



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 2, 2016 – 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 July 26, 2016, 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 July 19, 2016, regular meeting.

Regular Agenda

3. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lot 1-R, Block A, Allen Watters-NTB Addition, generally located south of McDermott Drive and west of Watters Road. (FP-6/8/16-45) [Allen Watters NTB Addition]
4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lot 3R, Block A, Textet Addition, generally located north of Ridgemont Drive and west of Greenville Avenue (RP-6/27/16-50) [Allen IntelliEpi Addition]
5. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations and adopt a Concept Plan and Building Elevations for Lot 2R, Block 1, Allen Station Business Park #2, commonly known as 1379 Andrews Parkway; generally located north of Exchange Parkway and west of Andrews Parkway, and within the Planned Development PD-58 Light Industrial LI zoning district. (Z-5/18/16-40) [Simply Storage]
6. Public Hearing – Conduct a Public Hearing and consider a request for an amendment to the Allen Land Development Code, Section 6.06.11 “Solar Panels”.

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, July 29, 2016 at 5:00 pm.

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 7/26/2016 City Council Meeting

- There were no items taken to the July 26, 2016, City Council Meeting.



PLANNING AND ZONING COMMISSION

Regular Meeting

July 19, 2016

ATTENDANCE:

Commissioners Present:

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

Absent:

Ben Trahan, 1st Vice-Chair

City Staff Present:

Shawn Poe, PE, Assistant Director of Engineering
Madhuri Kulkarni, AICP, Senior Planner
Julie Doshier, 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 July 12, 2016, 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 July 5, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Motion: **Upon a motion by Commissioner Mangrum, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. General Development Plan – Consider a request for a General Development Plan for Allen ISD Elementary #18, being 93.56+/- acres situated in the F. Dosser Survey, Abstract No. 280 and the George Phillips Survey, Abstract No. 701, City of Allen, Collin County, Texas; generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (GDP-2/16/16-15) [Allen ISD Elementary #18]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a General Development Plan for Allen ISD Elementary #18.

The property is generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. The properties to the north are zoned Planned Development PD No. 92 Corridor Commercial CC and Community Facilities CF. The properties to the west are zoned Community Facilities CF and Planned Development PD No. 92 Single-Family Residential District R-3. The properties to the south are zoned Planned Development PD No. 92 Single-Family Residential District R-3, Planned Development PD No. 92 Single-Family Residential District R-5, and Planned Development PD No. 92 Single-Family Residential District R-7. To the east (across Chelsea Boulevard), the property is zoned Agriculture Open Space AO.

Ms. Kulkarni said that the property is currently zoned Agriculture Open Space AO. A General Development Plan (GDP) associated with this property shows the general plan of development, including the street layouts and lots. The proposed GDP is for 93.56± acres and shows two lots. Lot 1 is 14.46± acres for the Allen Elementary School #18 site. An alternative screening request was recently approved for this site in June, 2016. Lot 2 is 79.10± acres and is shown as a proposed single-family residential development. The elementary school is permitted by right in the Agriculture Open Space AO district. The proposed single-family residential use will require a zone change prior to development.

Ms. Kulkarni pointed out the three access points into the site – two access points on Chelsea Boulevard and one access point on Ridgeview Drive.

The GDP has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code.

Chairman Cocking asked if Street B would connect to Street R. He said it looked like the pavement stopped at that intersection.

Ms. Kulkarni answered yes, Street B will connect to Street R.

Commissioner Orr asked if this development would impact the construction of Ridgeview Drive.

Ms. Kulkarni said that eventually Ridgeview Drive will be completed, but it will be constructed when the single-family residential portion develops.

Motion: **Upon a motion by Commissioner Mangrum, and a second by 2nd Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the General Development Plan for Allen ISD Elementary #18, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard.**

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 7:07 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Madhuri Kulkarni, AICP, Senior Planner

Director's Report from 7/12/2016 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance amending Portions of Planned Development No. 92 to Add "Office" Use and "Medical and Dental Office" use for the property known as Lots 5-9, Block B, Starcreek Commercial, generally located south of Sam Rayburn Tollway and east of Watters Road, for Starcreek, was approved.
- The request to conduct a Public Hearing and Adopt an Ordinance amending the Development Regulations of Planned Development No. 105 and adopt a Concept Plan and Building Elevations relating to the 20.592± acre portion of Planned Development No. 105 located in the D. Nix Survey, Abstract No. 668, the M. See Survey, Abstract No. 543, and the T. Kennedy Survey, Abstract No. 500, generally located on the northeast corner of Alma Drive and Bethany Drive, for Connemara Crossing, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the base zoning of Planned Development No. 104 from Community Facilities to Single Family Residential R-7, and adopt a Concept Plan, Development Regulations, and Building Elevations for the property known as Lot 1, Block 1, Bethany Worship Addition, generally located on the northeast corner of Rivercrest Boulevard and Greenville Avenue, for Rivercrest Park, was approved, with the condition to change the emergency access point to a full access point on Greenville Avenue.
- The request to conduct a Public Hearing and adopt an Ordinance amending the base zoning of Planned Development No. 5 from Shopping Center to Multi-Family Residential MF-18, and adopt a Concept Plan, Development Regulations, Landscape Plan, and Building Elevations, for 6.557± Acres located in the Peter Wetsel Survey, Abstract No. 990; generally located on the northwest corner of Main Street and Fountain Gate Drive, for Fountain Gate Senior Living, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 2, 2016

SUBJECT: Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lot 1-R, Block A, Allen Watters-NTB Addition, generally located south of McDermott Drive and west of Watters Road. (FP-6/8/16-45) [Allen Watters NTB Addition]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Preliminary Plat Approved – January, 2011
Final Plat Approved – March, 2011
Rezoning Approved – January 2016

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

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 zoned Shopping Center SC. The properties to the east are zoned Shopping Center SC, and further east (across Watters Road), zoned Planned Development PD No. 55 Commercial/Office C/O.

The property is currently zoned Planned Development PD No. 122 Multi-Family Residential MF-18. A PD Amendment for an urban style multi-family residential development, known as Vera Watters, was approved in January 2016. A Site Plan for the development was approved in June, 2016. Platting is the last step in the development process.

