



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 7, 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 June 23, 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. Approve minutes from the June 16, 2015, regular meeting.

Regular Agenda

3. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to amend the development and use regulations applicable to Tract 4 of Planned Development PD No. 53, from Community Facilities CF to Townhome Residential District TH, and adopt a Concept Plan, Building Elevations, and Development Regulations for the Property. The Property is Lot 2, Block A, Allen Stake Center, City of Allen, Collin County, Texas; generally located west of Alma Drive and north of Exchange Parkway. (Z-2/4/15-3) [Allen Stake Center]
4. Public Hearing – Conduct a Public Hearing and consider a request to change the base zoning of a portion of Planned Development No. 3 from Shopping Center SC to Light Industrial LI and amend the development regulations and adopt a Concept Plan and Building Elevations for the Property. The Property is a 6.5± acre tract of land situated in the William Perrin Survey, Abstract No. 708, a portion of Tract M, Allen Business Center, City of Allen, Collin County, Texas; generally located northwest of the intersection of Bethany Drive and Greenville Avenue. (Z-2/19/15-6) [The Tech Center on Greenville]

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 Thursday, July 2, 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 6/23/2015 City Council Meeting

- The request to adopt an Ordinance to approve Development Regulations, a Concept Plan and Building Elevations for 10.498± acres of land, presently zoned as Shopping Center and Planned Development No. 113 for Multi-Family MF-18 to a Planned Development with a base zoning of Townhome Residential, generally located southeast of Main Street and Greenville Avenue, for Parkview Lane, was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
June 16, 2015**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
Ben Trahan, 2nd Vice-Chair
John Ogrizovich
Michael Orr

Absent:

Luke Hollingsworth
Stephen Platt, Jr.

City Staff Present:

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

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the June 9, 2015, regular meeting attached.

Consent Agenda

2. Capital Improvement Plan CIP Status Report.
3. Approve minutes from the June 2, 2015, regular meeting.
4. Final Plat – Consider a Final Plat for CLA Allen Addition, Lot 6A and 6B, Block A, being 5.814± acres situated in the L.K. Pegues Survey, Abstract No. 702, located at the northeast corner of US75 and Exchange Parkway. (FP-5/18/15-30) [Children's Learning Adventure]

Motion: Upon a motion by 2nd Vice-Chair Trahan, and a second by 1st Vice-Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to amend Specific Use Permit No. 129 relating to the identity of the owner/operator of the business authorized to operate under this Specific Use Permit. The property is Lot 3, Block A, Watters Village; known as 909 W. Stacy Road, Allen, Texas. (SUP-6/4/15-34) [Emler Swim School]

Mr. Patrick Blaydes, Planner, presented to the Commission. He stated this item is a public hearing and a Specific Use Permit amendment to Specific Use Permit No. 129.

Mr. Blaydes stated that the property is located at 909 W. Stacy Road. The property is directly west of Curtis Lane and south of Stay Road. He stated that the property is zoned Planned Development PD-86 for Shopping Center SC. The property to the north (across Stacy Road) is zoned Planned Development No. 92 for Single Family Residential R-7. The property to the east (across Curtis Lane) is zoned Planned Development No. 93 for Townhomes TH. The property to the south is zoned Planned Development No. 86 for Single Family Residential R-6. The property to the west is zoned Planned Development No. 86 for Shopping Center SC.

In August 2012, a Specific Use Permit was approved for a Fitness and Health Center for this property. The SUP was approved under the condition that only Emler Properties Inc. operated the Fitness and Health Center. Emler Properties has now sold the business entity to ESN Swim School. Thus, the applicant is requesting that the SUP be amended to allow ESN Swim School, LLC to operate the facility. The applicant has stated that the operation will not change, and that the business will still be known and operated as Emler Swim School. Staff believes this is a house-keeping measure to ensure that the new operator of this swim school is allowed to operate under the same Specific Use Permit.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

One letter in support was received from Jan Emler, 909 W. Stacy Rd., Allen, Texas.

Motion: Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend Specific Use Permit No. 129 relating to the identity of the owner/operator of the business authorized to operate under this Specific Use Permit for Lot 3, Block A, Watters Village; known as 909 W. Stacy Road, Allen, Texas, for Emler Swim School.

The motion carried.

6. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to amend the development and use regulations applicable to Tract 4 of Planned Development PD No. 53, from Community Facilities CF to Townhome Residential District TH, and adopt a Concept Plan, Building

Elevations, and Development Regulations for the Property. The Property is Lot 2, Block A, Allen Stake Center, City of Allen, Collin County, Texas; generally located west of Alma Drive and north of Exchange Parkway. (Z-2/4/15-3) [Allen Stake Center]

Mr. Bo Bass, Director of Community Development, presented to the Commission. He stated this is a tabled item. Since the tabling, staff has worked closely with the developer to resolve two basic issues – issues that weren't made clear enough at the previous meeting (such as screening, landscaping, access) as well as access off Exchange. Staff believes all of the issues stated below are met and is satisfied:

- Screening
- Landscaping
- Lot Egress
- HOA Ownership
- Sidewalks
- Open Space Use
- Parking
- Exchange Access
-

Mr. Bass stated that the developer has indicated that they will likely request tabling to work on two items – 1) to continue their outreach to adjacent business owners, and 2) to rethink design elements and have a more creative design. Staff would support the tabling request. Staff also offers to resend the 19 public hearing notices.

Mr. Adam Buczek, 14 Westchester Dr. Suite 710, Dallas, Texas, with Skorburg Company, presented to the Commission. Mr. Buczek stated that they will be requesting tabling, but would like to show their progress based on the Commission's guidance and suggestions. He feels they have made significant progress but would like more time for additional modifications. Mr. Buczek started his presentation by providing a list of projects that they have worked on in Allen, including Cumberland Crossing and Cambridge at Watters Crossing. He described again that the subject property is located north of Exchange, and infill as there are several developments on the west, north, and east sides of the property (Church, school, homes). Their proposal is for townhomes on the 5 ½-acre site. The open space is over 25% which is about 1.4 acres. The zoning request complies with the City's Comprehensive Plan, and their project fits within the Comprehensive Plan guidelines. Mr. Buczek then presented their revised Concept Plan, still showing 43 lots with 25' X 115' lot sizes. The entry has now been modified – there is no longer a "hairpin" turn. He also pointed out that earlier that morning, they received a letter from the Church agreeing to this configuration. They need more time for landscape rendering due to the new alignment. He showed the front elevations and stated that this now shows the two front garages. He said the next presentation will have more detail and creativity. The entrance on Exchange, front elevations (two car garages), perimeter screening, and additional exhibits are changes they have made since the previous meeting. Mr. Buczek then went over the screening and showed an exhibit showing the 8' tubular steel and 8' masonry wall on the perimeter of the property. He presented an exhibit for the northern property boundary that showed the townhome backyard, then the 6' board-on-board wood, followed by the 10' maintenance easement, and then the 8' tubular steel screening. More details will be added to the open space – this is still in progress. Mr. Buczek showed some examples of pergolas they have constructed as an idea for the open space area. Mr. Buczek then presented the sidewalk and emergency access exhibit and stated elements that were discussed at the last meeting have been added. Finally, he went over the Development Regulations and stated they have remained unchanged. He requested tabling their case to the July 7th meeting for the additional changes, specifically to make further enhancements and to meet with the neighbors. They have met with a few neighbors already and have requested letters in support. At this point, there are no issues with the surrounding neighbors on the west, north, and east sides.

Commissioner Ogrizovich asked about the open space on the western side between Lots 6 and 7 and if that was there originally. Mr. Buczek answered yes.

