



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, OCTOBER 18, 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 October 11, 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 October 4, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

**Regular Agenda**

4. Combination Plat – Consider a Combination Plat for Watters Office Suites Addition, Lots 1 & 2, Block A, being 3.389+/- acres; generally located west of Watters Road and north of Bethany Drive. (FP-8/8/16-67) [Watters Office Suites Addition]
5. Preliminary Plat – Consider a Preliminary Plat for Angel Field East, being 29.001+/- acres; generally located at the southeast corner of Bethany Drive and Montgomery Boulevard. (PP-8/16/16-72) [Angel Field East]
6. Preliminary Plat – Consider a Preliminary Plat for Connemara Crossing, being 20.592+/- acres; generally located at the northeast corner of Bethany Drive and Alma Drive. (PP-8/16/16-71) [Connemara Crossing]
7. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning from Corridor Commercial "CC" to a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations for a 12.000+/- acre portion of land situated in the George Phillips Survey, Abstract No. 701;

generally located north of Allen Commerce Parkway and west of US Highway 75. (Z-9/7/16-83) [Compass Data Center]

8. Combination Plat – Consider a Combination Plat for Allen Commerce Center Addition, Lots 1 & 2, Block A, being 35.317+/- acres; generally located north of Allen Commerce Parkway and west of US Highway 75. (FP-10/4/16-98) [Allen Commerce Center Addition]
9. Public Hearing – Conduct a Public Hearing and consider a request to amend the Planned Development and change the base zoning from Shopping Center SC to Single-Family Residential R-7, and adopt a Concept Plan, Building Elevations, and Development Regulations, relating to a 19.4817+/- acre tract of land located in the Henry Wetsel Survey, Abstract No. 1026, and a portion of Lot 2A, Block B, The Village at Allen; generally located southeast of Andrews Parkway. (Z-6/8/16-47) [St. Andrews Park]
10. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations for Planned Development No. 54, and adopt a Concept Plan, Landscape Plan, and Building Elevations for Lot 2, Block A, Wal-Mart Supercenter; generally located south of Curtis Lane and west of US Highway 75 (and commonly known as 1553 N. Central Expressway). (Z-8/1/16-64) [Tru by Hilton Hotels]

#### **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, October 14, 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 10/11/2016 City Council Meeting**

- There were no items taken to the October 11, 2016, City Council Meeting.



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**PLANNING AND ZONING COMMISSION**

**Regular Meeting**

**October 4, 2016**

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**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:**

Ogden "Bo" Bass, AICP, Director of Community Development  
Chris Flanigan, PE, Director of Engineering  
Brian Bristow, Assistant Director of Parks and Recreation  
Madhuri Kulkarni, AICP, Senior Planner  
Meredith Nurge, 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 September 27, 2016, regular meeting.

**Election of Officers**

2. Elect a Chair, First Vice-Chair and Second Vice-Chair.

Chairman Cocking opened the floor for nominations for Planning and Zoning Commission Chairman.

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by 2<sup>nd</sup> Vice-Chair Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to appoint Mr. Jeff Cocking to the Planning and Zoning Commission Chair position.**

**The motion carried.**

Chairman Cocking opened the floor for nominations for Planning and Zoning Commission 1<sup>st</sup> Vice-Chair Position.

**Motion:**           **Upon a motion by Commissioner Mangrum, and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to appoint Mr. Ben Trahan to the Planning and Zoning Commission 1<sup>st</sup> Vice-Chair position.**

**The motion carried.**

Chairman Cocking opened the floor for nominations for Planning and Zoning Commission 2<sup>nd</sup> Vice-Chair Position.