The Replat shows a 6.060± acre lot. 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. The plat also shows easements required for development.

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

STAFF RECOMMENDATION

Staff recommends approval.

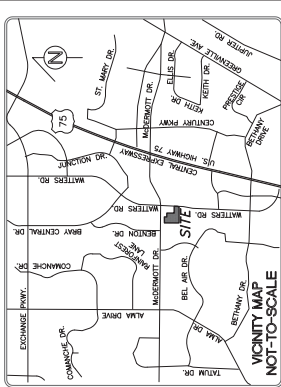
MOTION

I make a motion to approve the Replat for Lot 1-R, Block A, Allen Watters-NTB Addition, generally located south of McDermott Drive and west of Watters Road.

ATTACHMENTS

Replat

McDERMOTT DR.



LEGEND
PLAN REVISIONS
DATE
BY
CHECKED
VOLUME & PAGE
X SET

NOTES
1. THE PURPOSE OF THIS REPEAT IS TO CREATE NEW EASEMENTS AND ABANDON SOME EXISTING EASEMENTS.
2. THE EASEMENTS SHOWN ON THIS REPEAT ARE FOR THE CITY OF ALLEN, TEXAS, NORTH CENTRAL ZONE 4222, COORDINATE SYSTEM, NAD 83.

FLOOD NOTE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP FOR THE CITY OF ALLEN, TEXAS, NORTH CENTRAL ZONE 4222, THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE SAME OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS SHALL NOT BE DETERMINED ON THE PART OF THE SURVEYOR.

NO.	BEARING	DISTANCE
L1	S 00°00'00" E	17.75'
L2	S 13°37'54" W	51.31'
L3	S 02°39'07" W	21.54'

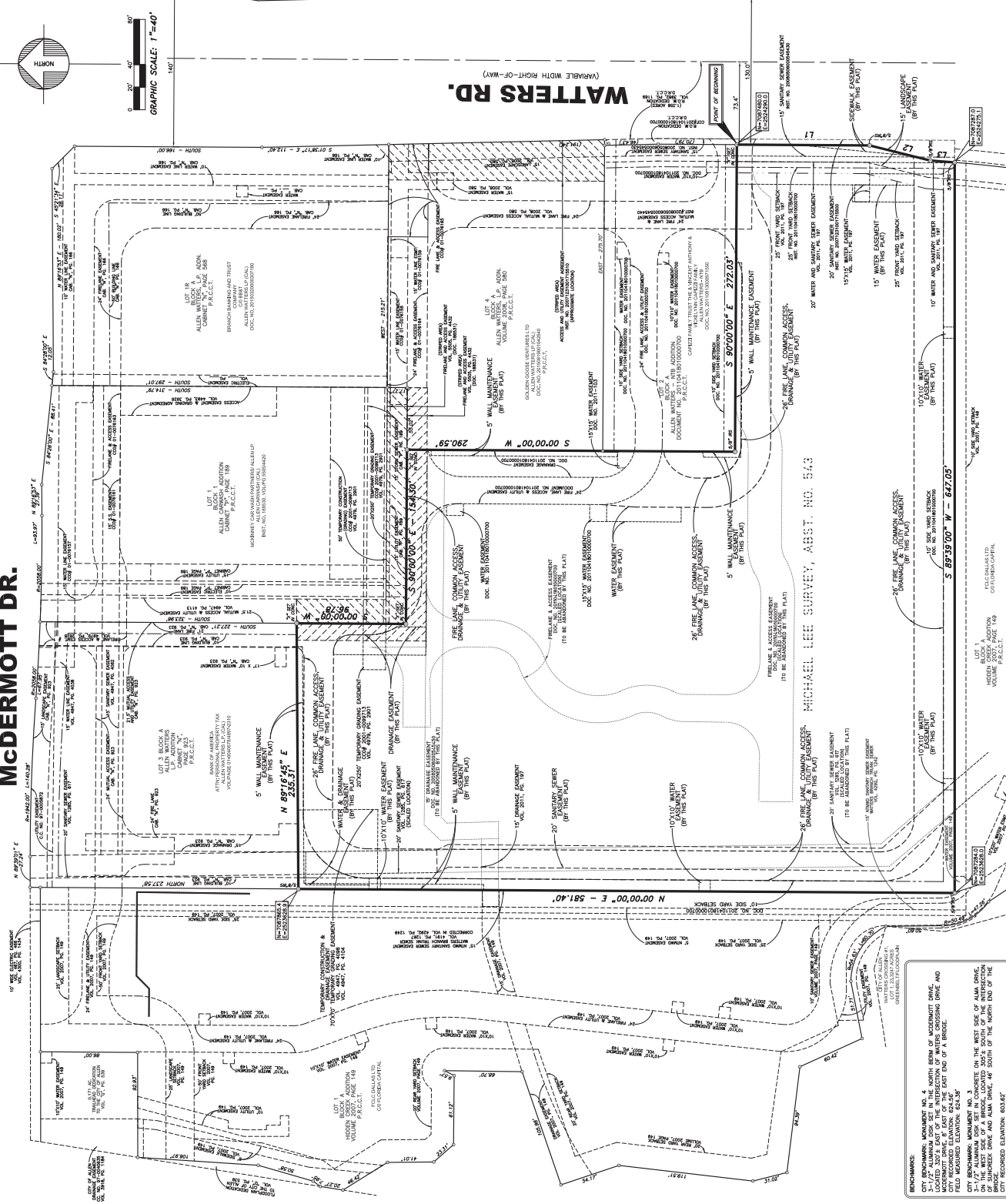
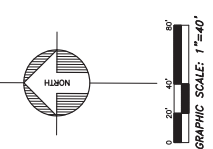
SURVEYOR
BLUE SKY SURVEYING AND MAPPING CORPORATION
10101 MORROW ROAD
DALLAS, TEXAS 75243
(214) 358-4800
CONTACT: RANDY REBER, P.E.