Commissioner Ogrizovich asked if there were additional parking spots to the north near the open space. Mr. Buczek stated there were not any parking spaces there originally. He pointed out the various areas of the plan that do include guest parking.

2nd Vice-Chair Trahan asked about the straight entrance off Exchange and if there is also another ingress/egress point to the Church. Mr. Bass stated that the modified plan shows the old access point in a gray tone which will be removed as a part of the platting process. The access point is either off Exchange or through a public access fire lane easement on the Church property. There will not be two side-by-side entrances.

2nd Vice-Chair Trahan clarified that the Church made a concession to lose their original access point. Mr. Buczek answered yes, and said that the letter addresses that. The existing driveway will be abandoned upon approval.

Mr. Bass stated that the graphic is made part of the letter – so there is both narrative and graphic representation.

Chairman Cocking stated this item will be tabled to the July 7, 2015, Planning and Zoning Commission meeting with a continuation of the public hearing.

Motion: **Upon a motion by 2nd Vice-Chair Trahan, and a second by 1st Vice-Chair Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED to table the request to amend the development and use regulations applicable to Tract 4 of Planned Development PD No. 53, from Community Facilities CF to Townhome Residential District TH, and adopt a Concept Plan, Building Elevations, and Development Regulations for Lot 2, Block A, Allen Stake Center to July 7, 2015, with a continuation of the public hearing.**

The motion carried.

Adjournment

The meeting adjourned at 7:19 p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 6/9/2015 City Council Meeting

- The request to adopt an Ordinance for Specific Use Permit #145 for a Gymnastics and Sports Training Facility Use, for an approximately 16,732 square foot portion of a building located on Lot 2A, Block B, Brookshires Addition and generally located north of McDermott Drive and west of Greenville Avenue and commonly known as a portion of 109 N Greenville Ave., Suite A, for The Den - Sports Performance Center was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: July 7, 2015

SUBJECT: Tabled Item - Conduct a Public Hearing and consider a request to amend the development and use regulations applicable to Tract 4 of Planned Development PD No. 53, from Community Facilities CF to Townhome Residential District TH, and adopt a Concept Plan, Building Elevations, and Development Regulations for the Property. The Property is Lot 2, Block A, Allen Stake Center, City of Allen, Collin County, Texas; generally located west of Alma Drive and north of Exchange Parkway. (Z-2/4/15-3) [Allen Stake Center]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS BOARD/COUNCIL ACTION: PD Created – Approved May, 1993
PD Amended – Approved May, 2003
General Development Plan – Approved December, 2003
Combination Plat – Approved March, 2004

LEGAL NOTICES: Public Hearing Sign – Installed May 20, 2015
Property Owner Notices – Mailed May 22, 2015
Courtesy Property Owner Notices – Mailed June 26, 2015

ANTICIPATED COUNCIL MEETING: July 28, 2015

BACKGROUND

The property is generally located north of Exchange Parkway and west of Alma Drive. The property to the north is zoned Planned Development No. 53 Single Family Residential SF. The properties to the east are zoned Planned Development No. 53 Single Family Residential R-6 and Planned Development No. 53 Shopping Center SC. The properties to the south, across Exchange Parkway, are zoned Planned Development No. 54 Single Family Residential SF. The property to the west is zoned Planned Development No. 53 Community Facilities CF.

The subject property is approximately 5.6 acres and is currently owned by the Church of Jesus Christ LDS. The property is currently zoned Planned Development No. 53 with a base zoning of Community Facilities CF. On June 2, 2015, the applicant submitted a request to change the base zoning of the property and adopt a Concept Plan, development regulations and building elevations to develop a townhome subdivision with 43 front entry lots.

The request was tabled twice to allow the applicant time to address questions and concerns voiced by the Commission and citizens. The applicant has made the following changes to the plan that was originally presented at the June 2nd meeting:

- The driveway configuration for the subdivision was changed. There is now a direct approach from Street A to Exchange Parkway. The easternmost driveway on the Church of Jesus Christ LDS property will be closed. The second point of access for the Church of Jesus Christ LDS property will be provided through a future firelane and access easement that connects to the townhome subdivision.
- The townhome lots, parking areas and landscaping were reconfigured to provide a more appealing view corridor from Exchange Parkway.

- All of the townhome will be fire sprinklered.
- The width of Lot 24, Block B was reduced in order to provide a 10' HOA open space on the northeastern boundary for the purpose of emergency ingress/egress.
- Enhanced landscaping (to include Live Oaks, Chinese Pistache trees and various shrubs) will be placed along Exchange Parkway.
- A walking path, trees and seating area will be placed within the large open space area at the northwest end of the property.
- The 8' masonry wall, along the eastern boundary, was extended to the southern boundary of the Glendover Parks Ph. 1 subdivision.
- The 8' masonry wall (along the west side) and tubular steel fence with eastern red cedars (along the east side) was extended to the northern property boundary.
- The decorative driveway material was changed to an exposed aggregate finish.
- The front elevation was corrected to show only two car garages.

A revised Concept Plan, Landscape Plan, Screening Plan, Open Space/Sidewalk/Emergency Access Plan, decorative driveway example, revised Front Building Elevation and revised Development Regulations are attached and reflect the changes listed above.

STAFF RECOMMENDATION

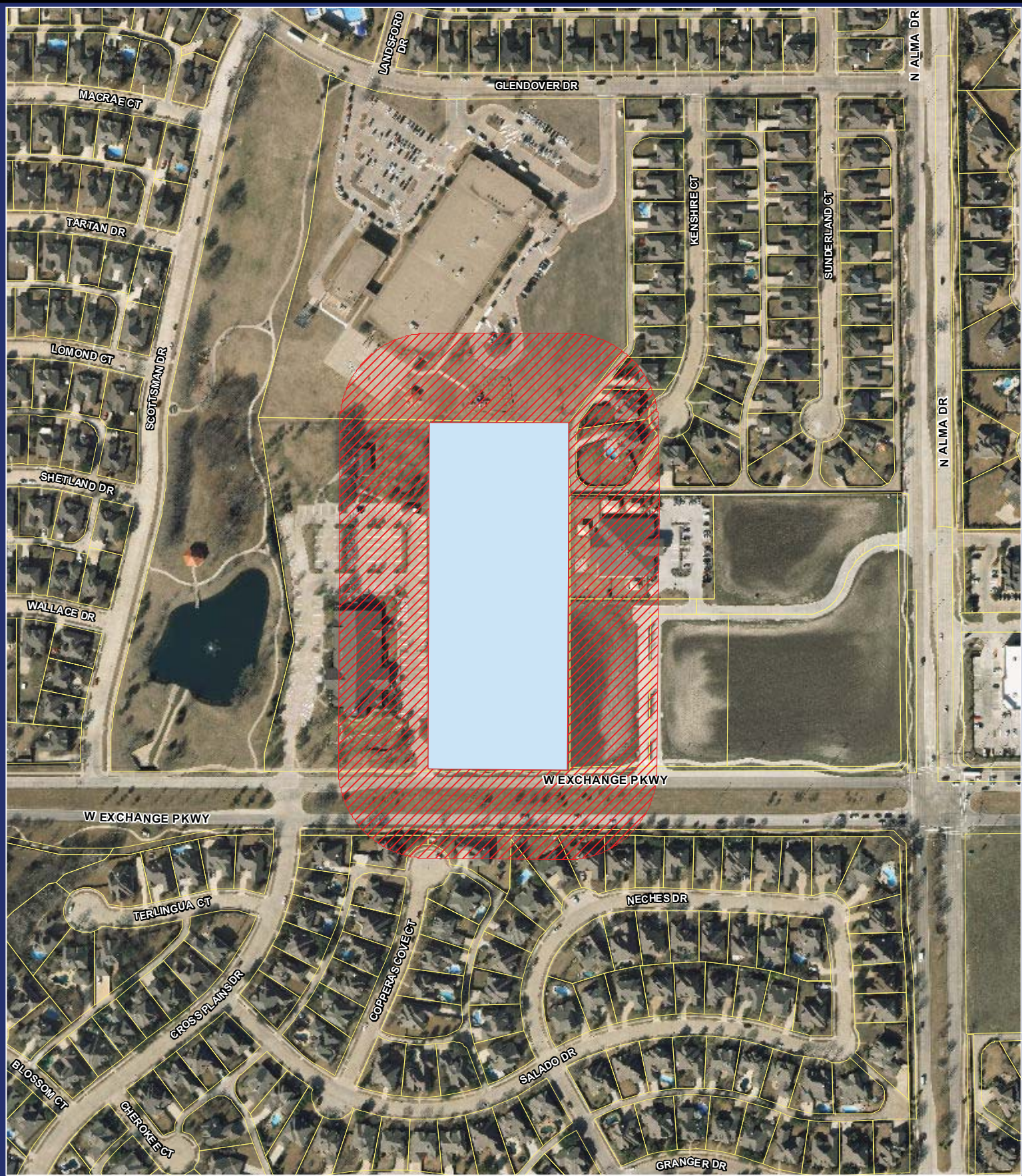
Staff recommends approval.

