



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 17, 2015 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the February 10, 2015, 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 Program (CIP) Status Report.
3. Approve minutes from the January 20, 2015, regular meeting.

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Ansley Meadow, being 44.684± acres located in the John Fyke Survey, Abstract No. 325, L.K. Pegues Survey, Abstract No. 702 and the F.C. Wilmeth Survey, Abstract No. 999, City of Allen, Collin County, Texas; and generally located southwest of Stockton Drive and Curtis Lane. (PP- 10/7/14-74) [Ansley Meadow]
5. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for a 10.04± acre portion of Planned Development PD No. 105 located in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, and the James H. Wilcox Survey, Abstract No. 1017, City of Allen, Collin County, Texas; and generally located southeast of the intersection of Alma Drive and Bethany Drive. (Z-10/7/14-73) [Montgomery Urban Tree Farm Headquarters]

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, February 13, 2015 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 2/10/2015 City Council Meeting

- The request to adopt an ordinance to create Planned Development No. 119, for Single Family Residential R-5 Uses, and approve a Concept Plan, Building Elevations and Development Regulations for Lot 1, Block A, Fellowship Christian Center Church Addition, generally located northeast of Malone Road and Lake Travis Drive for Malone Meadows, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: February 17, 2015

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 January 2015
CIP Map through January 2015

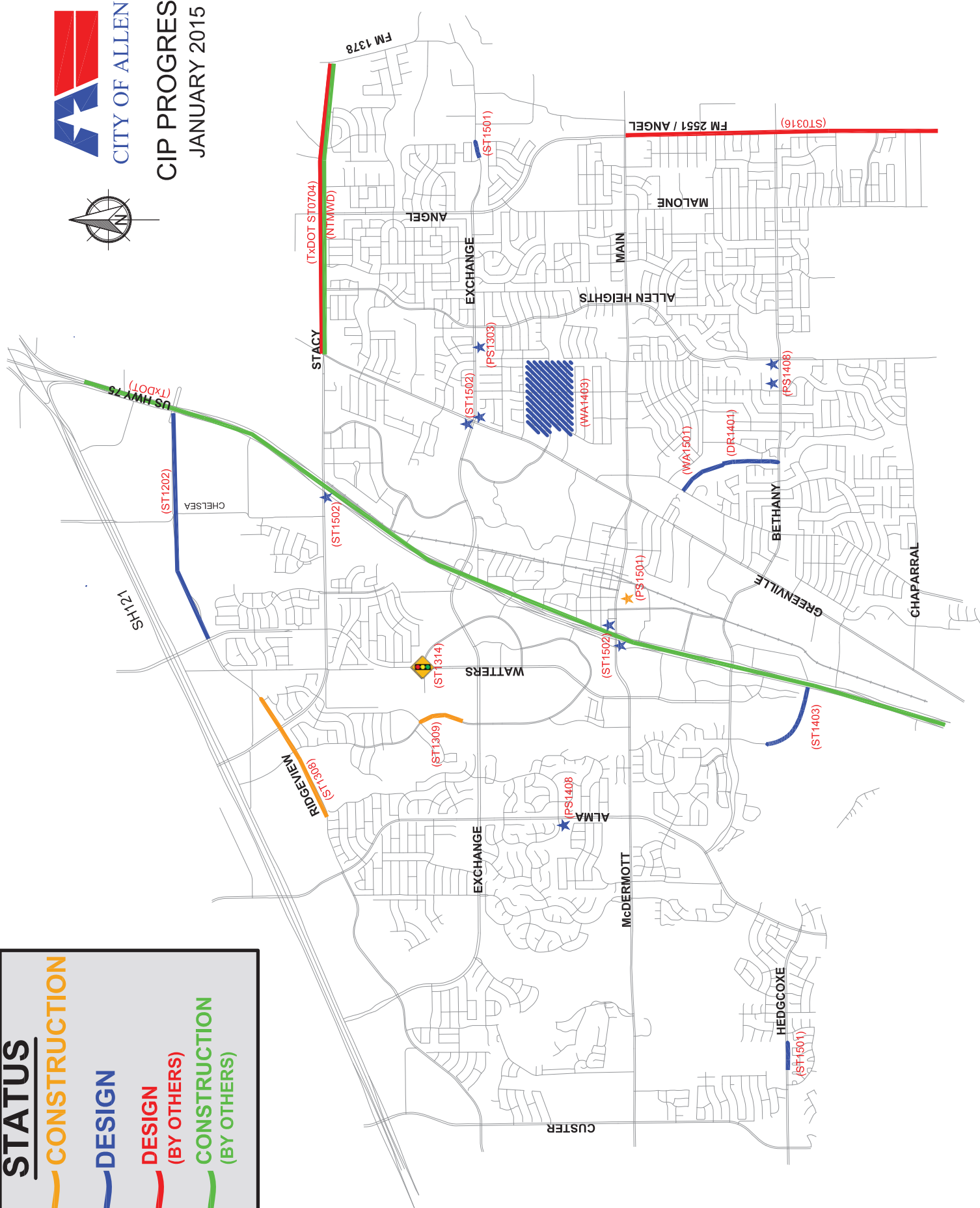
ENGINEERING CIP PROGRESS REPORT - THROUGH JANUARY 2015

PROJECT		STATUS / COMMENTS		
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Construction drawings at 95%. Have sent an Agreement to the Church for payment to use their property; Finalizing specs and details; tentatively scheduled to received bids April 30, 2015. Completion anticipated for Spring 2016 .
	2	Fire Station 3 & 4 and Animal Shelter Lighting	PS1408	We have an approved permit for FSG Elec to begin work; Oncor paperwork for rebates has been submitted; anticipate commencement in February, with completion in March 2015 .
	3	City Hall Basement Remodel	PS1501	Initial space plans have been approved; Quorum Architects is working on final plan for City approval. Anticipate construction beginning in August 2015, completion anticipated by December 2015 .
ROADS	4	2014 Intersection Improvements	ST1502	Right turn lanes - McDermott @ US75, Stacy @ US75, Greenville @ Exchange. Design starting March 2015 with construction anticipated to begin Fall 2015 .
	5	2014 Street and Alley Repair	ST1401	Awarded to Jim Bowman Construction. Also included is several accessibility improvements. Construction has begun and is anticipated to be complete Fall 2015 .
	6	Bray Central Widening	ST1309	Roadway is open to traffic. Waiting on power source for street lights. Project anticipated to be completed February 2015 .
	7	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
	8	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Storm sewer across Stacy is 95% complete. Junction box being installed starting 2/2/15. Estimated completion Fall 2015 . Traffic will be impacted on Stacy through the month of January.
	9	Montgomery Boulevard Extension	ST1403	Construction Award will occur in April 2015. Planned construction completion on March 31, 2016 .
	10	FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes.
	11	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	NTMWD waterline relocation in progress. TxDOT construction is scheduled to start Summer 2015 .
	12	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Construction estimated to be complete October 2016 .
UTILITIES	13	Fountain Park Water/SS Rehabilitation	WA1403	Water, sanitary sewer, and paving improvements for Sections 1 & 2. Design is 90% complete. Construction anticipated to begin in Spring 2015 .
	14	SCADA System Upgrade	WA1402	Design has begun. Completion anticipated December 2015 .
OTHER	15	Cottonwood Creek Wastewater Rehab	WA1501	City will bid the job using traditional means. Project is scheduled to begin advertising in February and award in the spring of 2015.
	16	Cottonwood Creek Bank Stabilization	DR1401	Proposed project addresses erosion along the Cottonwood Creek Tributary No. 1, north of Bethany. City evaluating a design-build contract for this project. Proposals are scheduled to be solicited in February and awarded in spring 2015.
	17	Olsen & Beverly Elementary Sidewalk Improvements	ST1501	Project scheduled to go before STTC and RTC early 2015. Federal approval to follow in spring of 2015.
	18	Signal - Watters / Bossy Boots	ST1314	Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening. Construction is planned to be complete by 5-1-15.



