



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, SEPTEMBER 6, 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 August 23, 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 August 16, 2016, regular meeting.

**Regular Agenda**

3. Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lakeland Marketing Addition, Lot 1, Block 1, generally located on the northwestern corner of the intersection of Main Street and Cedar Drive. (RP-8/1/16-61) [Lakeland Marketing Addition]
4. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat of Lots 10R, 11R, 12R, Block A and Open Space Lot 11R, Block X, Angel Field West, generally located south of Bethany Drive and west of Montgomery Boulevard. (RP-7/14/16-56) [Angel Field West]
5. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Beer and Wine Package Sales use on a 0.5601± acre portion of Lots 7A-1, Block A, Village at Allen; generally located south of Stacy Road and east of US Highway 75. (SUP 7/14/16-55) [Total Wine & More]
6. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 3.21± acre portion of Lot 2, Block A, Millennium Office Park; generally located on the northwest corner of the

intersection of Central Park Avenue and Bethany Drive. (Z-5/3/16-34) [Millennium Office Park Lot 2]

**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, September 2, 2016 at 5:00 pm.

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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 8/23/2016 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance amending portions of the Allen Land Development Code relating to Section 6.06.11 "Solar Panels", was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations within Planned Development No. 58 Light Industrial and adopt a Concept Plan and Building Elevations for Lot 2R, Block 1, Allen Station Business Park #2, generally located north of Exchange Parkway and west of Andrews Parkway, for Simply Storage, was approved.



**PLANNING AND ZONING COMMISSION**

**Regular Meeting**

**August 16, 2016**

**ATTENDANCE:**

**Commissioners Present:**

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

**Absent:**

**City Staff Present:**

Lee Battle, AICP, LEED AP, Assistant Director of Community Development  
Brian Bristow, Assistant Director of Parks and Recreation  
Tim Porter, PE, CFM, CPMSM, Project Manager  
Shawn Poe, PE, Assistant Director of Engineering  
Madhuri Kulkarni, AICP, Senior 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 August 9, 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 August 2, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

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

**The motion carried.**

## **Regular Agenda**

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Minor Automotive Repair use for Lots 1 and 2, Block A, Harley-Davidson Allen Addition; generally located north of Motorsport Court and west of US Highway 75. (5/18/16-41) [Discount Tire]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a request for a Specific Use Permit for Discount Tire.

The property is generally located north of Motorsport Court and west of US Highway 75, and is zoned Planned Development PD No. 55 Commercial/Office C/O. The properties to the north and south are zoned Planned Development PD No. 55 Commercial/Office C/O. The property to the west is zoned Agriculture Open Space AO and Planned Development PD No. 55 Commercial/Office C/O. The properties to the east (across US Highway 75), are zoned Shopping Center SC and Light Industrial LI.

Ms. Kulkarni said that the applicant is requesting a Specific Use Permit (SUP) for a Minor Automotive Repair use, specifically for a Discount Tire. The Planned Development ordinance requires an Automotive Repair use to receive a Specific Use Permit (SUP) to locate within this zoning district.

The property is the current lot of the existing Harley Davidson building as well as the vacant lot to the south. The Harley Davidson will be relocated somewhere in Allen. The property will be replatted to include both lots, totaling a net area of 2.32± acres. The SUP Site Plan shows the existing 24,333 square foot building for office, retail, and minor automotive repair use, with the intent of this store to be a regional store. The two proposed service bay doors will face the southern end of the building, and will be screened by an eight foot masonry screening wall on the eastern side.

Ms. Kulkarni discussed the access points - there are three access points into the site; one existing access points to the north through a Fire Lane, Access, and Utility Easement, one existing access point to the east on US Highway 75, and one proposed access point to the south on Motorsport Court.

Parking and open space requirements exceed *ALDC* standards. Right-of-way on US Highway 75 will be dedicated. The existing 5' sidewalk on the northern portion of the site will continue to the south along US 75. A 4' sidewalk is also proposed along Motorsport Court. Ms. Kulkarni also mentioned some of the notes listed on the SUP Site Plan.

The existing building is two stories with a maximum building height of 31'. The building is constructed of brick, E.I.F.S, metal, and glass. Additional arch elements have been added to the north and west elevation of the existing building.

Ms. Kulkarni concluded that the Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the *ALDC*.

Commissioner Ogrizovich asked if two bay doors would be sufficient for a Discount Tire. He said some of the Discount Tires he has seen have more than two bay doors.

Juan Vasquez, 1919 South Shallow Road (Suite 440), Garland, Texas, Civil Engineer, addressed the commission. He said most Discount Tires have three bay doors with six bays (two bays per door). In this instance, there are two bay doors with four bays (two bays per door).

Commissioner Ogrizovich asked if that is similar to other Discount Tires.

Mr. Vasquez answered no. Most Discount Tires have three bay doors with two bays each (six total). Mr. Vasquez said some older, retrofitted places only have two; others (especially newer stores) have three bay doors.

Commissioner Ogrizovich said there appears to be some room by the proposed bay doors. He wanted to ensure that a third bay door would not be installed.

Mr. Vasquez said that is correct. He explained that Discount Tire is currently in Plano with an expiring lease, and the regional VP saw this property for sale and wanted to have a store (and a regional office) in Allen. The space adjacent to the bays is the office area.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking asked when the SUP would go into effect. He asked if the SUP is tied only to the Discount Tire or if the existing Harley Davidson can utilize this for automotive repair.

Ms. Kulkarni said the ordinance will include only Discount Tire, so they will be the only ones able to operate at that location. She said she is not aware specifically about the timing and when the Harley Davidson will relocate.

Chairman Cocking confirmed that only Discount Tire will be able to operate at that location with the Minor Automotive Repair Use.

Ms. Kulkarni said correct.

**Motion: Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request for a Specific Use Permit SUP for Lots 1 and 2, Block A, Harley-Davidson Allen Addition; generally located north of Motorsport Court and west of US Highway 75, for Discount Tire.**

**The motion carried.**

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 29.001± acre portion of Planned Development PD No. 76 located in the T.G. Kennedy Survey, Abstract No. 500; generally located on the southeast corner of the intersection of Bethany Drive and Montgomery Boulevard. (4/12/16-28) [Angel Field East]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a PD Amendment for Angel Field East.

The property is generally located on the southeast corner of the intersection of Bethany Drive and Montgomery Boulevard. The property to the east is zoned Planned Development PD No. 99 Mixed Use MIX. The property to the south is zoned Planned Development PD No. 121 for Single-Family Residential R-7, Multi-Family Residential MF-18, and Corridor Commercial CC. The property to the west (across Montgomery Boulevard) is zoned Planned Development PD No. 105 Single-Family Residential R-5. The

properties to the north (across Bethany Drive), are zoned Planned Development PD No. 26 Single Family SF and Planned Development PD No. 55 Community Facilities CF.

Ms. Kulkarni stated that the property is currently zoned both Planned Development PD No. 76 Local Retail LR and Planned Development PD No. 76 Townhome TH. The original concept plan was adopted in 2004. The applicant is requesting to amend the base zoning to Single-Family Residential R-7. The PD amendment request includes a Concept Plan, Building Elevations, and Development Regulations to establish design standards for a new residential community.

Ms. Kulkarni described the Concept Plan. She said the proposed residential development is approximately 29 acres. The Concept Plan shows a total of 131± front and rear entry lots with two product types. Approximately 54 units (41% of the total lots) will be Product Type A, which are 55'X130' (or 55'X110' for cul-de-sac or knuckle lots) front-entry lots. Approximately 77 units (59% of the total lots) will be Product Type B, which are 31'X105' rear-entry lots. The minimum dwelling unit size for both lot types will be 1,800 square feet. The maximum gross density is 4.6 units/acre. There are two access points into the development; both on Montgomery Boulevard.

The plan also shows approximately six acres of open space labeled as Community Reserve Areas which is provided throughout the development; this exceeds *ALDC* requirements. A 10' Hike and Bike trail is proposed along Bethany Drive on the northern side of the property. This trail continues from Angel Field West (on the west) and connects to the existing Hike and Bike trail along Watters Branch (on the east).

Ms. Kulkarni said that screening for the property will consist of eight-foot masonry screening wall along Bethany Drive, Montgomery Boulevard (except for the Community Reserve Area), and along the southern property boundary. An eight-foot Tube Steel or Wrought-Iron fence will be provided along the Community Reserve Area on Montgomery Boulevard. A six-foot Tube Steel or Wrought-Iron fence will be provided along the lots that directly abut the Community Reserve Area on the eastern side of the property.

Ms. Kulkarni presented building elevations for the 55' and 31' lots, and said various building elevations will be incorporated in the development. The primary building materials for both product types are brick, stone, and stucco, with the roof materials consisting of asphalt shingles, tile, and standing seam metal roof. For Product Type B, no more than 40% of the lots can be constructed with up to 100% siding. However, Type B lots adjacent to Bethany Drive, Montgomery Boulevard, and on end caps, shall be 100% masonry.

Ms. Kulkarni summarized the development regulations:

- Base Zoning District: R-7
- Concept Plan: The property shall be developed in general conformance with the Concept Plan
- Building Elevations: The exterior façades of buildings shall generally conform with the Building Elevations. Additionally:
  - Maximum Height: 2 ½ stories or 35'
  - All Type A: Front-entry
  - All Type B: Rear-entry
  - Type A Building Materials: Masonry and siding requirements per the *ALDC*
  - Type B Building Materials: No more than 40% of Type B lots may be constructed with residential units having up to 100% siding (limited to Hardie board or fiber cement equivalent). Residential units constructed on Type B lots adjacent to Bethany Drive, Montgomery Boulevard, and on end caps shall be 100% masonry on all four elevations of the unit.
- Lot Design Criteria:

1. Minimum Dwelling Unit Size: 1,800 square feet
  2. Maximum Gross Density: 4.6
  3. Maximum Lot Coverage: 65%
- Garages:
    - 20' from rear lot line to face of garage wall
    - 20' from front lot line or 20' from the closest edge of the sidewalk to face of garage wall (whichever is greater)
  - Front Porches of 31' lots: May not encroach more than 5' beyond front setback line with a 10' utility/access easement. May not encroach more than 10' with beyond front setback line with no utility/access easement
  - Screening: To be constructed and/or installed in general conformance with the Concept Plan.
  - Floodplain Reclamation: The lot layout and developable area is contingent upon the developer proving that the floodplain reconfiguration complies with City regulations
  - Thoroughfares and Streets: Internal ROW to be minimum of 45'
  - Street Lighting: LED luminaries may be used as street lighting through a Developer agreement with the City to maintain, repair, and replace non-standard street lighting
  - Flexible Design Standards: Include elevations, location of streets, etc.

The request has been reviewed by the Technical Review Committee.

Ms. Kulkarni said two letters were received, both in support of the development.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Platt, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 29.001± acre portion of Planned Development PD No. 76 located in the T.G. Kennedy Survey, Abstract No. 500; generally located on the southeast corner of the intersection of Bethany Drive and Montgomery Boulevard, for Angel Field East.**

**The motion carried.**

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 13.605± acre portion of Planned Development PD No. 92 located in the F. Dosser Survey, Abstract No. 280; generally located north of Stacy Road and west of Chelsea Boulevard. (Z-5/3/16-36) [Garage Condos and Self-Storage]

Ms. Madhuri Kulkarni, Senior Planner, presented the item to the Commission. She stated that the item is a public hearing and a PD amendment for Garage Condos and Self-Storage.