RECOMMENDED MOTION

I make a motion to recommend approval of the request to amend the development and use regulations applicable to Tract 4 of Planned Development PD No. 53, from Community Facilities CF to Townhome Residential District TH, and adopt a Concept Plan, Building Elevations, and Development Regulations for Lot 2, Block A, Allen Stake Center.

ATTACHMENTS

Property Notification Map
Development Regulations
Decorative Driveway Example
Front Building Elevation
Screening Plan
Open Space/Sidewalk/Emergency Access Plan
Concept Plan
Landscape Plan

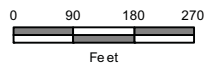


Property Ownership Notification

Allen Stake Center

Map Legend

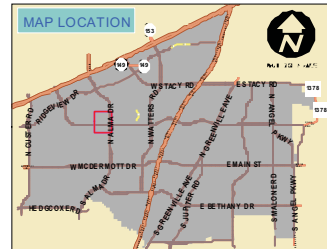
- 200' Notification Buffer
- Property Rezone
- Railroad
- CollinCAD Parcels
- City Limit



Planning & Development - GIS

Date Saved: 5/19/2015

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 ALLEN STAKE CENTER

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 Townhome Residential District TH standards of the ALDC, except as otherwise provided herein.
- B. 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 platting.
- C. LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “B”, and incorporated herein by reference.
- D. SCREENING PLAN:** Screening on the property shall be developed in general conformance with the Screening Plan attached hereto as Exhibit “C”, and incorporated herein by reference.
- E. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “D”, and incorporated herein by reference.
- F. LOT WIDTH:** Except for the Open Space Lots 1X, 2X, 3X, and 5X as shown on the Concept Plan, the minimum lot width shall be 25 feet.
- G. LOT DEPTH:** The minimum lot depth shall be 115 feet.
- H. GARAGES:** The minimum garage setback shall be 20 feet from the front property line. A two car garage shall be provided for each townhome unit.
- I. MINIMUM DWELLING UNIT SIZE:** The minimum dwelling unit size shall be 1,350 square feet.
- J. DRIVEWAYS:** Driveways shall be treated with an exposed aggregate finish.

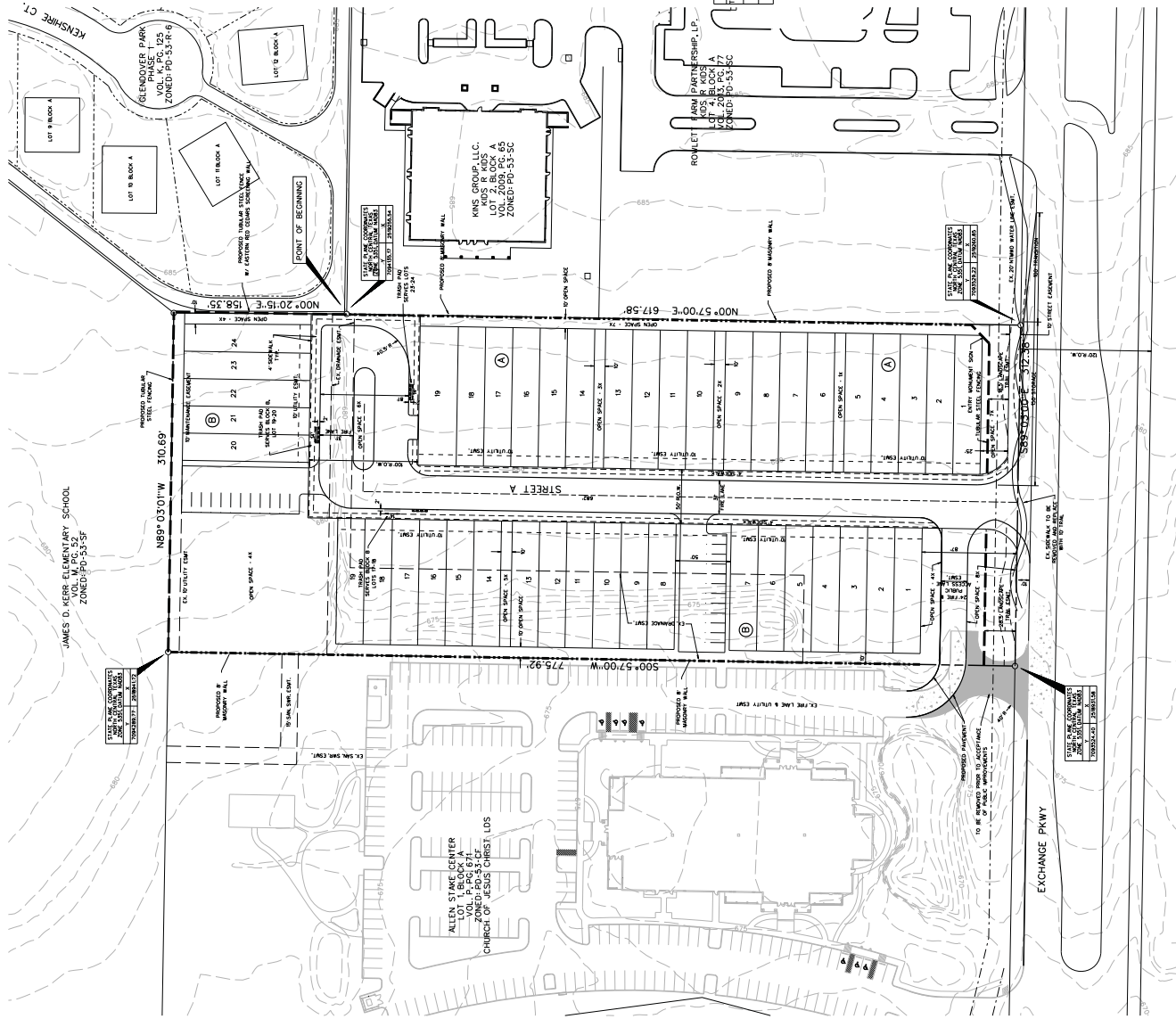
The driveway located on the Lot 1, Block A, Allen Stake Center, as shown on the Concept Plan, shall be removed prior to the acceptance of public improvements for the development.
- K. ON STREET PARKING:** Street A shall be designated as a firelane. The maintenance for the firelane striping and signage shall be the responsibility of the homeowner’s association. There shall be no parking on Street A.
- L. CLUSTER MAILBOXES:** Cluster mailboxes shall be provided.
- M. DRAINAGE COEFFICIENT:** The drainage coefficient for runoff shall be 0.8.





