



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, DECEMBER 15, 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 December 8, 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 December 1, 2015, regular meeting.

**Regular Agenda**

4. Combination Plat – Consider a Combination Plat for Lots 1 & 2, Block A, Stacy Village Addition. The property is 3.76± acres of land situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; generally located at the northeast corner of Watters Road and Stacy Road. (F-11/12/15-84) [Stacy Village]
5. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 2R-2F & 2R-2G, Block G, Bray Central One Addition, being a replat of Lot 2R-2E, Block G, Bray Central One Addition. The property is 5.514± acres of land situated in the William J. Jackson Survey, Abstract No. 484, and the John Fyke Survey, Abstract No. 325, Collin County, City of Allen, Texas; generally located south of Exchange Parkway and west of Junction Drive. (RP-10/20/15-78) [Allen Medical Offices]
6. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 3R-3A, Block G, Bray Central One Addition, being a replat of 3R-3, Block G, Bray Central One Addition. The property is 2.372± acres of land situated in the William Jackson Survey, Abstract No. 484, Collin County, City of Allen, Texas; generally located south of Exchange Parkway and west of Raintree Circle. (RP-11/5/15-81) [Affiliated Physicians Group]

7. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 2A & 2B, Freedom Self Storage Addition, being a replat of Lot 2, Freedom Self Storage Addition. The property is 1.34± acres of land situated in the David Wetsel Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street and between Jupiter Road and West Way Drive. (R-11/12/15-83) [1-800 Flowers/Taco Casa]
8. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Restaurant (Drive-in or through) use for Lot 6, Block A, Greenville Center Addition, City of Allen, Collin County, Texas; generally located south of Stacy Road and west of Greenville Avenue (commonly known as 386 East Stacy Road). (SUP-9/15/15-64) [El Pollo Loco]
9. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of Lot 1, Block A, Allen Watters – NTB Addition, City of Allen, Collin County, Texas, generally located south of McDermott Drive and west of Watters Road (commonly known as 270 S. Watters Road), from Shopping Center SC to a Planned Development with a base zoning of Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-8/24/15-58) [Vera Watters Creek]
10. Public Hearing – Conduct a Public Hearing and consider amendments to the Allen Land Development Code relating to Section 4.20.2 “Schedule of Principle Uses” relating to “Public Service Facility”.

### **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, December 11, 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 12/8/2015 City Council Meeting**

- The request to adopt an Ordinance to amend 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, generally located on the northwest corner of US 75 and Bethany Drive, and in Tracts 10A and 10B of Planned Development No. 55, for the Millennium Office Park/Allen Convention Center, was approved.
- The request to adopt an Ordinance to amend various definitions and sections of the Allen Land Development Code regarding Residential Accessory Uses, Medical Office and Urgent Care Facilities, Telecommunication Towers, Parking Lot Lighting, Sign Regulations, the Recommended Tree List, and Related Matters, was approved.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** December 15, 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 November, 2015  
CIP Map through December, 2015



# ENGINEERING CIP REPORT - THROUGH NOVEMBER 2015

PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES	1 Fire Station 2 Reconstruction	PS1303	Contractor is currently performing storm water tie-in on Exchange and has prepped the soils to get the piers in. Weather delays are accumulating.	Complete Fall 2016
	2 City Hall Basement Remodel	PS1501	The basement will receive doors and many of the finishes first week of December including shower/locker room wall tiles. Lighting installation, painting, and slab prep for flooring is on-going.	Complete Jan. 2016
	3 City Hall Interior Paint/PD Headquarters Shade Structure Paint		Pre-bid conference is scheduled for Tuesday, December 1st with bids due on the 10th. Council approval will be sought at the January 12th meeting and work commencing shortly thereafter.	Complete Jan. 2016
ROADS	4 2015 Intersection Improvements	ST1504	Preliminary design submitted on 10/19/15. Working on ROW parcels.	TBD
	5 2015 Street and Alley Repair	ST1502	Scope and bid documents anticipated to be complete December 2015. Construction anticipated to begin Spring 2016.	TBD
	6 Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Adding lanes to Alma Drive median to have six continuous lanes from Hedgcoxe to SH 121. Design services have begun. Construction completion anticipated by the end of year 2017.	TBD
	7 Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.	TBD
	8 Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	LSCC is tying steel east of the bridge.	Complete Winter 2015
	9 Montgomery Boulevard Extension	ST1403	McMahon has constructed West abutment wall and will be forming the abutment pads in the coming week.	Complete April 2016
	10 FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes from Main Street to Parker Road. Project is awaiting funding agreements between the County, TxDOT, and stakeholder Cities.	TBD
	11 Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	Roadway is a TxDOT project, currently planned to begin construction in Winter 2015.	Begin Winter 2015
	12 Watters / Bray Central Street Lights	JBGL	Watters Road streetlights final design has been approved for construction.	Complete Dec. 2015
UTILITIES	13 US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.	Complete Feb. 2017
	14 Cottonwood Creek Wastewater Rehab	WA1501	Waiting on Insituform to install fiber wrap on the aerial crossing.	Complete Dec. 2015
	15 Fountain Park Water/SS Rehab, Ph 1	WA1403	Restoration is currently underway. The Rivercrest closure began on November 18, 2015, and taken down on November 25, 2015.	Complete Dec. 2015
	16 SCADA System Upgrade	WA1402	Design is in progress. Scope has been added to the project extending the bid to Winter 2015.	Complete Summer 2016
OTHER	17 Custer Tower Interior Repaint	WA1601	Request for Proposals advertised in November 2015.	Complete April 2016
	18 Cottonwood Creek Bank Stabilization	DR1401	Ark has completed the retaining wall. Remaining work is handrail, trail, sidewalk, and restoration.	Complete Dec. 2015
	19 Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPFAFA signed and returned by the City. Once contracts are fully executed, TxDOT will review plans and be a participant of the bidding process.	Complete Summer 2016

# ENGINEERING CIP MONTHLY REPORT

DECEMBER  
2015

CONSTRUCTION

DESIGN

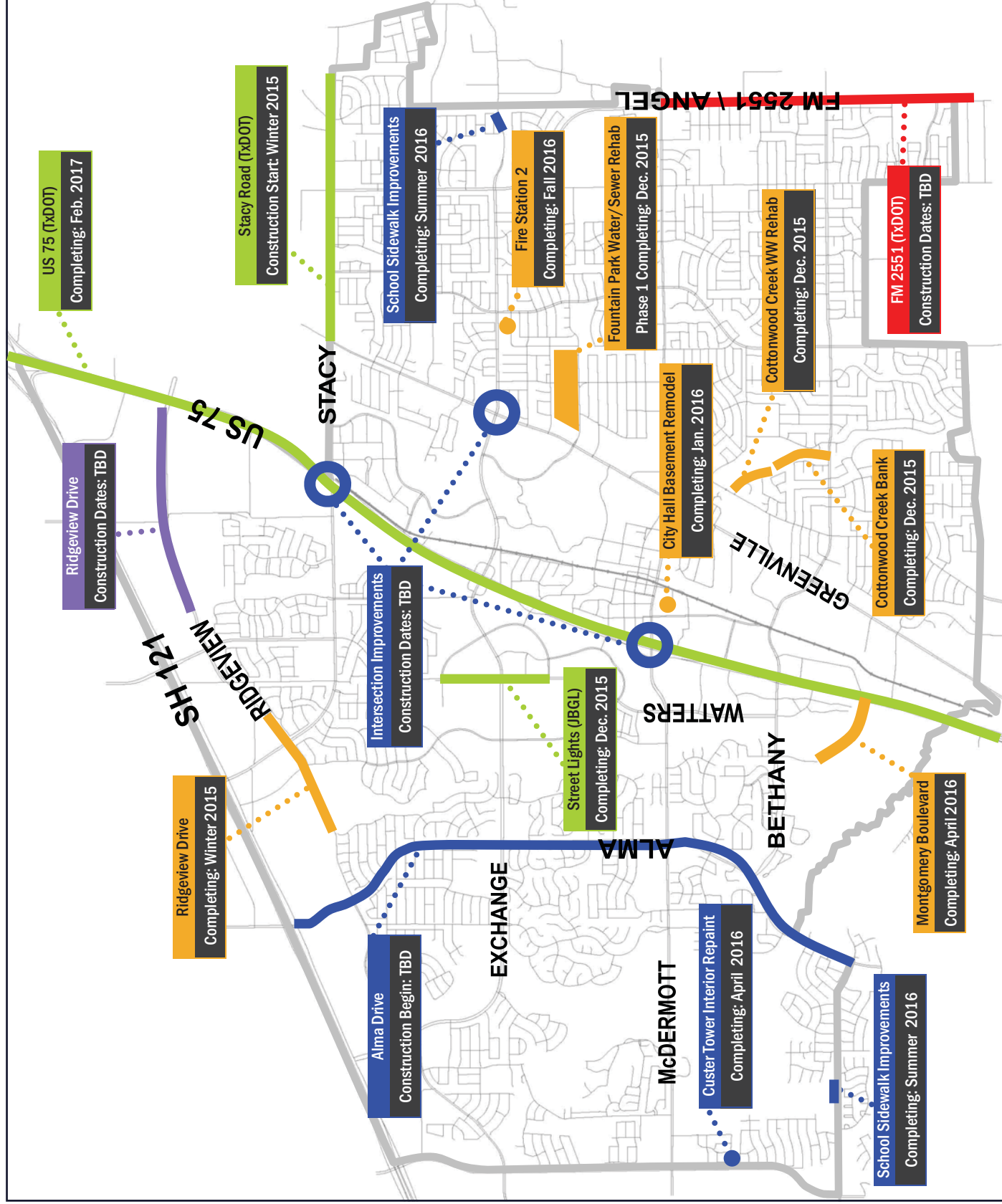
CONSTRUCTION  
(By Others)

DESIGN  
(By Others)

FUTURE

ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN





**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
December 1, 2015**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking, Chair  
Ben Trahan, 1<sup>st</sup> Vice-Chair  
John Ogrizovich  
Michael Orr  
Shirley Mangrum

**Absent:**

Luke Hollingsworth  
Stephen Platt, Jr., 2<sup>nd</sup> Vice-Chair

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Community Development  
Shawn Poe, PE, Assistant Director of Engineering  
Tiffany McLeod, AICP, Senior 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 November 24, 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. Approve minutes from the November 17, 2015, regular meeting.

**Motion:**           **Upon a motion by Commissioner Mangrum, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**

**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]

Ms. Tiffany McLeod, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing and a Residential Replat for Glendover Gardens.

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.

Ms. McLeod stated that the property was zoned PD-53 for Townhomes in August 2015. 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 townhome lots, ten (10) open space lots, and one (1) HOA lot for the firelane and access easement that will connect to the property to the west. 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.

Commissioner Mangrum confirmed that once the property has been entered heading north, the road can be looped.

Ms. McLeod answered yes – the area to the north is a cul-de-sac.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

**Motion:**           **Upon a motion by Commissioner Orr, and a second by Commissioner Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED 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.**

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]

Mr. Bo Bass, Director of Community Development, presented to the Commission. He stated the item is to consider a PD Amendment for PD-55, including development regulations for the entire area and development regulations, concept plan, and elevations on a subset property (the convention and hotel area).

The property is located at the northwest corner of Bethany Drive and US 75. 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.

Mr. Bass stated that the total area of the site is 31.139± acres. The subset portion for the hotel/convention center is 6.862± acres. Initially the PD was only going to amend the 6.8 acre area, but the plan for the entire 31.1 acre area is to include office development, so an ordinance amendment was required. The height and the Floor Area Ratio (building to site ratio) was also limited in the original ordinance, and would confine the design of the site. To allow for maximum flexibility, the applicant agreed to remove the height and FAR limitation for the entire area. Additional development regulations, a concept plan, and elevations for the subset portion (6.8 acres) for the hotel/convention center are also included in this amendment.