**Motion:**           **Upon a motion by Commissioner Mangrum, and a second by 1<sup>st</sup> Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to appoint Mr. Stephen Platt, Jr. to the Planning and Zoning Commission 2<sup>nd</sup> Vice-Chair position.**

**The motion carried.**

**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.*)

3. Approve minutes from the September 20, 2016, regular meeting.
4. Final Plat – Consider a Final Plat for Lot 1, Block A, Allen ISD Elementary 18; being 18.4022+/- acres, generally located at the southwest corner of Ridgeview Drive and Chelsea Boulevard. (FP-7/14-16-54) [Allen ISD Elementary 18]

**Motion:**           **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Hollingsworth, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**

**Regular Agenda**

5. Preliminary Plat – Consider a Preliminary Plat for Bethany Pet Hospital, Lots 1, 2, & 3, Block 1; being 6.527+/- acres, generally located at the northeast corner of Bethany Drive and Heritage Parkway. (PP 8/1/16-66) [Bethany Pet Hospital]

Ms. Meredith Nurge, Planner, stated that the property is generally located at the northeast corner of Bethany Drive and Heritage Parkway. The property to the north is zoned Single-Family Residential R-3. The property to the west (across Heritage Parkway) is zoned Planned Development PD No. 22 Single-Family Residential SF. To the south (across Bethany Drive), the properties are zoned Planned Development PD No. 22 Single-Family Residential SF, Planned Development PD No. 22 Community Facilities CF, and

Planned Development PD No. 22 Shopping Center SC. To the east, the property is zoned Community Facilities CF.

Ms. Nurge said that a Site Plan was approved in September 2016 for a Veterinary Hospital. Preliminary platting is the next phase in the development process.

The subject Preliminary Plat shows 6.527± acres of land subdivided into three lots. Specifically, the Veterinary Hospital will be developed on Lot 2. Access for Lot 2 is provided through a primary access point on Heritage Parkway and through two internal access points - one on the north to Lot 1 and one on the east to Lot 3 through a firelane and mutual access easements. An access point is also proposed on the northern portion of Lot 1 on Heritage Parkway.

Ms. Nurge said that the Preliminary Plat has been reviewed by the Technical Review Committee, is generally consistent with the Site Plan, and meets the requirements of the Allen Land Development Code.

**Motion:**           **Upon a motion by Commissioner Orr, and a second by 1<sup>st</sup> Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve a Preliminary Plat for Bethany Pet Hospital, Lots 1, 2, & 3, Block 1; being 6.527+/- acres, generally located at the northeast corner of Bethany Drive and Heritage Parkway.**

**The motion carried.**

6. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; being a 6.245+/- acre tract of land in the Henry Wedsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue. (Z-2/29/26-22) [Ashwood Creek Place]

Ms. Kulkarni stated that the property is generally located south of Main Street and east of Greenville Avenue. The property to the north is zoned Community Facilities CF and Planned Development PD No. 113 Townhome Residential TH. The property to the east is zoned Community Facilities CF and Townhome Residential TH. To the south, the property is zoned Townhome Residential TH. To the west (across Greenville Avenue), the property is zoned Single-Family Residential R-3.

Ms. Kulkarni said the property is currently zoned Single-Family Residential R-3. The applicant is requesting to change the zoning by creating a Planned Development for a townhome development, and adopting Development Regulations, a Concept Plan, Open Space Plan, and Building Elevations for the property.

Ms. Kulkarni stated that staff recognizes that this property is bounded to the north by a floodplain and is also a triangular shaped property. It is also considered infill. She stated that this is a difficult piece to develop due to these constraints.

The proposed residential development is approximately 6.2± acres. The Concept Plan shows a total of nineteen residential lots. All lots have a minimum lot size of 24'X90' (2,160 square feet) and will be front-entry with a minimum dwelling unit area of 2,000 square feet, exceeding the minimum area per the ALDC. The gross lot density equates to 3.04 units/acre.

Ms. Kulkarni said that the Concept Plan also shows four open space lots. Open Space provided meets ALDC standards. The Open Space plan shows proposed amenities such as benches, a water feature, and a park for the residents.