LOCATION MAP
N.T.C.

DECEL LANE EXHIBIT



TOTAL OPEN SUMMARY
1X - 0.03 AC.
2X - 0.03 AC.
3X - 0.03 AC.
4X - 0.95 AC.
5X - 0.03 AC.
6X - 0.04 AC.
7X - 0.19 AC.
8X - 0.19 AC.
TOTAL ACRES - 1.49

SITE DATA SUMMARY TABLE									
TOT. PARKING SPACES	ZONING	TOTAL LOTS	TOT. OPEN SPACE LOTS	TOTAL ACRES	DENSITY	OPEN SPACE ACRES	ROW ACRES	MIN LOT SIZES	NET ACRES
24	PD-51-CF	43	7	5.561	7.73	1.49	1.10	25'X15'	2.971

CONCEPT PLAN
OF

ALLEN STAKE CENTER
LOT 2, BLOCK A
43 TOTAL RESIDENTIAL LOTS
7 TOTAL OPEN SPACE LOTS

OUT OF THE
MARY STANDIFER SURVEY, ABSTRACT NO. 812

IN THE
CITY OF ALLEN

COLLIN COUNTY, TEXAS
APPLICANT

SKORBURG COMPANY
WESTCHESTER DRIVE, SUITE 710
DALLAS TEXAS 75201

DALLAS, TEXAS 75229
214-522-4945
JOHN ARNOLD

OWNER
CHURCH OF JESUS CHRIST LDS
50 E NORTH TEMPLE

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN TEXAS 75013

972-396-1200
WARREN CORWIN

JUNE 2015
SCALE: 1:250,000

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 7, 2015

SUBJECT: Conduct a Public Hearing and consider a request to change the base zoning of a portion of Planned Development No. 3 from Shopping Center SC to Light Industrial LI and amend the development regulations and adopt a Concept Plan and Building Elevations for the Property. The Property is a 6.5± acre tract of land situated in the William Perrin Survey, Abstract No. 708, a portion of Tract M, Allen Business Center, City of Allen, Collin County, Texas; generally located northwest of the intersection of Bethany Drive and Greenville Avenue. (Z-2/19/15-6) [The Tech Center on Greenville]

STAFF RESOURCE: Madhuri Kulkarni
Planner

PREVIOUS BOARD/COUNCIL ACTION: PD Created – Approved October 1981
PD Amended – Approved May 1985
Final Plat – Approved June, 1986

LEGAL NOTICES: Public Hearing Sign – Installed June 26, 2015
Property Owner Notices – Mailed June 26, 2015

ANTICIPATED COUNCIL MEETING: July 28, 2015

BACKGROUND

The property is generally located northwest of Greenville Avenue and Bethany Drive. The property to the north is zoned Planned Development PD No. 3 for Light Industrial LI. The properties to the west and south are zoned Planned Development PD No. 3 for Shopping Center SC. To the east (across Greenville Avenue), the properties are zoned Planned Development PD No. 46 for Community Facilities CF and Single-Family Residential District R-5.

The property is currently zoned Planned Development PD No. 3 for Shopping Center SC. The applicant is requesting to change the base zoning of the property from Shopping Center SC to Light Industrial LI and adopt development regulations, a concept plan, and building elevations for the property. Development plans are for a multi-building complex principally intended for office, warehouse, office/showroom uses, and a limited number of sales and service uses. The purpose of this request is to provide market flexibility while providing effective parking and circulation.

The proposed development is approximately 6.5± acres. The attached Concept Plan shows three lots with three buildings of varying square footages, approximately between 24,000 and 38,000 square feet. Parking and landscaping requirements meet ALDC standards. Each of the buildings include a Loading Area; which will be screened from view from the property to the west as well as from Greenville Avenue. A Truck Dock Loading Area is also provided on the southwestern portion of the property. Parking and storage will not be permitted in the Truck Dock area. Additionally, this area will be screened with enhanced landscaping of sufficient height to adequately screen any vehicles from Greenville Avenue. These two provisions for the Truck Dock Loading Area are included in the attached Development Regulations, and the landscape screening is depicted on the attached Landscape Plan.

There are two (2) access points into the development. There is one (1) access point on Greenville Avenue. The second access point is provided through an access easement on the southwestern portion of the property, leading onto the median opening on Bethany Drive.

The development regulations include design standards to establish the Planned Development. These include modifications to the building setbacks, permitted uses, and operational standards.

The primary building material, shown on the attached Building Elevations, is Concrete Panel.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

Staff recommends approval.

RECOMMENDED MOTION

I make a motion to recommend approval of the request to change the base zoning of a portion of Planned Development No. 3 from Shopping Center SC to Light Industrial LI and amend the development regulations and adopt a Concept Plan and Building Elevations for the 6.5± acre tract of land situated in the William Perrin Survey, Abstract No. 708, a portion of Tract M, Allen Business Center, City of Allen, Collin County, for The Tech Center on Greenville.






ATTACHMENTS

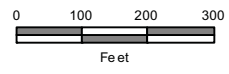
Property Notification Map
Development Regulations
Expanded Concept Plan (For Vicinity Reference)
Concept Plan
Landscape Plan
Building Elevations
Building Elevation Rendering



Property Ownership Notification
The Tech Center

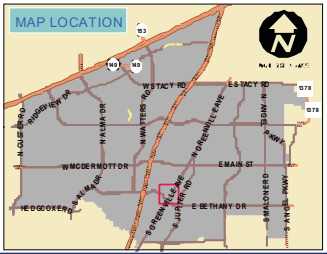
Map Legend

-  200' Notification Buffer
-  Property Rezone
-  Railroad
-  CollinCAD Parcels
-  City Limit



Planning & Development - GIS
Date Saved: 6/23/2015

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 THE TECH CENTER ON
GREENVILLE**

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:

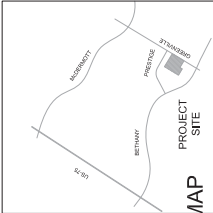
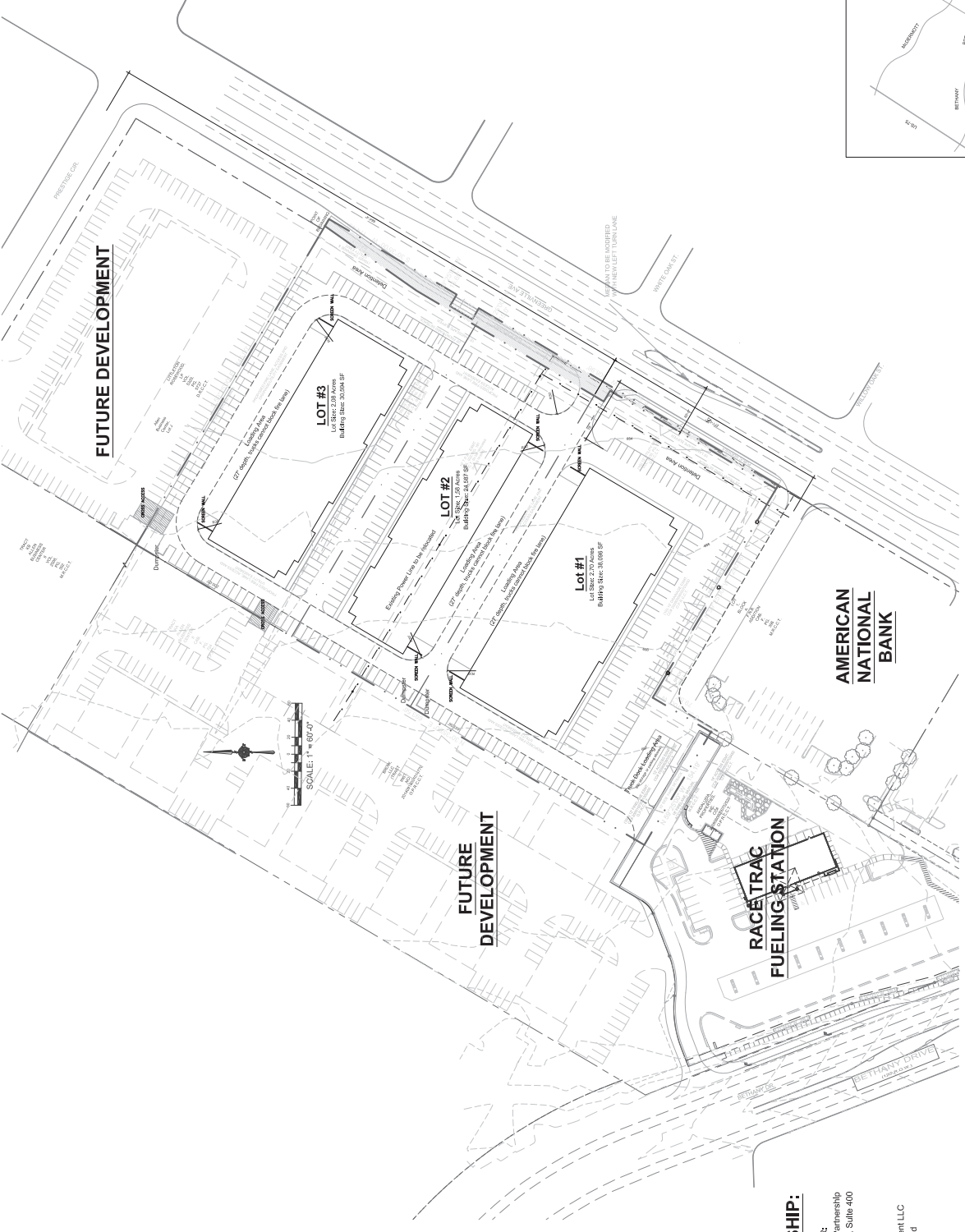
- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Light Industrial LI standards of the ALDC, except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “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 platting.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference.
- D. LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “C”, and incorporated herein by reference.
- E. BUILDING SETBACKS:** The minimum building setbacks for structures constructed on the Property shall be as follows:
 - 1. Front Yard: 25 feet
 - 2. Side Yard: 10 feet
 - 3. Rear Yard: 45 feet
- F. PERMITTED USES:** In addition to the uses permitted in the LI District, the following shall be permitted uses on the Property:
 - 1. Auto Parts Sales
 - 2. Bicycle Shop/Repair (Indoor Activity and Indoor Storage Only)
 - 3. Building Material Sales (Indoor Activity and Indoor Storage Only)
 - 4. Key Shop/Locksmith
 - 5. Lawn Equipment Sales and Repair (Indoor Activity and Indoor Storage Only)
 - 6. Trade School
- G. OUTDOOR STORAGE AND DISPLAY:** Notwithstanding any provision of the ALDC or Code of Ordinances to the contrary, including, but not limited to, ALDC Section 6.06.9, the display or storage of vehicles, materials, supplies, equipment, waste material, or other personal property, and the performance of services in association with a permitted use occurring on the Property shall be permitted only on the interior of a fully enclosed building.
- H. OFFICE, WAREHOUSE, AND OFFICE-SHOWROOM/WAREHOUSE:** The following regulations shall apply to the development and use of any portion of the Property for Office, Warehouse, and Office-Showroom/Warehouse purposes:
 - 1. A building developed on the Property the primary use of which is for Office purposes may be developed with a Showroom area as an accessory use; provided, however, the

area of the building used for Showroom purposes shall not exceed the 20% of the area of the building not being used for Office purposes.

2. A building developed on the Property the primary use of which is for Warehouse purposes (other than a use classified as an Office-Showroom/Warehouse), shall not contain an area used for Showroom purposes.
3. Notwithstanding the definition of *Office-Showroom/Warehouse* set forth in ALDC, Appendix "A," the Warehouse area of an Office-Showroom/Warehouse use developed on the Property must be greater than 50% of the total floor area of the building with the remaining portions of the building being used for Office and/or Showroom purposes.
4. Each (i) individual tenant space leased within a multi-tenant building or (ii) condominium unit sold or leased within a multi-unit building which is developed on the Property shall be deemed to be a "building" for purpose of applying this Paragraph H to such spaces used for Office, Warehouse, or Office-Showroom/Warehouse purposes.
5. For purposes of this Paragraph H, "Showroom" shall mean an area within a building accessible to the public with or without an appointment which is used solely for the display of goods to be sold or distributed and/or the demonstration of services which are being offered. Nothing in this definition shall be construed as authorizing the performance of services within the Showroom area.

I. TRUCK DOCK AND LOADING AREA:

1. There shall be no storage of goods, materials, supplies, trash or refuse, or other personal property, or the parking of vehicles of any kind in the southern truck dock loading area as shown on the Concept Plan except during the active loading and unloading of items from vehicles.
2. The truck loading area shall be located as shown on the Concept Plan. The screening (enhanced landscaping) shall be of sufficient height to adequately screen from view a vehicle and/or trailer from Greenville Avenue as identified on the Landscape Plan. The actual height of the screening for the truck loading area shall be determined at the time of approval of the detailed site plan.



PD Amendment Concept Plan Expanded

Scale: 1" = 60'-0"

OWNERSHIP:
CURRENT OWNER:
Allen Commercial Partnership
1400 Preston Road, Suite 400
Plano, TX 75093
PURCHASER:
JaryCo Development LLC
780 N. Walters Road
Allen, TX 75013

AMERICAN NATIONAL BANK

RACE TRAC FUELING STATION

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

LOT #3
Lot Size: 3.00 Acres
Building Size: 30,000 SF

LOT #2
Lot Size: 1.58 Acres
Building Size: 34,337 SF

LOT #1
Lot Size: 2.70 Acres
Building Size: 59,000 SF

THE TECH CENTER on GREENVILLE
Allen, TX

Architect
Bruce R. Heller, Architect
780 North Walters
Suite 400
Allen, TX 75013
214-495-5531

Consultant

Soil

Planning and Zoning Submission	7/1/15
Resubmittal #5	8/1/15
Resubmittal #4	5/29/15
Resubmittal #3	5/22/15
Resubmittal #2	5/6/15
Resubmittal #1	3/12/15
Revision/Issue	Date

Project	J1408	Sheet No.	2
Date	5/27/15		
Scale	As Noted		

Zoning: PD 3 Light Industrial

GENERAL NOTES

- OWNERSHIP:**

PURCHASER:
JaRyCo Development LLC
780 N. Watters Road
Allen, TX 75013

Scale: 1" = 40'-0"

[illegible]

THE TECH CENTER on GREENVILLE
Allen, TX

Architect

Bruce R. Heller, Architect
780 North Watters
Suite 120
Allen, TX 75013
214-495-8581

Consulting

Goal

THE TECH CENTER on GREENVILLE

Zoning: PD 3 Light Industrial and selected other uses.