The property is located north of Stacy Road and west of Chelsea Boulevard. The property to the north is zoned Planned Development PD No. 92 Single-Family Residential R-7. The property to the west is zoned Planned Development PD No. 92 Single-Family Residential R-7 and Planned Development PD No. 92 Single-Family Residential R-5. To the south (across Stacy Road), the property is zoned Planned

Development PD No. 45 Corridor Commercial CC. The property to the east (across Chelsea Boulevard) is zoned Planned Development PD No. 78 Corridor Commercial CC and Planned Development PD No. 102 Corridor Commercial CC.

Ms. Kulkarni said that the applicant is proposing to develop the roughly 13½ acre tract for a mini-warehouse/public storage facility and garage condos. The property will be divided into three lots; Lot 3 for a future restaurant use, Lot 4 for the mini-warehouse/public storage facility, and Lot 5 for the garage condos. The property is zoned Planned Development PD No. 92 Shopping Center SC. The applicant is proposing to amend the Development Regulations, and adopt a Concept Plan and Building Elevations for the property. Ms. Kulkarni explained the definition of garage condos as personal property with a declaration of condominium; it is a personal storage facility that customers own as opposed to rent.

Ms. Kulkarni explained the development on Lot 4 and Lot 5. There are two proposed mini-warehouse/public storage buildings on Lot 4 that total approximately 93,700 square feet, with 1,050 square feet dedicated for office use. These buildings will primarily be one story, except for a portion of Building A, which will be two story with a maximum height of 30'. The five proposed buildings for garage condos on Lot 5 total approximately 373,514 square feet. The garage condo buildings will be one story with a maximum height of 25'.

Parking and landscaping provided exceeds *ALDC* requirements. There are a total of six access points into the development; three access points on Chelsea Boulevard (one existing and two proposed), two existing access points from the southern properties through firelane and access easements, and one existing access point on Stacy Road. Left turn lanes will also be constructed on Chelsea Boulevard.

Ms. Kulkarni presented the screening plan of the property and said that there is no required screening for the property. Screening for the property will consist of an eight-foot tubular steel fence on the western side of Lot 4. Screening will consist of altering panels of eight-foot masonry screening wall and eight-foot tubular steel fence with enhanced landscaping on the western side of Lot 5 along the 24' Firelane. Additionally, a six-foot masonry screening wall exists along the western property line. Screening on the eastern side of Lot 4 will be provided through the side of the buildings and an eight-foot wrought iron fence with opaque gates. Screening on the eastern side of Lot 5 is also provided through the side of the buildings and an eight foot wrought iron fence with opaque gates, in addition to an eight-foot masonry screening wall.

Ms. Kulkarni presented the building elevations, and said the primary exterior building materials include brick, split-face CMU, metal, and glass with standing seam metal roofing.

Ms. Kulkarni summarized the development regulations:

- Additional Permitted Use: Mini-Warehouse/Public Storage and Garage Condos
- Garage Condo Defined: A structure used solely for storage of personal property which can be defined as a "condominium" as set forth in Texas Property Code, and subject to a declaration of condominium that complies with the Texas Property Code
- Concept Plan: The property shall be developed in general conformance with the Concept Plan
- Building Elevations: The exterior façades of buildings shall generally conform with the Building Elevations
- Screening: Screening shall be constructed in general conformance with the Concept Plan and the Screening Plan. No building permit to be issued until the fence permit has been issued and screening wall construction begun. No final inspection to be conducted until the construction and installation of all required screening has been completed.

- Street Improvements: The Developer shall construct all improvements necessary to install the left-turn lanes on Chelsea Boulevard. Common access will be provided on the Property for the use of property to the south to access the first full median opening located north of Stacy Road. No building permit for any structure shall be issued until completion of construction.
- Hours of Operation:
  - Mini-Warehouse Office: Monday – Friday (8:30 a.m. to 6:30 p.m.); Saturday (8:30 a.m. to 5:00 p.m.); Sunday (Closed)
  - Mini-Warehouse Access (6:00 a.m. to 9:00 p.m. daily)
  - Garage Condos Access (No time limitations)
- Auctions: Auctions related to sale of private property held in storage units or garage condos shall be permitted 2 times/year with a Temporary Use/Special Event Permit.
- Special Zoning Provisions: In addition to the stipulations in ALDC Section 6.06.5, the following modifications and/or additions apply to the mini-warehouse/public storage and garage condos:
  1. An on-site caretaker office and residence is not required.
  2. Maximum building height shall be 2 stories or 30'
  3. Roof-mounted mechanical equipment (not visible from adjacent public streets) is permitted
  4. Conduct of sales, business, or any activity other than storage, including the conversion of any individual storage unit or garage condo to an office, retail, or other non-residential use, is prohibited
  5. No portion of the Property may be used for residential purposes (except for manager of business)
- Declaration of Condominium: Development and use of the Property for Garage Condo purposes shall not commence prior to the execution and recording of a declaration of condominium

Ms. Kulkarni expanded on the Declaration of Condominium. She said they are very similar to HOAs and include greater detail and restrictions for the property. Some restrictions include noise regulations (no nuisance to surrounding properties) and landscaping provisions. The applicant has also mentioned that they screen their buyers before selling their condo units.

Ms. Kulkarni said an additional regulation was not included in the development regulations. It is to decrease the side yard setback from 10' to 5' on Lot 5. She said that would be part of the motion if P&Z recommends approval.

The PD Amendment request has been reviewed by the Technical Review Committee. The applicant also participated in two public meetings that they held over the last few weeks with surrounding residents.

One letter of opposition was received with four major concerns:

- Concern with two stories (two stories is only at the Chelsea side, not close by the residential side)
- Concern that nobody will live on the property
- Concern that there is 24/7 access (evolving technology)
- Concern with businesses operating on the property (this will be a development regulation so no commercial activity will take place)

Commissioner Ogrizovich asked if the HOA would maintain the building and the grounds.

Ms. Kulkarni answered yes.

Commissioner Hollingsworth asked about the typical sizes of the garage condos.

Mr. Fred Gans, 3401 Lee Parkway, Dallas, Texas, applicant (Cornerstone Development), addressed the Commission. He said they are the developers of the self-storage and condo storage. He answered that the smallest unit is 500 square feet and the largest is 2,500 square feet. Sometimes people combine units, so sizes may vary. An average unit size is 1,000 square feet.

Commissioner Orr asked if the condos are owned individually.

Ms. Gans said that is correct. There is an HOA that operates the common area and regulates the rules/regulations to which the owners are bound. They will sell all the units, and then the board will regulate the HOA.

Chairman Cocking said garage condos are very common in other parts of the country and are beginning to appear in this part of the country.

Commissioner Ogrizovich asked if there is a separation between the traditional self-storage and the garage condos.

Mr. Gans answered yes, there is a separation. There is no access between the two as they are two separate developments.

Commissioner Ogrizovich said the two developments appear to be one development due to the similar elevations.

Mr. Gans said correct, the elevations are purposefully similar in architecture.

1<sup>st</sup> Vice-Chair Trahan said he has seen garage condos before for people to store their car collections, RV's, and other items as it is a bigger storage place.

Mr. Gans said they just built the first garage condos in Texas by Willow Bend Mall. They sold 69 units before they finished construction. Out of the 54 buyers, 50 were car collectors.

Commissioner Ogrizovich asked about security.

Mr. Gans said his facilities have 24 cameras, monitored 24/7 for the exterior. The owners have individual interior security as well.

Commissioner Orr asked if there is any repair or maintenance allowed in the units.

Mr. Gans said light maintenance is allowed. Some owners collect cars or improve cars. There is no high degree of body work or painting which could cause odor or noise issues. The owners must be respectful to the neighbors. He also said they are very rigid about who they let in and ensure the owners are a good fit for the development.

Commissioner Ogrizovich said in most HOAs, after a certain level of occupancy, the management changes to the owners. He asked if that is the intention.

Mr. Gans said yes, and that they have to once the units are 75% sold. They have established the board. Since Mr. Gans is not an owner of a unit, he is not a member. There is a professional HOA board company that manages for the board along with the board members.

Commissioner Ogrizovich said that that group of owners could set the rules moving forward.

Mr. Gans said these owners cannot amend the Condo documents without board approval. The Condo documents are set in stone. Making an amendment would take a majority vote of the owners.

Commissioner Orr stated that one person can own more than one condo, and asked if there is a limit to how many units one person can own.

Mr. Gans said there is no limit. Their buyers are the owners of a few cars. Those with more cars usually own their own buildings somewhere else. Typically their owners own 3-7 cars. He said there is an example of someone who owns four condos with multiple cars and need additional space.

Commissioner Trahan explained that the Condo association is similar to an HOA where a majority is needed to make any changes.

Mr. Gans said the Condo association documents will be submitted to the City for review.

Commissioner Trahan asked if the units are climate and moisture controlled.

Mr. Gans said yes. Additionally, most people make large investments in the interior finish-outs.

Chairman Cocking added that the condos are a space that can be personalized.

Chairman Cocking said the development regulations specifically state "solely for storage" which would not allow any minor maintenance and restoration. It sounds like condo owners can do minor restorations except for paint and body.

Mr. Gans said he does not know the difference between minor restoration and full restoration.

Chairman Cocking said it appears that condo owners can do restoration, but not paint and body work.

Mr. Gans said even the body work is specified in the Condo documents with regards to the degree of work someone can do. The most extensive body work or car repair he has seen is work on a car bumper, as an example. Owners do not do work similar to a body shop.

Chairman Cocking said that most Condo owners will probably do mechanical work and replacement of brakes.

Mr. Gans said yes, on their own cars.

Chairman Cocking said the development regulations only state the purpose is for storage, not for any automotive repair use. Having a minor auto repair use would require additional requirements regarding noise and waste. He asked if this proposal was reviewed as a minor automotive repair use.

1<sup>st</sup> Vice-Chair Trahan said perhaps the auto use is more recreational.

Chairman Cocking said if the intent is for a commercial use, it has to be treated accordingly. There is only one waste facility and nothing else for potential fluids. Should the garage condos also be viewed as a minor auto repair use?

Ms. Kulkarni said minor automotive repair is not permitted at this location. It sounds like the work that may be done is something that one would do at garages in their own homes and would not be more extensive than that.

Mr. Battle said minor/major automotive repair use is intended to cover commercial operations, which means multiple cars with a high intensity. Mr. Battle said a comparison was not made from what would happen at an automotive repair place to what might happen at the garage condos. Owners here might work on their individual cars, but would still have to meet the provisions of the ALDC for nuisance type issues. Minor auto would not be a primary use, but rather more accessory. Any number of uses might be permitted here depending on what people store and collect. This is looked at as private individuals purchasing private property and pursuing private activity versus a commercial use.

Chairman Cocking said there are 90 garages and that is a high concentration. He asked if staff should look at this as a minor auto repair use or if staff is comfortable with this being primarily a self-storage facility.

Mr. Battle said staff does not see this as a major concern especially with the provisions in place such as screening and other requirements.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking said that one letter of opposition was received: Richard and Dana Fergesen, 842 Deerfield Road, Allen, Texas

Commissioner Ogrizovich clarified that the onsite caretaker is not prohibit, but just not required.

Mr. Kulkarni said yes.