Mr. Bass then showed a graphic and explained that the area is already platted as Millennium Office Park, Block A into Lot 2 (west of Central Park Avenue), Lot 3R (future hotel/convention area), Lot 4 (sculpture), and Lot 5 (Duke Center). The platting helps define the area of the land for the convention center location. When PD-55 was created in 1988, the platted lots were not used in the ordinance. Rather, tracts were used. Thus, in PD-55, there were two tracts – Tract 10A (east of Central Park) and Tract 10B (west of Central Park). To carve out the 6.8 acres for the convention center, Tract 10A will be broken into 10A-1 (to remain consistent with the original terminology).

Mr. Bass then explained that all Planned Developments include a concept plan, building elevations, and development regulations. The question at the zoning stage is whether the project will fit at the specific location. And the answer in this case is yes it will; as determined through vetting it through the development process. The detailed design and construction questions have not been answered yet. Through construction drawings, architectural plans, and detailed site plan and platting, the final math will ultimately be conducted.

The Concept Plan was presented showing the proposed Allen Convention Center. The plan shows a single building complex. Mr. Bass explained that the basic single footprint is over 191,000 square feet for the single floor. This development includes three pieces – convention center, hotel facility, and the parking garage. The total square footage for the entire building is over 381,000 square feet.

Mr. Bass explained the three areas on the site. The first is the convention center, which is a full service convention center with an open space exhibit hall, banquet kitchen, storage, ballroom, junior ballroom, and many other components. The next area is a full-service 4-star hotel which has 300 guest rooms with a full-service restaurant, housekeeping, bar/registration area, courtyard area, and other amenities. This hotel is five stories; three stories of guest rooms and two podium stories (lobby/bar area and executive/business offices). Thus, two stories will be non-residential and the rest will consist of guest rooms. The last area is a six story parking structure (with one floor under grade and five above) with 1,000 cars proposed to be parked. Based on standards for the hotel use and a parking study that was conducted, parking is satisfactory to meet the convention and hotel needs.

Mr. Bass described that the convention center is one story and 48-50' in height – this is not concrete yet as the full drawings have not been calculated. He explained that this is the reason that the height requirement is being taken out of the PD, as a maximum height may require the project to go through the zoning process again and would not allow for innovation.

Mr. Bass summarized that the site would consist of a full-service convention center, a full-service hotel, and a 1,000 space parking garage, all integrated into a 191,000 square feet footprint. As the structures are multistory, the total building square footage is more than 381,000 square feet.

There are four (4) access points into the development, including an access point on the US 75 frontage road. He said that there is an internal roadway to be used for fire access and for valet circulation. When there is a major convention event, Bethany Drive and the US 75 service road would not conflict with the valet circulation. The valet service will be clockwise – into Bethany Drive with a turn onto Central Park Avenue to reach the destination. The valet would park the cars in the parking area, and would then drive on the internal road to access Bethany directly. This valet road will not be open all the time. When not heavily used, it will be closed with a gate and only fire/police can use the road so that there is not a back door circulator.

Traffic will undoubtedly be generated, so traffic improvements will be in place. To mitigate impact, on/off site improvements will be required. One of the improvements is a queuing/deceleration lane on the US 75 service road so the service road will not be stalled. Mr. Bass pointed out the gate improvement on the plan. On Bethany Drive, a dedicated right-turn queuing lane will be provided. A direct through lane to Watters Creek, a dedicated right turn lane, and a dedicated left turn will be provided on Central Park Avenue. Median improvement and marking improvements will also be provided on Central Park Avenue to further redirect traffic.

Mr. Bass presented the proposed elevations. The exterior building materials include brick, wood cladding, precast concrete, metal and glass front. Additional architectural enhancements and improvements, through landscaping and lighting, will be designed, reviewed, and approved at the time of site planning. Slight, positive variations to the elevations will be approved at the staff level. If the variations are significantly different, they will come back through the P&Z process.

Mr. Bass summarized the development regulations:

- For the entire property (10A, 10A-1, and 10B): Remove maximum height and floor area ratio requirements
- For Tract 10A-1 only:
  - o Use: Add Convention Center Use
  - o Setbacks: Building setbacks as shown on the Concept Plan to guide setbacks of the project
  - o Truck Loading Area: Do not apply to this area, so will be what is shown on the Concept Plan.
  - o Stacking Depth: Based on the Concept Plan and can be modified at a later time
  - o Landscape Buffer: Enhanced landscaping will be provided
  - o Construction Codes: The design and construction of structures are subject to building codes effective at the date of the ordinance if delivered to the City on or before the end of the eighteenth (18th) month. If permit have not been pulled within that time-frame, then the project is subject to building codes at the present time
  - o Traffic Improvements: right-turn, left-turn, and through lane to enter Watters Creek; median modifications on Central and markings; deceleration lane on west bound Bethany

Drive; deceleration lane on southbound frontage road on US 75; and gated access control on the fire access valet circulator

Commissioner Ogrizovich asked about the west-bound Bethany feeder lane and that it is “to be built” and not existing.

Mr. Bass answered correct, it will be an additional built lane.

1<sup>st</sup> Vice-Chair Trahan asked about drivers exiting from US 75, and confirmed that they would need to take the McDermott exit southbound to enter into the US 75 feeder road access point.

Mr. Bass said yes. Some drivers, especially local, will enter through the US 75 service road access point and others would enter through the access point on Bethany Drive. The division or disaggregation of traffic is important.

Chairman Cocking confirmed that the Floor Area Ratio and the height are going to be removed for Tract 10A.

Mr. Bass said yes, the Floor Area Ratio and the height are going to be removed for the entire site.

Chairman Cocking confirmed that there is a concept plan for Tract 10A, and Mr. Bass said yes.

Chairman Cocking asked that if something fundamentally changes in that concept plan, it would go back through P&Z for review, in order to avoid, for example, a 99-story office building.

Mr. Bass said a maximum height could be assigned, but if a project wants to develop a one-story taller building than allowed, for example, that it would necessitate an 8-10 week zoning process plus public hearings. Mr. Bass said this has to do with faith, because nothing too low (market-driven) or too high (may create issues) will occur. The market knows the sweet spot, and the height will largely depend on the market. He said the easiest thing to do is to have a maximum height and FAR and then go back through the rezoning process, but doing so would not offer market flexibility.

Chairman Cocking asked what the review and determination process would be.

Mr. Bass stated that if a project comes in and meets all requirements with the exception of the Floor Area Ratio and height, they can go through the site plan process. The likelihood, however, is that the project would not meet a certain requirement(s), so the project would have to go back through the PD process. He stated that these regulations would offer maximum flexibility at a minimum gamble.

1<sup>st</sup> Vice-Chair Trahan stated that they would just like to see projects again if any changes do occur. Chairman Cocking said it is uneasy to approve something that is “unlimited.”

Mr. Bass said he understood, and that if this was anywhere else in Allen, it would not happen. This location is by Central Park Avenue and within Millennium Park, and this project will be the point of synergy in Allen.

Chairman Cocking asked about signage as convention centers usually have electronic signs. He asked about the plans and review process.

Mr. Bass stated that if free standing digital signs are proposed, signage will go through a zoning amendment process and with P&Z and Council approval. Digital signs may be wall mounted as well to create something dynamic for advertising purposes.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Commissioner Mangrum commented that she is excited about this project and has been waiting 6-10 years.

1<sup>st</sup> Vice-Chair Trahan said this project seems like a compliment to the Allen Event Center rather than a competitor.

Chairman Cocking asked about the target audience for the convention center.

Mr. Bass said the City will be heavily engaged in filling the space with office space, but mainly will see professional associations, TML, firefighter associations, home and garden shows, and so forth.

Chairman Cocking said this will not be a mega convention center with thousands of people, but was curious of the target audience.

Roger Cortez, developer, answered that there will be coordination with the City Convention and Visitors Bureau. There will be office space in the hotel for them to have their offices. In addition, the operator of the hotel has a dedicated sales and marketing staff. The hotel flag will have a dedicated budget for sales and marketing as well. Civic and social groups, trade associations, interest groups, and sports activities are some examples of targeted audiences to come to this facility. There is a large amount of flexibility from a small 10-person meeting to a gathering of 4,000 people. The combined sales and marketing efforts anticipate many events such as social events, weddings, parties, and so on, which will be promoted along with all other possible, legal uses.

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Mangrum, the Commission voted 5 IN FAVOR, and 0 OPPOSED 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.**

### **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 7:38 p.m.



December 1, 2015

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

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

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

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

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

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** December 15, 2015

**SUBJECT:** Consider a Combination Plat for Lots 1 & 2, Block A, Stacy Village Addition. The property is 3.76± acres of land situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; generally located at the northeast corner of Watters Road and Stacy Road. (F-11/12/15-84) [Stacy Village]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** Planned Development No. 92 Approved – March, 2004  
Planned Development No. 92 Amended – December, 2004  
Planned Development No. 92 Amended – February, 2012  
Preliminary Plat approved – February, 2012  
Zoning Amendment approved – October, 2015

### **BACKGROUND**

The property is located at the northeast corner of Stacy Road and Watters Road. The properties to the north and east are zoned Planned Development PD No. 92 Single Family Residential R-7. The property to the south (across Stacy Road) is zoned Planned Development PD No. 86 Shopping Center SC. The property to the west (across Watters Road) is zoned Planned Development PD No. 43 Garden Office GO.

The zoning for the property, amended in October 2015, is Planned Development PD No. 92 Shopping Center SC. A Site Plan for retail/restaurant and medical office uses is currently being reviewed. Replatting the property is the last step in the development process.

A Combination Plat may be submitted if a tract of land is subdivided into three lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows two (2) lots on 3.76± acres. There are three (3) access points for the site; one (1) access point on Watters Road and two (2) access points on Stacy Road. Two additional right-turn lanes will be built, one on Watters Road and one on Stacy Road. The plat also shows various firelane, access, and utility easements required for development.

The Combination Plat has been reviewed by the Technical Review Committee, is consistent with the approved zoning, and meets the standards of the Allen Land Development Code.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

*I make a motion to approve the request for a Combination Plat for Lots 1 & 2, Block A, Stacy Village Addition, generally located at the northeast corner of Watters Road and Stacy Road, for Stacy Village.*

## **ATTACHMENTS**

Combination Plat



## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** December 15, 2015

**SUBJECT:** Conduct a Public Hearing and consider a request for a Replat for Lots 2R-2F & 2R-2G, Block G, Bray Central One Addition, being a replat of Lot 2R-2E, Block G, Bray Central One Addition. The property is 5.514± acres of land situated in the William J. Jackson Survey, Abstract No. 484, and the John Fyke Survey, Abstract No. 325, Collin County, City of Allen, Texas; generally located south of Exchange Parkway and west of Junction Drive. (RP-10/20/15-78) [Allen Medical Offices]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS BOARD/  
COUNCIL ACTION:** PD Planned Development No. 54 Approved – May, 1993  
Replat Approved – January, 2008  
Replat Approved – February, 2009

### **BACKGROUND**

The property is generally located south of Exchange Parkway and west of Junction Drive, and is zoned Planned Development PD No. 54 for Industrial Technology IT. The property to the north (across Exchange Parkway) is zoned Planned Development No. 108 for Mixed-Use MIX. The properties to the west, south, and east are zoned Planned Development PD No. 54 for Industrial Technology IT.

A Site Plan for two buildings for Medical Offices to be developed on the proposed Lot 2R-2F was approved in November 2015. Replatting the property is the last step in the development process.

The property is 5.514± acres and is currently platted as Lot 2R-2E. The Replat shows two (2) lots – Lot 2R-2F and Lot 2R-2G. The replat shows three (3) access points into the site; one (1) access point on Exchange Parkway and two (2) access points on the south, all three through a Fire Lane, Mutual Access, and Utility Easement. The plat also shows various easements and right-of-way dedication required for development.