OWNER
DO WATERS & COMPANY, LLC
10701 STATION DRIVE, SUITE 118
STOCKBRIDGE, GEORGIA 30281
(888) 980-7700
CONTACT: FRED WATERS, VICE PRESIDENT

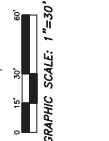
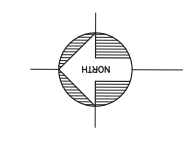
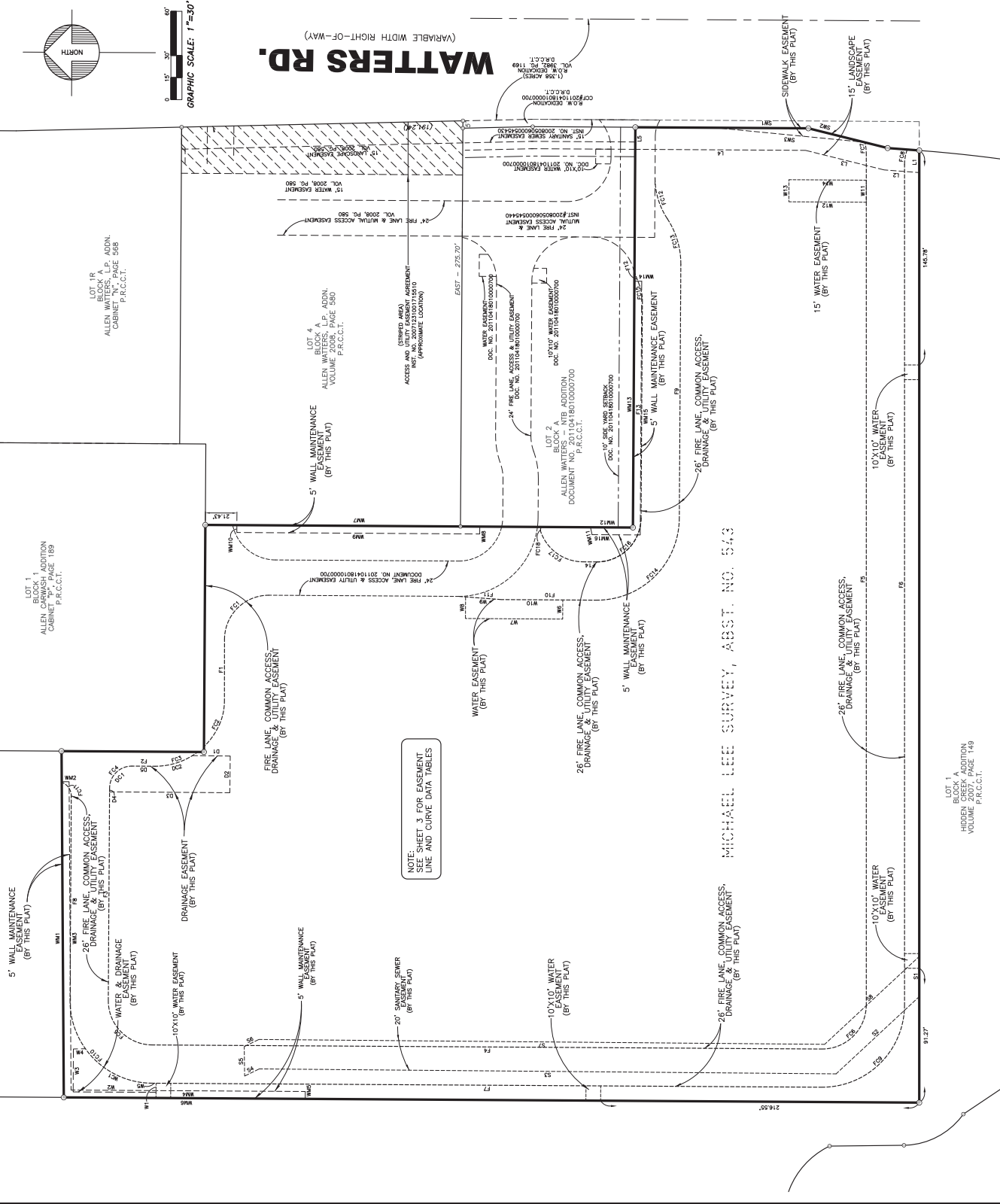
REPEAT
LOT 1, BLOCK A
ALLEN WATERS - NTB ADDITION

BEING A REPEAT OF
LOT 1, BLOCK A
ALLEN WATERS - NTB ADDITION
BEING 6.080 ACRES OUT OF THE
MICHAEL LEE SURVEY, ABST. NO. 543
CITY OF ALLEN, COLLIN COUNTY, TEXAS

CITY FILE NO.



REMARKS
1. THIS PLAT IS A REPEAT OF THE PLAT FOR LOT 1, BLOCK A, ALLEN WATERS - NTB ADDITION, BEING 6.080 ACRES OUT OF THE MICHAEL LEE SURVEY, ABST. NO. 543, CITY OF ALLEN, COLLIN COUNTY, TEXAS, DATED JULY 26, 2016.
2. THE EASEMENTS SHOWN ON THIS REPEAT ARE FOR THE CITY OF ALLEN, TEXAS, NORTH CENTRAL ZONE 4222, COORDINATE SYSTEM, NAD 83.
3. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE SAME OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS SHALL NOT BE DETERMINED ON THE PART OF THE SURVEYOR.



WATTERS RD.
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1-R, BLOCK A
ALLEN WATTERS, L.P. ADDN.
CABINET TYP. PAGE 189
P.R.C.C.T.

LOT 2-R, BLOCK A
ALLEN WATTERS, L.P. ADDN.
VOLUME 25, PAGE 580
P.R.C.C.T.

LOT 1-R, BLOCK A
ALLEN WATTERS, L.P. ADDN.
CABINET TYP. PAGE 189
P.R.C.C.T.

LOT 2-R, BLOCK A
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LOT 2-R, BLOCK A
ALLEN WATTERS, L.P. ADDN.
VOLUME 25, PAGE 580
P.R.C.C.T.