1<sup>st</sup> Vice-Chair Trahan said the garage condos are mainly for recreation, not for fixing, restoring, or for commerce.

Commissioner Ogrizovich asked about the height of the garage condos.

Mr. Gans said they are 24' high.

Commissioner Ogrizovich asked if individuals can have lifts inside the units.

Mr. Gans said yes they can, for storage purposes. He added that out of the 54 owners, only two do light restoration on their own cars. Others are just storing the cars.

Chairman Cocking asked how the applicant will handle nuisance violations after-hours. He asked how police can access gated areas.

Mr. Battle said public safety officials have access through knox-box or their own access codes to gated areas.

Mr. Gans said the average owners are 60 years and older, and most are not working on their cars, but are enjoying their collection.

Chairman Cocking said the challenge is when someone sells a unit to someone who does not meet the standards.

Mr. Gans said the new buyer would have to be approved by the board. The board ensures that the next owner meets the standard or else the current owner cannot sell. The Condo documents will address all of these concerns.

Chairman Cocking said there is an elevation change between this facility and the Starcreek subdivision. He asked if that elevation will be leveled.

Mr. Gans said the property will remain the way it is right now and will not be leveled.

Chairman Cocking asked about light pollution due to grade.

Mr. Battle said as with all commercial properties, the developer will have to meet the photometric standards with no light pollution over the property line. In addition, this property is separated by over 130' of buffer in addition to two masonry walls.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 13.605± acre portion of Planned Development PD No. 92 located in the F. Dosser Survey, Abstract No. 280; generally located north of Stacy Road and west of Chelsea Boulevard, with the additional provision to include the reduction of the side yard setback from 10' to 5' on the southern side of Lot 5.**

**The motion carried.**

7. 2017-2021 Capital Improvement Program Presentation.

Mr. Tim Porter, Program Manager of Engineering, and Mr. Brian Bristow, Assistant Director of Parks and Recreation, presented the Proposed 2017-2021 Capital Improvement Program to the Commission.

**Motion:**        **Upon a motion by Commissioner Mangrum, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the 2017-2021 Capital Improvement Program to the City Council.**

**The motion carried.**

**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 8:38 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

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

\_\_\_\_\_  
Madhuri Kulkarni, AICP, Senior Planner

**Director's Report from 8/9/2016 City Council Meeting**

- There were no items taken to the August 9, 2016, City Council Meeting.

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** September 6, 2016

**SUBJECT:** Public Hearing/Replat – Conduct a Public Hearing and consider a request for the replat of Lakeland Marketing Addition, Lot 1, Block 1, generally located on the northwestern corner of the intersection of Main Street and Cedar Drive. (RP-8/1/16-61) [Lakeland Marketing Addition]

**STAFF RESOURCE:** Madhuri Kulkarni, AICP  
Senior Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** Amended Plat Approved – July, 1996  
Alley Right-of-Way Abandonment - February, 2016

**LEGAL NOTICES:** None.

**ANTICIPATED CITY COUNCIL DATE:** None.

### **BACKGROUND**

The property is generally located on the northwestern corner of the intersection of Main Street and Cedar Drive. The properties to the north, west, south (across Main Street) and east (across Cedar Drive) are zoned Central Business District CBD.

The property is zoned Central Business District CBD. The existing Lakeland Marketing building is located at 207 E. Main Street. A Site Plan was approved for the existing building as well as a new parking lot addition on a separate lot to the north. The Design Review Committee (*responsible for approval of any new construction, addition, or alteration in the Central Business District*) approved the site in concept in August, 2015. An existing alley between the two lots was abandoned through City Council action at the February, 2016 City Council meeting. Platting these two lots and incorporating the land area within the abandoned alleyway is the last step in the site's overall development process.

The Replat shows an approximately 0.39± acre lot. There are two (2) access points into the development, both on Cedar Drive.

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 Lakeland Marketing Addition, Lot 1, Block 1, generally located on the northwestern corner of the intersection of Main Street and Cedar Drive.*

### **ATTACHMENTS**

Replat



## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** September 6, 2016

**SUBJECT:** Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat of Lots 10R, 11R, 12R, Block A and Open Space Lot 11R, Block X, Angel Field West, generally located south of Bethany Drive and west of Montgomery Boulevard. (RP-7/14/16-56) [Angel Field West]

**STAFF RESOURCE:** Madhuri Kulkarni, AICP  
Senior Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD 96 Adopted – December, 2004  
Zone Change from PD 96 to PD 105 – July, 2010  
Preliminary Plat Approved – April, 2014  
Final Plat Approved – October, 2014

**PUBLIC NOTICE:** Newspaper Notice – Published August 18, 2016  
Property Owner Notices – Mailed August 19, 2016

### **BACKGROUND**

The property is generally located south of Bethany Drive and west of Montgomery Boulevard in the Angel Field West subdivision, and is zoned Planned Development PD No. 105 Single-Family Residential R-5. The properties to the north (across Bethany Drive) are zoned Planned Development PD No. 76 Single-Family Residential R-5 and Planned Development PD No. 26 Single-Family SF. The property to the west is zoned Planned Development PD No. 105 Single-Family Residential R-7. The properties to the east are zoned Planned Development PD No. 105 Single-Family Residential R-5, and further east (across Montgomery Boulevard), zoned Planned Development PD No. 76 Local Retail LR.

The purpose of this replat is to separate Lot 12, Block A into a residential lot (Lot 12R, Block A) and incorporate the remaining portion into the existing Open Space lot (Lot 11R, Block X). The common lot line between Lots 10 and 11, Block A (now Lots 10R and 11R, Block A) will also be shifted to the east. All other conditions remain the same. There are no impacts to existing utilities, structures, setbacks, or zoning regulations.

The Replat 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 approve the Residential Replat for Lots 10R, 11R, 12R, Block A and Open Space Lot 11R, Block X, Angel Field West, generally located south of Bethany Drive and west of Montgomery Boulevard*

### **ATTACHMENTS**

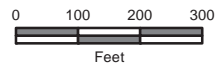
Property Notification Map  
Replat



Property Ownership Notification  
Angel Field West

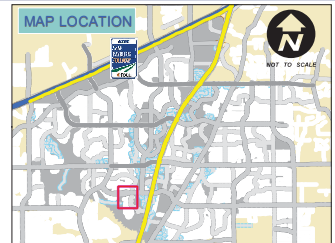
### Map Legend

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



Community Development - GIS  
Date Saved: 8/9/2016

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





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

<b>AGENDA DATE:</b>	September 6, 2016
<b>SUBJECT:</b>	Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Beer and Wine Package Sales use on a 0.5601± acre portion of Lots 7A-1, Block A, Village at Allen; generally located south of Stacy Road and east of US Highway 75. (SUP 7/14/16-55) [Total Wine & More]
<b>STAFF RESOURCE:</b>	Madhuri Kulkarni, AICP Senior Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	PD Created – September, 1998 PD Amended November, 2006 Preliminary Plat Approved – February, 2007 PD Amended – October, 2007 Final Plat Approved – February, 2008 Replat Approved – October, 2008 PD Amended – July 2010
<b>LEGAL NOTICES:</b>	Public Hearing Sign Installed – August 26, 2016 Public Hearing Letters Mailed – August 26, 2016
<b>ANTICIPATED CITY COUNCIL DATE:</b>	September 27, 2016

### **BACKGROUND**

The property is generally located south of Stacy Road and east of US Highway 75 in the Village at Allen subdivision. The properties to the north, west, south, and east are zoned Planned Development PD No. 73 Shopping Center SC.

The applicant is requesting a Specific Use Permit (SUP) for a Beer and Wine Package Sales use, specifically for a Total Wine and More store. Planned Development No. 73 requires a Specific Use Permit (SUP) for a Beer and Wine Package Sales use to locate within this zoning district.

The property is a roughly 0.56± acre portion of Lot 7A-1 at the Village at Allen. It is specifically the western portion of the Canine Commons at the Village at Allen. The SUP Site Plan shows a proposed 22,796 square foot building.

The original Planned Development Concept Plan for the Village at Allen showed a multi-tenant building encompassing the entire location of the Canine Commons. Thus, the original PD accounted for parking and open space for the overall Village at Allen development.

Twenty-three existing parking spaces will be removed on the site. Per the shared parking study conducted with the original zoning request, parking spaces exceed the required amount. A truck dock loading area is shown on the northern side, to be screened by a ten foot (10') galvanized metal channel screening wall, similar to the screening walls in the Village at Allen development. Access points into the site are existing and remain unchanged.

Tree mitigation will be required and a donation will be made to the Allen Tree Farm per an agreement between the developer and the Parks Department.

The proposed building is one (1) story with a maximum building height of 32'. The building is constructed of concrete and brick with metal roofing, as shown in the attached building elevations.

The Specific Use Permit 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 request for a Specific Use Permit SUP for a Beer and Wine Package Sales use on a 0.5601± acre portion of Lots 7A-1, Block A, Village at Allen; generally located south of Stacy Road and east of US Highway 75, for Total Wine & More.*





### **ATTACHMENTS**

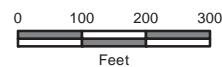
Property Notification Map  
SUP Site Plan  
SUP Landscape Plan  
Black and White and Color Elevations



**Property Ownership Notification**  
**Total Wine and More**

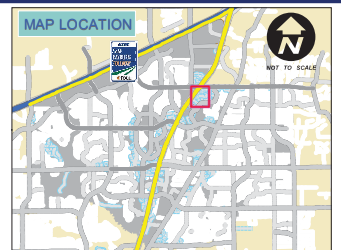
### Map Legend

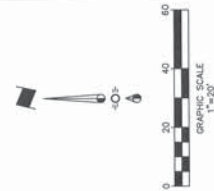
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



**Community Development - GIS**  
Date Saved: 8/26/2016

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



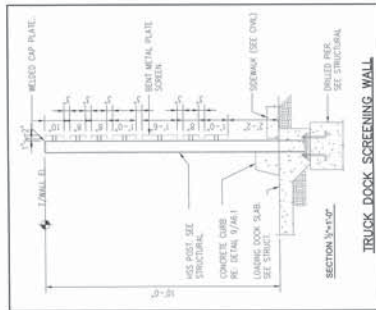


**ALLEN**  
**LOCATION MAP**

SITE SUMMARY TABLE (LOT 7A-1, BLOCK "A")	
TOTAL LOT SIZE	2,974,172 S.F. = 68.3 ACRES
TOTAL ZONING	(THE VILLAGE AT ALLEN ADDITION) P073.3C
<b>BUILDING</b>	
BUILDING HEIGHT	1 STORY 32'-0"
BUILDING GROSS FLOOR AREA	22,796 SF
INTERIOR	.0077 F1
FLOOR AREA RATIO (F.A.R.)	114
PARKING REQUIRED (1/200)	
PARKING PROVIDED	
PERCENTAGE OF PARKING SPACES	2
PARKING UNPAVED	23
REGULAR SPACES	

(23) — TOTAL SPACES ELIMINATED TO CONSTRUCT BUILDING

- [illegible]



SUP SITE PLAN

**TOTAL WINE & MORE**

CITY OF ALLEN  
COLLIN COUNTY, TEXAS

LOT 7A-1, BLOCK "A"  
VILLAGE AT ALLEN AT WILLOW  
CF# 20090304010000470 & CABINET 2009, P  
P.R.C.C.T.