The diagram illustrates the project lifecycle stages using colored lines and text labels:

- STATUS**: Represented by a black line segment.
- CONSTRUCTION**: Represented by an orange line segment.
- DESIGN**: Represented by a blue line segment.
- DESIGN (BY OTHERS)**: Represented by a red line segment.
- CONSTRUCTION (BY OTHERS)**: Represented by a green line segment.





**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
January 20, 2015**

ATTENDANCE:

Commissioners Present:

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

Absent:

City Staff Present:

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

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:02 p.m. in the City Hall Council Chambers 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 January 13, 2015, regular meeting attached.

Consent Agenda

2. Capital Improvement Program (CIP) Status Report.
3. Approve minutes from the January 6, 2015, regular meeting.

Motion: Upon a motion by 2nd Vice-Chair Trahan, and a second by 1st Vice-Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for a 10.04± acre portion of Planned Development PD No. 105 located in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, and the James H. Wilcox Survey, Abstract No. 1017, City of Allen, Collin County, Texas; and generally located southeast of the intersection of Alma Drive and Bethany Drive. (Z-10/7/14-73) [Montgomery Urban Tree Farm Headquarters]

Chairman Cocking rearranged the agenda and stated that the first item on the agenda will be number six. He stated that an official request was received from the applicant, Mr. Williams, to postpone this item until the February 17th meeting.

Chairman Cocking opened the public hearing and requested a motion to table the item to February 17th.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to table the public hearing until February 17, 2015, for the request to amend the development regulations and adopt a Concept Plan and Building Elevations for a 10.04± acre portion of Planned Development PD No. 105 located in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, and the James H. Wilcox Survey, Abstract No. 1017, City of Allen, Collin County, Texas; and generally located southeast of the intersection of Alma Drive and Bethany Drive, for Montgomery Urban Tree Farm Headquarters.**

The motion carried.

5. Floodplain Reconfiguration – Consider a request for Floodplain Reconfiguration for a portion of Montgomery Ridge, Phase 1; generally located south of Bethany Drive and west of Montgomery Boulevard.

Mr. Shawn Poe, Assistant Director of Engineering, presented to the Commission. He stated this item is a Floodplain Reconfiguration for a portion of Montgomery Ridge, Phase 1. He stated the Preliminary Plat for this project was approved at the last Planning and Zoning Commission meeting.

Mr. Poe stated that Montgomery Ridge Phase 1 is located south of Bethany Drive and west of Montgomery Boulevard. The property to the north is zoned Planned Development PD No. 105 for Single-Family Residential R-5. The property to the east is zoned Planned Development PD No. 74 for Office O. The property to the south is zoned Planned Development PD No. 105 for Agriculture Open Space AO and Planned Development PD No. 74 for Office O. The property to the west is zoned Planned Development PD No. 105 for Agriculture Open Space AO.

The portion of the property, related to the reconfiguration request, is located along Rowlett Creek on the southwestern portion of this phase. The FEMA floodplain has been defined for Rowlett Creek, the largest tributary in Allen. This is a regulatory floodplain that's used to determine if a property is required to have insurance. That floodplain delineation was done many years ago based on the existing flows within the drainage basin at that time. The ALDC states that properties with drainage basins over 160 acres need to develop a model to show the fully developed urbanized floodplain to assume the whole watershed. The

Code also states that area be left in its natural state. The Code states that the applicant can ask to reconfigure that fully developed floodplain after a study with:

1. Minimal impact to flora and fauna.
2. No net decrease in valley storage
3. No net rise in the fully-urbanized 100-year base flood elevation
4. No increase in velocity

Mr. Poe explained the floodplain map shown on the screen. The dashed line, he said, is the FEMA regulatory floodplain. The red line is the existing fully developed floodplain. The applicant is requesting to reconfigure the floodplain area where it follows the property lines along the five lots as shown. The hatched area is what will be reclaimed. The applicant submitted a flood study, signed and sealed by a licensed professional engineer that meets the criteria listed above.

1st Vice-Chair Mangrum asked if the buyers are informed that they are in a flood zone area when they purchase these lots. Mr. Poe answered they are not informed in terms of the regulatory floodplain because their property lines do not touch the regulatory floodplain which is within the common area. The fully developed floodplain that does affect those lots would take that encroachment out. The fully developed floodplain is also more restrictive that the City requires to be more conservative. The regulatory determines the insurance which is when homeowners are notified.

Commissioner Orr asked about the reclamation area and what that entails – retaining walls or berms. Mr. Poe said he did not recall whether there was a retaining wall, but the amount of fill within the area in question will be excavated outside for a net balance.

Commissioner Ogrizovich stated it appears to be listed that a retaining wall is planned to be constructed along the property lines adjacent to the creek.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for Floodplain Reconfiguration for a portion of Montgomery Ridge, Phase 1; generally located south of Bethany Drive and west of Montgomery Boulevard.

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of a 4.0± acre tract in the David Wetsel Survey, Abstract No. 977 (located along Jupiter Road approximately 219 feet south of Main Street) and Lots 3R and 4 Parkview Addition, City of Allen, Collin County, Texas (located southeast of Main Street and Greenville Avenue) from Shopping Center-SC and PD-113 for Multifamily Residential MF-18 to a Planned Development with a base zoning of Townhome Residential District TH, and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-9/24/14-68) [Parkview Lane]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a Public Hearing and PD zoning for Parkview Lane.

The property is generally located southeast of Greenville Avenue and Main Street. The property to the north is zoned Shopping Center SC. The property to the east (across Jupiter Road) is zoned Shopping Center SC and Planned Development PD No. 19 for Multi-Family MF. To the south, the property is

zoned Community Facilities CF for the Victoria Gardens nursing home. To the west, the property is zoned Community Facilities CF for a floodway.

Ms. Kulkarni stated that the property is currently zoned Planned Development PD No. 113 for Multi-Family MF-18 and Shopping Center SC. The applicant is requesting to change the zoning by creating a Planned Development for a townhome development, and adopting development regulations, a concept plan, and building elevations for the property.

The proposed residential development is approximately 10.2± acres. The attached Concept Plan shows a total of 91 front-entry units (each 1,375 square feet), on 25' X 90' lots. With 91 units on about 10.2 acres, the density yields 8.8 units per acre. The plan also shows approximately 1.5± acres of open space, which exceeds the requirement of 1.38 acres.

Ms. Kulkarni mentioned again that the applicant is requesting a Planned Development with a base zoning of Townhome Residential District TH. She went over the setbacks and stated that each unit will have a front yard setback of 20' and a rear yard setback of 15.' It will also include a side yard setback of 5' and a corner side yard setback of 10,' which are included in the Development Regulations. The lot width, lot depth, the minimum lot size, lot coverage, and parking, all meet ALDC requirements.

There are three (3) access points into the development. There is one (1) access point on Jupiter Road and (1) access point on Greenville Avenue. A second access point, through an access easement, also exists on Greenville Avenue. This access easement will be replatted as a separate lot and owned and maintained by Lot 2R (Walgreens).

Tree plantings are established in the Development Regulations as well. Two shade trees are to be planted for each dwelling unit, which is the requirement. However, if one of the trees cannot fit within the front yard, then it can be planted within the open space areas of the Property.

Ms. Kulkarni identified the screening of the property. She said that the screening for the property will consist of an eight foot (8') masonry wall to the west (along Greenville), north, and east (along Jupiter). The screening to the south will be a six foot (6') board-on-board fence with masonry columns. Interior fencing will include six foot (6') board-on-board fences and six foot (6') wrought-iron fences (for the lots in the center of the development). The wrought-iron fences and five foot (5') maintenance easements are provided for egress, safety, and visibility.

The primary building materials, shown on the attached Building Elevations, are 100% masonry and primarily include brick, stone, and a composition shingle roof. Another requirement listed in the Development Regulations pertains to driveways, which shall be decorative and treated with exposed aggregate, stained concrete, or salt finished concrete.

There is one last issue remaining to be resolved, and that is access onto Greenville Avenue. Staff and the applicant have identified this issue and the applicant has been working to resolve it. While there is currently not definite proof of access to Greenville Avenue, staff is confident that the issue will be resolved. Staff thus recommends approval contingent upon the issue being resolved to the City Staff and the City Attorney's satisfaction prior to setting a date for the City Council agenda in the interest of moving the project forward.