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

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

*I make a motion to approve the Replat for Lots 2R-2F & 2R-2G, Block G, Bray Central One Addition, generally located south of Exchange Parkway and west of Junction Drive, for Allen Medical Offices.*

### **ATTACHMENTS**

Replat



BEING A TRACT OF LAND LOCATED IN THE WILLIAM J. JACKSON SURVEY, ABSTRACT NO. 484, AND THE JOHN F. WYKE SURVEY, ABSTRACT NO. 325, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 28-2E, BLOCK G, BRAY GENERAL ONE ADDITION, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2009, SLIDE 203, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DEDICATION STATEMENT

[illegible]

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPREARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE ASSE ENJOYED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRES:

CITY SECRETARY, CITY OF ALLEN

**REPLAT  
LOTS 2R-2F & 2R-2G, BLOCK G  
& RIGHT-OF-WAY DEDICATION  
BRAY CENTRAL ONE ADDITION**

BEING A REPLAT OF LOT 2R-2E, BLOCK G, BRAY CENTRAL ONE ADDITION,  
AN ADDITION TO THE CITY OF ALEN, COLLIN COUNTY, TEXAS  
RECORDED IN CABINET 2009, SLIDE 2033, PLAT RECORDS, COLLIN COUNTY, TEXAS  
5.514 ACRES OF LAND, INCLUDING 0.212 ACRES OF RIGHT-OF-WAY DEDICATION,  
LOCATED IN THE WILLIAM J. JACKSON SURVEY, ABSTRACT NO. 484,  
AND THE JOHN FLYKE SURVEY, ABSTRACT NO. 325, COLLIN COUNTY, TEXAS

**SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006-7440  
CONTACT: AARON STRINGFELLOW, R.P.L.S.  
EMAIL: AARON@WIERASSOCIATES.COM

**OWNER / DEVELOPER**  
NORTH PRESTON PROPERTIES  
480 DALLAS PKWY, SUITE 107  
DALLAS, TEXAS 75287  
CONTACT: JAY NELSON  
EMAIL: JBN@NPRESTON.COM  
PH: (972) 596-4335  
FAX: (972) 733-3398

CASADWIT LINE TABLE			
LINE	BEARING	DIST	
L1	N00741.532°E	15.00'	
L2	S8945.048°E	15.00'	
L3	N00741.532°E	15.00'	
L4	S8945.048°E	15.00'	
L5	N00741.532°E	10.00'	
L6	S8945.048°E	10.00'	
L7	S00741.532°E	10.00'	
L8	N8945.048°E	10.00'	
L9	N00741.532°E	8.46'	
L10	S8945.048°E	10.00'	
L11	S00741.532°E	10.00'	
L12	N8945.048°E	7.10'	
L13	N00741.532°E	10.00'	
L14	S8945.048°E	10.00'	
L15	S00741.532°E	10.00'	
L16	S8121.315°E	10.00'	
L17	N08730.45°E	8.60'	
L18	N00741.532°E	2.57'	
L19	S8945.048°E	0.50'	
L20	S89044.119°W	5.64'	
L21	S80444.119°W	11.42'	
L22	S04433.705°E	13.50'	
L23	S04433.705°E	20.00'	

CARE	ARC	EMOTION	DELTA	BEHAVIOR	DOT.
C1	47.12	30.00	90.0000	54.6458	42.43
C2	47.12	30.00	90.0000	54.6458	42.43
C3	51.47	30.00	90.0000	54.6458	42.43
C4	51.47	30.00	90.0000	54.6458	42.43
C5	51.47	30.00	90.0000	54.6458	42.43
C6	51.47	30.00	90.0000	54.6458	42.43
C7	51.47	30.00	90.0000	54.6458	42.43
C8	51.47	30.00	90.0000	54.6458	42.43
C9	51.47	30.00	90.0000	54.6458	42.43
C10	51.47	30.00	90.0000	54.6458	42.43
C11	51.47	30.00	90.0000	54.6458	42.43
C12	51.47	30.00	90.0000	54.6458	42.43
C13	51.47	30.00	90.0000	54.6458	42.43
C14	51.47	30.00	90.0000	54.6458	42.43
C15	51.47	30.00	90.0000	54.6458	42.43
C16	51.47	30.00	90.0000	54.6458	42.43
C17	51.47	30.00	90.0000	54.6458	42.43
C18	51.47	30.00	90.0000	54.6458	42.43
C19	51.47	30.00	90.0000	54.6458	42.43
C20	51.47	30.00	90.0000	54.6458	42.43
C21	51.47	30.00	90.0000	54.6458	42.43
C22	51.47	30.00	90.0000	54.6458	42.43



## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** December 15, 2015

**SUBJECT:** Conduct a Public Hearing and consider a request for a Replat for Lot 3R-3A, Block G, Bray Central One Addition, being a replat of 3R-3, Block G, Bray Central One Addition. The property is 2.372± acres of land situated in the William Jackson Survey, Abstract No. 484, Collin County, City of Allen, Texas; generally located south of Exchange Parkway and west of Raintree Circle. (RP-11/5/15-81) [Affiliated Physicians Group]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS BOARD/  
COUNCIL ACTION:** PD Planned Development No. 54 Approved – May, 1993  
Replat Approved – July, 2008  
Replat Approved – February, 2009

### **BACKGROUND**

The property is generally located south of Exchange Parkway and west of Raintree Circle, and is zoned Planned Development PD No. 108 for Office O. The properties to the north are zoned Planned Development No. 54 for Industrial Technology IT and Planned Development PD No. 108 for Office O. The properties to the west and south are zoned Planned Development No. 54 for Industrial Technology IT. The property to the east (across Raintree Circle) is zoned Planned Development No. 54 for Corridor Commercial CC.

A Site Plan for a Medical Office was approved in November 2015. Replatting the property is the last step in the development process.

The property is 2.372± acres of land and is currently platted as Lot 3R-3. The Replat shows three (3) access points into the site; one (1) access point on Raintree Circle and two (2) access points on the south through existing Fire Lane, Utility, and Mutual Access Easements. The plat also shows various easements required for development.

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

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

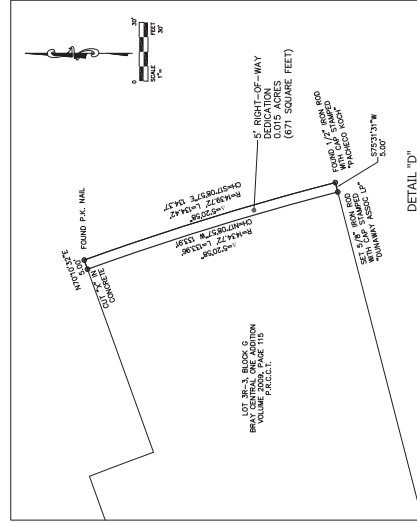
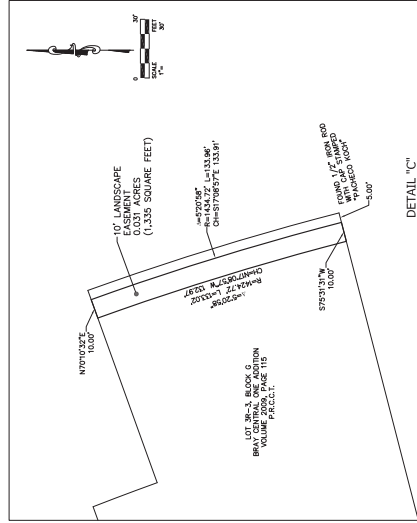
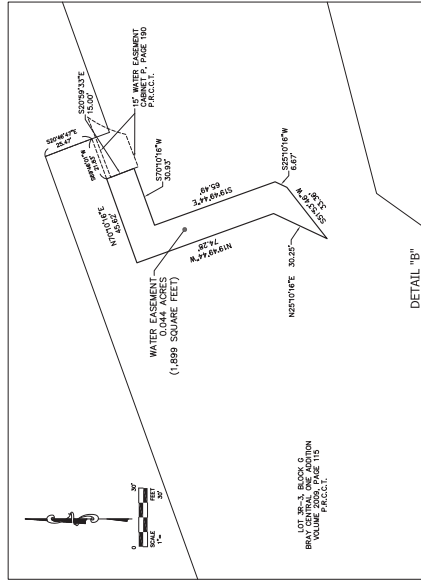
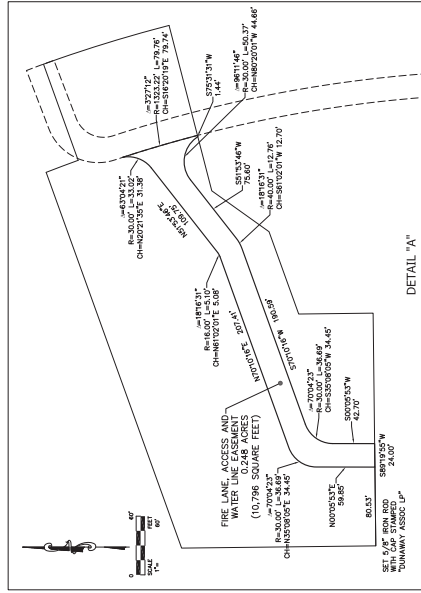
*I make a motion to approve the Replat for Lot 3R-3A, Block G, Bray Central One Addition, generally located south of Exchange Parkway and west of Raintree Circle, for Affiliated Physicians Group.*

### **ATTACHMENTS**

Replat



**OWNER - DEVELOPER**  
**AFFILIATED PHYSICIANS HOLDINGS LP**  
2323 N. HOUSTON ST., SUITE 704  
DALLAS, TEXAS 775219  
(214) 720-9977 (PHONE)  
(469) 718-0546 (FAX)  
CONTACT: DAVID HICKS



**A  
REPLAT  
OF  
LOT 3R-3A, BLOCK G  
BRAY CENTRAL ONE ADDITION**

Situated in the William Jackson Survey, Abstract No. 484  
Being a replat of Lot 38-3, Block G, Bray Central One Addition, an  
addition to the City of Allen according to the plat  
recorded Volume 2009, Page 115, Plat Records of Collin County, Texas



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121  
FIRM REGISTRATION 10098100

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** December 15, 2015

**SUBJECT:** Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 2A & 2B, Freedom Self Storage Addition, being a replat of Lot 2, Freedom Self Storage Addition. The property is 1.34± acres of land situated in the David Wetsel Survey, Abstract No. 977, City of Allen, Collin County, Texas; generally located south of Main Street and between Jupiter Road and West Way Drive. (R-11/12/15-83) [1-800 Flowers/Taco Casa]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS BOARD/  
COUNCIL ACTION:** Zoning Approved – February, 2002  
Preliminary Plat Approved – January, 2003  
Final Plat Approved – May, 2003

### **BACKGROUND**

The property is generally located south of Main Street and between Jupiter Road and West Way Drive, and is zoned Planned Development PD No. 89 for Shopping Center SC. The properties to the north (across Main Street) are zoned Planned Development No. 5 for Shopping Center SC and Community Facilities CF. The properties to the west, south, and east are zoned Planned Development PD No. 89 for Shopping Center SC.

A Site Plan for a retail building and restaurant building, on one lot, was approved in September 2013. A revised Site Plan showing the property subdivided into two lots (one for the retail building and one for the restaurant building) was approved in December 2015. Replatting the property is the last step in the development process.

The property is 1.34± acres and is currently platted as Lot 2. The Replat shows two (2) lots – Lot 2A and Lot 2B. There are three (3) fire lane and access easement points into the site; one (1) on Main Street, one (1) from the adjacent property to the west, and one (1) from the adjacent property to the east. The plat also shows various easements required for development.