AREA: 68.3 ACRES	ARCHITECT	OWNER
6860 North Loop E.550 Expressway Dallas, Texas 75206	CIVIL ENGINEER Brookette/Cox/Duke, Inc. 4144 N. Loop E.1500 Dallas, Texas 75206	The Village at Allen 3715 Allen Parkway Dallas, Texas 75240
10100 E. Loop West 206 Dallas, Texas 75240	CIVIL ENGINEER Firm: F-84 Engineering 4144 N. Loop E.1500 Dallas, Texas 75206	Job No. C16
LANDSCAPE ARCHITECT SALVENDY & ASSOCIATES, INC. 10100 E. Loop West 206 Dallas, Texas 75240	DATE: 08/22/2016	
APPLICANT 10100 E. Loop West 206 Dallas, Texas 75240 Project: Mike Milnam	DATE: 08/22/2016	Job No. C16

Scale: 1"=20'

Job No. C16022

©Copyright 2010 Brocote/Davis/Drake, Inc. All rights reserved. This drawing is the property of Brocote/Davis/Drake, Inc. Any modification or use of this drawing without the express written authorization of Brocote/Davis/Drake, Inc. is prohibited.

IRRIGATION REPAIR SPECIFICATIONS

- Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of the system and for any repairs or modifications required. Contractor shall be responsible for irrigation maintenance, minor watering, etc.

LAWN REPAIR NOTES

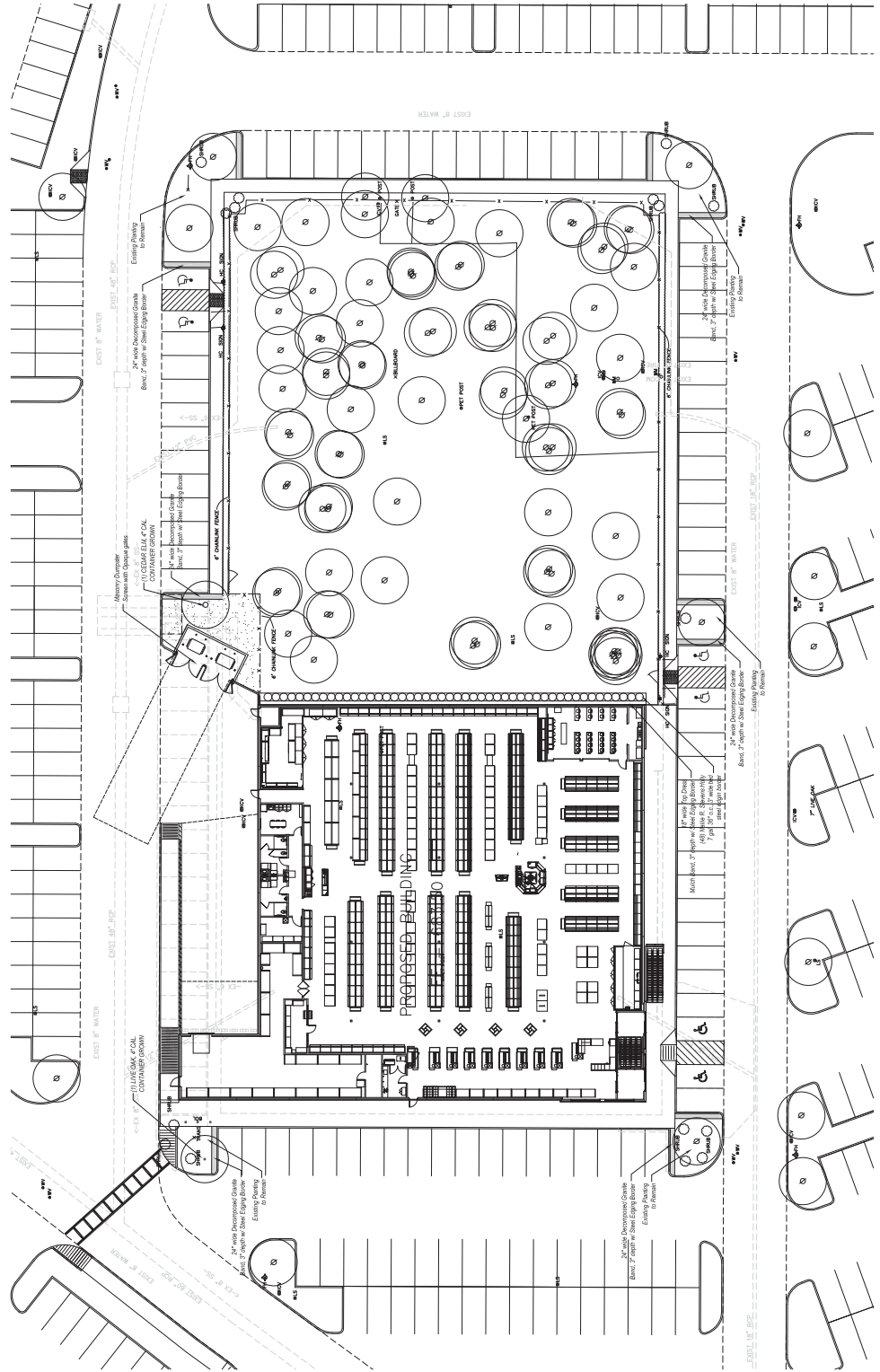
- All lawn areas damaged during construction to be repaired with seed and watered daily for 30 days.
- All lawn areas damaged during construction to be repaired with seed and watered daily for 30 days.
- All areas to be repaired must be planted by hand to cover area completely. No seed or fertilizer shall be applied to any area until it is completely covered with seed.
- Roll irrigation areas to achieve a smooth, level surface. Roll from outside in.

LANDSCAPE NOTES

- Contractor shall be responsible for providing the landscape in early stages of construction. Contractor shall be responsible for maintaining the integrity of the landscape and for any repairs or modifications required. Contractor shall be responsible for irrigation maintenance, minor watering, etc.

MAINTENANCE NOTES

- Contractor shall be responsible for providing the landscape in early stages of construction. Contractor shall be responsible for maintaining the integrity of the landscape and for any repairs or modifications required. Contractor shall be responsible for irrigation maintenance, minor watering, etc.



01 LANDSCAPE PLAN

SCALE: 1"=20'



NO.	REVISION	DATE
1	QTY COMMENTS	7.22.16
2	CITY COMMENTS	8.15.16

LANDSCAPE PLAN

TOTAL WINE & MORE

THE VILLAGE AT ALLEN

CITY OF ALLEN

COLLIN COUNTY, TEXAS

D BROOKETTE DAVIS DRAKE, INC.

4144 North Central Expressway, Suite 1000, Dallas, Texas 75204

DESIGNED	DRAWN	DATE	SCALE	FILE	NO.
BDA	BDA	06/20/16	1"=20'	C16022	1

CMA

ARCHITECTURE  
6800 W. LBJ Fwy, Suite 100  
Dallas, TX 75208  
PHONE: (214) 468-1197  
FAX: (214) 468-1197  
E-MAIL: greg@cmadallas.com  
CONTACT: STEVE ELLIOTT

Total Wine

SPIRITS • BEER & MORE

SEAL:



FOR REVIEW ONLY  
7-21-2016  
DATE ISSUED: 7.21.16  
REG. NO.: 13957

TOTAL WINE  
& MORE

190 E. STACY RD.  
SUITE XXXX  
ALLEN, TX 75002

SITE PLAN SUBMITTAL  
NOT FOR CONSTRUCTION

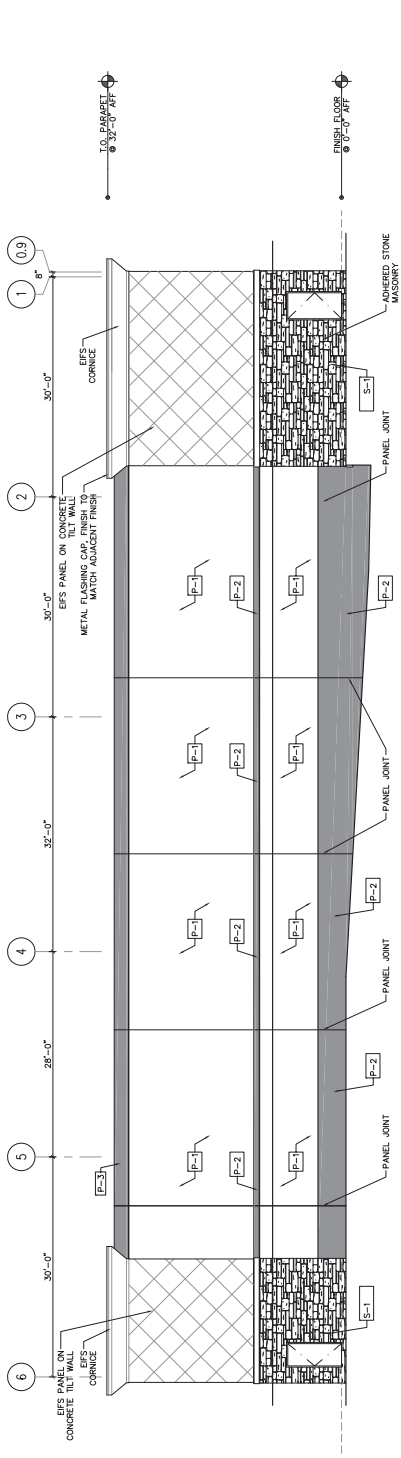
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EXTERIOR ELEVATIONS

REVISIONS:	NO.	DATE:	BY:

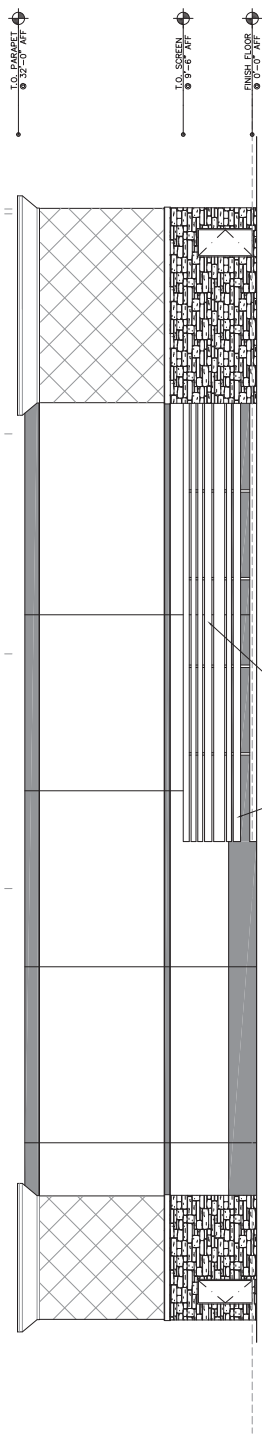
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EV 2

