



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, DECEMBER 1, 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 November 24, 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 November 17, 2015, regular meeting.

**Regular Agenda**

3. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat of Lots 1-19, Block A, 1-24, Block B, and 1X-11X, Glendover Gardens, being a replat of Lot 2, Block A, Allen Stake Center, generally located north of Exchange Parkway and west of Alma Drive, Allen, Texas. (FP-10/5/15-71) [Glendover Gardens]
4. Public Hearing – Conduct a Public Hearing and consider a request for amendments to the development and use regulations of Lots 2, 3R, 4 and 5, and adopt a Concept Plan and Building Elevations for a 6.862± acre portion of Lot 3R, all being in Block A, Millennium Office Park, City of Allen, Collin County, Texas; said property being generally located on the northwest corner of the intersection of US 75 and Bethany Drive and in Tracts 10A and 10B of Planned Development PD No. 55. (Z-10/1/15-70) [Millennium Office Park/Allen Convention Center]

**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 Wednesday, November 25, 2015 at 5:00 p.m.

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Shelley B. George, City Secretary

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

**Director's Report from 11/24/2015 City Council Meeting**

- There were no items taken to the November 24, 2015 City Council Meeting.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
November 17, 2015**

**ATTENDANCE:**

**Commissioners Present:**

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

**Absent:**

**City Staff Present:**

Lee Battle, AICP, LEED AP, Assistant Planning Director  
Shawn Poe, PE, Assistant Director of Engineering  
Brian Bristow, Assistant Director of Parks and Recreation  
Tiffany McLeod, AICP, Senior Planner  
Madhuri Kulkarni, Planner  
Nabiha Ahmed, Planning Intern  
David Dodd, 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 November 10, 2015, regular meeting, attached.

**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 November 3, 2015, regular meeting.

**Motion:** Upon a motion by 2<sup>nd</sup> Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

**The motion carried.**

### **Regular Agenda**

4. Tabled Public Hearing/Replat – Continue the Public Hearing and consider a request for a Replat for Allentown Office Park, Lots 3R, 4, and 5, Block A, being a replat of Lot 3, Block A, Allentown Office Park; generally located west of Greenville Avenue and south of Allentown Parkway, Allen, Texas. (R-9/21/15-67) [Allentown Office Park]

Ms. Nabiha Ahmed, Planning Intern, presented the item to the Commission. She stated that the item is a Tabled Public Hearing and a replat for Allentown Office Park.

The property is located south of Allentown Parkway and west of Greenville Avenue. It is currently zoned Light Industrial. Surrounding zoning includes Planned Development No. 4 for Shopping Center to the east and Light Industrial to the north, south, and west.

Ms. Ahmed stated that the property is currently platted as one (1) lot which is Lot 3, and will be subdivided into three (3) separate lots which will be Lots 3R, 4 and 5. Lot 3R already has an existing building, and a Site Plan for Office/Warehouse buildings was approved in May 2015. Replatting is the last step in the development process.

The replat is approximately 11.8 acres. There are six (6) access points; one (1) access point on Greenville Avenue, two (2) access points to the south of the property which is a future 24' fire lane, access and utility easement, and three (3) access points on Allentown Parkway. The plat also shows various easements and right-of-way dedication required for development.

Ms. Ahmed stated that the replat has been reviewed by the Technical Review Committee, is consistent with the Site Plan, and meets the standards of the Allen Land Development Code.

Commissioner Ogrizovich asked if the treed area that is on the west side of Lot 3R will remain.

Chairman Cocking stated that Lot 3R will not be changing.

Commissioner Ogrizovich confirmed that the trees will not be removed.

Ms. Tiffany McLeod, Senior Planner, answered correct. The only improvements made will be to Lots 4 and 5 to the east.

Chairman Cocking reopened the public hearing.

Chairman Cocking closed the public hearing.

Ms. McLeod stated the reason the item was tabled in the first place was to finalize easement documents and a driveway agreement. She asked that if the Commissioners approve the replat, then add the condition to require the full execution and recordation of those agreements with the filing of the plat.

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 3R, 4, and 5, Block A, Allentown Office Park, generally located west of Greenville Avenue and south of Allentown Parkway, for Allentown Office Park, with the provision that the finalized easement and driveway agreement must be executed and recorded with the filing of the plat.

5. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 30R, Block A and Open Space Lot 38R, Bethany Mews/Pecan Homes, being a replat of Lot 30, Block A and Open Space Lot 38, Bethany Mews/Pecan Homes, generally located south of Bethany Drive and west of Claire Lane, Allen, Texas.  
(RR-9/28/15-68) [Bethany Mews/Pecan Homes]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated the item is a Public Hearing and a Residential Replat for Bethany Mews/Pecan Homes.

Ms. Kulkarni stated that the property is located south of Bethany Drive and is currently zoned Planned Development No. 105 for Mixed-Use MIX. The surrounding property to the west, south, and east are also zoned Planned Development No. 105 for Mixed-Use and part of the Bethany Mews/Pecan Homes subdivision. The property to the north across Bethany Drive is zoned Planned Development No. 105 for Mixed-Use as well.

Ms. Kulkarni showed the current configuration of the two (2) lots. Lot 38 is the open space lot that runs along Bethany Drive and Lot 30 is the residential lot and that is at the intersection of Claire Lane. She then showed the proposed replat. The purpose of the replat is to separate Lot 30 into a residential lot (Lot 30R) and incorporate the rest of the space into Lot 38 (Lot 38R). All other conditions remain the same. There is no impact to the existing utilities, structures, setbacks, or the zoning regulations.

Ms. Kulkarni stated that the residential replat has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

2<sup>nd</sup> Vice-Chair Platt stated that he remembers this getting approved but asked why it was not separated in the beginning.

Ms. Kulkarni stated that the homeowner does not want the extra land on the eastern side of their property.

2<sup>nd</sup> Vice-Chair Platt asked if this is the lot where the home already existed.  
Ms. Kulkarni answered yes.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

**Motion:** Upon a motion by Commissioner Ogrizovich, and a second by 1<sup>st</sup> Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Residential Replat Lots 30R, Block A and Open Space Lot 38R, Bethany Mews/Pecan Homes, generally located south of Bethany Drive and west of Claire Lane.

6. Public Hearing/ALDC Amendments – Conduct a Public Hearing and consider proposed amendments to the Allen Land Development Code relating to: Section 4.10 “Residential Accessory Use Regulations”; Section 4.15.3 “Schedule of nonresidential height and area regulations” relating to the height of accessory structures in the Office zoning district; Section 4.20.2 “Schedule of Principle Uses” relating to “Medical Clinic” and “Medical and Dental Office” uses; Section 4.20.3 “Schedule of Accessory Uses” relating to the addition of a new use titled “Telecommunications (Monopole Tower)”; Section 7.03.4.8 “Parking lot and loading area lighting”; Section 7.09.2 relating to the definition of “Sign Area”; Section 7.09.5.10. relating to design standards for certain signs; Section 7.09.9.1 relating to the location of freestanding signs; Section 7.09.11.1 relating to “Temporary Signs”; Section 7.09.11.2 relating to requiring permits for permanent institutional signs; Appendix A “Definitions” by amending the definitions of “Medical Clinics,” “Medical and Dental Offices,” and “Hospitals”; and Appendix C “Trees and Plants” by relating the list of recommended species for new plantings.

Mr. Lee Battle, Assistant Director of Community Development, presented the ALDC amendments to the Commission. He stated that a few time a year, a set of amendments are brought to keep the ALDC current to keep up with market and technology changes.

#### Residential Accessory Use Regulations:

Mr. Battle explained residential accessory use regulations and accessory uses (such as items in the backyard, outdoor kitchens, sheds, swimming pool structures, etc). There are three (3) particular amendments, brought up because subdivisions with smaller houses, smaller lots, and smaller yards are continuing to be developed. Some of these items become more critical than they would have been when developers were building slightly larger lots. These items include:

- Provision that if there are two (2) backyards against each other, there needs to be 10’ in between for accessory structures (5’ on each side of the lot line)
- Air conditioning pads. They tend to be 3’-3.5’ and can block side yards or interfere with drainage easements. Mr. Battle stated they have gone through the building permit process to ensure there is distance between A.C pads and fences

Commissioner Ogrizovich asked how that affects existing conditions.