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

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

*I make a motion to approve the request for a Replat for Lots 2A & 2B, Freedom Self Storage Addition, for 1-800 Flowers/Taco Casa.*

### **ATTACHMENTS**

Replat

**LOCATION MAP**  
NOT-TO-SCALE

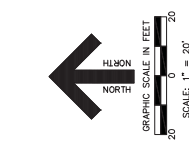
EASEMENT CURVE TABLE			
W/E	Radius	DELTA	CHORD
1	23.35	15.00	S44.04° E 21.06
2	2.08	3.00	S39.62° W 17.00
3	2.81	5.00	S38.10° W 17.00
4	3.81	5.00	S38.10° W 17.00
5	2.11	3.00	S39.62° W 17.00
6	3.75	3.00	S39.62° W 17.00
7	16.49	15.00	S44.04° E 21.06
8	16.49	15.00	S44.04° E 21.06
9	8.64	5.00	S40.25° W 14.85
10	16.49	15.00	S44.04° E 21.06
11	16.49	15.00	S44.04° E 21.06
12	6.97	3.00	S40.25° W 14.85
13	2.81	3.00	S39.62° W 17.00
14	2.81	3.00	S39.62° W 17.00
15	15.71	10.00	S44.04° E 21.06
16	15.71	10.00	S44.04° E 21.06
17	16.49	15.00	S44.04° E 21.06
18	7.75	8.00	S40.25° W 14.85
19	10.99	24.00	S39.62° W 17.00
20	10.99	24.00	S39.62° W 17.00

LEGEND

CM	CONTROLLING MONUMENT
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	5/8" YELLOW CAPPED IRON ROD (STAMPED "JDR") SET
EST.	ESTIMATE
CO	COUNTY
SO.FT.	SQUARE FEET
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CO, TX	COUNTY, TEXAS
D.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS

## GENERAL NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF EAST MAIN STREET  
REFLECT PLAT. 10-2, PREVIOUS SELF SURVEY ADDITION, AS RECORDED  
IN CUMMET 2007, PAGE 1222 (P.L.C.C.).
2. THE PURPOSE OF THE REFLECT IS TO CREATE TWO (2) LOTS AND  
TO PROVIDE ACCESS TO THE LOTS FROM MAIN STREET AND DRAINAGE  
EASEMENT.
3. SELLING OF A PORTION OF THIS ADDITION BY METES AND BOUNDS  
TO THE CITY OF DALLAS, TEXAS, FOR THE PURPOSES OF THE  
WIDENING OF CITY GROUNDWATER AND STATE LAW AND IS SUBJECT  
TO THE CITY OF DALLAS, TEXAS, AND ITS BUILDING PERMITS.
4. BENCHMARK IS CITY OF ALLEN EDUCATED MONUMENT #2,  
1/2" ALUMINUM U.S. DOWNS IN CONCRETE, LOCATED 30' S. FROM  
THE INTERSECTION OF MAIN STREET AND RICHARDSON COURT, 15' S. FROM  
THE NORTHEAST CORNER OF BRIDGE.
5. ELEVATION 7,233.34, 578  
ELEVATION 647.13
6. THE CORNERS SHOWN HEREON WITH STATE PLANE COORDINATES  
WILL BE THE CORNERS OF THE PROPOSED SUBDIVISION SYSTEM  
TEXAS NORTH ZONAL ZONE 4302D, NAD 83.



AMENDED PLAT OF LOT 1 AND 2  
BLOCK 1, THE ROCCHI FAMILY TRUST  
VOL. 4970, PG. 2749  
D.R.C.C.T.

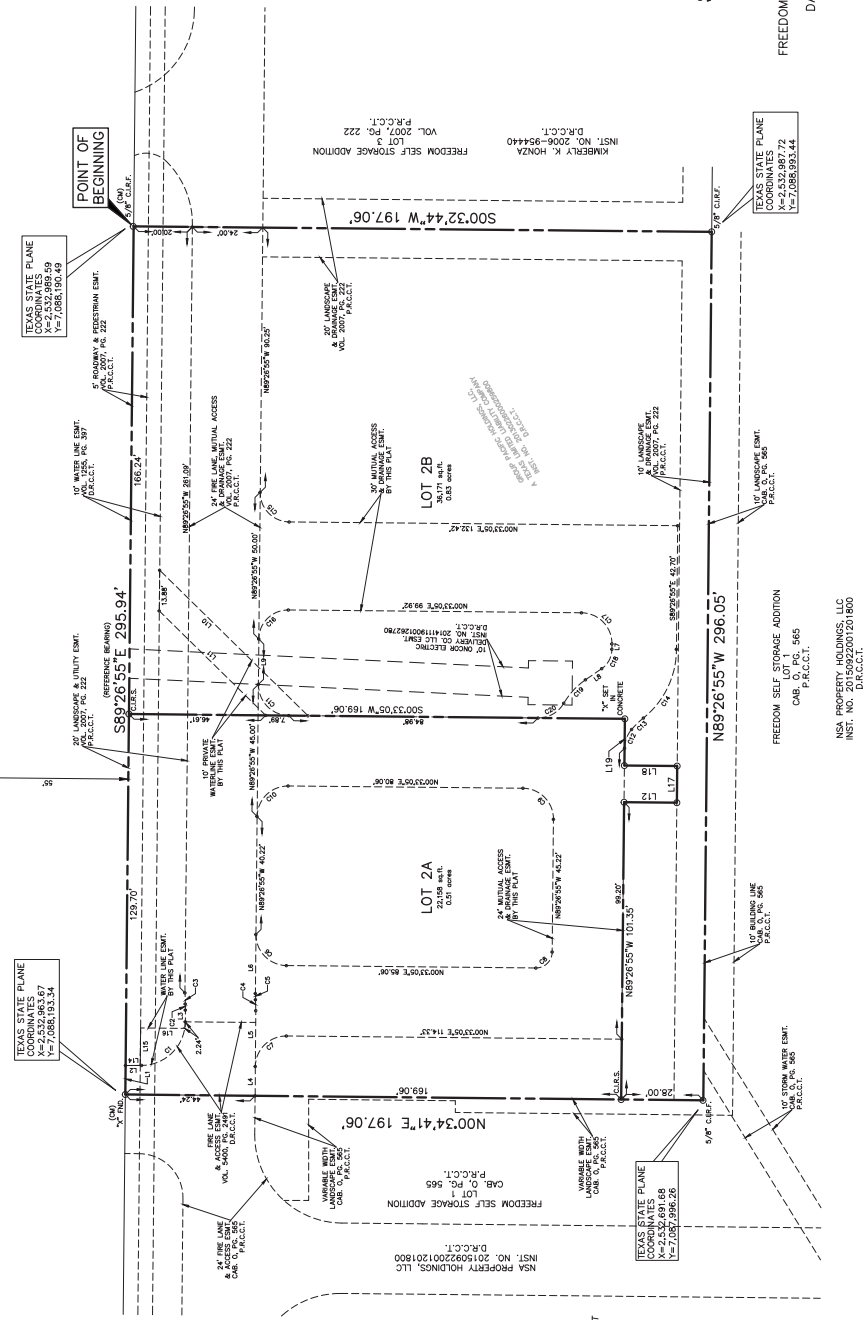
LOT 1 BLOCK 1

LOT 2 BLOCK 1

MAX L. WALL  
INST. NO. 20150505000521290  
D.R.C.C.T.

ALLEN ISD.  
LOT 1A  
ALLEN HIGH SCHOOL ADDITION  
CAB. C, PG. 448  
P.R.C.C.T.

**MAIN ST.**  
(CALLED 110' R.O.W.)



EASEMENT LINE TABLE		DIRECTION		EASEMENT LINE TABLE	
LINE #	LENGTH	LINE #	LENGTH	LINE #	LENGTH
L1	9.87	S89°25'55"E		L1	9.87
L2	5.44	S91°15'31"E		L2	5.44
L3	4.00	S89°32'29"E		L3	4.00
L4	9.86	S89°32'29"E		L4	9.86
L5	19.03	S89°32'29"E		L5	19.03
L6	20.12	S89°25'55"E		L6	20.12
L7	1.86	S89°25'55"E		L7	1.86
L8	6.71	S34°26'55"E		L8	6.71
L9	15.50	S89°25'55"E		L9	15.50
L10	70.82	N4°25'55"E		L10	70.82
L11	50.81	N4°25'55"E		L11	50.81
L12	18.00	N9°33'00"E		L12	18.00
L13	5.44	S89°25'55"E		L13	5.44
L14	5.00	S91°15'31"E		L14	5.00
L15	12.78	S89°25'55"E		L15	12.78
L16	15.05	S82°30'05"E		L16	15.05
L17	12.50	N89°25'55"E		L17	12.50
L18	18.00	S9°33'00"E		L18	18.00
L19	15.92	N89°25'55"E		L19	15.92

REPLAT  
FREEDOM SELF  
STORAGE ADDITION  
LOTS 2A & 2B

58,329 SQ.FT./1.34 ACRES  
BEING A REPLAT OF LOT 2  
FREEDOM SELF STORAGE ADDITION (CAB. 2007, PG. 222)  
OUT OF THE  
DAVID WEISEL SURVEY, ABSTRACT NO. 977  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

SHEET 1 OF 2

<b>JDJR</b>	PREPARED BY:		ENGINEERS AND CONSULTANTS, INC.	
	TYPED FROM NO. 90305-00			
<b>ENGINEERS • LAND PLANNERS • SURVEYORS</b>				
2000 Tucson Blvd. Suite 900 Irving, Texas 75062				
Tel. 972-255-5511 Fax 972-255-0668				
DATE: November 2, 2015	DRAWN BY: CG	JDJR PROJECT NO. 10932-1-13P	CHECKED BY: GB	© COPYRIGHT 2014
SCALE: 1" = 20'				

OWNER  
GROUP PACIFIC HOLDINGS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6711 STARBUCK DRIVE  
DALLAS TEXAS 75252

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN

Whereas, Group Pacific Holdings, LLC, a Texas limited liability company, is the sole owner of a tract of land situated in the County of Allen, State of Texas, known as Lot 3 of the Freedom Self Storage Addition, an addition to the City of Allen, County, Texas, same being conveyed to Group Pacific Holdings, LLC, a Texas limited liability company by deed recorded in the Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped iron rod found for corner in the South line of Main Street (a 110 foot public right-of-way), being the common Northwest corner of Lot 3 of said Freedom Self Storage Addition and the Northeast corner of said Lot 2;

Thence South 00 degrees 32 minutes 44 seconds West, leaving the said South line of Main Street and along the West line of said Lot 3, a distance of 197.06 feet to a 5/8 inch capped iron rod found for corner in the South line of said Lot 3, Freedom Self Storage Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet 0, Page 865, Plat Records, Collin County, Texas;

Thence North 89 degrees 26 minutes 55 seconds West, along the said most Eastern North line of said Lot 3, a distance of 295.94 feet to a 5/8 inch capped iron rod found at an interior all in the said North line of Lot 1;

Thence North 00 degrees 34 minutes 41 seconds East, along the most Western East line of said Lot 1, a distance of 197.06 feet to an "x" found at the most Western Northeast corner of said Lot 1, being in the said South line of Main Street;

Thence South 89 degrees 26 minutes 55 seconds East, along the said South line of Main Street, a distance of 295.94 feet to the Point of Beginning and containing 58,329 square feet or 1.34 acres of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Group Pacific Holdings, LLC, a Texas limited liability company, acting by and through their duly authorized officers and agents, do hereby dedicate, to the public use forever, the streets and alleys, easements, and other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The construction, maintenance or efficiency of its respective system on any of these easement strips, and the construction, maintenance or efficiency of its respective system on any of these easement strips, shall be the responsibility of the owner of the land on which the same are located, and upon any of the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding lot or removing all or part of its respective system without the necessity of obtaining the permission of anyone.

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

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015

By: Maria Gonzalez, Manager  
Group Pacific Holdings, LLC  
STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the said County and State, on the day personally appeared Maria Gonzalez, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that she executed the foregoing plat for the purposes and considerations therein expressed and in the capacity therein and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

GENERAL NOTES

1. BEARINGS ARE BASED ON THE SOUTH LINE OF EAST MAIN STREET PER PLAT OF LOT 2, FREEDOM SELF STORAGE ADDITION, AS RECORDED IN CABINET 2007, PAGE 222, P.A.C.C.I.
2. THE PURPOSE OF THIS REPEAT IS TO CREATE TWO (2) LOTS AND EASEMENTS. THE REPEAT IS TO BE MADE A 24'x30' FIRE LANE, MUTUAL ACCESS AND DRAINAGE EASEMENT.
3. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS WITHOUT A REPEAT BEING APPROVED BY THE CITY OF ALLEN IS A VIOLATION OF THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. BENCHMARK IS CITY OF ALLEN GEODETIC MONUMENT #2, COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202. A 3-1/2" DRAINAGE EASEMENT MONUMENT LOCATED AT THE INTERSECTION OF MAIN STREET AND RICHARDSON COURT, 16.4' FROM THE NORTHEAST CORNER OF BRIDGE.
5. THE CORNERS SHOWN HEREON WITH STATE PLANE COORDINATES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD 83.