NOTE:
SEE SHEET 3 FOR EASEMENT
LINE AND CURVE DATA TABLES

MICHAEL LEE SURVEY, ABST. NO. 543

REPLAT
LOT 1-R, BLOCK A
ALLEN WATTERS - NTB ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A
ALLEN WATTERS - NTB ADDITION
BEING 6.060 ACRES OUT OF THE
MICHAEL LEE SURVEY, ABST. NO. 543
CITY OF ALLEN, COLLIN COUNTY, TEXAS

CITY FILE NO. _____

SHEET 2 OF 3
(EASEMENT ANNOTATIONS)
JULY 26, 2016

OWNER
DO WATERS & SONS, LLC
4000 W. WATERS RD.
STONEDALE, TEXAS 75787
CONTACT: FRED WATERS, VICE PRESIDENT

ENGINEER/APPLICANT
BURRESS & NIPLE
10701 W. WATERS RD.
STONEDALE, TEXAS 75787
CONTACT: FRED WATERS, VICE PRESIDENT

SURVEYOR
BLUE SKY SURVEYING AND MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75249
(214) 358-4500
DANIEL BURRESS, SURVEYOR
REGISTERED PROFESSIONAL SURVEYOR
CONTACT: DANIEL BURRESS, P.E.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 2, 2016

SUBJECT: Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lot 3R, Block A, Texet Addition, generally located north of Ridgemont Drive and west of Greenville Avenue (RP-6/27/16-50) [Allen IntelliEpi Addition]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – December, 1984
City Initiated Rezoning from LI to HI Approved – June, 2013

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

BACKGROUND

The property is generally located north of Ridgemont Drive and west of Greenville Avenue. The properties to the north, west (across the DART right-of-way), south (across Ridgemont Drive), and east are zoned Light Industrial LI.

The property is zoned Heavy Industrial HI. The Site Plan shows one building for office, manufacturing, and warehouses uses (for Intelligent Epitaxy Technology), and is currently being reviewed. Platting is the last step in the development process.

The Replat shows a 7.576± acre lot. There are two (2) access points into the development, both on Ridgemont Drive. 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 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 of Lot 3R, Block A, Texet Addition, generally located north of Ridgemont Drive and west of Greenville Avenue, for Allen IntelliEpi Addition.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 2, 2016

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations and adopt a Concept Plan and Building Elevations for Lot 2R, Block 1, Allen Station Business Park #2, commonly known as 1379 Andrews Parkway; generally located north of Exchange Parkway and west of Andrews Parkway, and within the Planned Development PD-58 Light Industrial LI zoning district. (Z-5/18/16-40) [Simply Storage]

STAFF RESOURCE: Madhuri Kulkarni, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** Preliminary Plat Approved – January, 2001
Final Plat Approved – December, 2005
PD-58 Amendment Approved – December, 2007
Replat Approved – June, 2010
Replat Approved – July, 2015

LEGAL NOTICES: Public Hearing Sign – July 21, 2016
Public Hearing Notices – July 22, 2016

ANTICIPATED CITY COUNCIL DATE: August 23, 2016

BACKGROUND

The property is generally located north of Exchange Parkway and west of Andrews Parkway. The property to the north is zoned Planned Development PD No. 103 Shopping Center SC. The properties to the east (across Andrews Parkway) and south are zoned Planned Development PD No. 58 Light Industrial LI. The property to the west (across the DART right-of-of-way) is zoned Planned Development PD No. 58 Shopping Center SC.

The applicant is proposing to develop the 3.462± acre lot for a mini-warehouse/public storage facility. The property is zoned Planned Development PD No. 58 Light Industrial LI. The applicant is proposing to amend the Development Regulations, and adopt a Concept Plan and Building Elevations for the property.

The proposed mini-warehouse building is approximately 143,901 square feet, with a 1,000 square feet being dedicated for office use. The building will be 3 stories with a maximum height of 40 feet.

The parking provided exceeds the *Allen Land Development Code (ALDC)* parking requirement. Additionally, two loading areas are proposed for the building. There is a loading area on the southern side of the building, with three loading spaces, which meets *ALDC* standards. There is also an additional loading area on the northern side. Both loading areas are screened with an 8' masonry screening wall and enhanced landscaping.

Screening for the property will consist of an eight foot (8') wrought-iron screening fence on the northern and western property lines.

There are two points of access into the development; both on the 24' Fire Lane, Access, and Utility Easement on the eastern side of the property.

The attached building elevations show brick and glass as the primary exterior building materials.

The attached development regulations include language regarding the additional permitted use, screening, hours of operation, and other special zoning provisions.