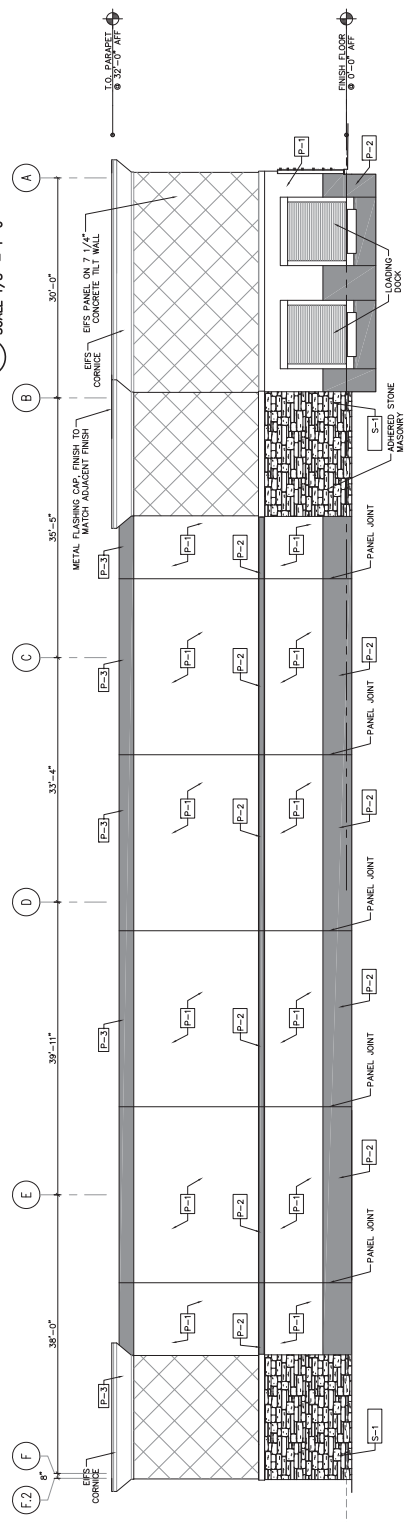
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1 NORTH EXTERIOR ELEVATION - TRUCK DOCK  
A301 SCALE 1/8" = 1'-0"

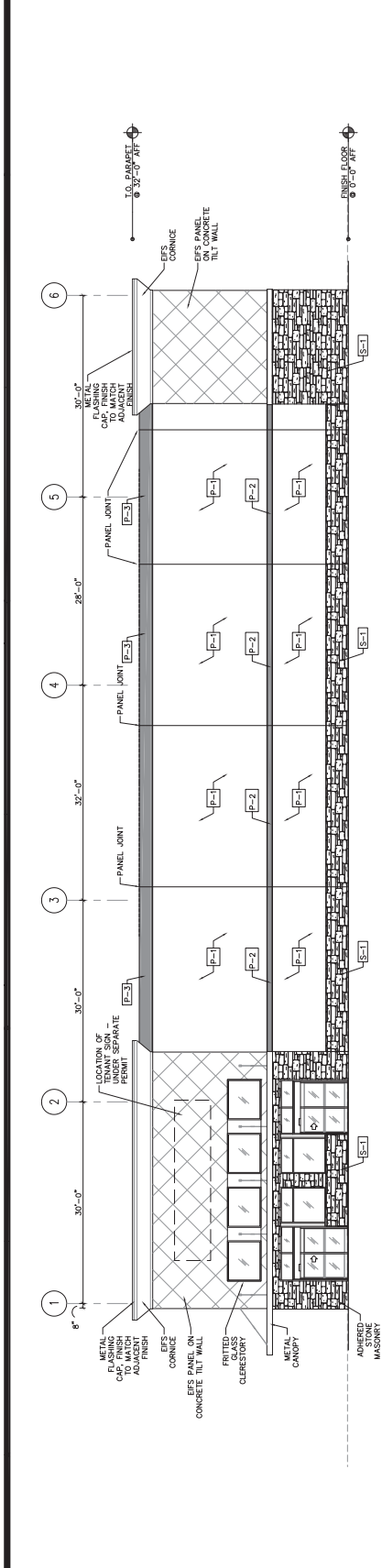


2 NORTH EXTERIOR ELEVATION - TRUCK DOCK SCREEN  
A301 SCALE 1/8" = 1'-0"

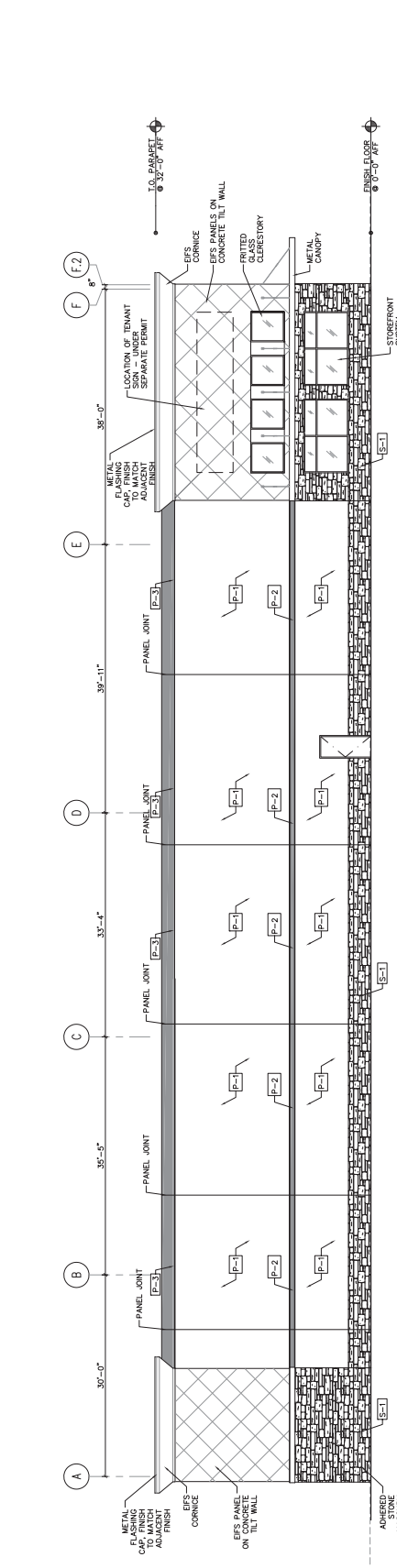


3 EAST EXTERIOR ELEVATION  
A301 SCALE 1/8" = 1'-0"

FINISH LEGEND	
P-1	ELASTOMERIC PAINT ON TILT WALL - COLOR A
P-2	ELASTOMERIC PAINT ON TILT WALL - COLOR B
P-3	ELASTOMERIC PAINT ON TILT WALL - COLOR C
S-1	ADHERED STONE MASONRY



1 SOUTH EXTERIOR ELEVATION  
A300 SCALE 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION  
A300 SCALE 1/8" = 1'-0"

FINISH LEGEND	
P-1	ELASTOMERIC PAINT ON TILT WALL - COLOR A
P-2	ELASTOMERIC PAINT ON TILT WALL - COLOR B
P-3	ELASTOMERIC PAINT ON TILT WALL - COLOR C
S-1	ADHERED STONE MASONRY

CMA  
ARCHITECTURE, INC.  
6800 ARCADE DRIVE, SUITE 100  
DALLAS, TX 75206  
PHONE: (214) 468-1197  
FAX: (214) 468-1197  
E-MAIL: cma@cmadallas.com  
CONTACT: STEVE ELLIOTT

Total Wine  
SPIRITS • BEER & MORE

SEAL:



FOR REVIEW ONLY  
7-21-2016  
DATE ISSUED: 7/21/16  
REC. NO.: 13957

TOTAL WINE  
& MORE

190 E. STACY RD.  
SUITE 100  
ALLEN, TX 75002

SITE PLAN SUBMITTAL  
NOT FOR CONSTRUCTION

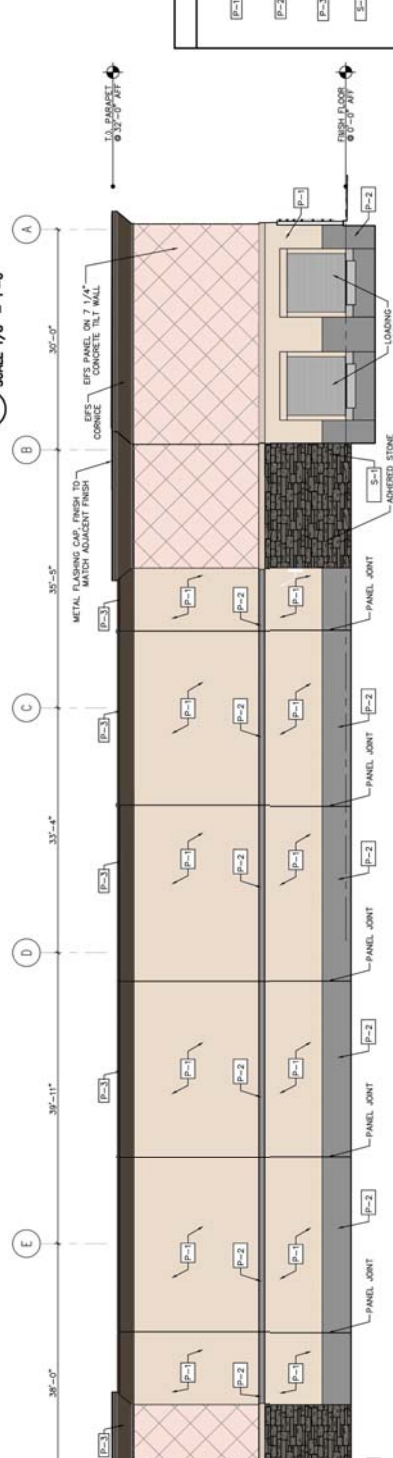
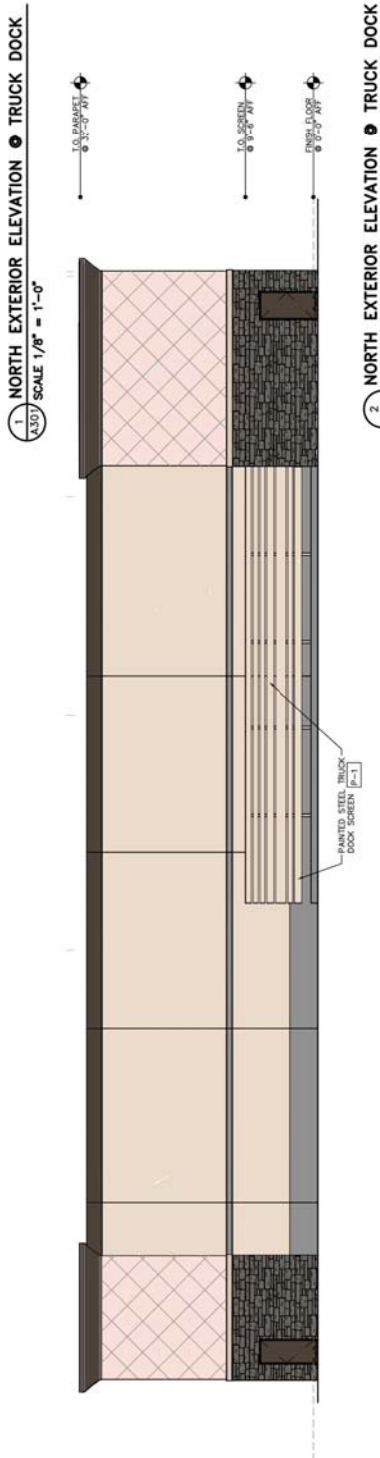
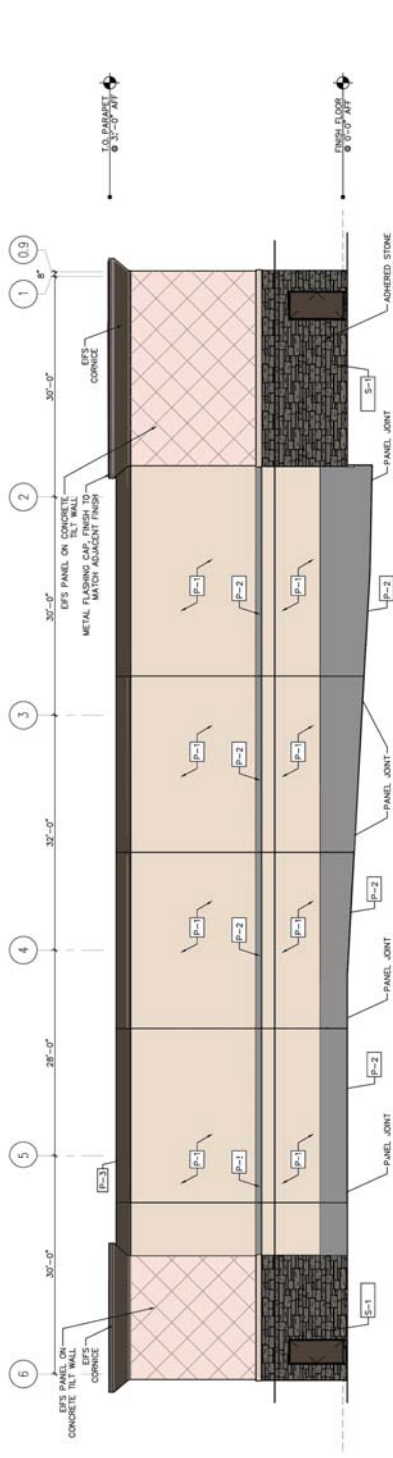
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EXTERIOR ELEVATIONS