Lot No:	1	2	3
Lot Size:	2.70 Ac	1.58 Ac	2.08 Ac
Building Area:	38,096 SF	24,587 SF	30,594 SF
Lot Coverage:	32.4%	35.7%	33.8%
Building Height:	30'	30'	30'
Parking Req'd:	73	48	59
Parking Prov'd:	106	56	100
Landscape Req'd:	10%	10%	10%
Landscape Prov'd:	18%	13%	15%

Accessible Parking Provided: As per TAS requirements

OWNERSHIP:

CURRENT OWNER:
Allen Commercial Partnership
1400 Preston Road, Suite 400
Plano, TX 75095

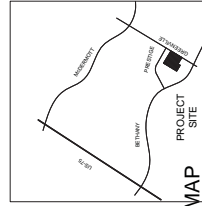
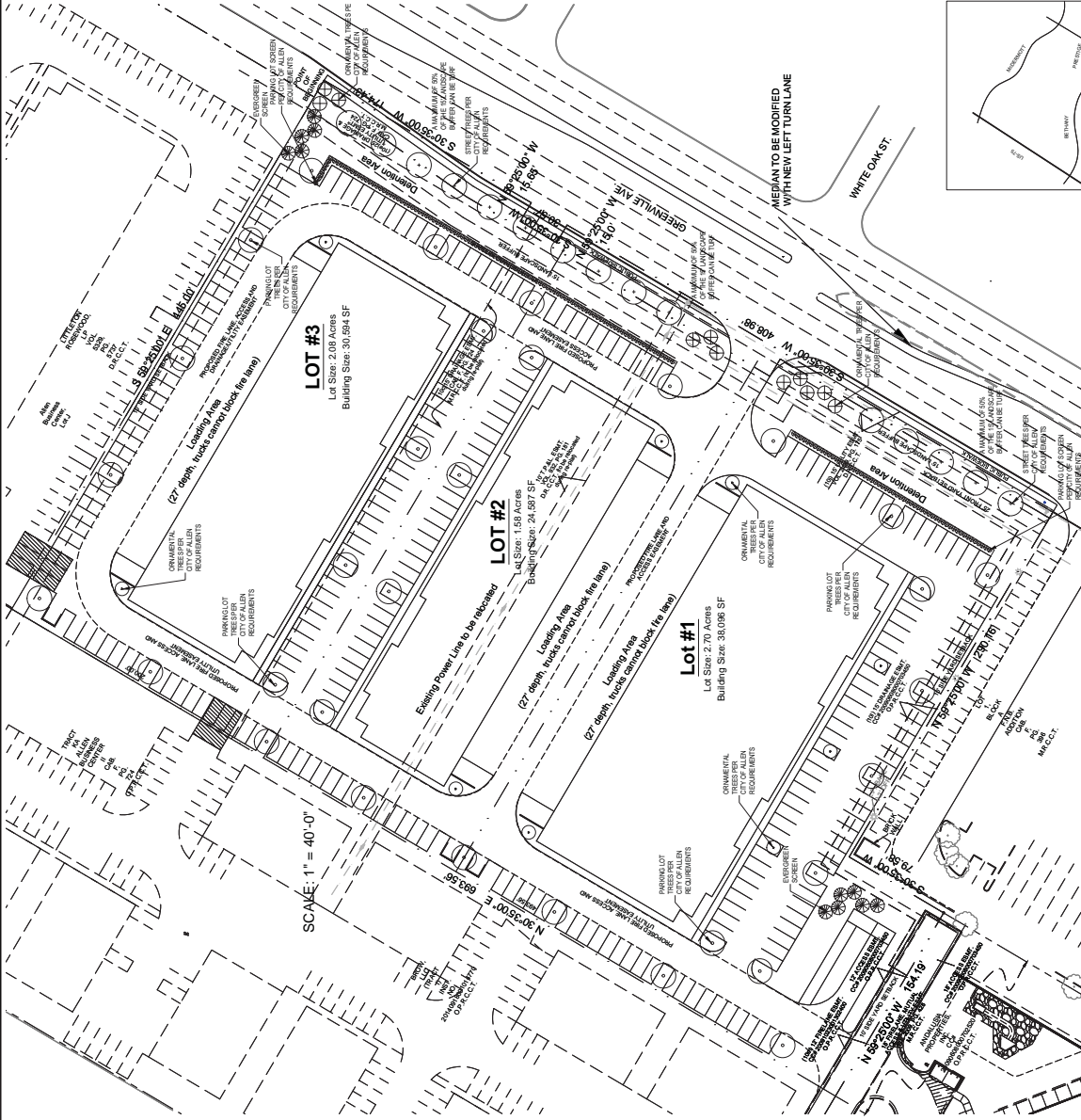
PURCHASER:
J&RCo Development LLC
780 N. Winters Road
Allen, TX 75013

01 LANDSCAPE SITE PLAN

SCALE: 1"=40'-0"



PD Amendment Landscape Plan



VICINITY MAP

PROJECT SITE

THE TECH CENTER on GREENVILLE

Allen, TX

ARCHITECT

Bruce B. Heller, Architect
780 North Winters
Suite 120
Allen, TX 75013
214-485-0551

CONSULTANT

SMR
LANDSCAPE ARCHITECTS, INC.
12000 Dallas Road
Suite 100
Plano, TX 75074
214-485-0551
Email: jheller@smr.com

SEAL



PLAT 215

No.	Revisions	Date
1	Submitted #1	6/25/15
2	Revisions	
3		
4		
5		
6		
7		
8		
9		
10		

Sheet No.

Project: J1-408

Date: 6/25/15

Scale: As Noted

L1

EXTERIOR MATERIALS:

THE TECH CENTER on
GREENVILLE
Allen, TX

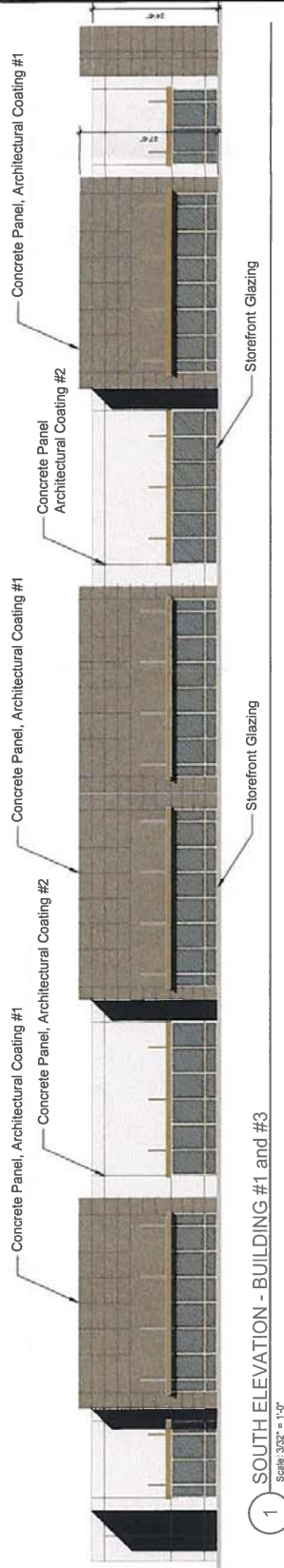
Architect
Bruce R. Heller, Architect
780 North Waller, Suite 120
Allen, TX 75013
214-455-5561