1st Vice-Chair Mangrum wanted to see the zoning of the surrounding property.

Chairman Cocking asked if the floodplain area is already owned by the City. Mr. Laughlin, City Attorney, answered yes. Chairman Cocking then confirmed that the trails are the City's responsibility.

Chairman Cocking then asked about fencing and if it will be taken care of by the HOA or each individual homeowner. Ms. Kulkarni answered that it will be the responsibility of the HOA. Chairman Cocking then asked specifically about the wood fences. Ms. Kulkarni stated that the wood fences will be the responsibility of each homeowner.

Chairman Cocking then wondered about the wood fence with the masonry columns to the south. Shelby Griffin, applicant, answered that the perimeter screening will be maintained by the HOA and the individual wood fences will be maintained by the homeowners like any other residential subdivision. Chairman Cocking asked specifically about whose responsibility the wood fence with the masonry columns will be. Ms. Griffin answered that since it is perimeter fencing, it will be HOA's responsibility.

Commissioner Ogrizovich asked about the outstanding comment remaining on Greenville Avenue. Bo Bass, Director of Community Development, answered that the State Highway acquired a slope easement. In the past, when this property was developed, it wasn't realized that this sliver of land belonged to a different owner. There is documentation in 2004 that this owner always intended to deed this sliver to the property in question to guarantee access. However, the sliver is not currently owned by the applicant. Staff is confident that the applicant will either provide a deed filed of record that shows that it's owned fee and simple or show that there is an easement right adequate to dedicate a public street. He stated that it should have been resolved by now, but with staff's confidence, the project can move forward. A date to Council will not be set. Therefore, if nothing works out, the zoning would not be changed as the Planning and Zoning Commission is only a recommending body.

Commissioner Ogrizovich clarified that the contingency is to be put into the motion. Mr. Bass agreed and stated that the motion should include the contingency that the issue be resolved to the satisfaction of City staff and the City Attorney and that the project will not be set for Council until this is satisfied.

Commissioner Orr asked if there was a study regarding potential impact on the school (Roundtree Elementary) from the development. Ms. Kulkarni answered that the school representative from the Technical Review Committee meetings and did not express any concerns.

Chairman Cocking opened the public hearing.

Shelby Griffin, 5225 Spring Creek Drive, Plano, Texas 75093, applicant, spoke to the Commission. She went through the land plan for Parkview Lane. She stated that the project has been worked on since June or July 2014. The project is 10.2 acres at Greenville, Main Street, and Jupiter. The site is next to a floodplain and has great potential for development. There was a rezoning request about two years ago for the Huntington at Greenville which took about half of the property on the western portion. She believes this is a better use of the property as it takes up the entire property. Ms. Griffin then went through the land uses. On the north side are commercial uses. Some single family is adjacent to Greenville near the floodway. Multi-family is to the east and Victoria Garden is to the south. Finally, there are townhomes further to the south. There is a view corridor to the south towards the floodplain. She believes it is a huge selling point to have a trail for these homeowners within that floodplain. Another plus for the property is trees. She explained a few negatives to the site which include being adjacent to the commercial area to the north and sharing the firelane as well as having to provide screening to the south adjacent to Victoria Garden. The single-family attached buyer in a suburban environment prefers a small rear yard. To include that, there are front-entry townhomes, and to offset that, driveways, garages, and elevations are being enhanced. People want trails and open space – there is a hike and bike trail for this property, and eventually the trails will be connected with this project. Open space has been included in this plan as well as parking for guests. Existing trees will be maintained when possible along the northern side. Elevations have been enhanced through review and feedback from staff. The site was made “better,” in her opinion,

with regards to the buyer preference, product types, driveways, fencing types, pavement widths, parking, and connectivity.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that no letters were received for this item.

Commissioner Platt asked about the Greenville access issue. Chairman Cocking explained that the motion can be made with the contingency that the issue is to be resolved to satisfaction of City Staff and the City Attorney before the item can be set for a Council Agenda. The project will be in limbo until it passes the hurdle regarding access.

Motion: **Upon a motion by Commissioner Platt, and a second by 1st Vice-Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to create a Planned Development and adopt development regulations, a concept plan and building elevations for Lots 3R and 4 Parkview Addition and a 4.0± acre tract in the David Wetsel Survey, Abstract No. 977, generally located southeast of Greenville Avenue and Main Street, for Parkview Lane, with the contingency that access to Greenville Avenue has to be resolved to the satisfaction of City Staff and the City Attorney before the item is scheduled for a City Council meeting.**

The motion carried.

Adjournment

After the Boy Scouts spoke to the Commission, the meeting adjourned at 7:37 p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 1/13/2015 City Council Meeting

- The request to adopt an ordinance amending the Allen Land Development Code amending Sec. 4.20.4 adding "Private Park" as a use, amending 7.09 by amending the definitions of "Vehicle Signs," and "Electronic Message Board;" and amending Appendix A by amending the definition of "Park or Playground (Public)" and adding definition of "Private Park," was approved.
- The request to adopt an ordinance to change the zoning to Community Facility "CF" for Public Park use for Watters Branch Community Park, Rowlett Creek Park, Allen Historic Dam, Custer-Ridgeview Park, Bolin Park, and Molsen Farms, was approved.
- The request to adopt an ordinance to create Planned Development No. 119, for single-family residential R-6 uses, and approve a Concept Plan, Building Elevations and Development Regulations for Lot 1, Block A, Fellowship Christian Center Church Addition, generally located northeast of Malone Road and Lake Travis Drive (Malone Meadows), was continued to the February 10, 2015 City Council meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: February 17, 2015

SUBJECT: Consider a request for a Preliminary Plat for Ansley Meadow, being 44.684± acres located in the John Fyke Survey, Abstract No. 325, L.K. Pegues Survey, Abstract No. 702 and the F.C. Wilmeth Survey, Abstract No. 999, City of Allen, Collin County, Texas; and generally located southwest of Stockton Drive and Curtis Lane. (PP- 10/7/14-74) [Ansley Meadow]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Created PD 118 for R-7 Residential – August, 2014

BACKGROUND

The property is generally located southwest of Stockton Drive and Curtis Lane. The properties to the north and west are zoned Planned Development PD No. 93 for Single Family Residential R-7 and Single Family Residential R-6, respectively. The properties to the south are zoned Planned Development PD No. 108 for Mixed Use MIX, Planned Development No. 54 for Industrial Technology IT and Corridor Commercial CC. The property to the east is zoned Planned Development PD No. 45 for Corridor Commercial CC.

A Concept Plan for a 35-acre single-family residential subdivision (called Keystone Park) was approved in September 2014. Preliminary platting is the next phase in the development process. The subject Preliminary Plat shows 44.68± acres of the property subdivided into 178 single-family residential lots, 14 common areas, and also includes two (2) commercial lots (Lot 1, Block I, and Lot 1, Block J). There are four (4) proposed access points into the development. There is one (1) access point on Stockton Drive, three (3) access points on Curtis Lane, and one access point on US Highway 75.

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

STAFF RECOMMENDATION

Staff recommends approval of the request.

RECOMMENDED MOTION

I make a motion to approve the Preliminary Plat for Ansley Meadow, being 44.684± acres located in the John Fyke Survey, Abstract No. 325, L.K. Pegues Survey, Abstract No. 702 and the F.C. Wilmeth Survey, Abstract No. 999, City of Allen, Collin County, Texas; and generally located southwest of Stockton Drive and Curtis Lane.