NORTHING 7,089,310.653  
EASTING 6,671,314.376  
ELEVATION 647.13'

SURVEYOR'S CERTIFICATE

That I, Geary Bailey, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat that the individual ground survey shown on the plat and that the computations shown thereon were prepared in accordance with the platting rules and regulations of the City of Allen, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED 11/23/2015 FOR REVIEW

Geary Bailey  
Registered Professional Land Surveyor No. 4573  
STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State, on the day personally appeared Geary Bailey, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the foregoing plat for the purposes and considerations therein expressed and in the capacity therein and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

CITY APPROVAL

APPROVED

By: \_\_\_\_\_  
Chairperson, Planning and Zoning Commission  
ATTEST

By: \_\_\_\_\_  
Secretary, Planning and Zoning Commission  
Executed Pre-forma

By: \_\_\_\_\_  
Mayor  
The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing plat was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
City Secretary, City of Allen

REPLAT  
FREEDOM SELF  
STORAGE ADDITION  
LOTS 2A & 2B

58,329 SQ.FT./1.34 ACRES  
BEING A REPLAT OF LOT 2  
FREEDOM SELF STORAGE ADDITION (CAB. 2007, PG. 222)  
OF THE  
DAVID WETSEL SURVEY, ABSTRACT NO. 977  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

SHEET 2 OF 2

PREPARED BY:  
**JDJR** ENGINEERS AND CONSULTANTS, INC.  
10000 W. 10TH STREET, SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972-251-1000 FAX: 972-251-1001

DATE: November 2, 2015  
SCALE: 1" = 20'

DATE: November 2, 2015  
SCALE: 1" = 20'

OWNER  
GROUP PACIFIC HOLDINGS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
6711 STARBUCK DRIVE  
DALLAS TEXAS 75252

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** December 15, 2015

**SUBJECT:** Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Restaurant (Drive-in or through) use for Lot 6, Block A, Greenville Center Addition, City of Allen, Collin County, Texas; generally located south of Stacy Road and west of Greenville Avenue (commonly known as 386 East Stacy Road). (SUP-9/15/15-64) [El Pollo Loco]

**STAFF RESOURCE:** Madhuri Kulkarni  
Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** General Development Plan Approved – October, 2007  
Preliminary Plat Approved – February, 2008  
Final Plat Approved – July, 2009

**ANTICIPATED CITY COUNCIL DATE:** January 12, 2016

### **BACKGROUND**

The property is generally located south of Stacy Road and west of Greenville Avenue, and is zoned Corridor Commercial CC. The property to the north (across Stacy Road) is the City of Fairview. The properties to the west and east are zoned Corridor Commercial CC, and the property to the south is zoned Single-Family Residential District R-5.

The applicant is requesting a Specific Use Permit (SUP) for the El Pollo Loco restaurant which has a drive through window. The Corridor Commercial CC zoning district requires an SUP for a restaurant with a drive through.

The SUP Site Plan shows a one-story, 2,998 square foot building on approximately 1.9± acres of land. The property has six (6) shared points of access through existing firelane, utility, and access easements – one (1) on Stacy Road, three (3) on the west side, and two (2) on the east side.

The primary exterior building material is brick and stucco.

The SUP request has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

*I make a motion to recommend approval of the Specific Use Permit SUP request for a Restaurant (Drive in – through) use for Lot 6, Block A, Greenville Center Addition, generally located south of Stacy Road and west of Greenville Avenue (commonly known as 386 East Stacy Road), for El Pollo Loco.*

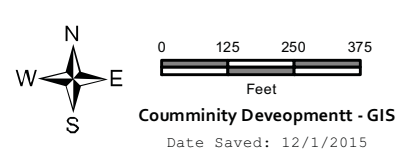
**ATTACHMENT**

Property Notification Map  
SUP Site Plan  
SUP Landscape Plan  
Black and White Building Elevations  
Color Elevations

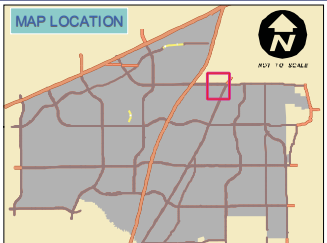




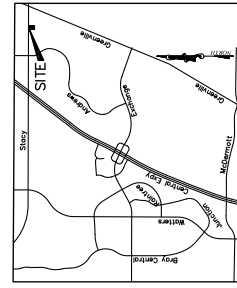
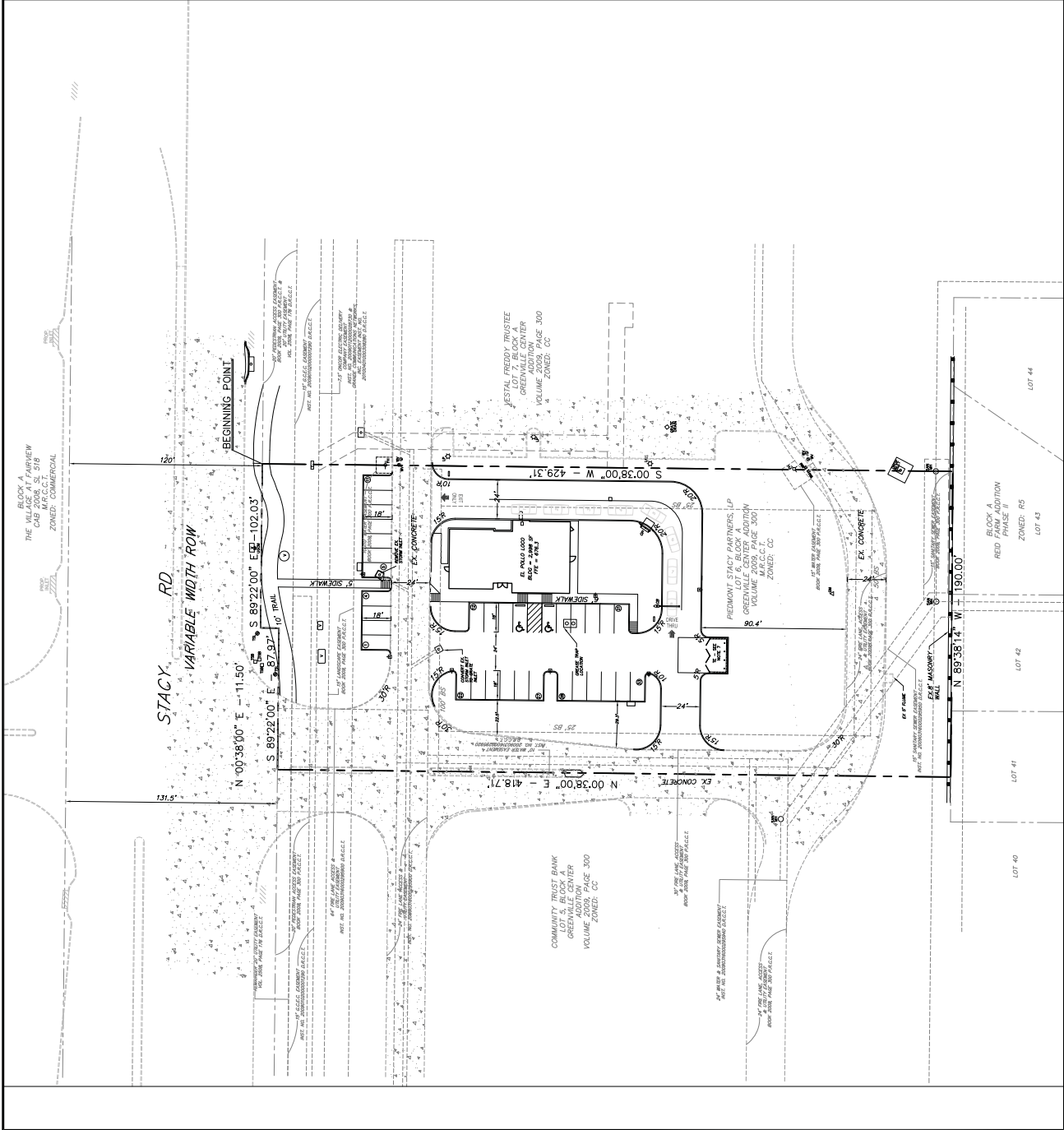
- ### Map Legend
- 200' Notification Buffer
  - Railroad
  - Public Rezone
  - CollinCAD Parcels



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







STACY RD  
VARIABLE WIDTH ROW

BEGINNING POINT

N 00°38'00" E -11.50'  
S 89°22'00" E -102.03'  
S 89°22'00" E -57.93' 10' RAIL

N 00°38'00" E -11.50'  
S 89°22'00" E -102.03'  
S 89°22'00" E -57.93' 10' RAIL

N 00°38'00" E -11.50'  
S 89°22'00" E -102.03'  
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S 89°22'00" E -57.93' 10' RAIL

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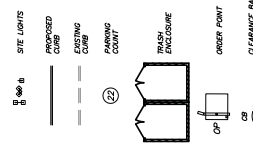
N 00°38'00" E -11.50'  
S 89°22'00" E -102.03'  
S 89°22'00" E -57.93' 10' RAIL

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S 89°22'00" E -57.93' 10' RAIL

N 00°38'00" E -11.50'  
S 89°22'00" E -102.03'  
S 89°22'00" E -57.93' 10' RAIL

SITE DATA FOR EL POLLO LOCO	
LOT AREA	80,440 SF, 1.8512 AC
BUILDING HEIGHT	1 STOREY, 21'-0"
FLOOR AREA	2,988 SF
FLOOR AREA RATIO	0.037
TOTAL IMPERVIOUS AREA	42,001 SF (52.1% COVERAGE)
LANDSCAPED AREA	38,439 SF (47.9% COVERAGE)
EXISTING ZONING	CORPORAL COMMERCIAL - CC
PROPOSED ZONING	RESTAURANT WITH DRIVE THRU
PROPOSED PARKING	30 SPACES (1/100 SF)
PROPOSED MATERIALS	STUCCO

LEGEND



- GENERAL NOTES:
1. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 21C, SUBCHAPTER 21C.01, ARTICLE 1A, SOLID WASTE SECTIONS 4-51 TO 4-56.
  2. APPLICANT SHALL COMPLY WITH ALL ORDINATIONS, CHAPTER 21C, SUBCHAPTER 21C.01, ARTICLE 1A, SOLID WASTE SECTIONS 4-51 TO 4-56.
  3. APPLICANT SHALL COMPLY WITH ALL ORDINATIONS, CHAPTER 21C, SUBCHAPTER 21C.01, ARTICLE 1A, SOLID WASTE SECTIONS 4-51 TO 4-56.
  4. APPLICANT SHALL COMPLY WITH ALL ORDINATIONS, CHAPTER 21C, SUBCHAPTER 21C.01, ARTICLE 1A, SOLID WASTE SECTIONS 4-51 TO 4-56.
  5. APPLICANT SHALL COMPLY WITH ALL ORDINATIONS, CHAPTER 21C, SUBCHAPTER 21C.01, ARTICLE 1A, SOLID WASTE SECTIONS 4-51 TO 4-56.
  6. APPLICANT SHALL COMPLY WITH ALL ORDINATIONS, CHAPTER 21C, SUBCHAPTER 21C.01, ARTICLE 1A, SOLID WASTE SECTIONS 4-51 TO 4-56.
  7. APPLICANT SHALL COMPLY WITH ALL ORDINATIONS, CHAPTER 21C, SUBCHAPTER 21C.01, ARTICLE 1A, SOLID WASTE SECTIONS 4-51 TO 4-56.