The PD Amendment request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

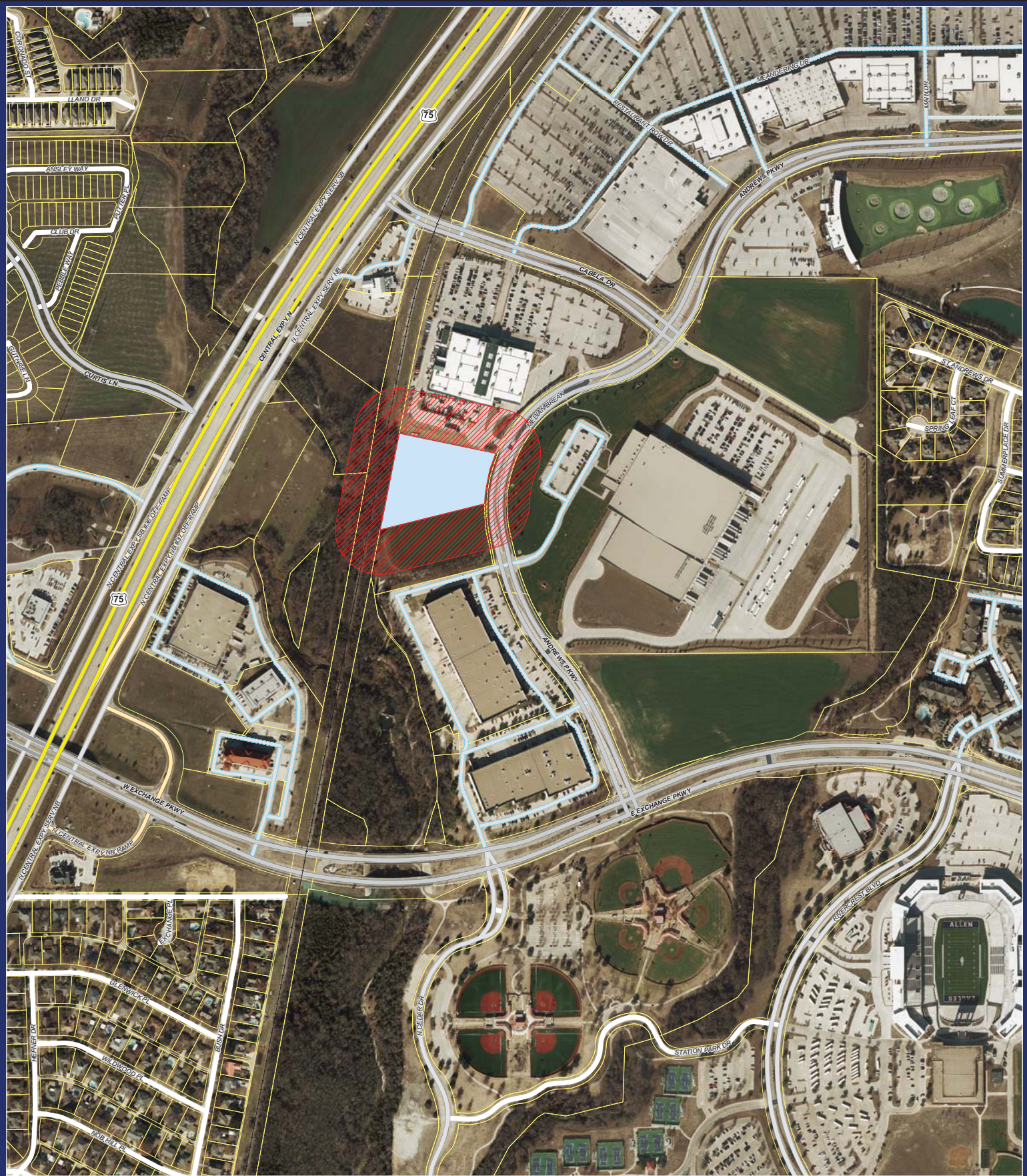
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the Development Regulations and adopt a Concept Plan and Building Elevations for Lot 2R, Block 1, Allen Station Business Park #2, commonly known as 1379 Andrews Parkway; generally located north of Exchange Parkway and west of Andrews Parkway, for Simply Storage.





ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Color and Black and White Elevations



Property Ownership Notification
Simply Storage

Map Legend

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

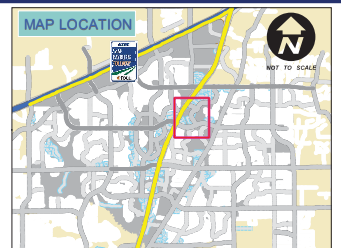


0 190 380 570
Feet

Community Development - GIS

Date Saved: 7/1/2016

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
SIMPLY STORAGE

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. ADDITIONAL PERMITTED USE:** In addition to the uses permitted within PD-58, the Property may be used and developed for mini-warehouse/public storage purposes.
- 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:** Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Concept Plan attached hereto as Exhibit “A”, and incorporated herein by reference. No building permit shall be issued until the fence permit has been issued and screening wall construction begun. No final inspection will be conducted until the Director of Community Development or designee has determined that construction and installation of all required screening has been completed.
- E. HOURS OF OPERATION:** The hours of operation for the Property shall be as follows:
- | | |
|-----------------|---------------------------------------------------------|
| Monday – Friday | not earlier than 9:00 a.m. to not later than 6:00 p.m. |
| Saturday | not earlier than 8:30 a.m. to not later than 5:00 p.m. |
| Sunday | not earlier than 12:00 p.m. to not later than 4:00 p.m. |
- F. AUCTIONS:** Auctions related to the sale of private property held in storage units for purpose of recovering unpaid storage unit rentals as authorized by law shall be permitted to be held two (2) times within a calendar year subject to application for and issuance of a Temporary Use/Special Event Permit.
- G. SPECIAL ZONING PROVISIONS:** ALDC Section 6.06.5 “Mini-Warehouses/Public Storage” shall apply to the use and development of the mini-warehouse/public storage business operated on the Property with the following modifications and/or additions:
- (1) Notwithstanding ALDC Section 6.06.05.a, an on-site caretaker office and residence is not required.
 - (2) Notwithstanding ALDC Section 6.06.05.c, the storage areas constituting shall be contained internal to a single building not to exceed three (3) stories, but in no case greater than forty feet (40.0’), in height.
 - (3) Notwithstanding ALDC Section 6.06.05.d, roof-mounted mechanical equipment which is screened in a manner so that such equipment is not visible from adjacent public streets is permitted.

- (4) In addition to the types of materials which are prohibited from being stored on the Property in accordance with ALDC Section 6.06.5.j., the storage of combustible and explosive materials is prohibited.
- (5) The prohibition set forth in ALDC Section 6.06.05.k, regarding the conduct of sales, business or any activity other than storage within any individual storage unit shall include, but not limited to, the conversion of any individual storage units to an office, retail, or other non-residential use, is prohibited.
- (6) No portion of the Property may be used for residential purposes except for a residence for the owner or person employed by the owner of the mini-warehouse/public storage business whose principal duties are to manage said business, and that person's spouse and children only.

SITE DATA SUMMARY TABLE

NOTES:

1. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 51A, ARTICLE 10, SECTION 10.01, AND CITY OF ALLEN, TEXAS, CHAPTER 11C, SOLID WASTE, SECTIONS 11C-51 TO 11C-60.
2. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REQUIREMENTS OF THE CITY OF ALLEN, TEXAS, TITLE 30, CHAPTER 314, RULES ESTABLISHED BY THE STATE OF TEXAS, AND REQUIREMENTS FOR IRRIGATION DESIGN AND CONSTRUCTION SET IN THE ALLEN LAND DEVELOPMENT CODE, SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.