There are three access points into the development. The primary access point is on Greenville Avenue. A secondary, emergency access point is also shown on Greenville Avenue. A third access point is provided through the existing alley on the south to satisfy Community Services to ensure waste services can be adequately provided.

Screening for the property will consist of an eight-foot masonry screening wall on the west (along Greenville Avenue) adjacent to the townhome development. Screening will continue along Greenville Avenue to the north of the townhome development (adjacent to the floodplain) through an eight foot wrought-iron fence where permitted by the Engineering Department. The eight foot wrought-iron fence is also proposed on the northern boundary of the townhome development (adjacent to the floodplain).

Primary building materials, shown on the three types of building elevations, are brick and stone. Garage doors and driveways will be enhanced and treated.

Ms. Kulkarni summarized the development regulations:

- Base Zoning District: Townhome Residential District TH.
- Concept Plan: The Property shall be developed in general conformance with the Concept Plan.
- Building Elevations: The Property shall be developed in general conformance with the Building Elevations.
- Open Space: The development of the Property shall include development of open space as shown on the Open Space Plan.
- Minimum Dwelling Unit Size: 2,000 square feet.
- Driveways: The driveways shall be textured and treated with a decorative concrete aggregate.
- Screening: Screening on the Property shall be developed in general conformance with the Concept Plan. No building permit to be issued until the fence permit has been issued and screening wall construction begun. No final building inspections to be conducted the construction and installation of all required screening has been completed.
- Floodplain Reclamation: No application for Final Plat of the Property shall be considered for approval by P&Z until the owner or developer establishes through reasonable satisfaction of the Director of Engineering that the floodplain reconfiguration shown on the Concept Plan complies with City policy prohibiting adverse impact to the floodplain
- Removal of Structure in Floodplain: Any existing structures in the floodplain (Lot 8, Block B) must be removed from the floodplain by owner prior to the issuance of any development or grading permit.

The request has been reviewed by the Technical Review Committee.

Ms. Kulkarni stated that there were a few letters of opposition. She stated that one of the concerns is regarding lack of privacy in the alley. She said that connections to the alley are typically avoided; however, this condition is proposed because of Community Services. Another concern was regarding the value of the neighborhood and Section 8 Housing. Ms. Kulkarni stated that this is not Section 8 Housing, but the applicant could address that concern and provide more information. Ms. Kulkarni stated that another concern is regarding overcrowding and traffic. She stated that this development will add nineteen more lots; however, traffic and access points were vetted by the Engineering Department.

Commissioner Ogrizovich asked if the two homes and the barn would be removed.

Ms. Kulkarni said yes, the two structures would be removed with the development. Another structure will also be removed because it is in the floodplain.

Chairman Cocking opened the public hearing.

Mai Moughayar, 410 Allenwood Dr., Allen, Texas, spoke in opposition to the request. She had concerns regarding losing the peaceful atmosphere of the barn and farm that she can see from her property.

Chairman Cocking read a response from Erin Cook, 203 S. Greenville Ave., Allen, Texas, who was listed as opposed. The response said that the area is beautiful and relaxing. She urged the Commission to vote for aesthetics and less traffic.

Ronald Croffe, 5146 Pond Springs Cr., Allen, Texas, spoke in opposition to the request. He had concerns regarding the row of bushes around the alley and asked if this would be removed.

Kenneth O'Brien, 536 Cedar Elm Ln., Allen, Texas, spoke in opposition to the request. He had concerns about traffic flow on Greenville Ave. and parking on Cedar Elm. He had concerns about water runoff being controlled and about creek erosion. He also voiced concerns regarding the wildlife in the area being uprooted. He had privacy concerns with the two story townhomes potentially being able to overlook the alley. He also stated concerns regarding school zoning and stated that he would like to see a park built in this area.

Sherilyn Kunkel, 9 Cedar Elm Cr., Allen, Texas, spoke in opposition to the request. She had concerns regarding traffic in the area. She also voiced a concern on school zoning, asking where the children would go to school. She voiced concern regarding the houses along the creek. She also had concerns regarding the traffic in the area.