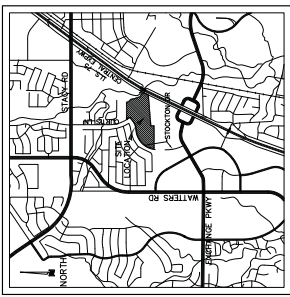
ATTACHMENTS

Preliminary Plat

GENERAL NOTES

1. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND SHALLES (CCRS) SHALL BE SUBMITTED TO THE CITY OF ALLEN FOR REVIEW AND APPROVAL. THE CITY OF ALLEN SHALL HAVE THE FINAL SAY IN ALL MATTERS RELATING TO THE CCRS.
3. COVERING ZONING DISTRICT, C-1, AND SHALLES (CCRS) SHALL BE SUBMITTED TO THE CITY OF ALLEN FOR REVIEW AND APPROVAL. THE CITY OF ALLEN SHALL HAVE THE FINAL SAY IN ALL MATTERS RELATING TO THE CCRS.
4. INSTRUMENT USED TO SERVE THIS PROPERTY SHALL BE PERPETUALLY MAINTAINED BY THE H.O.A.
5. TRAFFIC CALMING DESIGN SHALL BE DISCUSSED WITH CITY ENGINEER DURING CIVIL DESIGN.
6. STREET IMPROVEMENTS: CURBS SHALL REMAIN A FOUR-LANE MEDIAN DIVIDED ROADWAY (M4D) NORTH OF STOCKTON DRIVE, SOUTH OF STOCKTON DRIVE, AND SOUTH OF STOCKTON DRIVE. THE MEDIAN SHALL BE CONSTRUCTED FOR THE ENTIRE LENGTH AND WIDTH, FROM ITS INTERSECTION WITH STOCKTON DRIVE TO ITS INTERSECTION WITH STOCKTON DRIVE. THE MEDIAN SHALL BE CONSTRUCTED FOR THE ENTIRE LENGTH AND WIDTH, FROM ITS INTERSECTION WITH STOCKTON DRIVE TO ITS INTERSECTION WITH STOCKTON DRIVE.
7. STREET IMPROVEMENT: STOCKTON DRIVE SHALL BE 37' B-B, EXCEPT ALLEY PAVEMENT AS SHOWN.
8. DRIVEWAYS: THE DRIVEWAYS FOR FRONT-ENTRY PRODUCTS SHALL BE TREATED WITH A DECORATIVE CONCRETE AGGREGATE, EXCEPT WHEN BUILT TO CITY SPECIFICATIONS.
9. TYPICAL DRIVEWAY IN SUE FARMS LEOB ROADWAY, RESOLUTION NO. 12-02-01, CHAPTER 344, RULES ESTABLISHED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SHALL APPLY TO ALL DRIVEWAYS.
10. THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EFFICIENCY ACT SHALL APPLY TO ALL DRIVEWAYS.
11. ENVIRONMENTAL ARTICLE II, SOLID WASTE, SECTIONS 6-51 TO 6-60.
12. MECHANICAL POOL OR HVAC EQUIPMENT SHALL NOT ENDOURGE ANY EASEMENT.
13. WATER SERVING LINES EXISTING UNDER HOA LOTS SHALL BE MAINTAINED BY THE HOA.
14. THE FIRE LANE/ALLEY ACCESS SHALL BE PROPERLY IDENTIFIED AND MAINTAINED BY THE FIRE DEPARTMENT. NO PARKING BY SIGNAGE OR STRIPING APPROVED BY THE CITY OF ALLEN.
15. CONCRETE PADS SHALL BE PROVIDED FOR LOTS 17-18, BLOCK B TO PLACE POLICART FOR WASH PICK-UP.

ROW DEDICATION SUMMARY		
STREET ROW	15.035 ACRES	
TOTAL ROW	16.374 ACRES	



LEGEND

- CA = COMMON AREA
- BL = BUILDING LINE
- SW = SANITARY WATER EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT
- WE = WATER EASEMENT
- DE = DRAINAGE EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- LSE = LANDSCAPE EASEMENT
- HTF = HIKES & RICE TRAIL EASEMENT
- IRF = IRON ROD FOUND EASEMENT
- UE = UTILITY EASEMENT
- COM = CONTROL MONUMENT
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- C.C.C.C. = COUNTY CLERK'S OFFICE, COLLIN COUNTY, TEXAS
- 9 = 5/8" ROW ROD SET
- 0 = DENOTES STREET NAME CHANGE
- PROPOSED SCREEN WALL
- DENOTES LOT FRONTAGE FOR ADDRESSING
- POLY/CART PAD LOCATION (SEE NOTE 16 THIS SHEET)

PRELIMINARY PLAT ANSLEY MEADOW

44.684 ACRES

AN ADDITION TO THE CITY OF ALLEN
JOHN FYKE SURVEY, ABSTRACT NO. 325
L.K. PEGUES SURVEY, ABSTRACT NO. 702
F.C. WILMETH SURVEY, ABSTRACT NO. 999
COLLIN COUNTY, TEXAS

OCTOBER 2014 SCALE: 1"=100'

178 RESIDENTIAL LOTS
2 COMMON AREAS (2.42 ACRES OF OPEN SPACE)
2 COMMERCIAL LOTS

OWNERS
ALLEN 35 PARTNERS, LP
ALLEN 7 PARTNERS, LP
5055 KELLER SPRINGS, STE. 545
ALLEN, TEXAS 75013
CONTACT: FRED PHILLIPS
214-545-0953

DEVELOPER
AMALGAMATED PROPERTIES, LLC
5055 KELLER SPRINGS, STE. 545
ALLEN, TEXAS 75013
CONTACT: FRED PHILLIPS
214-545-0953

ENGINEER/SURVEYOR
DOWNEY ANDERSON & ASSOCIATES, INC.
214-545-0953
CONTACT: SHELBY GRIFIN

13059



CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C27	37°15'00"	250.00'	84.30'	102.03'	174.42'
C28	10°48'15"	350.00'	48.41'	98.00'	144.76'
C29	25°42'15"	400.00'	81.30'	179.40'	185.01'
C30	38°54'12"	100.00'	35.32'	57.90'	133.91'

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T1	N33°11'53"W	35.30'	T11	S33°11'53"W	35.30'
T2	N86°49'51"E	22.92'	T7	N86°49'51"E	22.92'
T3	N86°49'51"E	13.87'	T8	N86°49'51"E	13.87'
T4	N86°49'51"E	20.43'	T9	N86°49'51"E	20.43'
T5	S33°11'53"W	12.87'	T10	S33°11'53"W	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C14	17°09'19"	650.00'	99.69'	197.84'	327.90'
C15	10°39'00"	650.00'	62.50'	124.62'	242.70'
C16	3°53'07"	200.00'	6.78'	13.56'	26.92'
C17	42°40'50"	200.00'	78.30'	149.36'	177.56'
C18	11°02'18"	45.00'	65.52'	92.21'	112.02'
C19	86°03'25"	25.00'	28.80'	42.73'	51.76'
C20	86°03'25"	25.00'	28.80'	42.73'	51.76'
C21	10°39'00"	100.00'	13.56'	26.92'	53.84'
C22	14°05'31"	200.00'	45.90'	88.65'	160.41'
C23	20°13'37"	200.00'	61.07'	119.17'	215.86'
C24	14°05'31"	400.00'	52.30'	104.17'	184.53'
C25	14°05'31"	400.00'	52.30'	104.17'	184.53'
C26	7°02'37"	200.00'	13.11'	27.36'	55.01'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°58'41"	100.00'	28.65'	58.81'	103.70'
C2	24°19'28"	45.00'	9.70'	18.17'	33.79'
C3	86°22'27"	45.00'	42.24'	67.84'	123.79'
C4	69°18'05"	45.00'	31.07'	54.43'	105.19'
C5	11°02'18"	45.00'	65.52'	92.21'	112.02'
C6	20°13'37"	100.00'	13.56'	26.92'	53.84'
C7	14°05'31"	200.00'	45.90'	88.65'	160.41'
C8	10°39'00"	650.00'	62.50'	124.62'	242.70'
C9	17°09'19"	650.00'	99.69'	197.84'	327.90'
C10	17°09'19"	650.00'	99.69'	197.84'	327.90'
C11	17°09'19"	650.00'	99.69'	197.84'	327.90'
C12	17°09'19"	650.00'	99.69'	197.84'	327.90'
C13	17°09'19"	650.00'	99.69'	197.84'	327.90'

From: Williams, Philip [<mailto:PWilliams@emersonpartners.com>]
Sent: Wednesday, February 11, 2015 12:06 PM
To: Bo Bass
Cc: Jones, Caleb; Hall, Lee
Subject: Request to Postpone the Public Hearing for Montgomery Urban Tree Farm HQ

Dear Mr. Bass,

I am writing to request a further postponement of the February 17, 2015 Public Hearing for the Montgomery Urban Tree Farm with the City of Allen Planning & Zoning Commission.