SUP SITE PLAN  
FOR  
EL POLLO LOCO  
LOCATED AT  
386 EAST STACY ROAD  
LOT 6, BLOCK A  
OF THE  
GREENVILLE CENTER ADDITION  
1.8512 ACRES  
ALLEN, TEXAS 75013  
COLLIN COUNTY

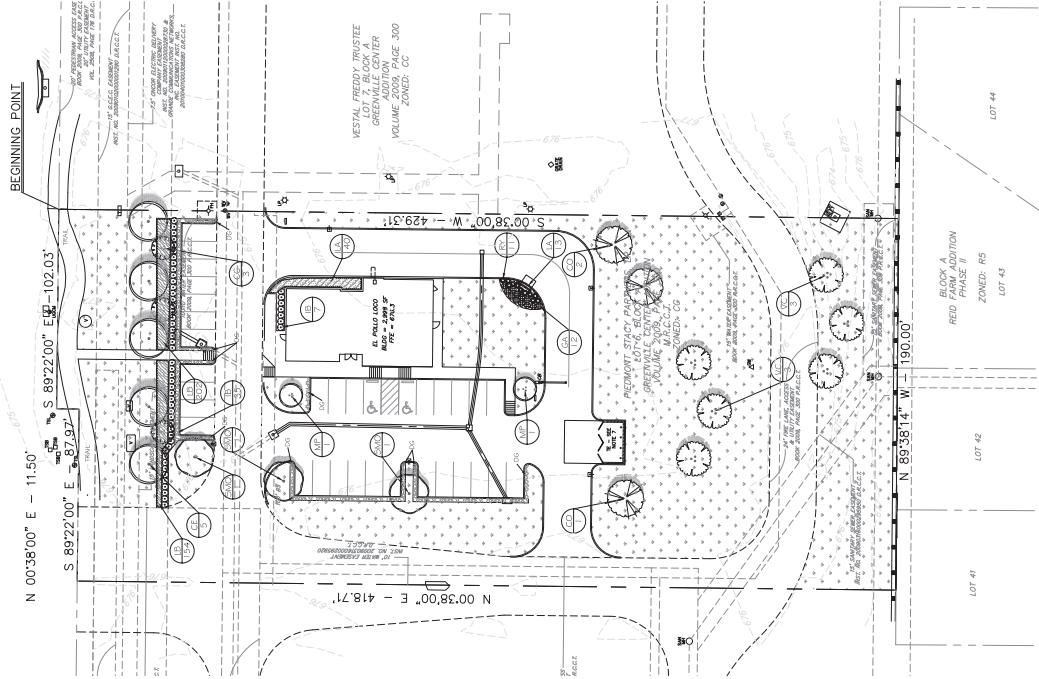
OWNER: REDMONT CAPITAL  
3040 CARROLL STREET, STE. 445  
ALLEN, TEXAS 75013  
PHONE: (214) 879-1125

APPLICANT: EL POLLO LOCO  
18477 HILL & DALL STREET  
ALLEN, TEXAS 75013  
PHONE: (214) 386-4004  
CONTACT: FRANK RICE

ENGINEER: KIM W. WILSON, P.E.  
1000 W. WILSON STREET, SUITE 110  
ALLEN, TEXAS 75013  
PHONE: (214) 386-4004  
FAX: (214) 386-4004  
E-MAIL: KIM@KIMWILSON.COM  
ENGINEERING FIRM REGISTRATION NUMBER: F-3007

SUBMITTED: 09/11/2015  
REVISED: 11/13/2015

STACY RD  
120' ROW



## PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CA.	SIZE	QTY.
	CC	Eastern Redbud / Cercis canadensis	CONT.	3'CA	6'-10' HL.	3
	MP	Mexican Plum / Prunus mexicana	CONT.	3'CA	10'-12' HL.	2
	SMO	Shrevea Oak / Quercus shumardii	CONT.	3'CA	10'-12' HL.	3
	CO	Chickadee Oak / Quercus michauxii	CONT.	3'CA	10'-12' HL.	3
	CZ	Cedar Elm / Ulmus crassifolia	CONT.	3'CA	10'-12' HL.	5
	VC	Chinese Elm / Ulmus parvifolius	CONT.	3'CA	6'-8' HL.	6
	GA	Glossy Abies / Abies grandifolia	CONT.	3'CA	6'-8' HL.	12
	RY	Red Yucca / Yucca elata	3 gal			11
	IB	Indigo Bush / Indigofera tinctoria	3 gal			54
	LA	Adiantum / Adiantum species	1 gal			153
	LB	Blueberry / Vaccinium species	1 gal			356
	DC	Deciduous Grass / Cyperus alternifolius	1 gal			36,025 #
	DC	Decomposed Granite Gravel	2			733 #

## GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for removing all vegetation and leaving all landscape areas at four inches below final grade. The Landscape Designer shall provide a detailed landscape plan for each planting area, including all plantings, hardscape, and irrigation. The Contractor shall provide a detailed landscape plan for each planting area, including all plantings, hardscape, and irrigation. The Contractor shall provide a detailed landscape plan for each planting area, including all plantings, hardscape, and irrigation.
2. A three inch depth of fine shredded hardwood mulch will be used as a topdressing for all planting beds and tree rings.
3. Install 1/4 gauge, green steel edging between all planting beds and all turf areas. Also install edging between Asian Jasmine and all other plant materials.
4. Install a 5 ounce weed barrier under all mulched areas - even individual tree rings.
5. Landscape Contractor shall make own plant quantity take-offs using drawings, specifications, and plant schedule. Plant schedule requirements (i.e. spacing) dictate, unless otherwise directed by the Landscape Designer. Landscape Contractor to verify bed measurements and install appropriate quantities as governed by the plant spacing per the schedule. Ensure all minimum requirements of the local governing authority are met (i.e. minimum plant quantities).
6. No substitutions of plant materials will be allowed. If plants are not available, the Landscape Contractor shall notify the Landscape Designer in writing (via proper channels). Plants may be inspected and approved or rejected on the jobsite by the Owner or Owner's Representative.
7. There are no existing plant materials on site as shown.
8. Contractor shall provide automatic underground irrigation to all proposed landscape areas. Irrigation system shall be designed and installed in conformance with all applicable local and state requirements.
9. Contractor shall install steel edging Decomposed Granite Gravel and turf areas.
10. Contractor shall ensure all proposed plants are planted outside the public right-of-way.

SITE LANDSCAPE AREA  
MIN. 10% SITE SHALL BE LANDSCAPE AREA  
40,430 SF TOTAL SITE  
4,843 SF REQUIRED  
35,587 SF PROVIDED (75%)

LANDSCAPE BUFFER  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE

5 SHADE TREES #  
3 ORNAMENTAL TREES REQUIRED  
5 SHADE TREES #  
3 ORNAMENTAL TREES PROVIDED

SURFACE PARKING LOT LANDSCAPING  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE  
1/3 SHADY TREE PER 40 LIN. FT. STREET FRONTAGE

5 SHADE TREES #  
3 ORNAMENTAL TREES REQUIRED  
5 SHADE TREES #  
3 ORNAMENTAL TREES PROVIDED

LANDSCAPE EASEMENT  
AREA WITHIN ESMIT: 2,250 SF  
LANDSCAPE AREA: 1,150 SF (51%)



OWNER: REMONT CAPITAL  
LANDSCAPE DESIGN: SITE 445  
DALLAS, TEXAS 75240  
PHONE: (214) 552-4210  
APPLICANT: EL POLO LOCO  
10000 WEST LOOP SOUTH, SUITE 100  
DALLAS, TEXAS 75240  
CONTACT: NICK WICE  
ENGINEER: DON CONSULTING ENGINEERS, INC.  
2100 WEST LOOP SOUTH, SUITE 100  
DALLAS, TEXAS 75240  
PHONE: (214) 552-4210  
CONTACT: DAVID C. GREGORY, P.E.  
CONTRACTING FIRM REGISTRATION NUMBER: F-907

LANDSCAPE PLAN  
EL POLO LOCO  
LOT 44  
GREENVILLE, TEXAS  
1.8512 ACRES  
386 East Stacy Road  
ALLEN, TEXAS 75013  
COLLIN COUNTY  
SUBMITTED: 09/11/2015

LANDSCAPE PLAN

SCALE 1" = 30'



ARMET DAVIS NEWLOVE &  
ASSOCIATES, AIA ARCHITECTS  
130 S WMC BLVD  
SANTA MONICA, CALIFORNIA 90404  
PH 310 452-5833 FAX 310 452-4742

REV.	DATE	DESCRIPTION
09/24/15	11/04/15	PLANNING COMMENTS #1
		PLANNING COMMENTS #2

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE PURPOSES OF THE PROJECT DESCRIBED HEREIN. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.



EXPIRES 01/31/2016

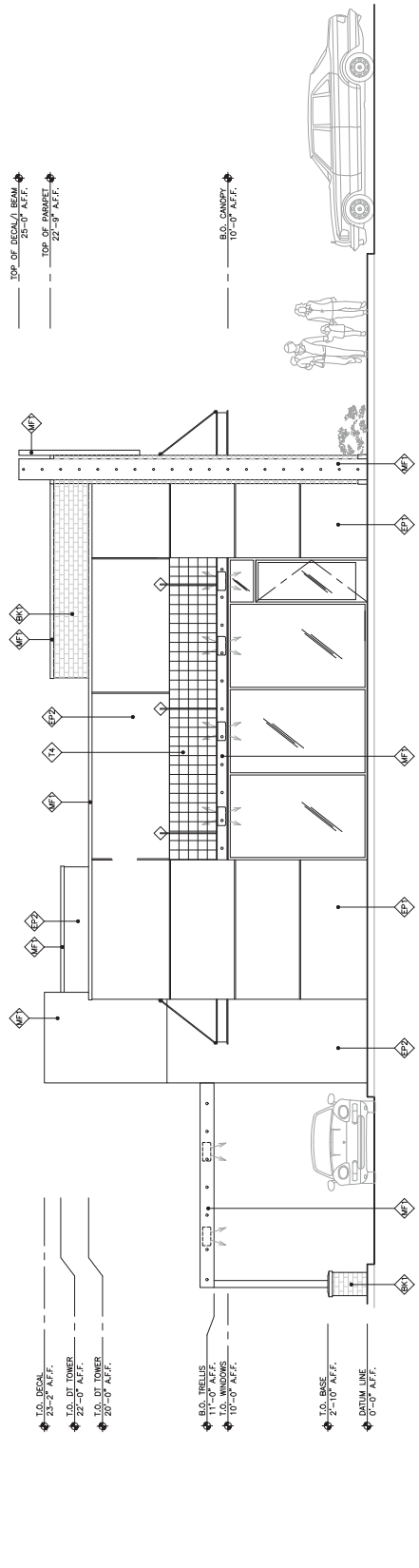


LOCATION  
MDP - PROTOTYPE STD.  
STORE #6143  
385 E STACY RD.  
ALLEN, TX 75002

DATE	09/10/15
DESIGNED BY	11-4-413
DRAWN BY	11-4-413
CW	

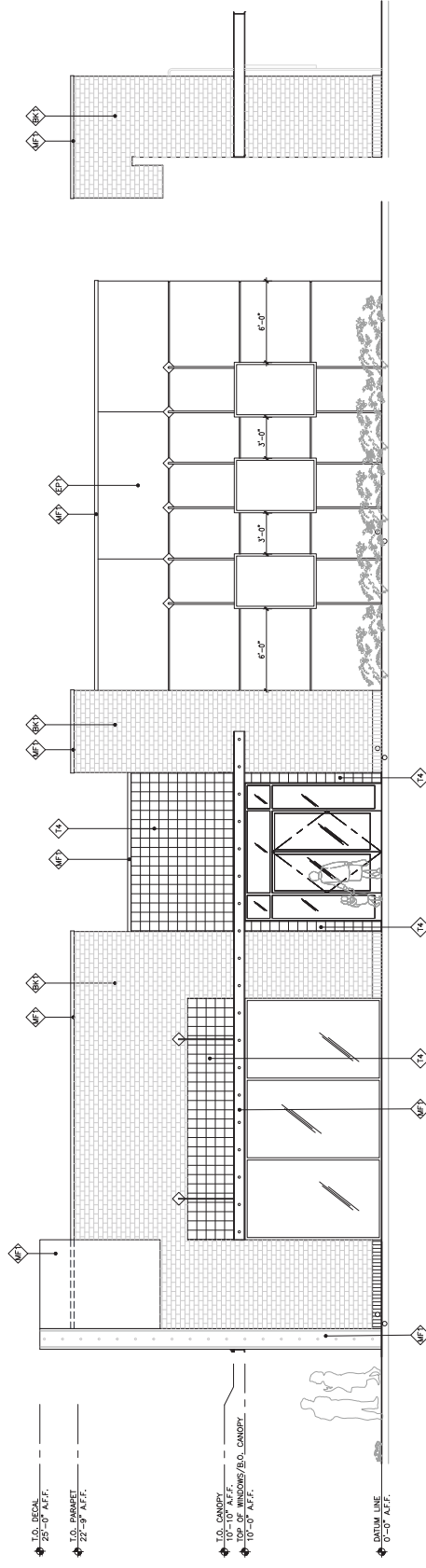
ELEVATIONS

A4



FRONT ELEVATION - NORTH

SCALE 1/4" = 1'-0"