Sudhir Toorpu, 201 & 203 S. Greenville Ave., Allen, Texas, Applicant, spoke in favor of the request. He said that much of the development will remain untouched and stated that he spent 8-9 months researching the property due to the floodplain. He said that the townhomes will have front entry garages which will allow visitors and family members to park on the driveway. He said that there are an additional twelve parking spaces on the property. He also said that this will not be Section 8 Housing, but will be high-end townhomes.

William Edwards, 6060 N. Central Expy., Allen, Texas, Engineer, spoke in favor of the request. He said he is the available for any questions.

Mr. Gifford James, 535 Cedar Elm Ln, Allen, Texas, voiced concerns on traffic in the area and wanted to know if there was anything the public can do to stop the development. He also voiced concerns regarding safety.

Chairman Cocking closed the public hearing.

The following residents submitted citizen responses:

- Dorothy A. O'Brien, 536 Cedar Elm Ln., Allen, Texas – Opposed
- Linda Robinson, 414 Ellis Ln., Allen, Texas – Opposed
- Warren Andrews, 513 S. Cedar Elm Ln., Allen, Texas – Opposed
- Gifford James, 535 Cedar Elm Ln, Allen, Texas – Opposed

Chairman Cocking asked for further explanation on parking for this development.

Ms. Kulkarni said that the requirement is for two spaces to be provided in the garage and two spaces to be provided on the driveway. Additionally, one visitor space is required per every two townhomes. The visitor parking requirement is ten spaces. The applicant is providing twelve, more than the required amount.

Chairman Cocking asked about drainage concerns.

Chris Flanigan, Director of Engineering, said that the applicant submitted a flood study that identified the regulatory floodplain as well as the creek under fully developed conditions, which is a more conservative standard than that employed by the Federal government. Mr. Flanigan explained that the City is requiring a wider berth than what would be required on floodplain maps. Mr. Flanigan said that the best defense against erosion on any riverine system would be preservation of vegetation. By setting the development back from the creek bank, the trees and grasses can hold back the bank to prevent erosion.

Chairman Cocking asked if Mr. Flanigan was confident that this development would not exacerbate any downstream flooding concerns.

Mr. Flanigan said that the development submitted has demonstrated, through floodplain analysis and a flood study, that the development would be setback a sufficient distance from the creek.

Chairman Cocking asked about concerns regarding traffic.

Mr. Flanigan said that Engineering staff has evaluated the access constraints. The proposed Street A as it connects to Greenville Avenue connects at a point that meets separation distances regarding driveway spacing. Mr. Flanigan stated that a continuous left turn lane provides adequate access. Traffic may back up during peak times heading north, but this situation exists throughout the community.

Chairman Cocking asked about concerns with cut-through traffic both from the proposed new development and traffic from Cedar Elm.

Mr. Flanigan said that the drivers in the older neighborhood would probably not cut-through the newer neighborhood to access Greenville Avenue.

Chairman Cocking asked about Allen ISD input during the TRC process.

Ms. Kulkarni said that there is a representative from Allen ISD at the TRC meetings, and the representative did not voice any concerns.

2<sup>nd</sup> Vice-Chair Platt said that there were privacy concerns regarding the bush hedge row. He asked if this will remain or not.

Mr. Garry Nale, Builder, said that keeping the hedge row would be determined once they get on the site. He said that they would leave as many trees as possible, but that if trees are too close to the buildings, then they would be removed.

Chairman Cocking asked about the price point for the townhomes.

Mr. Nale said that the townhomes will be in the \$200,000 range.

Chairman Cocking said that there was one question about turning this area into a park. He explained that the City does not own the land; it is owned by an individual.

Chairman Cocking said that there were questions about crime and police protection. He asked who is the best person to contact.

Mr. Bo Bass, Director of Community Development, said that for any policing issues, individuals should contact Chief Harvey.