We have had a public meeting with a large group of neighbors who expressed their thoughts and concerns. One of the major concerns comes from residents who recently moved (within the last eighteen months) to the area. They described themselves as "surprised" by our desire to develop the site, whether it be Phase I or both Phase I and II. In addition, concerns about traffic increases, architectural styles, uses, and landscaping were expressed.

While we were able to address many of the concerns, there was general agreement that additional time is needed for the residents to further understand what is proposed and where exactly the buildings will be placed.

In our effort to both inform and cooperate with the neighbors, we are requesting that the Public Hearing be postponed until the March 17, 2015 meeting of the Commission.

Thank you for your attention, please do not hesitate to call should you have any questions or comments.

Sincerely,

A

Philip L. Williams
EMERSON PARTNERS
INCORPORATED
1204 Old Bethany Rd.

Allen, TX 75013
214.902.7101 (direct)
214.904.9930 (fax)
pwilliams@emersonpartners.com

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	February 17, 2015
SUBJECT:	Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for a 10.04± acre portion of Planned Development PD No. 105 located in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, and the James H. Wilcox Survey, Abstract No. 1017, City of Allen, Collin County, Texas; and generally located southeast of the intersection of Alma Drive and Bethany Drive. (Z 10/7/14-73) [Montgomery Urban Tree Farm Headquarters]
STAFF RESOURCE:	Ogden “Bo” Bass, AICP Director of Community Development
PREVIOUS COMMISSION/ COUNCIL ACTION:	Planned Development No. 96 Adopted – December, 2004 Planned Development No. 96 Amended - September, 2006 Planned Development No. 105 Adopted - September, 2007
LEGAL NOTICES:	Public Hearing Sign installed – January 9, 2015 Property Owner Notices mailed – January 9, 2015
ANTICIPATED COUNCIL DATE:	March 10, 2015

BACKGROUND

The property is located south of Bethany Drive and east of Alma Drive. The property to the north, across Alma Drive, is Planned Development PD No. 105 for Single Family Residential R-6. The property to the east is zoned Planned Development No. 105 for Mixed Use MIX. The properties to the south and west are zoned Agriculture Open Space AO.

The property is currently zoned Planned Development PD No. 105 for Mixed Use MIX development and is currently designated as a community center area for this section of Montgomery Farm. There are a number of commercial uses and lot standards already established in the PD. The applicant is proposing to amend the development regulations to expand on the allowed uses and establish design elements such as parking requirements, building materials, screening and lighting. The request also includes the adoption of a Concept Plan and illustrative Building Elevations for the property.

The Concept Plan shows six buildings (ranging from 3,000 square feet to 21,000 square feet) for various uses including retail, office, restaurant, and agriculture. The property is proposed to develop in three phases:

- Phase 1A - Includes an 8,600 square foot building for offices and temporary visitor/caregiver living quarters. Also includes a 10,100 square foot storage building for tree farm operation equipment.
- Phase 1B – Includes a 6,300 square foot office/retail building and 3,000 square foot building for a restaurant.
- Phase 2 – Includes two 21,000 square foot buildings for office and retail uses.

Three (3) acres of open space is also provided; to include a community garden/private park.

There are two access points for the development; both on Alma Drive. The driveways, firelanes and parking will be built in phases, as reflected on the attached Phasing Plans.

The attached elevations provide examples of the proposed building architecture and exterior materials; which are intended to create a rural theme for the development.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval of the request.

RECOMMENDED MOTION

I make a motion to recommend approval of the request to amend the development regulations and adopt a Concept Plan and Building Elevations for a 10.04± acre portion of Planned Development PD No. 105 located generally located southeast of the intersection of Alma Drive and Bethany Drive for Montgomery Urban Tree Farm Headquarters.





ATTACHMENTS

Property Owner Notification
Development Regulations
Zoning Exhibit
Concept Plan
Phasing Plans
Illustrative Building Elevations



Property Ownership Notification
Montgomery Tree Farm

Map Legend

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

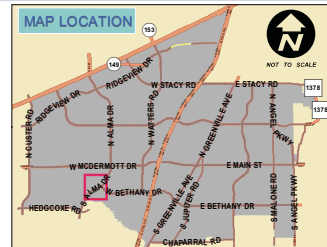


0 120 240 360
Feet

Planning & Development - GIS

Date Saved: 1/6/2015

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 MONTGOMERY URBAN
TREE FARM HEADQUARTERS**

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

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the General Business GB standards of the ALDC, except as otherwise provided herein.
- B. PERMITTED USES:** The Property shall be used and developed according to the following use chart:

<u>X</u>	Use Permitted in district
	Use Prohibited in district
<u>S</u>	Use may be permitted upon approval of Specific Use Permit
<u>T</u>	Use may be permitted as temporary use
<u>A</u>	Accessory Use

Type of Use	Proposed MUTFHQ
Acid Manufacture	
Adult Bookstore	
Adult Day Care	
Agricultural Use	X
Airport	
Amusement, Commercial (Indoor)	X
Amusement, Commercial (Outdoor)	S
Antique Shop	X
Apparel & Related Manufacture	
Assisted Living	
Auto Painting or Body Shop	
Auto Parts Sales	
Automotive Repairs, Major	
Automotive Repairs, Minor	
Automotive Sales & Service	
Bakeries (Wholesale)	
Bakery or Confectionery	X
Banks and Financial Institution	
Banquet Facilities	X
Beer & Wine Package Sales	X
Beer & Wine Package Sales with Greater than 50% of Revenue from Beer & Wine	S
Bicycle Shop/Repair	S
Birthing Center	
Boat Display Sales and Repair	
Boat Storage	
Book, Card or Novelty Shops	X
Bottling Works & Distribution	

Type of Use	Proposed MUTFHQ
Gymnastics/Athletics	S
Hardware Store	X
Hatchery, Poultry, Egg Farm	S
Heavy Machinery Sales/Storage	S
Helipoint	
Helistop	X
Helistop (Temporary)	T
Hospice	S
Hospital	
Hotel	
Key Shop, Locksmith	S
Laboratories: Bio Safety Level 2	
Laboratories: Bio Safety Level 3	
Laboratories: Bio Safety Level 4	
Laboratories: Dental	
Laundry, Self-Service	
Laundry/Cleaning Plant, Commercial	
Laundry/Cleaning Plant, Retail w/PK/UP	
Laundry/Dry Cleaning, Pick-up Only	
Lawn Equipment Sales & Repair	S
Livestock Auction	T
Machine Shop or Welding	
Maintenance & Storage Facilities	S
Manufactured Housing Unit	
Manufactured or Mobile Home Park	
Manufacturing, Heavy	
Manufacturing, Light	

Building Materials Sales (Outdoor)	S
Building Materials Sales (Indoors)	X
Bulk Handling Facility	
Bus Stations/Terminals	S
Car Wash	
Carnival or Circus	
Carpentry, Painting Shop	
Catering	X
Cement, Lime, Gypsum Manufacture	
Cemetery	
Chemicals & Allied Products	
Church, Temple or Rectory	
Clinic, Medical	
Coal, Coke or Wood Yard	T
College or University	A
Community Center	X
Concrete Batch Plant (Non-Temporary)	
Concrete Batch Plant (Temporary) (Must be located a minimum of 500 feet from any existing residential structure)	T
*Congregate Residence (Short Term Residency)	A
Construction Office (Temporary)	T
Contractor's Yard	T
Convalescent Center	
Convenience Store	S
Country Club	X
Day Care Facility	A
Department or Discount Stores	X
Drug Store or Pharmacy	
Drugs, Pharmaceutical MFG.	
Dwelling, Condominium	
Dwelling, Multi-Family (Apartment)	
Dwelling, Single-Family (Attached)	
Dwelling, Single-Family (Detached)	
Dwelling, Two-Family	
Electrical Generating Plant, Public	
Electronic Assembly	
Equipment Rental	
Fabrics or Needlework Shop	X
Fairgrounds or Rodeo	S
Family Home	
Farm Implement Sales and Service	S
Farms and Nurseries	X
Fat Rendering, Animal Reduction	
Firearms Sale & Service	
Fitness and Health Center	X
Flea Market	
Florist	X
Food Processing (Heavy)	
Food Service	S
Forestry	X
Forge Plant	
Fraternal Org., Lodge, Civic Clubs	X
Fueling Station	
Funeral Homes and Mortuaries	
Furniture/Appliance Sales	
Garage, Public Parking	S
Golf Course	
Golf Course (Public)	
Grocery	X
Community Garden for Profit (Privately Owned)	X
Wind Generators	S