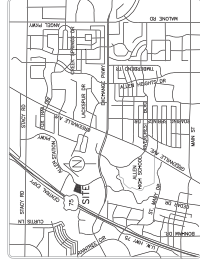
~ CURVE DATA TABLE ~			
NO.	RADIUS	DELTA	CHORD
C1	655.00'	22°47'24"	265.53'
			5' 11" 39.54" W 258.82'

LOT 2R EXISTING ZONING
LOT AREA
BUILDING A HEIGHT
MIN-WAREHOUSE
OFFICE SPACE
MIN-WAREHOUSE
OFFICE SPACE
LOT COVERAGE
FLOOR AREA RATIO
IMPERVIOUS COVER:
BUILDINGS
PAVING
TOTAL
PARKING REQUIREMENTS:
SELF-STORAGE SPACES REQUIRED (NOT DEFINED)
OFFICE SPACES REQUIRED (1200 S.F.)
TOTAL PARKING PROVIDED
TOTAL PARKING REQUIRED
LOADING REQUIREMENTS:
LOADING REQUIRED (3 SPACES / 100,001-200,000 sq ft)
LOADING PROVIDED

PD 58- LU
 3.462 ACRES / 150,814 SF
 3-STORY / 40' HEIGHT
 142,901 S.F.
 142,901 S.F.
 142,901 S.F.
 47,987 S.F.
 32%
 0.95:1
 47,987 SF
 38,724 SF
 86,691 SF
 57%
 0 SPACES
 4 SPACES
 15 SPACES (2 HC)
 3 SPACES
 3 SPACES

LEGEND:

- PROPOSED FIRELANE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WALL (SEE CALL-OUT FOR TYPE / SIZE)



OWNER:
 ANDREWS DISTRIBUTING COMPANY OF NORTH TEXAS, LLC
 2730 IRVING BOULEVARD
 DALLAS, TX 75207
 214-525-9415
CONTACT: JOE JERNIGAN



ENGINEER / APPLICANT:
 JAB ENGINEERING, LLC. (F-14076)
 4500 WILLIAMS DRIVE, STE. 212-121
 GEORGETOWN, TX 78633
 817-779-7414
CONTACT: JOSHUA A. BARAN