Mr. Battle replied that it does not. This provision would apply at the time of development. He elaborated that there should not be many of these conditions because this should have already gone through the building permit process and builders should have already made the adjustments.

- The third item is regarding swimming pools. The swimming pools are getting closer to the house, not leaving much room to walk between. This is especially critical for emergency response, and need to leave at least 5’ of separation between the house and the pool

Commissioner Mangrum said that she sees this situation a lot and agreed that it is dangerous to walk out in the backyard due to the closeness of the pool.

#### Telecommunications (Cell Towers):

Mr. Battle stated that when it comes to telecommunications and the need for companies to provide service, the City, over the last ten years, has encouraged co-locating of existing structures. He mentioned that Allen has been very successful in having existing water towers with a lot of antennae, for example. This has minimized the number of freestanding towers that Allen has. Federal law has some provisions that include certain parameters. Allen has allowed towers by right as an accessory use, which have to

follow height restrictions in the particular zoning district, which does not prohibit the service, but does narrow down the number of poles, number of freestanding towers, and encourages co-location. Mr. Battle stated this has been happening for a long time, but it is not included in the use chart. This just aligns the code with the policies.

The only other change is regarding the maximum height in the Office District, which is 80'. A footnote will be added stating that the 80' will be applied only to primary structures, not to accessory structures.

#### Medical Clinics & Medical Offices:

Mr. Battle stated that there has been an evolution in the health industry and the types of developments related to the medical field. The definitions in the code need to be updated due to the variety of the medical field.

Three (3) categories are proposed:

- Medical/Dental Office: On one end of the spectrum; this includes medical/dental offices (traditional dental or optometrist offices in an office setting with minimal traffic). The other end of the spectrum includes more intense uses such as bigger buildings and overnight stays and emergency rooms which generates more traffic.
- Medical Clinics: There is larger variety in between both spectrums, which will be called medical clinics. This can include anything from urgent care facilities, day surgery centers, dialysis centers, etc. Since this is a potentially diverse group of uses, these will be through a Specific Use Permit (to analyze on a case-by-case basis).

Mr. Battle asked for one modification. Medical Clinics are listed as "SUP" through all non-residential districts. He recommended that in the Information Technology (IT) district, this use be permitted by right. This is because the Information Technology (IT) district is what is remaining of Planned Development No. 54 around the hospital; which is the medical area in Allen. Additionally, about half of the properties zoned in Planned Development No. 108 (near PD 54) already allow this use by right, so this would maintain consistency in that area.

#### Parking Lot Lighting:

Mr. Battle stated that parking lot lighting is a cleanup of the language in the Code (to remove some repetition).

#### Signage:

- V-Shaped Signs: Mr. Battle explained the sign section treats V-shaped signs differently than a monument sign with two sides, although they are basically the same thing.
- Adding a referral in the ALDC to the Building Code regarding to wind loads and structural requirements (there is no need to have a separate requirement in the ALDC because the Building Code addresses this issue)
- Provision to change freestanding signs to be only 10' rather than 30' from the adjacent property
- Sign table cleanup to match narrative of the Code for Banners and Grand Opening
- Permits to be required for Institutional Wall signs (currently not required)

#### Approved Trees and Plantings:

The approved tree list will be changing for allowed trees. Modifications are made to ensure trees are native and do well in the climate, and remove some that have not done well or are disease-prone.



Chairman Cocking said that Section 7.09.11.1 mentions three (3) permits per year/minimum. He asked if the word “minimum” should be struck.

Mr. Battle said yes.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking clarified that if a motion is provided, there are two (2) caveats that need to be included: 1) Clinic in Section 4.20.2 allowed by right in the Information Technology (IT) district and 2) remove the word “minimum” in Section 7.09.11.1.

Commissioner Hollingsworth clarified that the landscape provisions will only apply to new developments.

Mr. Battle said this list will be applied at the time of development. Commercial developments are required to do a landscape plan along with the site plan, so the landscape plan will be reviewed for compliance with the tree list.

Commissioner Hollingsworth asked about the tree list and its applicability to residential lots.

Mr. Battle said the tree list does not apply to residential lots.

Chairman Cocking said when the building permit is filed, the existing Code applies. The projects that have already been submitted are locked in to the current Code at the date of filing or submitting, which guarantees them protection.