Mass Transit Commuter Pick-Up	
Massage Parlor	
Mining	
Mini-Warehouses	
Implement Display & Sales	
Monument Sales	
Motor Cycle Sales & Service	
Motor Freight Terminal	
Museum, Library, Art Gallery (Public or Private)	X
Nursery, Retail Plant	X
Nursing Home	
Office Showroom/Warehouse	
Office Use	X
Open Storage (Outdoor Display for Sales)	S
Outdoor Produce Market	X
Park or Playground (Private)	X
Pawn Shops	
Pest Control Service	S
Petroleum Products Refining/Storage	
Playfield or Stadium	
Printing or Newspaper Establishment	
Private Club	
Public Service Facility	
Radio or TV Broadcast Studio	
Railroad Freight Station	
Real Estate Sales Office (TEMP.)	T
Recreation Camp	
Recreation Center (Private)	S
Rental, Auto, Trailer, Truck	
Restaurant (Drive-In or Through)	
Restaurant (No Drive-in or Through)	X
Restaurant/Private Club	X
Retail Store	X
Sand or Gravel Mining or Storage	
Sanitary landfill	
School, Business and Trade	S
School, Proprietary or Denominational	
School, Public	
Sexually-Oriented Business	
Sign Shop	
Smelting of Ores or Metals	
Stable	
Stockyards or Slaughterhouse	
Swim or Tennis Club	S
Swim Pool (Public)	
Target Range	
Tattoo Studio (Res.#1512-7-97(R))	
Teen Club	
Theater (Limited to no more than 200 seats)	S
Tire Recapping	
Truck Sales and Repair – New	
Truck Storage	
Truck Terminal	
Upholstery Shop	
Veterinary Hospital or Clinic	S
Video Redemption Machines (8-Liner Machines) – 5 or more	
Warehouse/Distribution Center	
Wrecking, Junk or Auto Salvage Yard	
Winery/Vineyard	X
Caretakers Residence (Associated with activities on property) ...	A

*Congregate Residence includes residential accommodations for the short term residency of visiting scientists, artists, authors and dignitaries.

C. CONCEPT PLAN: The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of site planning.

D. BUILDING ELEVATIONS: In order to promote the “farm” theme of this Planned Development District, the exterior wall facades of buildings on the Property may be constructed with no masonry materials but only if:

1. The buildings are in general conformance with the illustrative Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference; and
2. The Exterior façade materials will be limited to wood planking, HardiePlank[®], wood, rough sawn lumber, glued laminated timber (sometimes known as “glulam”), Trex lumber or similar, stucco, metal panels, corrugated barn metal, or a combination of the above materials including a combination with brick; and
3. The City’s Technical Review Committee has reviewed and approved such building materials, elevations, specifications, and samples prior to issuance of a building permit for the building.

E. AREA AND HEIGHT REGULATIONS:

1. Front Yard Setback: 25 Feet
2. Side Yard Setback: 0 Feet
3. Rear Yard Setback: 0 Feet
4. Maximum Height of Building: 35 Feet
5. Maximum Height of Building (Barn Only): 55 Feet
6. Maximum Lot Coverage: 95%
7. Maximum Floor Area Ratio: 0.30

F. PARKING:

1. For purposes of determining parking for uses in the Planned Development District the entire Property is considered one lot.
2. In the event the Property is developed with mixed uses, residential uses may share parking with other uses.
3. Parking lots, driveways, and sidewalks may be constructed with alternate pavement materials including, but not limited to 25% fly ash concrete, brick, pave stones, decorative pavers, asphalt, or similar materials except as otherwise required by the construction standards of the Americans with Disabilities Act (“ADA”) or by the ALDC for fire lanes, unless alternate materials for fire lanes are approved by the fire marshal.

4. Parking lots and driveways may be constructed with slotted curbs, no curbs, stone curbs, decorative curbs, or other alternate curb materials, configurations, and installation methods.
5. Covered parking is allowed at internal parking locations within the Property and does not count as lot coverage or floor area. Covered Parking must architecturally blend with building structure architecture. Covered parking is not allowed on parking contiguous with Alma Drive.

G. OUTDOOR LIGHTING: In addition to the lighting allowed pursuant to ALDC Section 7.03.4 “Outdoor Lighting,” LED lighting shall be allowed as follows:

1. Lamp Type: LED
2. Class I Lighting: Unshielded Permitted*
3. Class II Lighting: Unshielded Permitted*

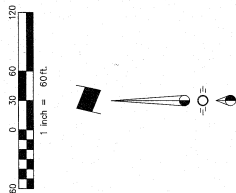
*with review and approval by the Technical Review Committee

Lighting levels will conform to the illumination requirements as specified by Section 7.03.4 relating to non-residential lighting. Any violations will be subject to Code Enforcement action. All light fixtures placed in the outdoor environment may be selected from the list of “Good Light Fixtures” maintained by the International Dark-Sky Association and as amended.

H. SCREENING: Outdoor display for the sale of plants and trees shall not be required to comply with ALDC Section 7.07.4.e.v. provided such outdoor displays occur only with one or more locations on the Property identified on a Site Plan approved in accordance with the ALDC.

I. FLOODPLAIN IMPACTS: Land within the fully developed 100-year floodplain may be reclaimed in accordance with the procedures for reclamation set forth by the City of Allen Engineering Department and Federal Emergency Management Agency (“FEMA”). Once land is reclaimed in accordance with these procedures, such land may be developed in accordance with this Ordinance. Development of Phase 2 is contingent upon, and shall not commence, prior to the approval of a flood study to identify the fully developed 100-year floodplain, and the issuance of a Letter of Map Revision (“LOMR”) to show parking and buildings out of the special flood hazard area. Phase 2 site/civil construction may commence following an approved CLOMR by FEMA, and Phase 2 occupancy will require an approved LOMR by FEMA. The flood study developed for the reclamation of the 100-year fully developed floodplain LOMR must demonstrate the following with respect to development of Phase 2:

1. The 100-year fully developed floodplain has been identified;
2. No rise in the fully urbanized 100-year water surface elevation will occur;
3. There will be no loss of valley storage within the remaining areas of the floodplain not being reclaimed; and
4. There will be no increase in velocity of downstream flow of water resulting from reconfiguration of the floodplain area.