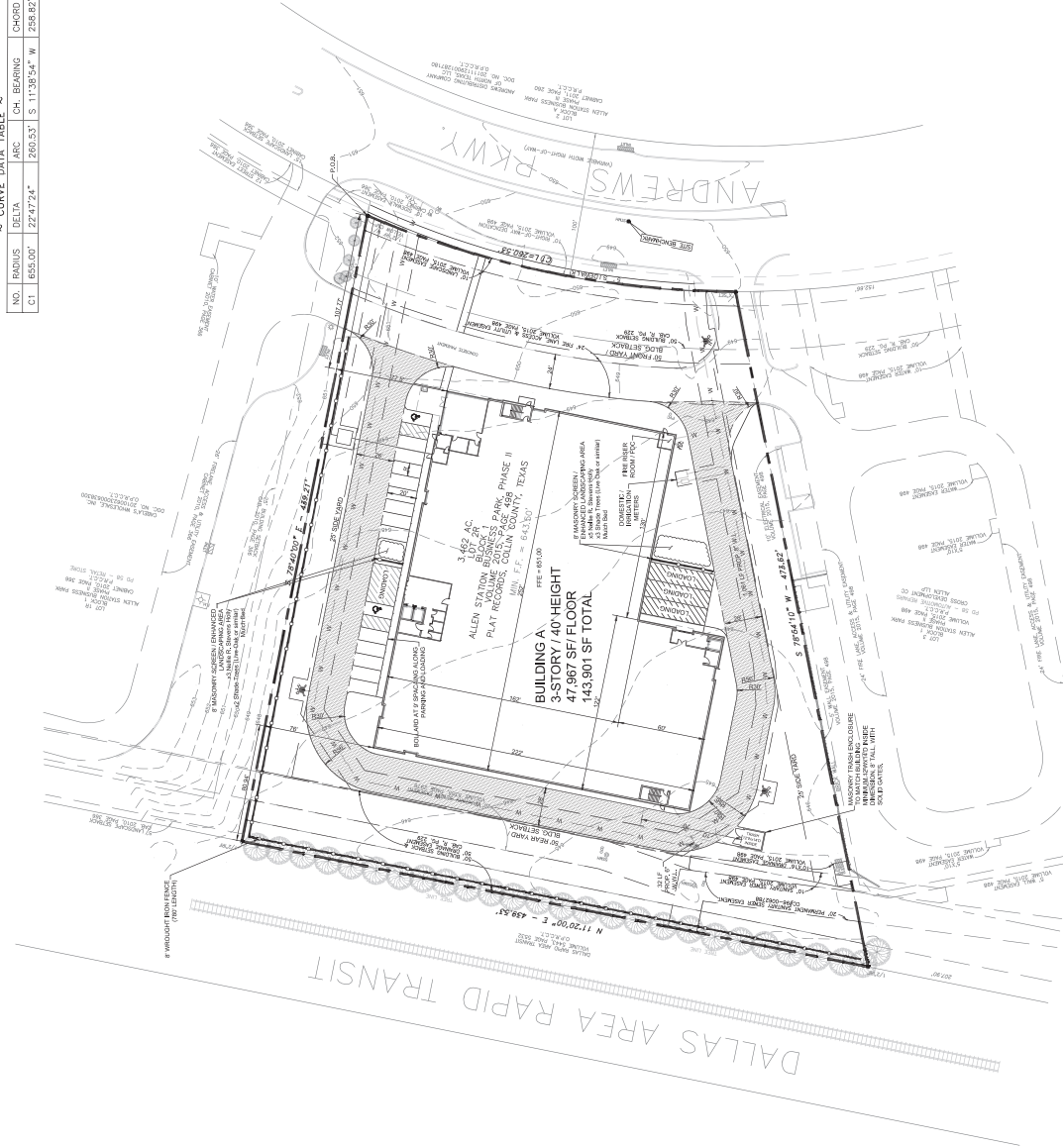


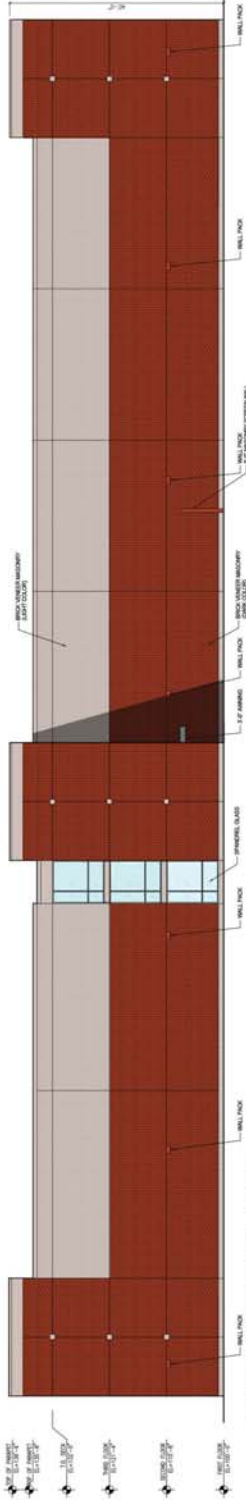
NORTH

SCALE: 1"=40' ON 24X36

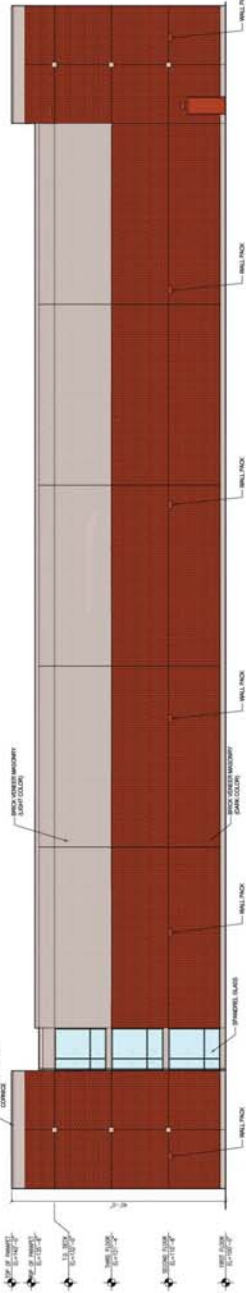
PD AMENDMENT CONCEPT PLAN
 FOR
 SIMPLY STORAGE - ALLEN, TX (ALLEN STATION PKWY)
 3.462 ACRES BEING LOT 2R, BLOCK 1
 REPLAT OF ALLEN STATION BUSINESS PARK, PHASE II
 VOLUME 2015, PAGE 498 P.R.C.C.T.
 CITY OF ALLEN, COLIN COUNTY, TEXAS

CITY PROJECT NO.
 PREPARED 06/17/2016





04 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8"=1'-0"



03 EXTERIOR ELEVATION - WEST
SCALE: 1/8"=1'-0"

SOUTH ELEVATION	
MASONRY	97.30%
GLASS	2.70%

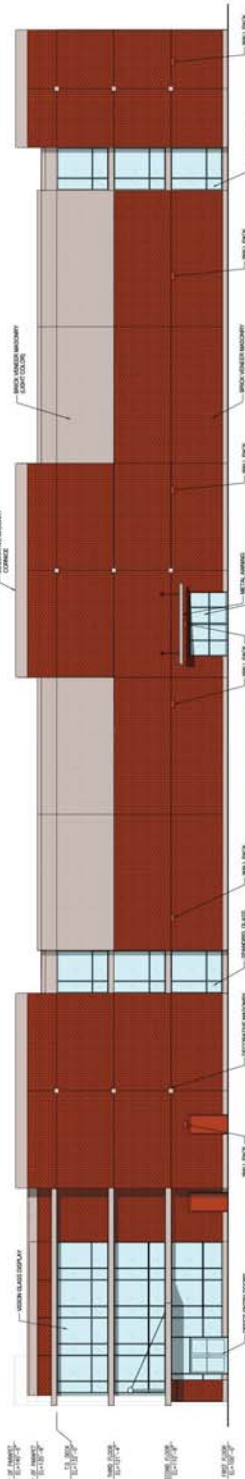
WEST ELEVATION	
MASONRY	96.80%
GLASS	3.20%

NORTH ELEVATION	
MASONRY	84.80%
GLASS	15.20%

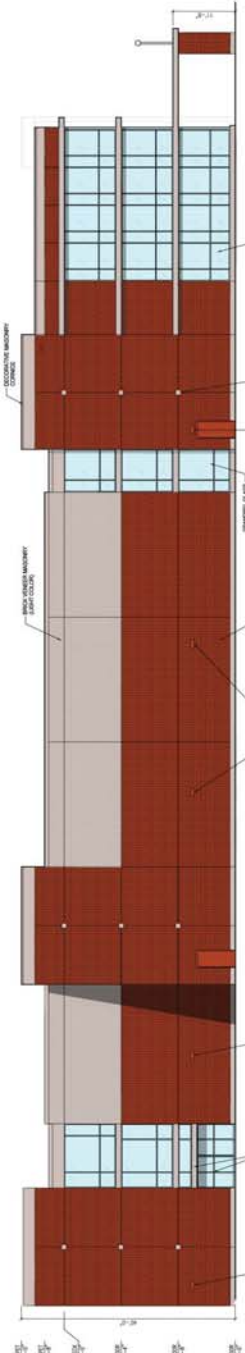
2% DOORS AND OPENINGS

EAST ELEVATION	
MASONRY	79.70%
GLASS	19.30%

1.20% DOORS AND OPENINGS



02 EXTERIOR ELEVATION - NORTH
SCALE: 1/8"=1'-0"



01 EXTERIOR ELEVATION - EAST
SCALE: 1/8"=1'-0"



SIMPLY SELF STORAGE - EXTERIOR ELEVATIONS ALLEN, TX

0 8' 16' 24'
3/32" = 1'-0"

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 2, 2016

SUBJECT: Conduct a Public Hearing and consider proposed amendments to the Allen Land Development Code relating to: Section 6.06.11 “Solar Panels”.

STAFF RESOURCE: Lee Battle, AICP, LEED AP
Assistant Director

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

PUBLIC NOTICE: Newspaper Notice: Published July 14, 2016

ANTICIPATED CITY COUNCIL DATE: August 23, 2016

BACKGROUND

The current requirements for solar panels were adopted in the Allen Land Development Code (ALDC) in 2012. Since then, the solar energy industry had continued to evolve and local interest in solar panel installations have steadily increased.