REVISIONS:	
NO.	DATE:

PROJECT NO.: 1610.002  
DRAWN BY: MSS

EV 1

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**FINISH LEGEND**

P-1	ELASTOMERIC PAINT ON TILT WALL - COLOR A
P-2	ELASTOMERIC PAINT ON TILT WALL - COLOR B
P-3	ELASTOMERIC PAINT ON TILT WALL - COLOR C
S-1	ADHERED STONE MASONRY

SEAL:



FOR REVIEW ONLY  
7-21-2016  
DATE ISSUED: 7.8.16  
REV. NO.: 13057

TOTAL WINE  
& MORE

190 E. STACY RD.  
SUITE XXXX  
ALLEN, TX 75002

SITE PLAN SUBMITTAL  
NOT FOR CONSTRUCTION

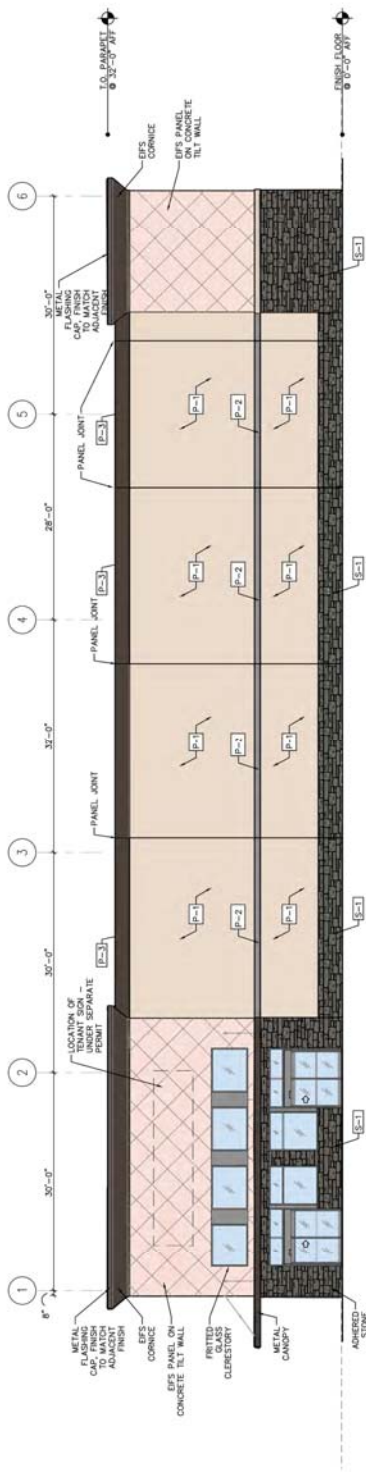
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EXTERIOR ELEVATIONS

REVISIONS:	NO.	DATE:	BY:

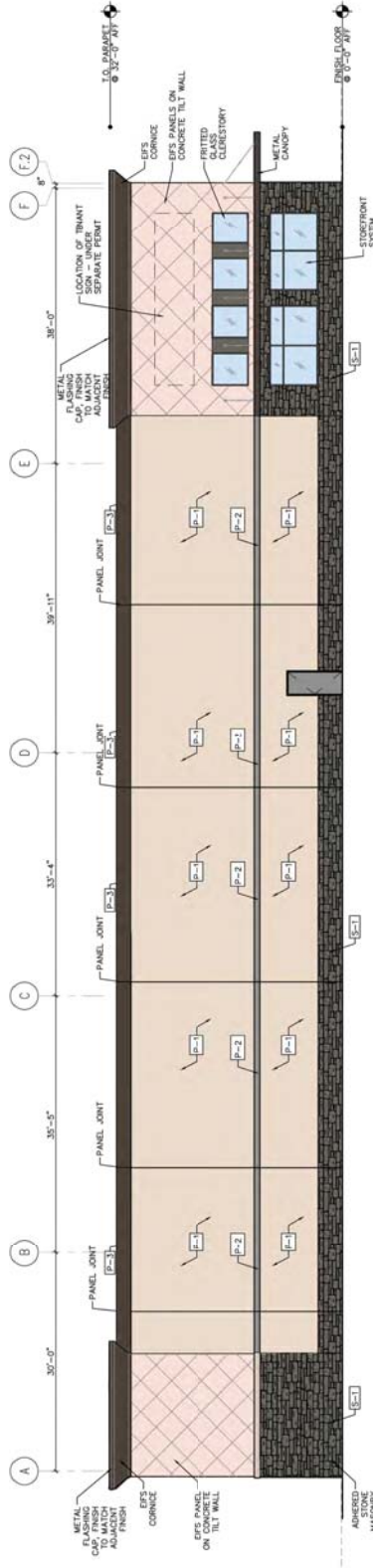
PROJECT NO.: 16163.002  
DRAWN BY: WES

EV 1

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1 SOUTH EXTERIOR ELEVATION  
SCALE 1/8" = 1'-3"



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

FINISH LEGEND	
[P-1]	ELASTOMERIC PAINT ON TILT WALL - COLOR A
[P-2]	ELASTOMERIC PAINT ON TILT WALL - COLOR B
[P-3]	ELASTOMERIC PAINT ON TILT WALL - COLOR C
[S-1]	ADHERED STONE MASONRY

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

**AGENDA DATE:** September 6, 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 relating to a 3.21± acre portion of Lot 2, Block A, Millennium Office Park; generally located on the northwest corner of the intersection of Central Park Avenue and Bethany Drive. (Z-5/3/16-34) [Millennium Office Park Lot 2]

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

**PREVIOUS BOARD/COUNCIL ACTION:** PD Created – October, 1998  
Replat Approved – July, 1998  
Replat Approved – April 1999  
Replat Approved – June 2006  
PD Amendment – December, 2015

**LEGAL NOTICES:** Public Hearing Sign Installed – August 26, 2016  
Public Hearing Letters Mailed – August 26, 2016

**ANTICIPATED CITY COUNCIL DATE:** September 13, 2016

**BACKGROUND**

The property is located on the northwest corner of the intersection of Central Park Avenue (now Watters Creek Boulevard) and Bethany Drive. The properties to the west, north, and east (across Watters Creek Boulevard) are zoned Planned Development PD No. 55 Commercial/Office C/O. The property to the south (across Bethany drive) is zoned Planned Development PD No. 99 Mixed Use MIX.

The entire property is currently platted as Lot 2, Block A of the Millennium Office Park subdivision and referred to as Tract 10B in the original zoning ordinance. The purpose of the request is to amend the development regulations of a 3.21± acre portion of Lot 2, and adopt a Concept Plan and Building Elevations.

The attached Concept Plan shows the proposed development on Lot 2R-6 and 2R-7. The Concept Plan shows three main structures: a proposed office building with a restaurant use component (Building A), a freestanding restaurant building (Building B), and a structured parking garage. Building A is a five (5) story building with 115,000 square feet for an office use and 10,000 square feet for a restaurant use, totaling approximately 125,000 square feet. Building B is a one (1) story building at approximately 2,636 square feet for a free-standing restaurant. The parking garage is a four (4) story structure at approximately 223,636 square feet. Twenty-six surface parking spaces are provided (on Lot 2R-6), and a total of 570 spaces are provided in the parking garage. Parking provided exceeds ALDC requirements.

There are two (2) primary access points into the development. One (1) on the east located on Watters Creek Boulevard, and one (1) through a firelane, access, and utility easement off Watters Road on the west. An access point is also provided between Lots 2R-6 and 2R-7. Traffic improvements include the provision for the common access/firelane easement for future access on Lot 2R-8. Additionally, the Watters Creek Boulevard western curb will be relocated to the east in order to provide for a larger parkway between the proposed building and the western curblines of Watters Creek Boulevard.

A six foot (6') sidewalk will be constructed along Watters Creek Boulevard, and an eight foot (8') sidewalk will be constructed along Bethany Drive for pedestrian access.

The attached building elevations show the five (5) story office/restaurant building, one (1) story freestanding restaurant building, and the four (4) level parking garage. The maximum height of the buildings is 88 feet. The exterior building materials include composite metal panel and glass.

The attached development regulations include modified building height and floor area ratio requirements for this property to offer maximum flexibility for future development additional permitted uses, setbacks, screening, traffic improvements, and language about sharing the parking garage.

The request has been reviewed by the Technical Review Committee.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **RECOMMENDED MOTION**

*I make a motion to recommend approval of the request to amend the development regulations and adopt a Concept Plan and Building Elevations relating to a 3.21± acre portion of Lot 2, Block A, Millennium Office Park; generally located on the northwest corner of the intersection of Central Park Avenue and Bethany Drive, for Millennium Office Park Lot 2.*





### **ATTACHMENTS**

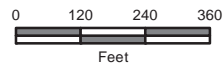
Property Notification Map  
Development Regulations  
Concept Plan  
Black and White and Color Elevations



**Property Ownership Notification**  
**Millennium Office Park Lot 2**  
**PD Amendment**

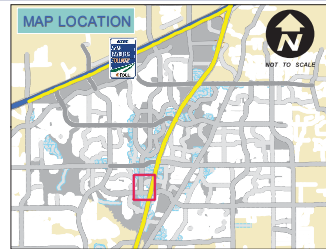
### Map Legend

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



Community Development - GIS  
Date Saved: 9/2/2016

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**  
**MILLENNIUM OFFICE PARK LOT 2**

The Property (Tract 10B-1 (aka Lot 2R-6 and Lot 2R-7, as indicated on the attached PD Amendment Concept Plan)) shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) and the PD 55 Regulations except as modified as follows:

**A. HEIGHT AND FLOOR AREA RATIO:**

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

**B. ADDITIONAL PERMITTED USES:** In addition to the uses permitted by the PD 55 Regulations with respect to the use and development of Tract 10B, Tract 10B-1 may be used and developed with the following uses:

- (1) Restaurant (no drive in), which is free-standing from the office building developed on the Property
- (2) Parking garage

**C. CONCEPT PLAN:** Tract 10B-1 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.

**D. BUILDING ELEVATIONS:** Tract 10B-1 shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “B” and incorporated herein by reference.