Boundary Line Table			Boundary Curve Table				
Line #	Line #	Direction	Length	Radius	Tangent	Chord	Delta
L1	34.84°	S54° 03' 49"E	70.79'	475.05'	35.50'	70.85'	8°32'44"
L2	82.82°	S00° 12' 09"E	76.74'	815.00'	39.49'	76.91'	9°32'43"
L3	45.75°	S19° 46' 55"E	21.52'	185.00'	10.76'	21.50'	8°07'56"
L4	36.71°	S30° 29' 45"E					
L5	49.92°	S18° 56' 31"W					
L6	22.97°	S09° 27' 56"W					
L7	90.93°	S14° 11' 02"E					
L8	60.58°	S11° 11' 55"W					
L9	33.97°	S18° 22' 39"W					
L10	35.44°	S12° 23' 20"E					
L11	26.74°	S27° 56' 58"E					

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L6	22.97°	S09° 27' 56"W					
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L8	60.58°	S11° 11' 55"W					
L9	33.97°	S18° 22' 39"W					
L10	35.44°	S12° 23' 20"E					
L11	26.74°	S27° 56' 58"E					

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the D. Nix Survey, Abstract No. 668, and the J.E. Kennedy Survey, Abstract No. 500, and the J. Wilcox Survey, Abstract No. 077, and being located in the City of Allen, Collin County, Texas, and being part of that tract described as follows:

District Records of Collin County, Texas (DRCCT),
being part of land described as Montgomery Tree Farms, LLC,
recorded in Document No. 20090713000874160 DRCCT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "HALF" found on the south line of Alma Drive, a variable width public right-of-way; and on the north line of said Emerson Partners tract, from which a 1/2" iron rod with cap stamped "SPARSING" found for the most northerly corner of Lot 35, Block A, Bethany News/Pecan Homes, an addition recorded in Cabinet 201, Page 39.3, Plat Records, Collin County, Texas, bears N 75°17'08" E, 15.90 feet;

EMERGE depending on the exact line of Alma Drive and the early line of the road. The road is 1/2" wide with cop stamped "HALF" found. The weather line of Lot 34, Block A, the following:

S 34°33'49" E, 34.84 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 00°12'00" E, 26.82 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 19°48'51" E, 48.73 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 20°33'55" E, 46.71 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 18°59'31" W, 46.92 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 04°19'56" W, 22.87 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 17°12'00" E, 50.83 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 11°17'55" W, 60.39 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 15°20'39" W, 33.47 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 123°20'00" E, 35.94 feet to a 1/2" iron rod with cop stamped "HALF" found;
S 27°56'35" E, 26.74 feet to a 1/2" iron rod with cop stamped "HALF"

THENCE S 00°46'28" W, passing at 21.12 feet the south line of said Emerson Partners tract, and continuing along the common line between said Montgomery Free Farms tract and Lot 35, Block A, Bethany News/Pecan Homes, a total distance of 234.59 feet to a 1/2" iron rod with cap stamped "SPIARSEN" set for the southwest corner of said Lot 35, Block A;

THENCE S. 87°06'30" W. 918.54 feet to a 1/2" iron rod with cap stamped "SPARSING" set at corner;
THENCE N. 16°03'31" W. 232.83 feet to a 1/2" iron rod with cap stamped "SPARSING" set on the south line of Alma Drive and the north line of said Montgomery Tree Farms tract;

THENCE along the south line of said Alma Drive, the following:
N 62°46'33" E, 773.37 feet to a 1/2" iron rod with cap stamped "SPARSENG"
set in the south line of said Alma Drive;

Around a tangent curve to the right having a central angle of $08^{\circ}32'44''$, a radius of 475.00 feet, a chord of $N\ 67^{\circ}25'55''\ E - 70.78$ feet, an arc distance of 70.85 feet to a $1/2''$ iron rod with cap stamped "HALFF" found:

Around a reverse curve having a central angle of $08^{\circ}32'43''$, a radius of 515.00 feet, a chord of North $67^{\circ}02'56''$ E = 76.74 feet, an arc distance of 76.81 feet to a $1\frac{1}{2}$ " iron rod with one stamped "HALF" found:

N 62°46'35" E, 143.15 feet to a 1/2" iron rod with cap stamped "HALF" found; around a curve to the right having a central angle of 00°07'50" a radius of

Around a curve to the right having a central angle of 90.00 degrees, a radius of 135.00 feet, a chord of N 67°20'34" E - 21.50 feet, an arc distance of 21.52 feet to the POINT OF BEGINNING with the subject tract containing 437,188 square feet or 10.036 acres of land.

④ = 1/2" iron pin with cap stamped "HALFF" found

EXHIBIT A - PD ZONING EXHIBIT

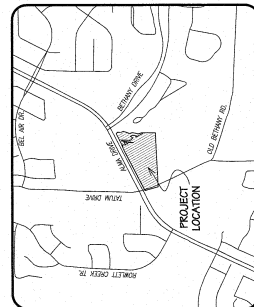
**MONTGOMERY URBAN TREE
FARM HEADQUARTERS**

10.036 GROSS ACRE TRACT
SITUATED IN THE
DAVID H. NIX SURVEY ~ ABSTRACT 668
T.G. KENNEDY SURVEY ~ ABSTRACT 500
JAMES H. WILCOX SURVEY ~ ABSTRACT 1017
CITY OF AUSTIN, COLLIN COUNTY, TEXAS.

Owner
EMERSON PARTNERS
20000 W. PARKWAY, SUITE 100
DALLAS, TX 75244
1215 Old Bethany Road
Allen, TX 75013
214.902.7100

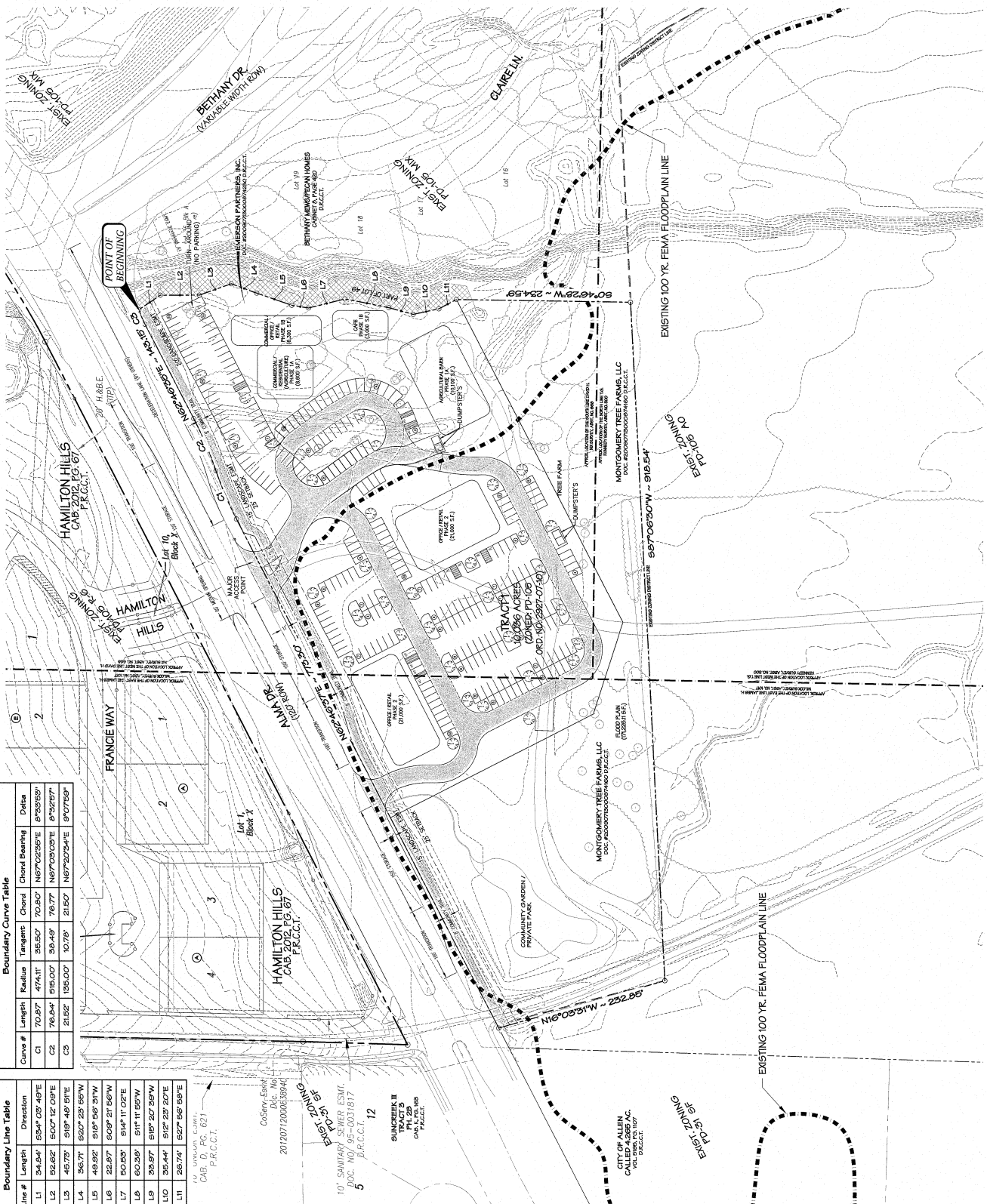
Engineer / Surveyor
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Piano, Texas 75075
Telephone (972) 422-0077
Contact: Matt Dorsett
December 5, 2014