Consultant

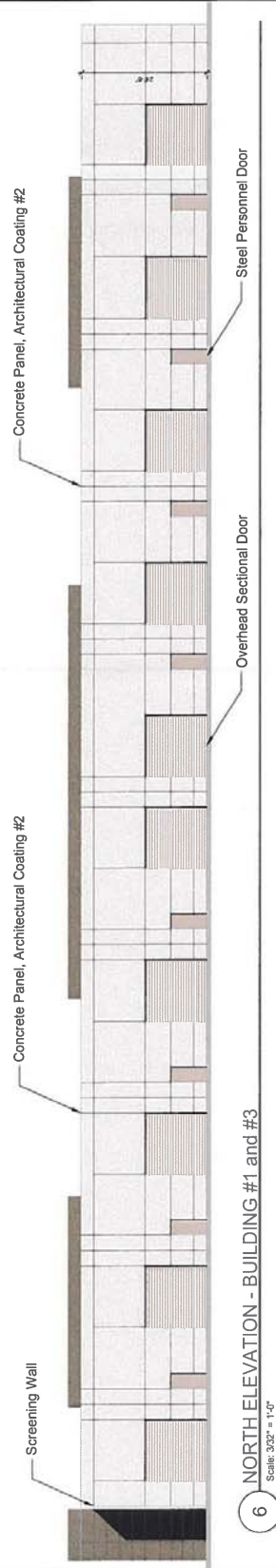
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Rev	Revision/Issue	Date
1	Revised #1	3/12/15
2	Revised #2	3/12/15
3	Revised #3	5/22/15
4	Revised #4	5/22/15

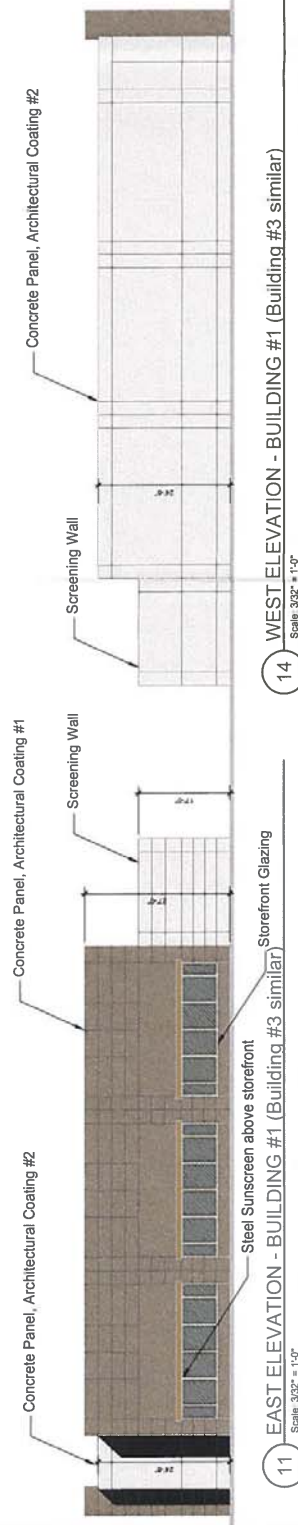
Project	J1408	Sheet No.
Date	05/06/15	PD-1
Scale	As Noted	



1 SOUTH ELEVATION - BUILDING #1 and #3
Scale: 3/32" = 1'-0"



6 NORTH ELEVATION - BUILDING #1 and #3
Scale: 3/32" = 1'-0"



11 EAST ELEVATION - BUILDING #1 (Building #3 similar)
Scale: 3/32" = 1'-0"

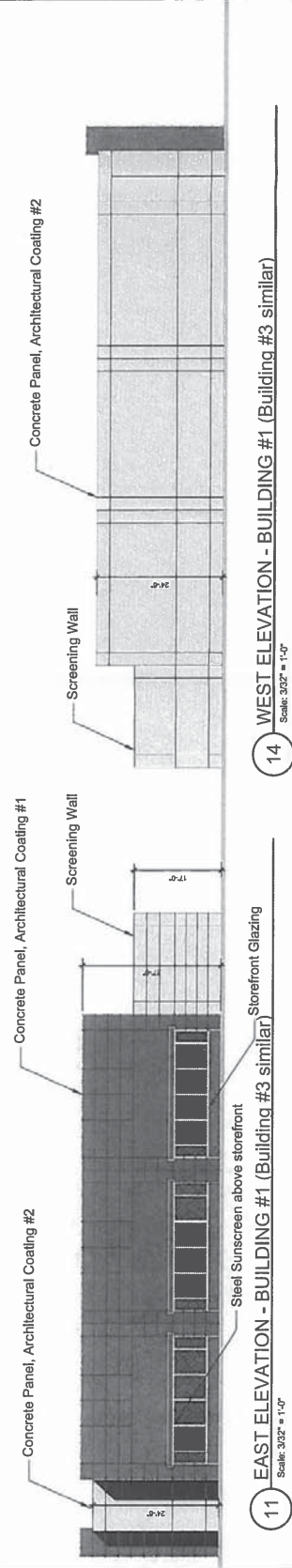
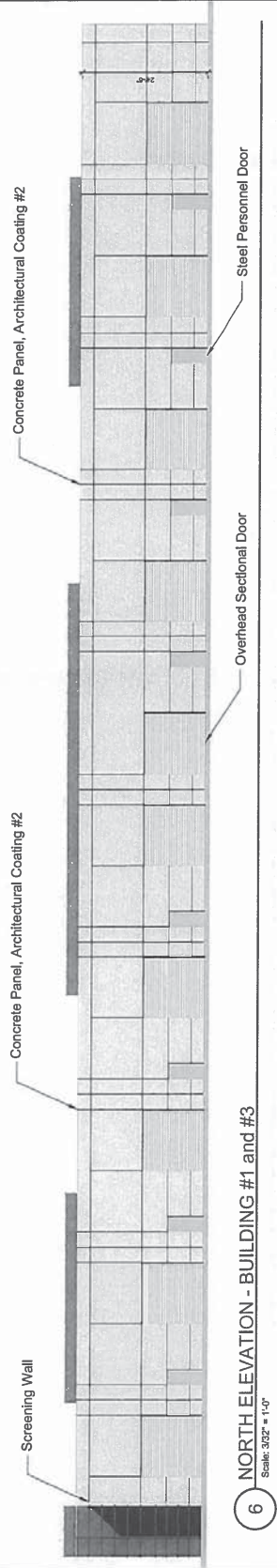
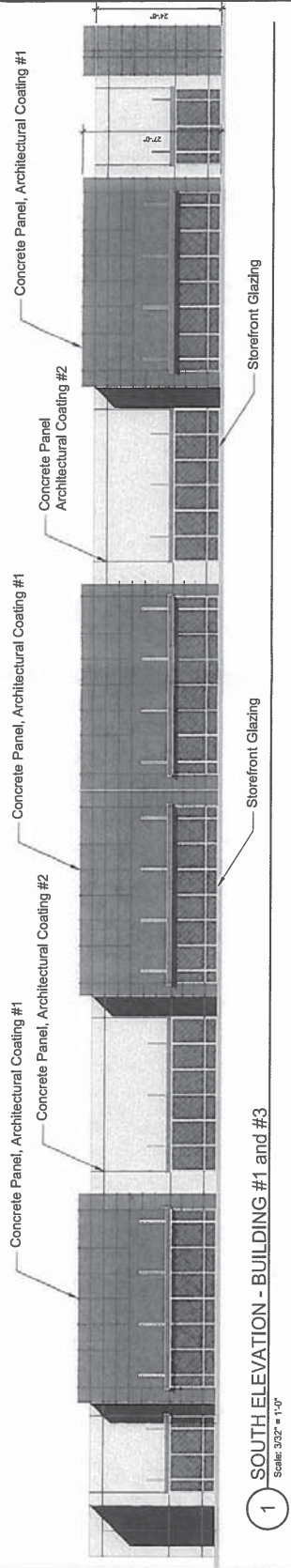
14 WEST ELEVATION - BUILDING #1 (Building #3 similar)
Scale: 3/32" = 1'-0"

NOTE:

THE PRINTING PROCESS MAY NOT PROVIDE A TRUE REPRESENTATION OF THE COLORS PROPOSED FOR THIS PROJECT. REFER ALSO TO THE COLOR SAMPLES AND MATERIALS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

EXTERIOR MATERIALS:

THE EXTERIOR MATERIALS SHALL BE CONCRETE PANELS WITH OVERSIZED REVEALS AND AN ARCHITECTURAL COATING, A BASE COLOR AND AN ARCHITECTURAL COATING. THE COLOR OF THE STOREFRONT SYSTEM AND DOORS BEING COMPLIMENTARY.