**E. BUILDING SETBACKS:** Buildings constructed on Tract 10B-1 shall comply with the minimum property line setbacks as shown on the Concept Plan.

**F. LANDSCAPE BUFFER:** Structures are authorized to encroach on the existing landscape easement upon review and approval of the building plans by the Director of Parks and Recreation and Director of Community Development or designee.

**G. TRAFFIC IMPROVEMENTS:** No certificate of occupancy for any structure constructed on Tract 10B-1 shall be granted until completion of the following street and traffic control improvements shown on the Concept Plan:

- (1) **Common Access:** The replat of the Property shall include a common access/fire lane easement for future access as shown on “Lot 2R-8, Block A” on the attached Concept Plan.
- (2) **Curb Improvement:** The western curb along Tract 10B-1 shall be relocated easterly in order to provide for a larger parkway between the proposed building and the western curb line of Watters Creek Boulevard as shown on the Concept Plan.

**H. PARKING GARAGE.** No building permit for a building to be constructed on Tract 10B-1 shall be issued prior to execution of an agreement between the owner of Tract 10B-1 and the owner of the remainder of Tract 10B regarding the joint access and use of the Parking Garage for the benefit of owners, tenants, and guests using and/or occupying buildings developed in the future on the remainder of Tract 10B.





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project  
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Waters Creek Blvd.  
Allen, Texas

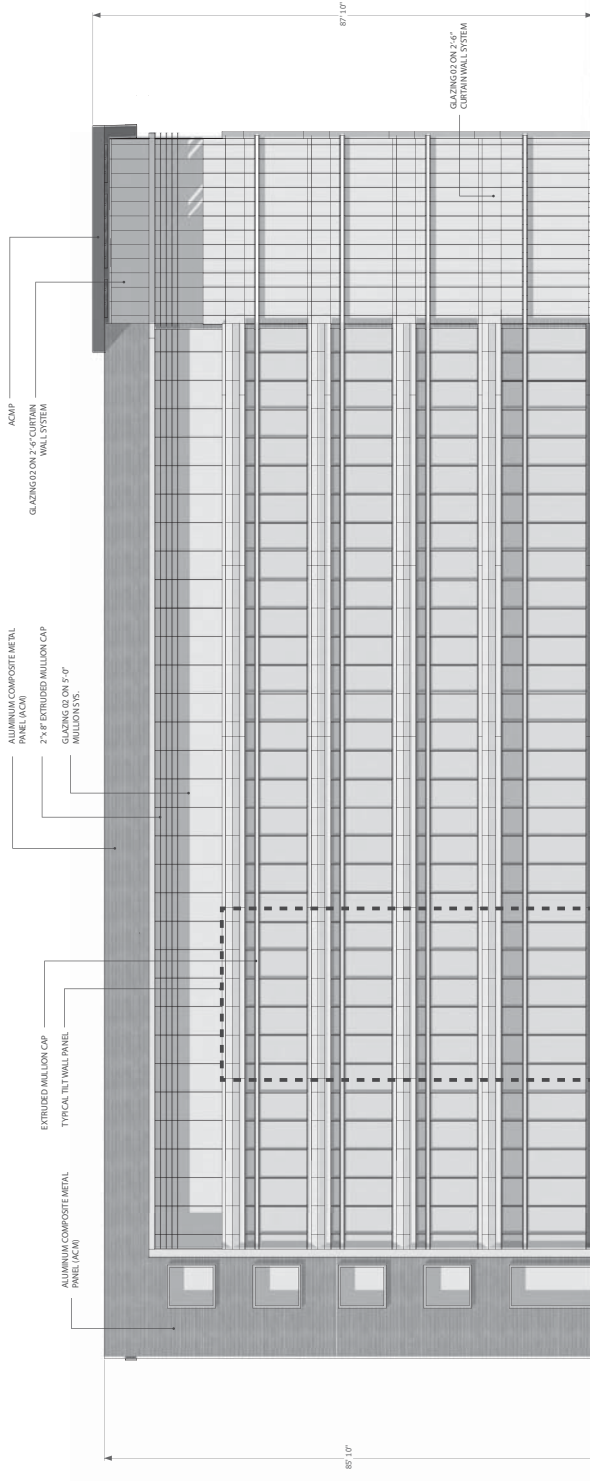
The drawings and fixtures materials have been verified against each other for accuracy and consistency. Any discrepancies or errors are the responsibility of the architect and shall be corrected in the original issue.

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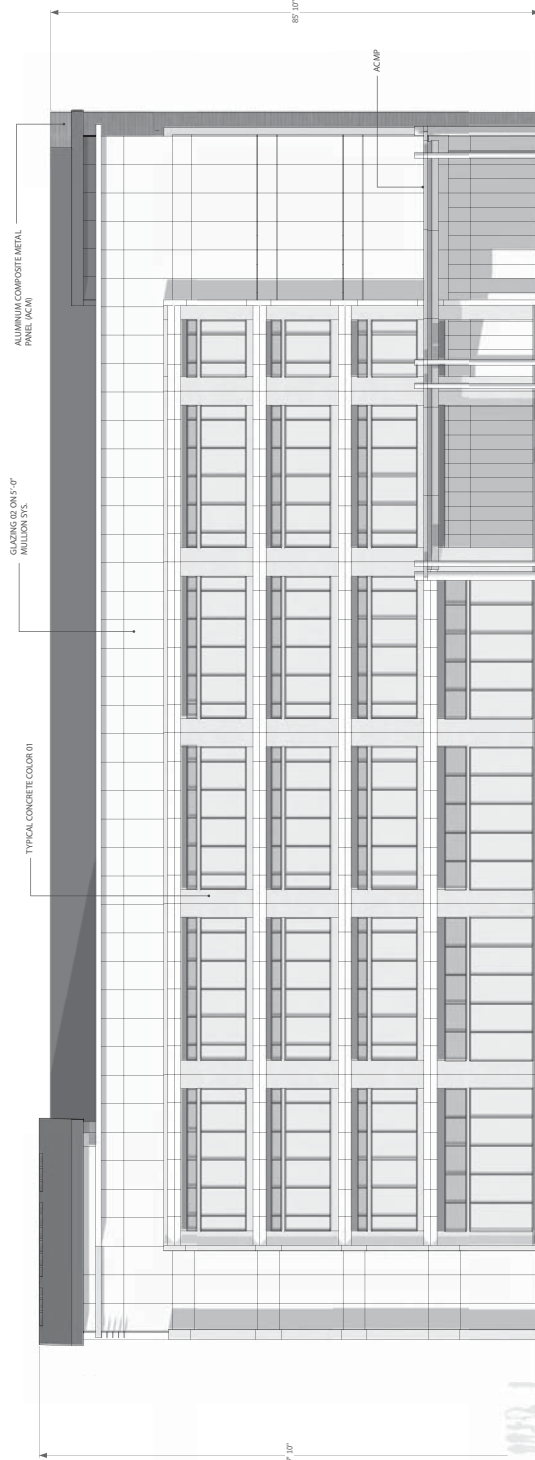
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date 8.03.2016  
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A4.01



02 South Office/Restaurant Elevation

SCALE: 1/8" = 1'-0"

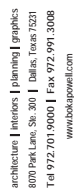


01 North Office/Restaurant Elevation

SCALE: 1/8" = 1'-0"

Applicant shall comply with City Ordinance, Chapter 6, Health and Environment, Article III, Solid Waste, Sections 6-51 to 6-80





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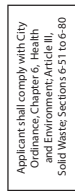
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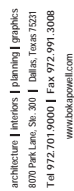
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date	8.03.2016

# A4.03X



## 01 Retail North Elevation



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EXTERIOR ELEVATION

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date	8. 03. 2016
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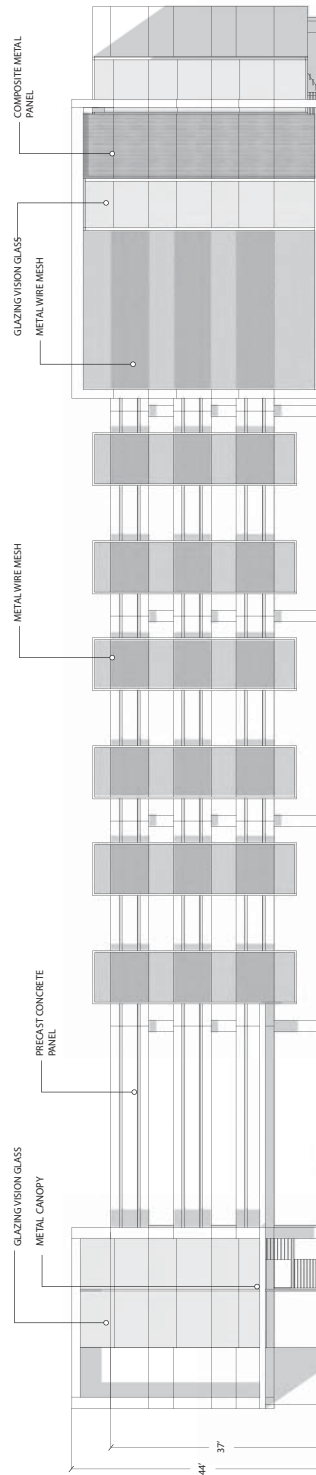
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Applicant shall comply with City Ordinance, Chapter 6, Health and Environment; Article III, Solid Waste; Sections 6-51 to 6-80



## 02 Retail South Elevation



01 Garage South  
Elevation  
SCALE: 1/8" = 1'-0"

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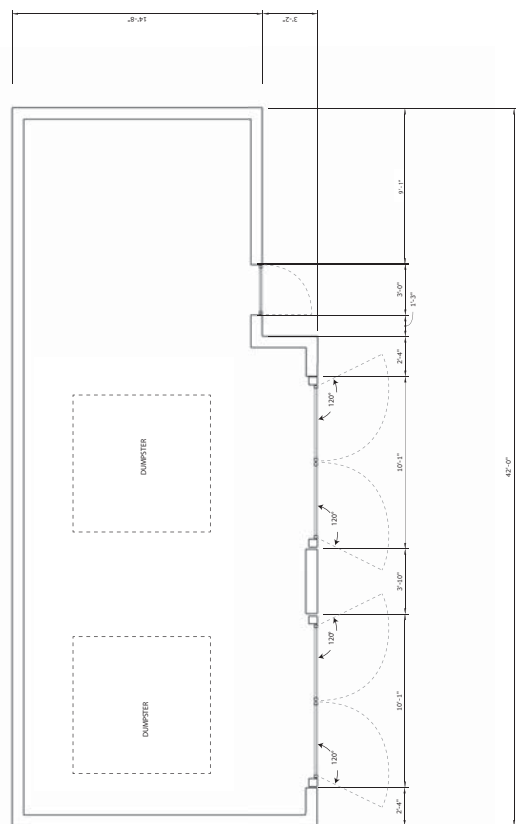
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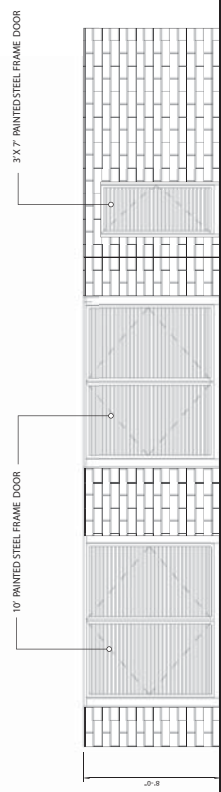
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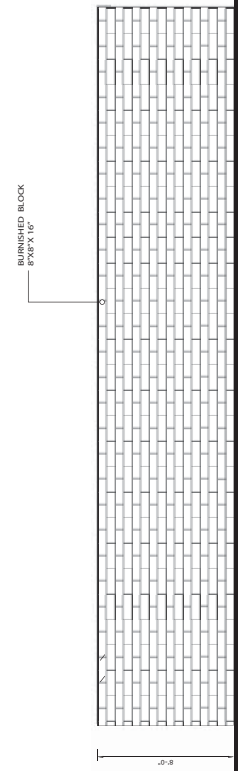
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05 Floor Plan  
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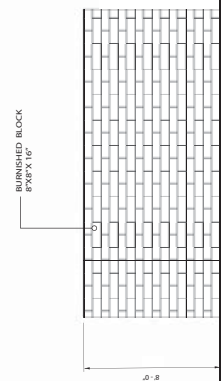


