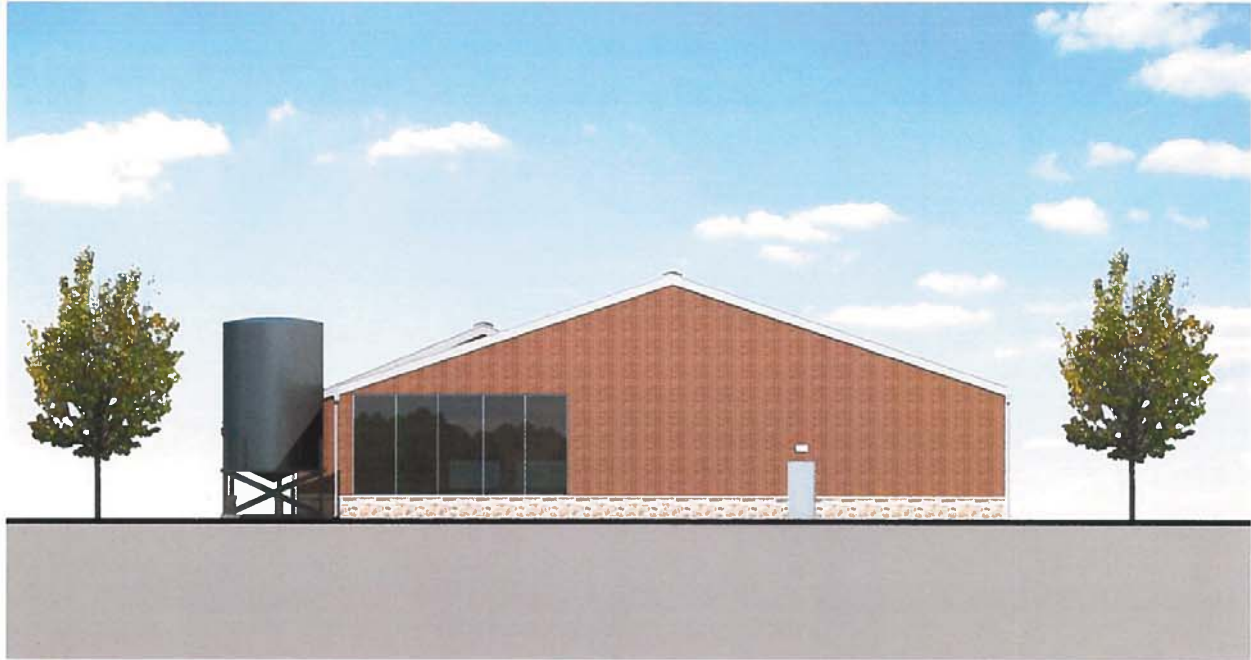




3D RENDERING - BOTTLING & DISTRIBUTION / OFFICE



3D RENDERING - OFFICE / BOTTLING & DISTRIBUTION



BOTTLING & DISTRIBUTION – NORTH ELEVATION



BOTTLING & DISTRIBUTION / OFFICE – SOUTH ELEVATION



OFFICE / BOTTLING & DISTRIBUTION – EAST ELEVATION



BOTTLING & DISTRIBUTION / OFFICE – WEST ELEVATION