Mr. Battle said if landscaping dies within an existing commercial property, the City would encourage using the updated tree list, but the approved landscape plan is what they would be bound to.

**Motion:**           **Upon a motion by 2<sup>nd</sup> Vice-Chair Platt, and a second by 1<sup>st</sup> Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the amendments of the Allen Land Development Code with the conditions that Medical Clinic be permitted by right in the Information Technology (IT) District and to remove the word “Minimum” in Section 7.09.11.1.**

### **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**

The meeting adjourned at 7:31 p.m.

November 17, 2015

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Jeff Cocking, Chairman

\_\_\_\_\_  
Madhuri Kulkarni, Planner

**Director's Report from 11/10/2015 City Council Meeting**

- The continued item request to adopt an Ordinance to amend the Development Regulations of Planned Development No. 108 and Adopt a Concept Plan and Building Elevations relating to 8.142± acres, generally located on the southeast corner of the intersection of Raintree Circle and Junction Drive for the Alders at Twin Creek, was approved.

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** December 1, 2015

**SUBJECT:** Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat of Lots 1-19, Block A, 1-24, Block B, and 1X-11X, Glendover Gardens, being a replat of Lot 2, Block A, Allen Stake Center, generally located north of Exchange Parkway and west of Alma Drive, Allen, Texas. (FP-10/5/15-71) [Glendover Gardens]

**STAFF RESOURCE:** Tiffany McLeod, AICP  
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  
PD Amended – Approved August, 2015

**LEGAL NOTICES:** Newspaper Notice – 11/12/15  
Property Owner Notices – 11/13/15

### **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 5.561± acre property was platted as one lot in March, 2004. In August, 2015 Planned Development No. 53 was amended for a townhome subdivision then named Allen Stake Center (currently Glendover Gardens). The last step in the development process is to replat the property to subdivide this one lot into townhome residential lots for the development.

The Replat subdivides the property into 43 townhome residential lots, ten (10) open space lots and one (1) HOA lot. There are two (2) access points into the development. There is one (1) primary access point on Exchange Parkway. A second access point is provided, on the west side of the property, through a 24 foot Fire Lane, Utility, and Private Access Easement that is designated as HOA lot 11X. The plat also shows various easements and right-of-way dedication required to develop the site.

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

### **STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

***I make a motion to approve the Residential Replat for Glendover Gardens; being Lots 1-19, Block A, 1-24, Block B and 1X-11X, and generally located north of Exchange Parkway and west of Alma Drive.***

**ATTACHMENTS**

Property Notification Map  
Replat





Property Ownership Notification  
Glendover Gardens

### Map Legend

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

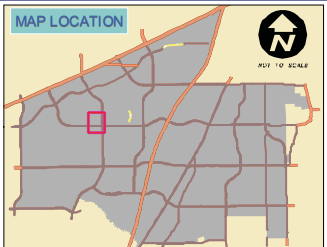


0 90 180 270  
Feet

Community Development - GIS

Date Saved: 11/10/2015

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







<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** December 1, 2015

**SUBJECT:** Public Hearing – Conduct a Public Hearing and consider a request for amendments to the development and use regulations of Lots 2, 3R, 4 and 5, and adopt a Concept Plan and Building Elevations for a 6.862± acre portion of Lot 3R, all being in Block A, Millennium Office Park, City of Allen, Collin County, Texas; said property being generally located on the northwest corner of the intersection of US 75 and Bethany Drive and in Tracts 10A and 10B of Planned Development PD No. 55. (Z-10/1/15-70) [Millennium Office Park/Allen Convention Center]

**STAFF RESOURCE:** Ogden “Bo” Bass, AICP  
Director of Community Development

**PREVIOUS BOARD/COUNCIL ACTION:** PD Created – Approved October, 1998  
Replats Approved – July, 1998, April 1999, June 2006.

**LEGAL NOTICES:** Public Hearing Notices – 11/20/15  
Public Hearing Sign – 11/20/15

**ANTICIPATED COUNCIL DATE:** December 8, 2015

**BACKGROUND**

The property is located at the northwest corner of Bethany Drive and US75 and is 31.139± acres. The property to the north is zoned Planned Development PD No. 55 Light Industrial LI. The property to the south is zoned Planned Development PD No. 99 for Mixed Use MIX. The property to the east (across US 75) is zoned Planned Development PD No. 68 Corridor Commercial CC and Light Industrial LI-C. The property to the west is zoned Planned Development PD No. 55 Garden Office GO.