Chairman Cocking asked if the developer has had a meeting with the homeowners in the adjacent area.

Mr. Toorpu said that he sent out flyers before the public hearing, but did not have a meeting with the residents. Mr. Toorpu said that he provided his e-mail and phone number on the flyers, but had not been contacted by the residents.

Chairman Cocking asked if Mr. Toorpu had an informational meeting for neighborhood members to discuss the property in advance.

Mr. Toorpu said that the notification was sent through the flyers and that he did not set up a meeting. He was open to receiving any e-mails or phone calls for setting up a meeting. Mr. Toorpu said that he did not think it was necessary to set up a meeting.

Chairman Cocking said to develop in Allen, it is always necessary to try to reach out.

Mr. Toorpu provided the flyer to the Commissioners that was sent out. Mr. Toorpu said that flyers were sent on September 20<sup>th</sup>, 2016, and that he did not receive any calls or e-mails of concerns.

Chairman Cocking said that he recommended spending time with surrounding residents because of the opposition to this development.

Commissioner Mangrum asked if the flyer was mailed or put on the doors.

Mr. Toorpu said that it was put on the doors.

Chairman Cocking asked about proposed Street C being connected to an alley on an adjacent property. He said that the City typically does not connect properties by putting a road into an alley. Chairman Cocking asked about alternatives.

Mr. Flanigan stated that this property is unique. Fire Department apparatus requires a cul-de-sac or a hammer head. The Fire Department decided to go with a hammer head operation to provide service to Lots 1-3; allowing the fire apparatus to back up and exit the access points off of Greenville Avenue. The other reason is to allow Solid Waste to service this area.

Chairman Cocking asked if there was a way to have controlled access for waste services.

Mr. Flanigan said that the City's waste hauler does not have a way to do this; it does not have a clicker or a knox box like the Fire Department to unlock the gate.

Chairman Cocking asked if there were other ways for waste disposal such as having shared dumpsters.

Mr. Flanigan said this is not a multi-family development. This is a single-family development for which dumpsters are typically not used.

Chairman Cocking said that not having the street connect to the alley would isolate the subdivision from the other one, but by having the street, it removes the isolation.

Mr. Flanigan said the only option would be to convert Lots 1-3 into a cul-de-sac. By doing so, the property would lose the three lots.

Commissioner Orr asked about the purpose of the cul-de-sac at the front of the property.

Ms. Kulkarni said that the cul-de-sac is provided for waste services to turn around and it is required for the right-hand pick up.

Commissioner Ogrizovich said that a lot of the concerns appear to be pre-existing issues. This development may exacerbate these issues, but they are already existing.

Commissioner Orr said that his concern is that the developer did not have a meeting with the residents to allow the residents to voice their opinions.

Commissioner Mangrum stated that she agreed with Commissioner Ogrizovich and Commissioner Orr and that she can support the project.

1<sup>st</sup> Vice-Chair Trahan said that Commissioner Ogrizovich stated some good points; that a lot of the concerns precede this development.

Commissioner Hollingsworth stated that all of his questions and concerns have been addressed.

2<sup>nd</sup> Vice-Chair Platt said that he sees more of a possibility of people on Cedar Elm cutting through the proposed development instead of going through the alley, and that he cannot see a solution to the waste collection.

Chairman Cocking said that he does not like the proposed Street C and that Lots 1-3 should be a cul-de-sac to allow for the two properties to be isolated.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Trahan, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 1 OPPOSED (Chairman Cocking) to approve a request to change the zoning to a Planned Development for Townhome Residential District TH, and adopt a Concept Plan, Open Space Plan, Development Regulations and Building Elevations; being a 6.245+/- acre tract of land in the Henry Wedsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue. (Z-2/29/26-22) [Ashwood Creek Place]**