SIDE ENTRY ELEVATION - WEST

SCALE 1/4" = 1'-0"

LEGEND

- SW 7017 DORAN GRAY  
EXTERIOR GRADE S&W GLASS FINISH  
DOORS - EXTERIOR GRADE S&W GLASS FINISH  
EXTERIOR GRADE DOORSELL FINISH
- DANN EMERGES - DESIRED BOAT ANCHOR  
EXTERIOR GRADE DOORSELL FINISH
- MATERIAL BRICK & BLOCK - THIN BRICK, SHOWN IN SERIES (TWO)  
CONCRETE BLOCK - EXTERIOR GRADE S&W GLASS FINISH  
WOODS: SPEC. MAX. TYPE #114 SLATE, JOINT WIDTH: 1/8"
- CONCRETE: SPEC. MAX. TYPE #114 SLATE, JOINT WIDTH: 1/8"
- 25% BLACK & WHITE, 25% RED, 25% BLUE, 25% YELLOW  
RANDOMLY MIX THE FOLLOWING COLORS: COLLECTION, PATCHWORK, 8" X 8"  
CONCRETE: SPEC. MAX. TYPE #114 SLATE, JOINT WIDTH: 1/8"
- GROUP: MAPS 19 PINK, GRAY, JOINT WIDTH: 1/8"
- HOT-ROLLED STEEL - BLACKENED (DARK BLUE)
- FINISHES BY VENDOR FINISH TO MATCH WF-1

NOTE: 3-PART STUCCO TO BE USED



ARNET DAVIS NEWLOVE &  
ASSOCIATES, AIA ARCHITECTS  
1330 S MAPLE BLVD.  
SANTA MONICA, CALIFORNIA 90404  
PH 310 452-5833 FAX 310 452-4142

REV.	DATE	DESCRIPTION
09/24/15	11/24/15	PLANNING COMMENTS #1
		PLANNING COMMENTS #2

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECTS OF THE STATE OF CALIFORNIA. THE ARCHITECT'S SEAL IS A REQUIREMENT OF THE BOARD OF ARCHITECTS OF THE STATE OF CALIFORNIA. THE ARCHITECT'S SEAL IS A REQUIREMENT OF THE BOARD OF ARCHITECTS OF THE STATE OF CALIFORNIA. THE ARCHITECT'S SEAL IS A REQUIREMENT OF THE BOARD OF ARCHITECTS OF THE STATE OF CALIFORNIA.



EXPIRES 01/31/2016

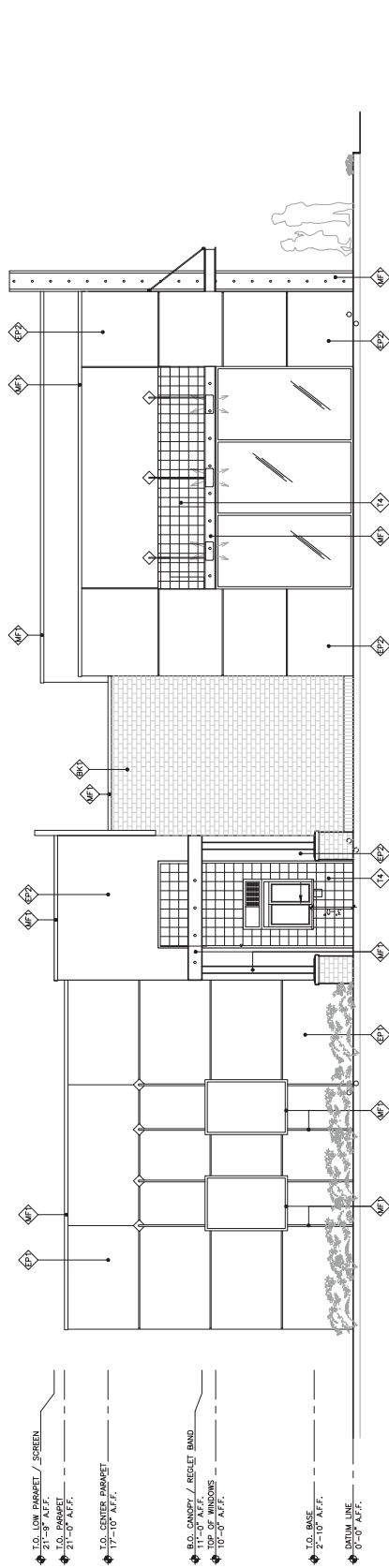


LOCATION  
MDP - PROTOTYPE STD.  
STORE #6143  
385 E STACY RD.  
ALLEN, TX 75002

DATE	09/10/15
BY	11-4-143
TRAINING	11-4-143
CW	11-4-143

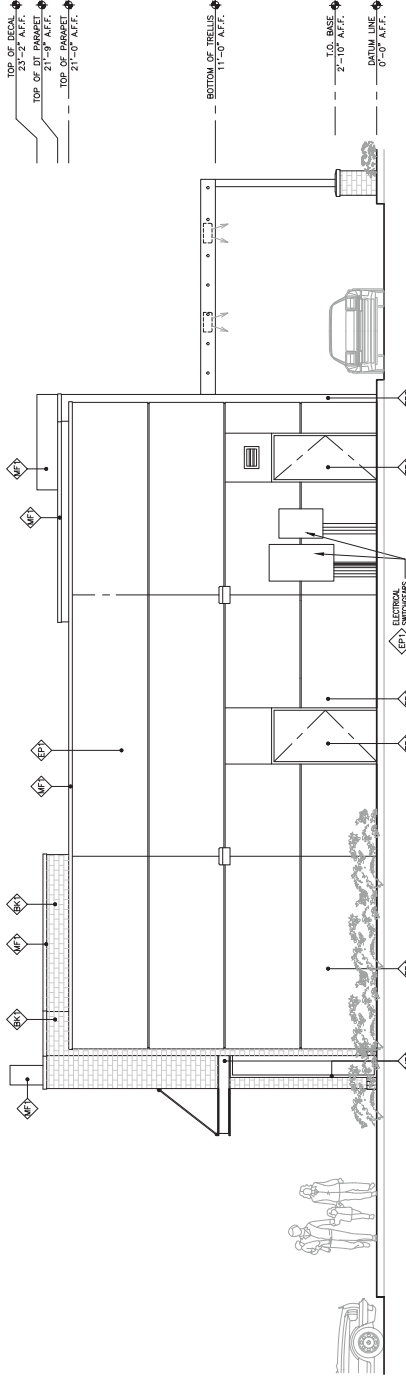
ELEVATIONS
PD/TF

A5



DRIVE-THRU ELEVATION - EAST

SCALE: 1/4" = 1'-0"



REAR ELEVATION - SOUTH

SCALE: 1/4" = 1'-0"

LEGEND

- 61 SHERRILL WILLIAMS - SW 7017 DORAN DRIVE, DALLAS, TEXAS 75231
- 62 DANN LEMMONS - 10000 W. 10TH AVE, DALLAS, TEXAS 75243
- 63 DANN LEMMONS - 10000 W. 10TH AVE, DALLAS, TEXAS 75243
- 64 DANN LEMMONS - 10000 W. 10TH AVE, DALLAS, TEXAS 75243
- 14 DANN LEMMONS - 10000 W. 10TH AVE, DALLAS, TEXAS 75243
- 65 DANN LEMMONS - 10000 W. 10TH AVE, DALLAS, TEXAS 75243
- 66 DANN LEMMONS - 10000 W. 10TH AVE, DALLAS, TEXAS 75243

NOTE: 3-PART STUDIOS TO BE USED







<b>PLANNING &amp; ZONING COMMISSION</b> <b>AGENDA COMMUNICATION</b>
---

**AGENDA DATE:** December 15, 2015

**SUBJECT:** Public Hearing - Conduct a Public Hearing and consider a request to change the zoning of Lot 1, Block A, Allen Watters – NTB Addition, City of Allen, Collin County, Texas, generally located south of McDermott Drive and west of Watters Road (commonly known as 270 S. Watters Road), from Shopping Center SC to a Planned Development with a base zoning of Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, and Building Elevations. (Z-8/24/15-58) [Vera Watters Creek]

**STAFF RESOURCE:** Tiffany McLeod, AICP  
Senior Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** General Development Plan Approved – November, 2010  
Preliminary Plat Approved – January, 2011  
Final Plat Approved – February, 2011

**LEGAL NOTICES:** Public Hearing Sign – December 4, 2015  
Public Hearing Notices – December 4, 2015

**ANTICIPATED COUNCIL DATE:** January 12, 2016

**BACKGROUND**

The property is located south of McDermott Drive and west of Watters Road; and commonly known as 270 S. Watters Road. The properties to the west and south are zoned Planned Development PD No. 55 Office/Multi-family Residential (O/MF). The properties to the north are Shopping Center (SC). The properties to the east are zoned Shopping Center (SC) and Planned Development PD No. 55 Commercial/Office (C/O).

The property is currently zoned Shopping Center. The applicant is requesting to create a Planned Development for an urban style multi-family residential development.

The property is approximately 6.06± acres. The attached Concept Plan shows a 286,817 square foot building with structured parking garage. There are a total of 314 units within the building; comprising of one, two and three bedroom units. The one bedroom units make up 61% of the total units (191 units). The two bedroom units make up 35% of the total units (111 units). The three bedroom units make up 4% of the total units (12 units).

Ninety three percent (93%) of the parking for the development will be provided in the structured parking garage. The remaining 7% of the parking will be provided as surface spaces. The number of parking spaces provided equates to a parking ratio of 1.88 spaces/unit.

There are five (5) access points into the development. Two (2) access points are located on Watters Road. The remaining three (3) access points are provided through existing firelane, access, and utility easements. Deceleration lanes will be constructed on McDermott Drive and Watters Road to manage traffic flow into the site.



Approximately 1.36± acres of open space are provided on the site. The attached Open Space Exhibit shows the open space primarily distributed around the perimeter of the building.

The proposed screening for the property is shown on the attached Screening Plan. It will consist of an existing six foot (6') metal fence along the western and southern property lines, and a six foot (6') metal fence with shrubs and ornamental trees along the eastern and northern property lines.

The primary building materials, shown on the attached Building Elevations, are brick, stone, metal and stucco. The building height varies between 4-5 stories and 54-65 feet in height.

The development regulations include proposed regulations for screening, parking, setbacks, open space, density and building height.

The request has been reviewed by the Technical Review Committee.

### **STAFF RECOMMENDATION**

Staff recommends approval.