The property is currently zoned as Tracts 10A and 10B in Planned Development PD No. 55 Commercial/Office and is a portion of the Millennium Office Park. The purpose of the request is to amend the development regulations of Tracts 10A and 10B, and adopt a Concept Plan, specific development regulations and Building Elevations for the Allen Convention Center.

The property is divided into three tracts; as shown on the attached Land Use Plan specifically as Tracts 10A, 10A-1 and 10B. The attached development regulations amend the current PD regulations in two ways. The regulations modify the building height and floor area ratio requirements for the entire property (Tracts 10A, 10A-1 and 10B) to offer maximum flexibility for both the future development of a Class A office campus and the design of the convention center. The regulations also establish standards to develop the convention center on the hard corner of US 75 and Bethany Drive; designated as Tract 10A-1.

The attached Concept Plan shows the proposed Allen Convention Center. The plan shows an approximately 382,000 square foot building that consists of a 39,960 square foot convention center, a 300 room full service hotel and a 1,000 space parking garage. A 26 foot fire lane wraps the entire building on the north, west and east sides. Five (5) foot wide sidewalks will be constructed along Central Park Avenue and on the property to the north for pedestrian access. Enhanced landscaping will be provided along the perimeter to serve as site amentization as well as screening for the utility areas along US 75.



There are four (4) access points into the development. Two (2) access points are located on Central Park Avenue. An emergency and valet only exit is located on Bethany Drive. There is one (1) access point on the US 75 frontage road. A deceleration lane will be constructed to the north of this driveway for efficient traffic circulation. In addition, roadway improvements (to include median modifications and additional deceleration lanes) will be designed, reviewed and approved at the time of site planning to ensure effective traffic circulation on Bethany Drive and Central Park Drive.

The attached building elevations show a single level convention center building, five (5) story hotel building and six (6) level parking garage. The maximum height of the buildings is 66 feet. The exterior building materials include brick, wood cladding, precast concrete, metal and glass front. Additional architectural enhancements will be designed, reviewed and approved at the time of site planning.

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 for amendments to the development and use regulations of Lots 2, 3R, 4 and 5, and adopt a Concept Plan and Building Elevations for a 6.862± acre portion of Lot 3R, all being in Block A, Millennium Office Park; and being generally located on the northwest corner of US 75 and Bethany Drive, and in Tracts 10A and 10B of Planned Development PD No. 55, for the Millennium Office Park/Allen Convention Center.*





### **ATTACHMENTS**

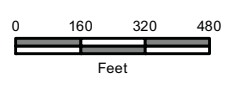
Property Notification Map  
Land Use Plan  
Development Regulations  
Convention Center Concept Plan  
Convention Center Building Elevations





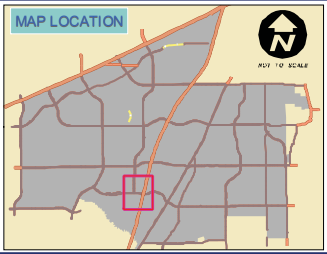
### Map Legend

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



Community Development - GIS  
Date Saved: 11/10/2015

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







WATERS ROAD

VENTURE DRIVE

TRACT 10B

14.17 ACRES  
LOT 2, BLK A  
MILLENNIUM OFFICE  
PARK

CENTRAL PARK AVE.

TRACT 10A

7.194 ACRES  
LOT 5, BLK A  
MILLENNIUM OFFICE  
PARK

2.913 ACRES  
LOT 4, BLK A  
MILLENNIUM OFFICE  
PARK

TRACT 10A-1

6.862 ACRES  
LOT 3R, BLK A  
MILLENNIUM OFFICE  
PARK

SERVICE ROAD

US 75

BETHANY DRIVE



PROJECT: <b>MILLENNIUM OFFICE PARK</b>			
DESC: <b>(LOTS 2, 3R, 4 &amp; 5) 31.139 ACRES</b>			
EXHIBIT "A"			
SCALE: 1"=250'	DATE: 10/22/15	REV DATE:	SHEET:

**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR  
MILLENNIUM OFFICE PARK/ALLEN CONVENTION CENTER**

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) and the PD 55 Regulations (the ALDC and the PD 55 Regulations collectively being the “Base Zoning” for the Property except as modified as follows:

**A. HEIGHT AND FLOOR AREA RATIO.** Notwithstanding anything to the contrary set forth in the PD 55 Regulations:

- (1) There is no maximum height requirement for buildings constructed within the Property; and
- (2) There is no maximum floor area ratio for buildings constructed within the Property.