Recently the City was approached by a group including solar panel installers, advocates and residents, requesting that the ordinance be amended to reduce the level of regulations and provide more flexibility for solar panel installations. Staff has reviewed the existing ordinance and recommended some changes. This items was presented to the City Council on July 12 and staff received direction to bring forward an ordinance amending some of the requirements.

Attached is proposed amendment.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

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

ATTACHMENTS

Current version of ALDC
Proposed version for ALDC
Newspaper Notice

Current Ordinance

Allen Land Development Code

Sec. 6.06.11. - Solar panels.

An applicant's submittal for a building permit, and electrical permit, for locating a solar panel within the city must demonstrate compliance with the following standards.

- a. *Location and design requirements.*
 - i. Solar panel systems shall be allowed as an accessory use in all zoning districts.
 - ii. Solar panel systems are allowed only as a rooftop installation.
 - iii. Solar panel systems installed on a residential property shall not directly face any public street regardless of screening.
 - iv. Solar panel systems shall not be located within the front yard.
 - v. Height.
 - a) The solar panels shall not exceed the height of the roof ridgeline on a pitched roof.
 - b) On a flat roof, the solar panels shall not exceed the height requirement for the zoning district for which it is located in, and shall be screened as rooftop mechanical from the public right way as required by this Code.
 - vi. Roof coverage.
 - a) Roof mounted solar panel systems shall not extend past the roofline and shall be parallel to the roofline.
 - b) Solar panel systems shall be located no closer than two feet from the edge of any roofline, ridge or valley, and shall cover no more than 80 percent of the roof surface area.
- b. *Nuisance abatement, maintenance and decommissioning.*
 - i. *Glare.* A solar panel shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. If necessary, screening, capable of providing year-round screening, shall be provided to protect roadways or adjacent properties from glare.
 - ii. *Enforcement.* A solar panel system, or any component thereof, that creates glare or reflection onto adjacent properties or roadways is determined to constitute a nuisance. If a solar panel system or any component thereof is deemed to constitute a nuisance or a safety hazard, the director of community development has the authority to require the owner to remove, redesign or screening of the solar panels to the extent necessary to eliminate the glare onto adjacent property or roadway.
 - iii. *Maintenance.* The owner of the property with a solar panel system shall maintain the system so that it does not create a safety issue for surrounding property owners.
 - iv. *Removal with disuse.* Any solar panel system that has been inactive for a continuous 12-month period shall be removed.
- c. *Application requirements.* An application for a building permit for installation of solar panel systems must include all information requested on the application including, but limited to:
 - i. Scaled elevation drawings showing the location and height of the solar panel system.
 - ii. If the solar panel system is to be interconnected with the distribution system of the electric utility provider, written authorization that the public utility company has been informed of the owner's intent to install a customer-owned solar panel and that such connection has been approved.

- iii. A letter from a professional engineer stating the roof will support the structural load of the system.
- d. *Additional installation requirements.*
 - i. The solar photovoltaic (PV) system shall comply with Article 690 of the 2011 National Electric Code (NEC) with an electrical diagram submitted for review to meet code compliance.
 - ii. The solar panel system shall be installed by qualified or certified installers.
 - iii. A licensed electrician shall install the solar panel electrical system.
 - iv. PV systems shall comply with NEC 110.3(B), Installation and Use. Listed and labeled equipment shall be installed and used in accordance with any instructions included in the listing and labeling.
 - v. All PV systems shall comply with UL Standard 1703.
 - vi. Upon completion of the PV system installation, a letter that the system has been installed to all NEC and applicable codes, standards and UL requirements shall be delivered to the city.

(Ord. No. 3125-11-12, § 4, 11-27-2012)

Proposed Ordinance**Sec. 6.06.11. - Solar panels.**

An applicant's submittal for a building permit, and electrical permit, for locating a solar panel within the city must demonstrate compliance with the following standards.

a. *Location and design requirements.*

- i. Solar panel systems shall be allowed as an accessory use in all zoning districts.
- ii. Rooftop installations.
 - a) Solar panels may be installed on the roof of any primary structure, or permitted accessory structure (such as a patio cover or storage building), subject to verification of structural load requirements.
 - b) Solar panel systems shall not directly face any public street regardless of screening.
 - c) Roof mounted solar panel systems shall not extend past the roofline and shall be mounted parallel with the existing slope of the roof system.
 - d) On a flat roof, solar panels shall not exceed the height requirement for the zoning district for which it is located in, and shall be screened as rooftop mechanical from the public right way as required by this Code.
- iii. Ground-mounted installations.
 - a) Solar panel systems shall be located behind the front building line and shall meet all applicable building setback provisions for accessory structures.
 - b) Panels and equipment shall be separated from public view on all sides by a solid fence or wall.

b. *Additional requirements.*

- i. *Permit requirements.* All solar panel systems shall be in compliance with the 2015 International Building Code and 2015 International Fire Code.
- ii. *Glare.* A solar panel shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. A solar panel system, or any component thereof, that creates glare or reflection onto adjacent properties or roadways is determined to constitute a nuisance. If a solar panel system or any component thereof is deemed to constitute a nuisance or a safety hazard, the City has the authority to require the owner to remove, redesign or screen the solar panels to the extent necessary to eliminate the glare onto the adjacent property or roadway.
- iii. *Maintenance.* The owner of the property with a solar panel system shall maintain the system so that it does not create a safety issue for surrounding property owners. Solar panels that are not in use shall be disengaged so as to prevent accidental electrical charges to property or persons.

**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

August 2, 2016
August 23, 2016

7:00 p.m.
7:00 p.m.

The purpose of the hearing is to receive comment from interested members of the public regarding proposed amendments to Allen Land Development Code Section 6.06.11 "Solar Panels".

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 Lee Battle at lbattle@cityofallen.org.

TO BE PUBLISHED IN THE ALLEN AMERICAN ON **August 14, 2016.**

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

CHARGE TO: 45169 (City Secretary)