**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 8:05 p.m.

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

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

\_\_\_\_\_  
Meredith Nurge, Planner

**Director's Report from 9/27/2016 City Council Meeting**

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 149 for a Beer and Wine Package Sales use on a portion of Lot 7A-1, Block A, Village at Allen; generally located south of Stacy Road and east of US Highway 75, was approved.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** October 18, 2016

**SUBJECT:** Capital Improvement Program (CIP) Status Report

**STAFF RESOURCE:** Chris Flanigan, PE  
Director of Engineering

**PREVIOUS COMMISSION/COUNCIL ACTION:** None.

**LEGAL NOTICES:** None.

**ANTICIPATED COUNCIL DATE:** None.

**BACKGROUND**

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

**STAFF RECOMMENDATION**

N/A

**MOTION**

N/A

**ATTACHMENTS**

CIP Progress Report through September, 2016  
CIP Map through October, 2016

# ENGINEERING CIP REPORT - THROUGH SEPTEMBER 2016

PROJECT		STATUS / COMMENTS		CONST. DATES
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Substantially complete.
	2	2015 Intersection Improvements	ST1504	City has sent Final Offer letters to property owners.
CITY	3	2015/2016 Street and Alley Repair	ST1502	Annual repair/replacement of street and alley pavement in various locations. Included in this project is approx. 14,021 square yards of street and 1,238 square yards of alley pavement.
	4	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Paving improvements at the intersection of Exchange are complete. The Landscaping of Phase 1 should begin in the middle of October 2016.
	5	Ridgeview Drive (Watters - US75)	ST1202	Met with consulting engineer on August 31st to outline scope for the portion of Ridgeview from Cottonwood Creek to Chelsea Boulevard. Construction is dependent on design engineers estimate for plan completion.
	6	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City May 24, 2016.
ROADS	7	Ridgeview / US 75 Overpass	TXDOT	TXDOT is hiring an engineer to design the reconstruction of the overpass.
	8	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TXDOT contractor has begun Phase 1, which includes constructing the Northern half of the road.
	9	Watters / Bray Central Street Lights	JBGL	Completion has been delayed. The contractor must replace all light pole foundations.
	10	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements.
UTILITIES	11	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB currently installing the proposed watermain along Pebblebrook Drive and installing trench repair at Sycamore and Autumn Lake.
OTHER	12	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TXDOT LPAFA signed and returned by the City. Plans submitted to TXDOT for review August 29, 2016.

CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

FUTURE

# ENGINEERING CIP MONTHLY REPORT

OCTOBER  
2016

CONSTRUCTION

DESIGN

CONSTRUCTION  
(By Others)

DESIGN  
(By Others)

FUTURE

ENGINEERING  
DEPARTMENT  
214.509.4576

DIRECTOR:  
CHRIS  
FLANIGAN



<b>PLANNING &amp; ZONING COMMISSION</b> <b>AGENDA COMMUNICATION</b>
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**AGENDA DATE:** October 18, 2016

**SUBJECT:** Consider a Combination Plat for Watters Office Suites Addition, Lots 1 & 2, Block A, being 3.389+/- acres; generally located west of Watters Road and north of Bethany Drive. (FP-8/8/16-67) [Watters Office Suites Addition]

**STAFF RESOURCE:** Meredith Nurge  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD Planned Development No. 55 - Created March, 1994  
PD Amendment - January, 2000  
PD Amendment - June, 2004  
PD Amendment - January, 2005  
PD Amendment - September, 2006

**LEGAL NOTICES:** None.

**ANTICIPATED CITY COUNCIL DATE:** None.

**BACKGROUND**

The property is located west of Watters Road and north of Bethany Drive. The property to the north is zoned Planned Development PD No. 55 Office/Multi-Family O/MF. The property to the west is zoned Planned Development PD No. 55 Community Facilities CF. To the south, the property is zoned Planned Development PD No. 55 Garden Office GO. The properties to the east (across Watters Road) are zoned Planned Development PD No. 55 Office O and Planned Development PD No. 55 Light Industrial LI.