**B. TRACT 10A-1:** The use and development of the 6.862± acre portion of Tract 10A described in Exhibit “A-1,” and depicted in “Exhibit A-2” attached hereto and incorporated herein by reference (hereafter “Tract 10A-1”), shall be subject to the following, which shall constitute modifications to the PD 55 Regulations:

- (1) **Convention Center Use.** In addition to the uses permitted on Tract 10A, Tract 10A-1 may be used and developed with a Convention Center.
- (2) **Concept Plan:** Tract 10A-1 shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” 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 Plan approval.
- (3) **Building Elevations:** Tract 10A-1 shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “C”, and incorporated herein by reference; provided, however, additional architectural enhancements may be approved at the Site Plan and Building Permit approval processes by the City Manager or designee.
- (4) **Building Setbacks:** Buildings constructed on Tract 10A-1 shall comply with the minimum property line setbacks as shown on the Concept Plan.
- (5) **Stacking Depth:** The stacking depth for driveways constructed within Tract 10A-1, as measured from the proposed right-of-way line to the drive aisle, shall be as shown on the Concept Plan or as modified through the Site Plan and/or Construction Plan approval processes.
- (6) **Truck Loading Area:** The width of the driveway for truck loading areas within Tract 10A-1 shall be as shown on the Concept Plan or as modified through the Site Plan and/or Construction Plan approval processes.
- (7) **Landscape Buffer:** Perimeter landscaping for Tract 10A-1 shall be provided within the landscape buffers as shown on the Concept Plan or as modified through the Site Plan and/or Construction Plan approval processes.
- (8) **Construction Codes:** The design and construction of new structures located on Tract 10A-1 for which completed permit applications (inclusive of payment of all applicable

fees) have been delivered to the City on or before the end of the eighteenth (18th) month following the effective date of this Ordinance shall be governed by the provisions of Article III of the ALDC in effect on the Effective Date of this Ordinance.

- (9) ***Traffic Improvements:*** In addition to such other traffic control and street improvements as may be required following completion of a Traffic Impact Analysis submit to the City in association with approval of a detailed site plan for development of Tract 10A-1 for a hotel/convention center development, no certificate of occupancy for a hotel or convention center located on Tract 10A-1 shall be granted until completion of the following street and traffic control improvements shown on the Concept Plan:

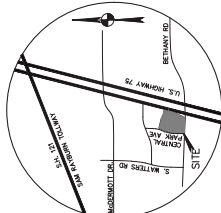
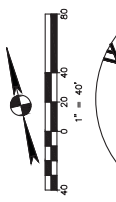
- (a) One (1) additional southbound lane on Central Park Drive at its intersection with Bethany Drive;
- (b) Median modifications and markings to be located on Central Park Drive;
- (c) Deceleration Lane on Westbound Bethany Drive, on approach to its intersection with Central Park Drive;
- (d) Deceleration Lane on the US 75 Southbound Frontage Road at the entrance driveway to Tract 10A-1; and
- (e) Gated access control installation (with access in compliance with Fire Department requirements) on the outbound-only driveway connection to Bethany Drive.