NOTE:
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EXTERIOR MATERIALS:
THE EXTERIOR MATERIALS SHALL BE CONCRETE PANELS WITH OVERSIZED REVEALS AND AN ARCHITECTURAL COATING, A BASE COLOR AND AN ARCHITECTURAL COATING. THE MATERIALS OF THE STOREFRONT SYSTEM AND DOORS BEING COMPLIMENTARY.

THE TECH CENTER on
GREENVILLE
Allen, TX

Architect
Bruce R. Heller, Architect
780 North Waters, Suite 120
Allen, TX 75015
214-485-8881

Consultant

Soil

No.	Revision/Issue	Date
1	Revised/Issue #1	3/12/15
2	Revised/Issue #2	3/12/15
3	Revised/Issue #3	3/12/15
4	Revised/Issue #4	3/12/15

Project	J1408	Sheet No.	PD-1
Date	05/06/15		
Scale	As Noted		

THE TECH CENTER ON
GREENVILLE
Allen, TX

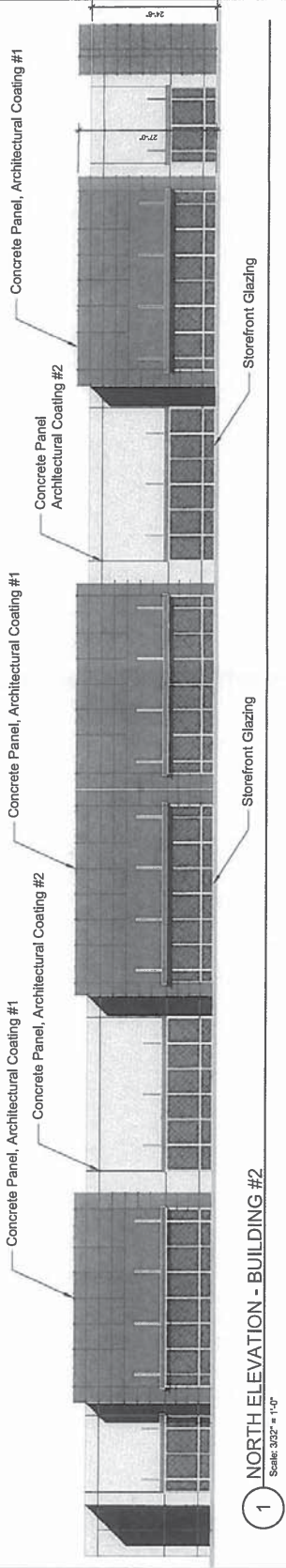
Architect
Bruce R. Haller, Architect
780 North Westside, Suite 120
Allen, TX 75015
214-485-8931

Consultant

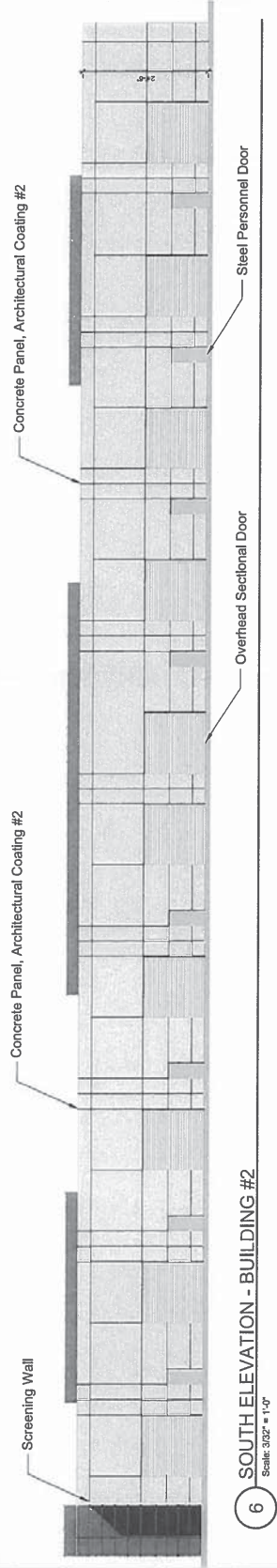
Seal

No.	Revision/Issue	Date
1	Revised/Issue #1	05/20/15
2	Revised/Issue #2	05/20/15
3	Revised/Issue #3	05/20/15
4	Revised/Issue #4	05/20/15

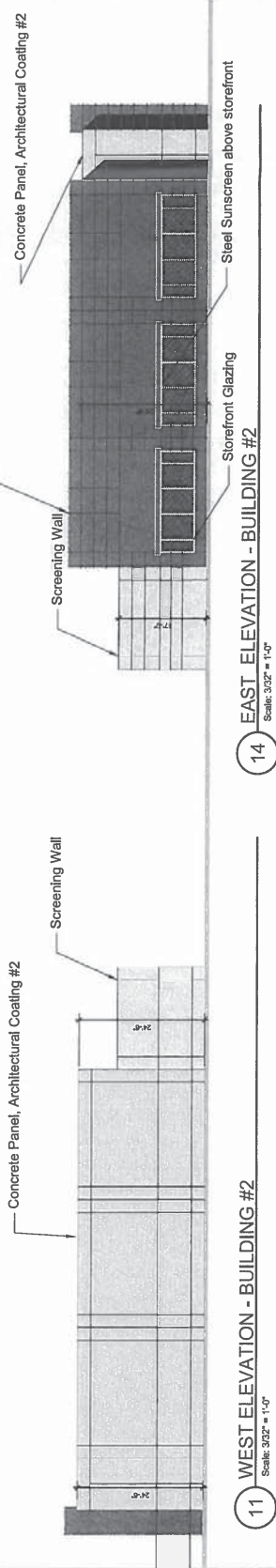
Project	J1408	Sheet No.	PD-2
Date	05/20/15		
Scale	As Noted		



1 NORTH ELEVATION - BUILDING #2
Scale: 3/32" = 1'-0"



6 SOUTH ELEVATION - BUILDING #2
Scale: 3/32" = 1'-0"



11 WEST ELEVATION - BUILDING #2
Scale: 3/32" = 1'-0"

EXTERIOR MATERIALS:
THE EXTERIOR MATERIALS SHALL BE CONCRETE PANELS WITH OVERSIZED REVEALS AND AN ARCHITECTURAL COATING. A BASE COLOR AND AN ACCENT COLOR SHALL BE PROVIDED AS PART OF THE STOREFRONT SYSTEM AND DOORS BEING COMPLEMENTARY.

NOTE:
THE PRINTING PROCESS MAY NOT PROVIDE A TRUE REPRESENTATION OF THE COLORS PROPOSED FOR THIS PROJECT. REFER ALSO TO THE PRINTING PROCESS FOR ADDITIONAL INFORMATION.