December 6, 2014



Line #	Length	Direction
L1	54.84'	S84° 03' 48"E
L2	80.62'	S00° 12' 08"E
L3	45.73'	S18° 48' 51"E
L4	56.71'	S07° 23' 55"W
L5	49.92'	S18° 56' 37"W
L6	22.97'	S09° 21' 55"W
L7	60.55'	S14° 11' 02"E
L8	60.38'	S11° 11' 58"W
L9	35.97'	S18° 20' 35"W
L10	55.44'	S12° 23' 20"E
L11	26.74'	S07° 56' 56"E

Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	70.67'	474.11'	70.67'	55.50'	N67°02'55"E	8°33'55"
C2	76.94'	515.00'	39.49'	76.71'	N67°03'02"E	8°33'27"
C3	21.52'	156.00'	10.79'	21.50'	N67°23'45"E	9°07'58"



GENERAL SITE DATA	
EXISTING ZONING	PD-105 ORDINANCE NO. 2007-02-10
PROPOSED USE	PD-MIXED USE, RECREATION, SHARED PARKING
GROSS LOT AREA (ACRES)	10.037
GROSS LOT AREA (SQUARE FEET)	437,212
TOTAL BUILDING AREA (SQUARE FEET)	70,000
BUILDING HEIGHT (FEET)	55
FLOOR AREA RATIO (FAR) (100:1)	0.281
OPEN SPACE (ACRES)	3.083

FLOOR AREA RATIO CALCULATIONS:
 GROSS: [70,000 S.F. / 10,037 AC.] / 43,860 = 0.16:1
 NET: [70,000 S.F. / 10,037 AC.-3.93 AC. (OPEN SPACE)] / 43,560 = 0.28:1

- NOTES:**
1. DEVELOPMENT OF PHASE 2 IS CONTINGENT UPON SUCCESSFUL COMPLETION OF PHASE 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN OF FLOOD DAMAGE MITIGATION MEASURES AND BUILDINGS SHALL ACKNOWLEDGE THAT A FLOOD WILL BE REQUIRED TO BE APPROVED BY THE CITY OF ALLEN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALLEN PRIOR TO OCCUPANCY.
 2. NO SCREENING WILL BE REQUIRED ADJACENT TO SINGLE FAMILY RESIDENTIAL PROPERTY ALONG THE EASTERN PROPERTY BOUNDARY.
 3. TRAILS AND CONNECTIVITY TO ADJACENT LAND USES ARE SUBJECT TO CITY OF ALLEN DEVELOPMENT AND APPROVAL FROM THE PARKS DEPARTMENT.

LEGEND

- PROPOSED FIRE LANE
- GENERALIZED LOCATION OF TREE AREAS

EXHIBIT B-PD CONCEPT PLAN

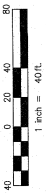
MONTGOMERY URBAN TREE FARM HEADQUARTERS

10.037 GROSS ACRES TRACT
 SITUATED IN THE
 DAVID H. SIX SURVEY ~ ABSTRACT 668
 T.O. KENNEDY SURVEY ~ ABSTRACT 500
 JAMES H. KENNEDY SURVEY ~ ABSTRACT 1017
 ALLEN, COLLIN COUNTY, TEXAS

Owner:
 EMERSON PARTNERS
 1215 Old Bethany Road
 Allen TX 75013
 Telephone: (972) 422-0077
 214.962.7100

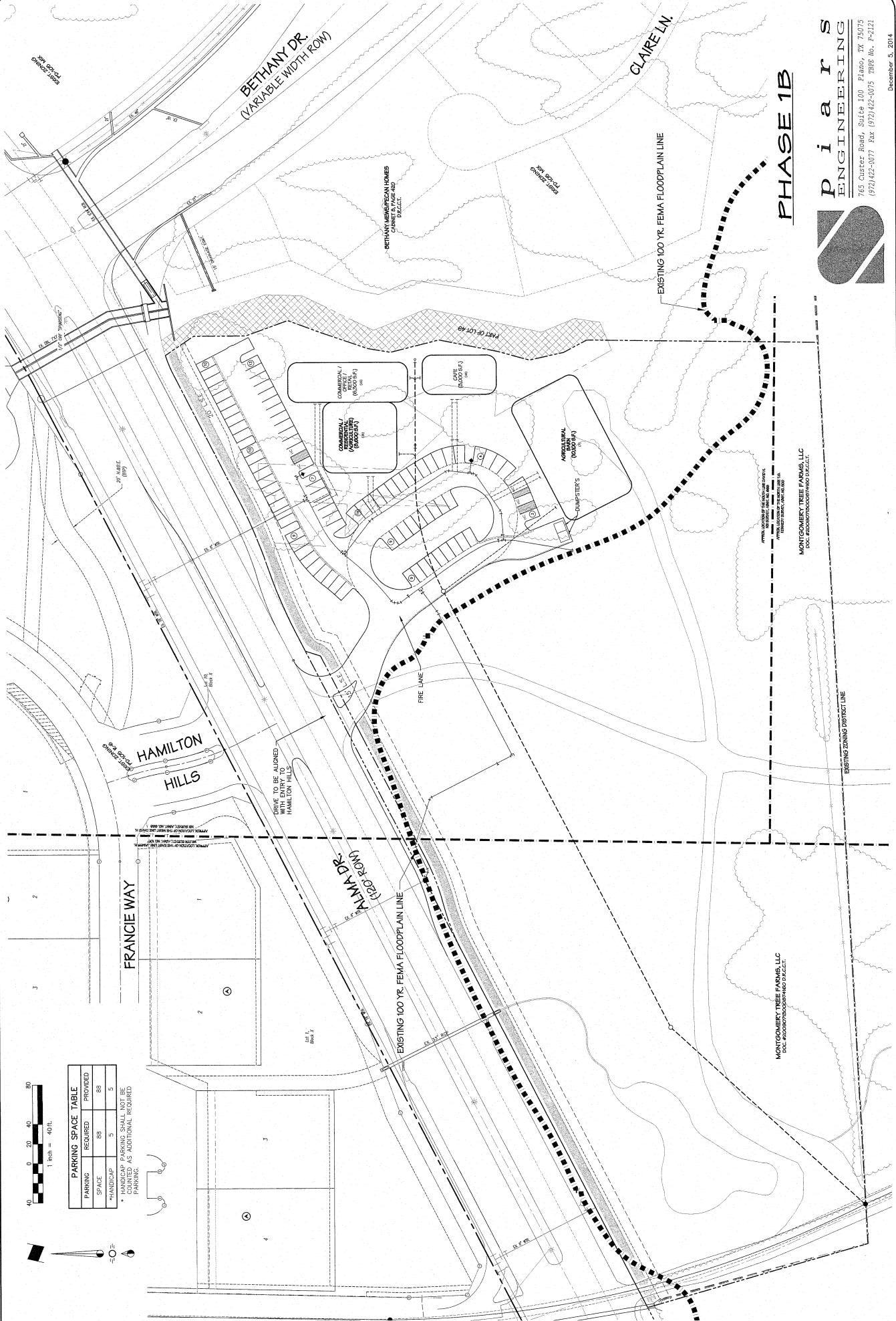
Engineer / Surveyor:
 Shiers Engineering, Inc.
 765 Quaker Road, Suite 100
 Allen TX 75013
 Telephone: (972) 422-0077
 Contact: Matt Dorsett
 214.962.7100

December 5, 2014



PARKING SPACE TABLE			
PARKING SPACE	REQUIRED	PROVIDED	
SPACE	68	68	5
HANDICAP	5		

* HANDICAP PARKING SHALL NOT BE PROVIDED AS ADDITIONAL REQUIRED PARKING.



P i a r s
ENGINEERING

765 Chester Road, Suite 100 Plano, TX 75075
(972) 422-0077 Fax (972) 422-0075 TBE No. F-2121

December 5, 2014

Illustrative Building Elevations