# PD AMENDMENT CONCEPT PLAN

DATE	NO.	REVISION	APPROVAL

**CAUTION !!**

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-246-1445) OR OTHER UTILITY LOCATING SERVICE PRIOR TO ANY CONSTRUCTION ACTIVITIES. BURY, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



## SITE DATA SUMMARY

PROPOSED USE:	NOTES/COMMENTS
<p>STREET LOT AREA:            19,475.00 SQ. FT. (44,600 SQ. FT. MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING)</p>	<p>19,475.00 SQ. FT. (44,600 SQ. FT. MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING)</p>
<p>TOTAL BUILDING FOOTPRINT            45,311 SQ. FT.            19,475.00 SQ. FT. MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING</p>	<p>19,475.00 SQ. FT. (44,600 SQ. FT. MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING)</p>
<p>TOTAL FLOOR AREA (PROVIDED)            120,000 SQ. FT.            120,000 SQ. FT. MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING</p>	<p>120,000 SQ. FT. (120,000 SQ. FT. MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING)</p>
<p>TOTAL PARKING PROVIDED            100 SPACES            100 SPACES MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING</p>	<p>100 SPACES (100 SPACES MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING)</p>
<p>TOTAL HANDICAPPED PARKING PROVIDED            20 SPACES            20 SPACES MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING</p>	<p>20 SPACES (20 SPACES MINIMUM REQUIRED FOR COMMERCIAL OFFICE ZONING)</p>
<p>STANDARD PARKING PROVIDED IN ACCORDANCE WITH ADA AND CITY OF ALLEN STANDARDS</p>	<p>STANDARD PARKING PROVIDED IN ACCORDANCE WITH ADA AND CITY OF ALLEN STANDARDS</p>
<p>HANDICAPPED PARKING PROVIDED IN ACCORDANCE WITH ADA AND CITY OF ALLEN STANDARDS</p>	<p>HANDICAPPED PARKING PROVIDED IN ACCORDANCE WITH ADA AND CITY OF ALLEN STANDARDS</p>

NOTE:  
\* ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48085C 0385J, DATED JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS. THE PROPERTY IS WITHIN ZONE X (UNSHADED).

PARCEL CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	93.25'	745.00'	77°0'18"	93.19'	N04° 50' 49"E
C2	75.26'	2362.58'	1°49'31"	75.26'	N07° 31' 12"E
C3	75.94'	326.10'	132°0'34"	75.77'	N13° 16' 44"E

PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N4°36'59"W	7.17'
L2	N1°15'40"E	149.01'
L3	N2°24'39"E	12.14'
L4	N2°52'17"E	265.98'
L5	N7°05'45"E	260.30'
L6	S1°34'51"W	25.00'
L7	S7°01'45"E	228.00'
L8	S13°11'41"W	200.96'
L9	S19°53'22"W	96.59'
L10	S27°05'29"W	269.43'
L11	N88°24'20"W	403.81'

**BENCHMARKS:**

**BENCHMARKS:**

**SBM #1:** OUT "X" SET ON SOUTHWEST CORNER OF CURB INLET ALONG THE WEST SIDE OF CENTRAL PARK DRIVE. APPROXIMATELY 90 FEET NORTH FROM THE CENTERLINE OF BETHANY DRIVE. APPROXIMATELY 50 FEET WEST FROM THE CENTERLINE OF CENTRAL PARK DRIVE. ELEVATION = 625.20" (AS SHOWN)

**SBM #2:** "X" NAIL FOUND IN BRICK AT EAST NOSE OF CENTER MEDIAN OF BETHANY DRIVE. APPROXIMATELY 30 FEET WEST FROM THE CENTERLINE OF THE SOUTHWEST U.S. 75 SERVICE ROAD. ELEVATION = 627.41" (AS SHOWN)