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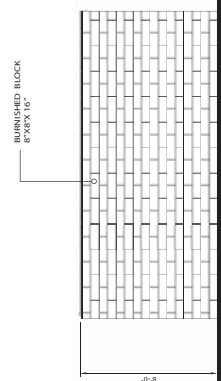


03 North Elevation  
SCALE: 3/8" = 1'-0"

Applicant shall comply with City Ordinance, Chapter 6, Health and Environment, Article III, Solid Waste Sections 6-51 to 6-80



02 East Elevation  
SCALE: 3/8" = 1'-0"

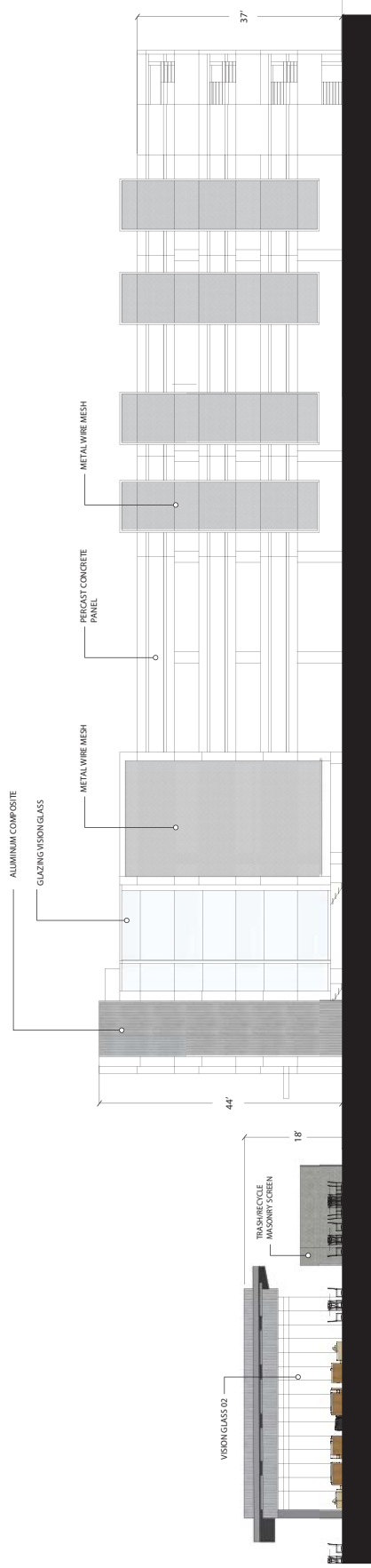


01 West Elevation  
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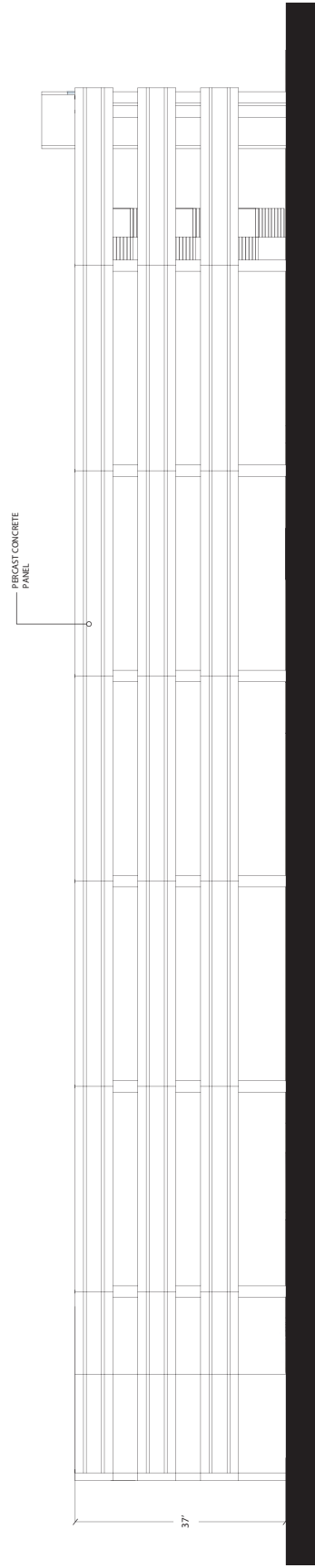






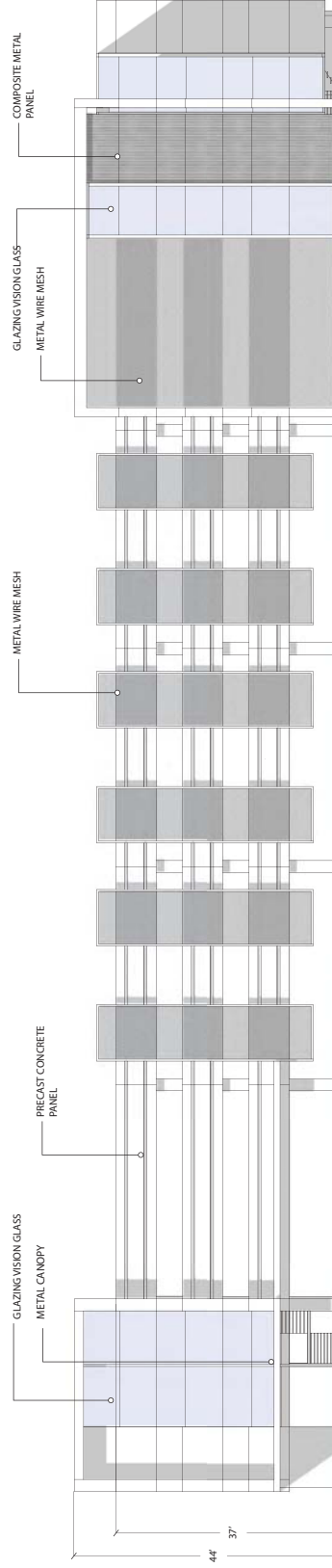


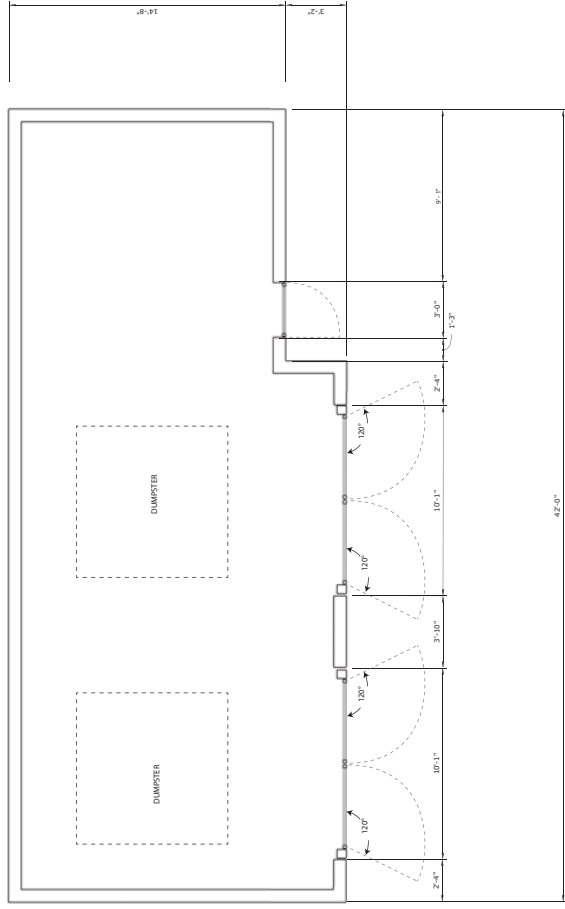
02 Garage & Retail East  
Elevation  
SCALE: 1/8" = 1'-0"



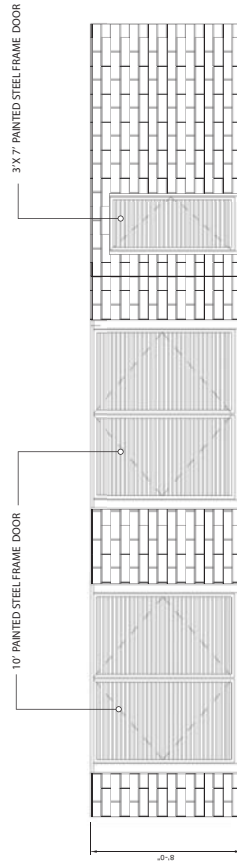
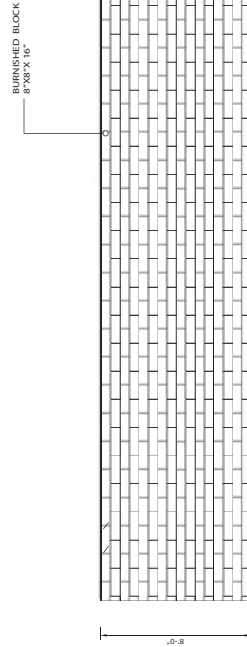
01 Garage North  
Elevation  
SCALE: 1/8" = 1'-0"

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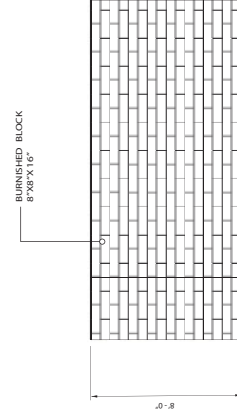


## 05 Floor Plan

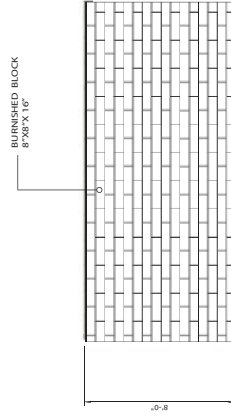
04 South Elevation  
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03 North Elevation  
SCALE: 3/8" = 1'-0"

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02 East Elevation  
SCALE: 3/8" = 1'-0"



01 West Elevation  
SCALE: 3/8" = 1'-0"