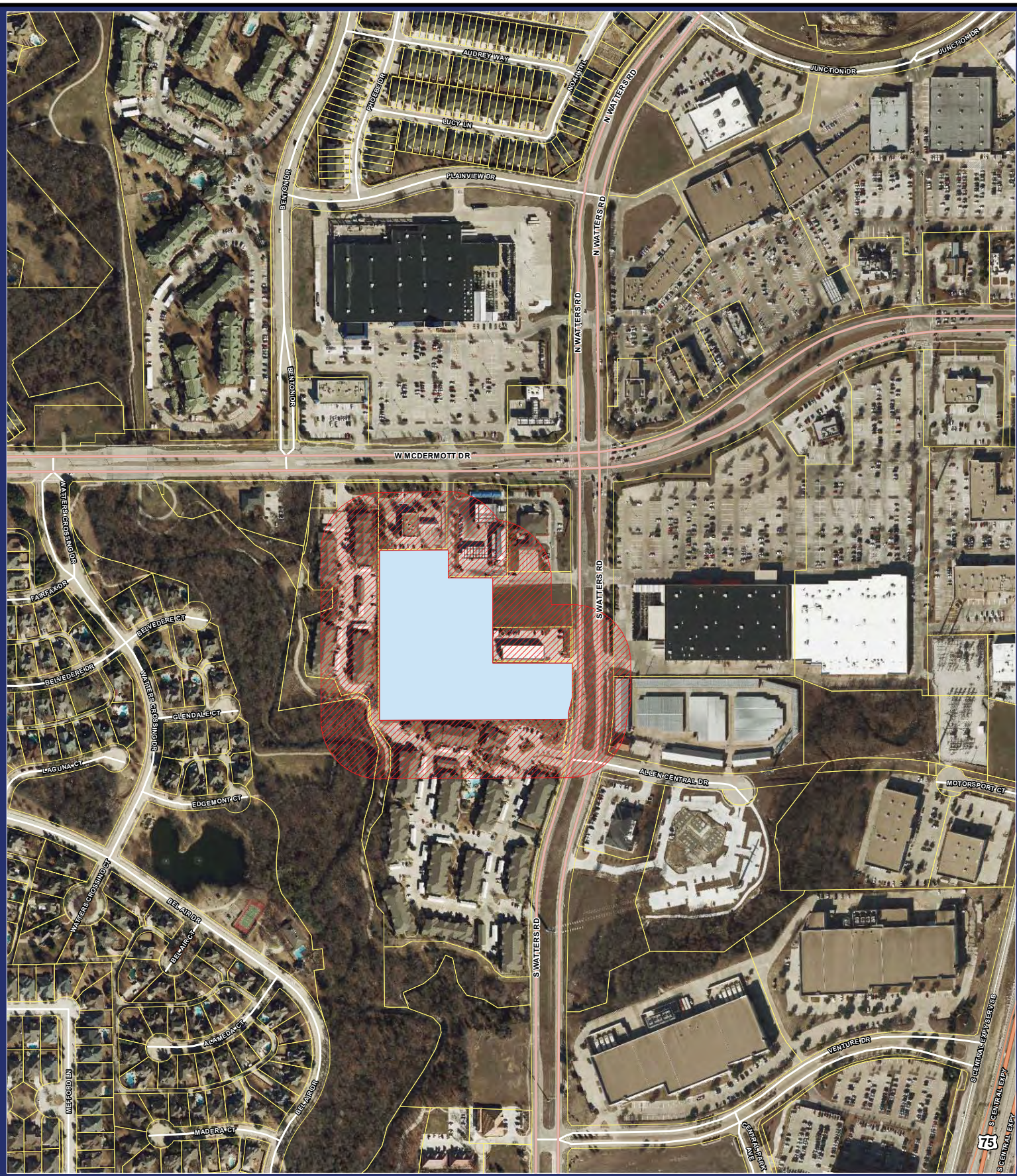
### **MOTION**

*I make a motion to recommend approval of the request to change the zoning of Lot 1, Block A, Allen Watters – NTB Addition, generally located south of McDermott Drive and west of Watters Road and commonly known as 270 S. Watters Road, from Shopping Center SC to a Planned Development with a base zoning of Multi-Family Residential District MF-18, and adopt a Concept Plan, Development Regulations, and Building Elevations for Vera Watters Creek.*





### **ATTACHMENTS**

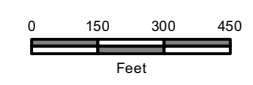
Property Notification Map  
Development Regulations  
Concept Plan  
Open Space Exhibit  
Black and White and Color Building Elevations  
Screening Plan





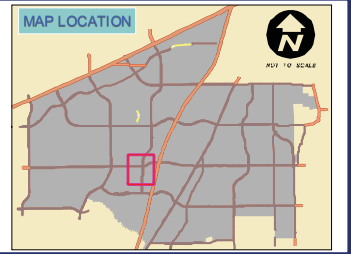
### Map Legend

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



Community Development - GIS  
Date Saved: 12/1/2015

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 VERA WATTERS CREEK**

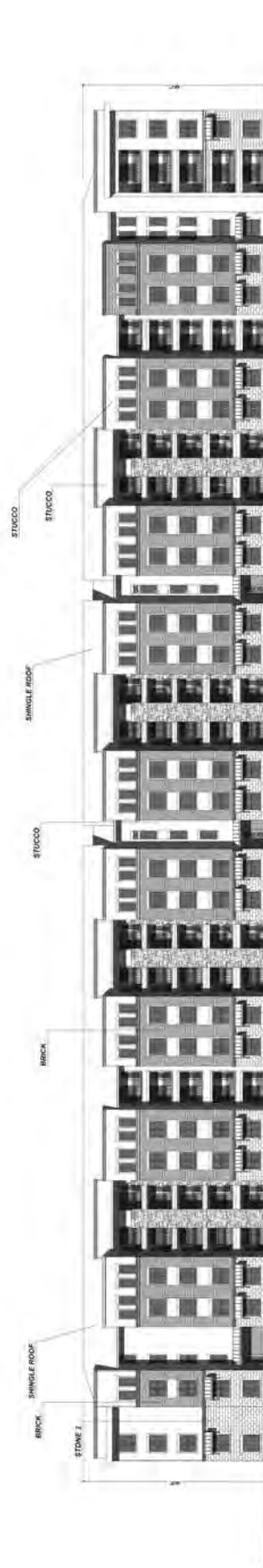
The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Multi-family Residential District MF-18 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 Site Plan approval.
- 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. SCREENING PLAN:** The screening for the Property shall be in general conformance with the Screening Exhibit attached hereto as Exhibit “C”, and incorporated herein by reference, and consist of six foot (6.0’) tall metal fencing with shrubs and ornamental trees along the northern and eastern property boundaries and six foot (6.0’) tall metal fencing on the western and southern property boundaries.
- E. PARKING:** The parking ratio shall be 1.88 spaces per dwelling unit; with a minimum of 90% of the parking provided within the parking structure.
- F. BUILDING SETBACKS:** The building and accessory structures on the Property shall be set back from the property boundaries as shown on the Concept Plan.
- G. MINIMUM LOT AREA/DWELLING UNIT:** The minimum lot area per dwelling unit shall be 840 square feet.
- H. AVERAGE DWELLING UNIT SIZE:** The average dwelling unit size shall be 860 square feet.
- I. MINIMUM OPEN SPACE:** The minimum amount of open space provided on the Property shall be 1.36 acres.
- J. PERCENT LOT COVERAGE:** The maximum percent lot coverage shall be 55%.
- K. DENSITY:** The maximum density shall be 52 dwelling units per acre.
- L. BUILDING HEIGHT:** The maximum building height shall be five (5) stories; but in no case taller than 65 feet.

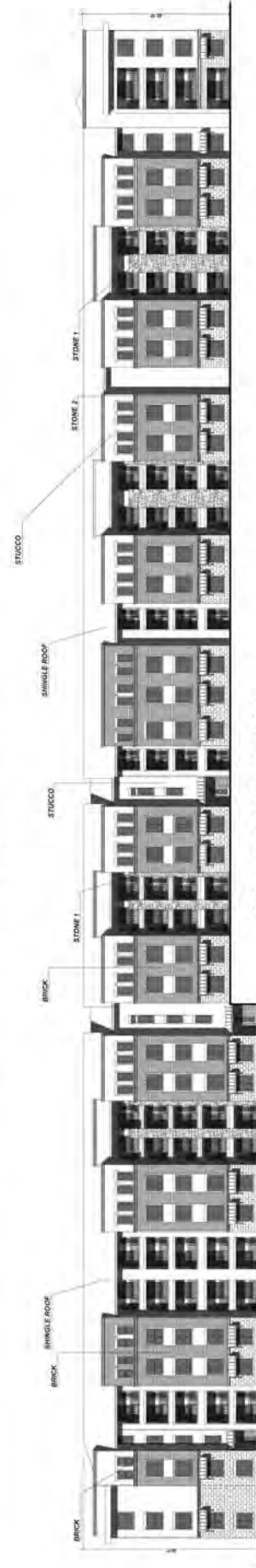








WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



VERA WATTERS CREEK

DAVIS DEVELOPMENT

ALLEN, TX

11/24/2015

HPA#15173



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639  
www.humphreys.com marketing@humphreys.com  
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE  
TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

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WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

VERA WATTERS CREEK  
DAVIS DEVELOPMENT  
ALLEN, TX

11/24/2015

HPA#15173



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TORONTO EDMONTON MONTICELLO DUBAI HANOI

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## EAST ELEVATION

SCALE: 1/16" = 1'-0"

0' 16' 32' 64'

## ELEVATION PLANS

### VERA WATTERS CREEK

### DAVIS DEVELOPMENT

ALLEN, TX

11/24/2015

HPA#15173



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All dimensions are in feet and inches unless otherwise noted.  
All dimensions are to the center of the member unless otherwise noted.  
All dimensions are to the finished surface unless otherwise noted.  
All dimensions are to the center of the member unless otherwise noted.  
All dimensions are to the center of the member unless otherwise noted.

**CLIENT:**  
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TX Morrow Construction, Inc.  
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FOR REVIEW
VERA WATTERS CREEK
ALLEN TEXAS
FOR NUMBER: TEAM: AOKS
SCREENING EXHIBIT
EX. A



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
--

**AGENDA DATE:** December 15, 2015

**SUBJECT:** Conduct a Public Hearing and consider amendments to Allen Land Development Code relating to: Section 4.20.2 “Schedule of Principle Uses” relating to “Public Service Facility”.

**STAFF RESOURCE:** Patrick Blaydes  
Planner

**PREVIOUS BOARD/  
COUNCIL ACTION** N/A

**PUBLIC NOTICE:** Newspaper Notice: Published November 26, 2015

**ANTICIPATED CITY COUNCIL DATE:** January 12, 2016

**BACKGROUND**

The Allen Land Development Code (ALDC) is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws.

Attached is a “red-lined” version of the proposed amendments. Existing language is in black text, changes are shown in red.

The proposed amendments have gone through a review and refinement process with participation from City attorneys.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to recommend approval of the proposed amendments to the Allen Land Development Code.*

**ATTACHMENTS**

Red-lined version of proposed ALDC amendments  
Newspaper Notice

ALDC Amendments Red-Lined Version

Summary: The ALDC is being amended to better locate public service facilities here in Allen.

RESIDENTIAL USES											TYPE OF USE	NON-RESIDENTIAL DISTRICTS												
R1	R1.5	R-2	R-3	R-4	R-5	R-6	R-7	TH	MF-12	MF18		MH	AO	GO	O	LR	SC	LC	GB	CC	IT	LI	HI	CF
												Public Service Facility	X	S	S	X	X	X	X	X	S	X	X	X

**CITY OF ALLEN  
NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the Planning & Zoning Commission and the Allen City Council will conduct public hearings at their regular meetings as follows in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas:

Planning & Zoning Commission  
Allen City Council

December 15th, 2015	7:00 p.m.
January 12th, 2015	7:00 p.m.

The purpose of the hearing is to receive comment from interested members of the public regarding proposed amendments to the Allen Land Development Code relating to: Section 4.20.2 “Schedule of Principle Uses” relating to “Public Service Facility”.

The public is invited to attend and participate or submit written comments. For further information, contact the Department of Community Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Patrick Blaydes at [pblaydes@cityofallen.org](mailto:pblaydes@cityofallen.org).

TO BE PUBLISHED IN THE ALLEN AMERICAN ON **November 26th, 2015**

E-MAIL TO [slake@acnpapers.com](mailto:slake@acnpapers.com) (PLEASE CONFIRM RECEIPT BY E-MAIL TO [pconway@cityofallen.org](mailto:pconway@cityofallen.org))

**CHARGE TO: 45169 (City Secretary)**