The property is zoned Planned Development PD No. 55 Garden Office GO. A Site Plan for an office development is currently being reviewed. Platting the site is the last step in the development process. A Combination Plat is submitted as the tract of land is subdivided into three (3) lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows approximately 3.389± acres subdivided into two (2) lots. Lot 1 will develop for the office use. Lot 2 is a floodplain to be dedicated to the City. There are two (2) points of access - one (1) on Watters Road to the east and one (1) through a firelane, mutual access, and utility easement on the south. The plat also shows various easements required for development of the property.

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

**STAFF RECOMMENDATION**

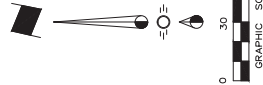
Staff recommends approval.

**MOTION**

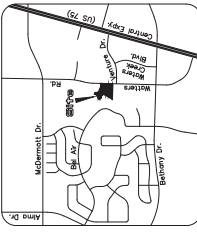
*I make a motion to approve the Combination Plat for Watters Office Suites Addition, Lots 1 & 2, Block A; generally located west of Watters Road and north of Bethany Drive.*

**ATTACHMENTS**

Combination Plat



Michael See Survey ~ Abst. 543  
Tract 5  
Eshly Trust Co. Custodian  
FBO Survey of Allen  
COF No. 86-003739  
PROJECT



( 120' R.O.M. )

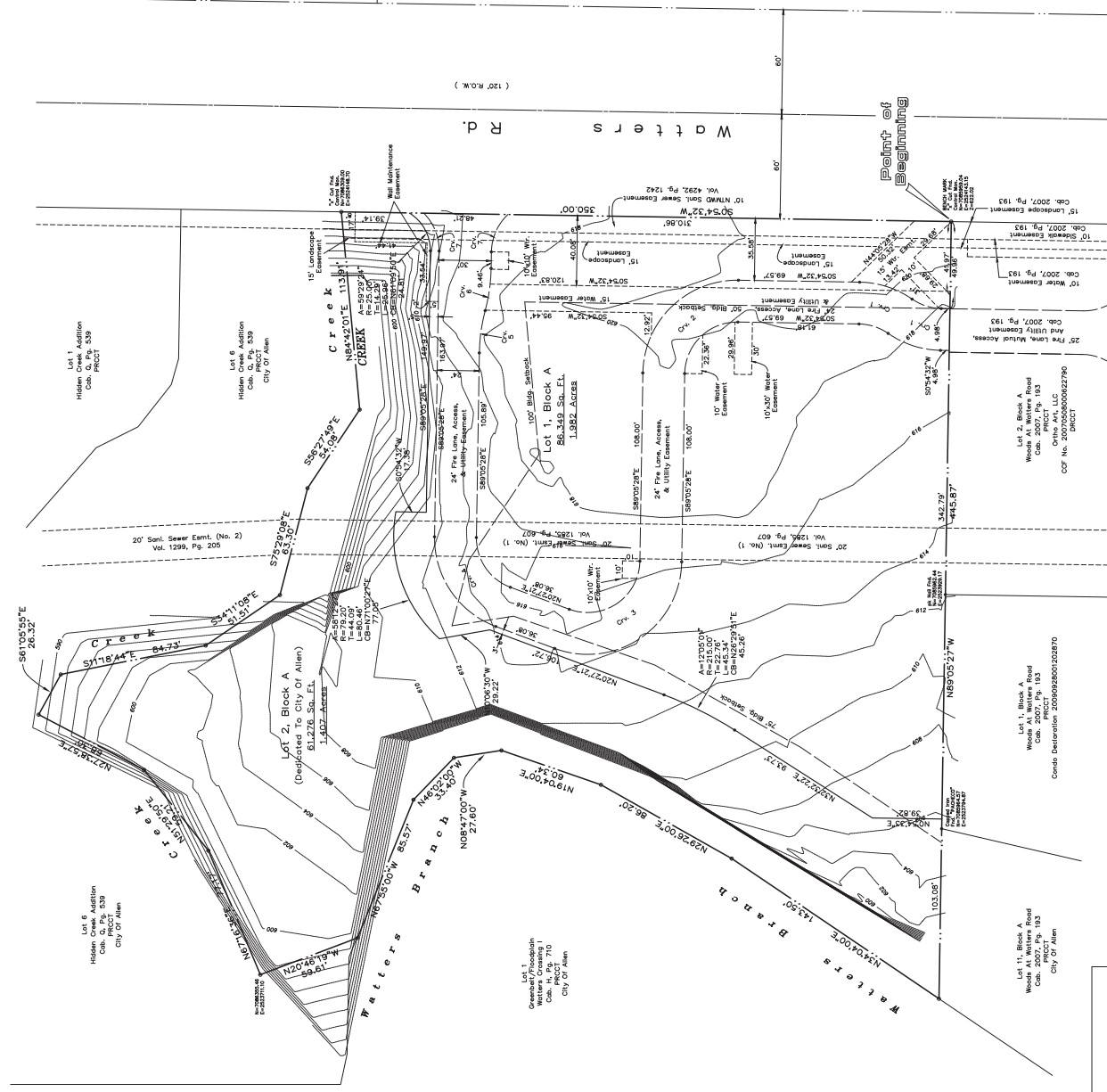
Michael See Survey ~ Abst. 543  
Tract 5  
Eshly Trust Co. Custodian  
FBO Survey of Allen  
COF No. 86-003739  
PROJECT