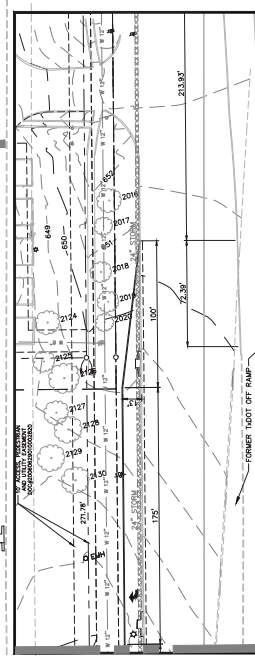
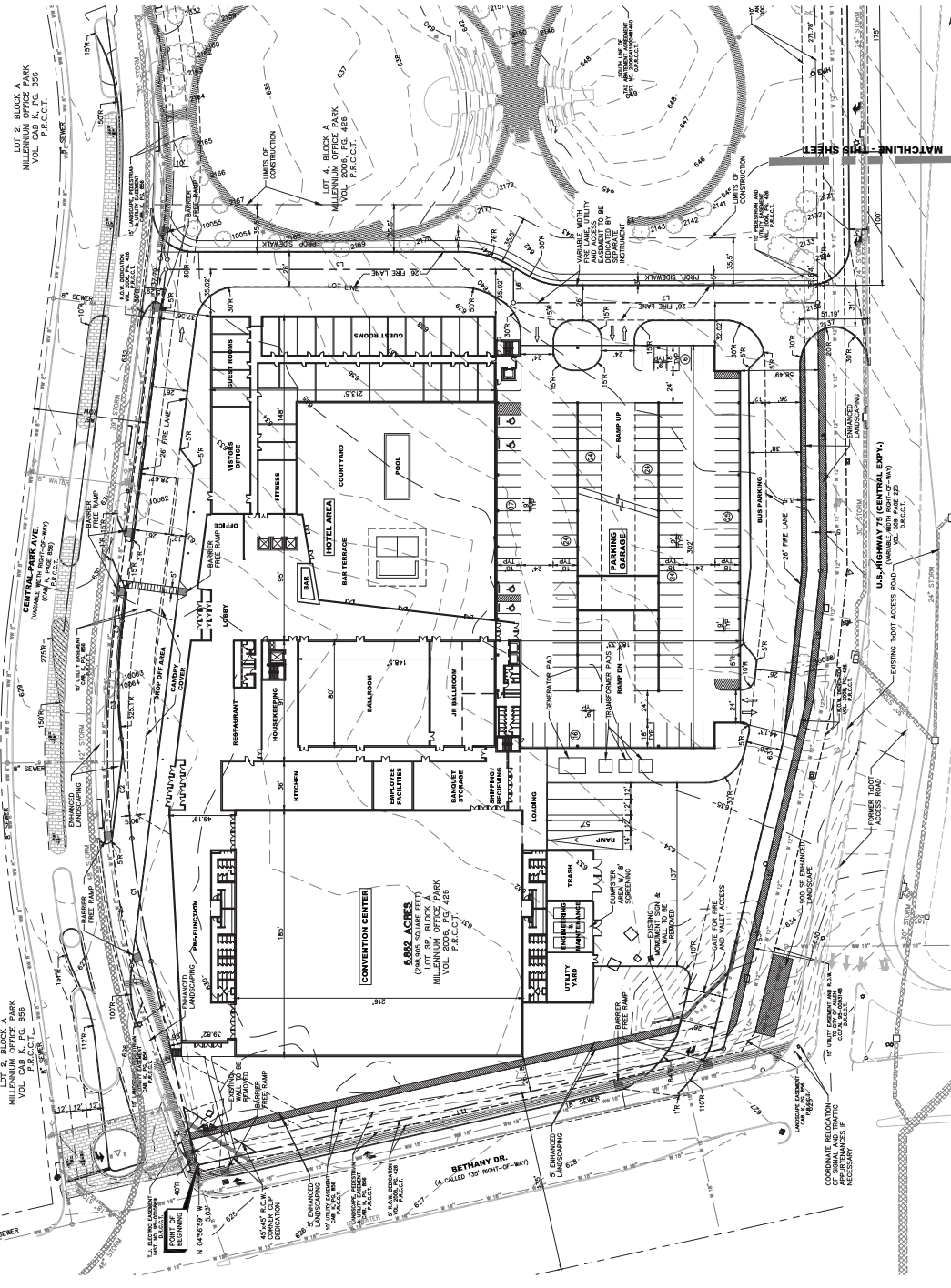
REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

ENHANCED LANDSCAPING AND/OR LIVE SCREENING WILL BE PROVIDED TO SCREEN THE LOADING/UTILITY AREA ALONG US 75 AND BETHANY DRIVE.

ALL ADA ACCESS ROUTES SHALL HAVE  
MAXIMUM 5% LONGITUDINAL SLOPES  
AND 2% MAXIMUM CROSSFALL.

ALL ADA PARKING AREAS SHALL HAVE  
MAX 2% SLOPE IN ALL DIRECTIONS



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TBPE# F-1048





Elevations

Convention Center at Watters Creek | Allen, Texas | November 17, 2015

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