SHEET 1 OF 2  
COMBINATION PLAT  
WATTERS OFFICE  
SUITES ADDITION  
Lots 1 & 2, Block A

3.389 Acres Situated In The  
MICHAEL SEE SURVEY ~ ABST. 543  
ALLEN, COLLIN COUNTY, TEXAS

Owner  
Yeager Office Suites of Allen, LLC  
23 S. 8th St.  
Allen, Texas 75009  
Telephone 317-770-7380  
Engineer  
RLK Engineering, Inc.  
Texas Registration No. 579  
1111 West Loop West  
Allen, Texas 75013  
Telephone 972-359-1733  
Surveyor  
Surdakan Surveying, Inc.  
Texas Registration No. 105500  
P.O. Box 118  
Anna, Texas 75409  
Telephone 972-822-0000  
Job No. 2015-75  
September 29, 2016

Curve Data Chart			
Line	Curve	Intersection	Order
1	A=247.98' R=15.00' L=15.00'	A=120.00' R=15.00' L=15.00'	1
2	A=247.98' R=15.00' L=15.00'	A=120.00' R=15.00' L=15.00'	2
3	A=247.98' R=15.00' L=15.00'	A=120.00' R=15.00' L=15.00'	3
4	A=247.98' R=15.00' L=15.00'	A=120.00' R=15.00' L=15.00'	4



NOTICE:  
Selling any portion of this addition by  
any means, including but not limited to,  
Ordinance and State laws, and is subject  
to fines and withholding of utilities  
and building permits.



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	October 18, 2016
<b>SUBJECT:</b>	Consider a Preliminary Plat for Angel Field East, being 29.001+/- acres; generally located at the southeast corner of Bethany Drive and Montgomery Boulevard (PP-8/16/16-72) [Angel Field East]
<b>STAFF RESOURCE:</b>	Meredith Nurge Planner
<b>PREVIOUS COMMISSION/ COUNCIL ACTION:</b>	Planned Development No. 76 Adopted – October, 1998 Planned Development No. 76 Amended – June, 2004 Planned Development No. 76 Amended – September, 2016
<b>LEGAL NOTICES:</b>	None.
<b>ANTICIPATED COUNCIL DATE:</b>	None.

**BACKGROUND**

The property is generally located at the southeast corner 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.

A Planned Development amendment was approved by City Council in September 2016, to establish design standards for a new residential community. Preliminary platting is the next phase in the development process. The subject Preliminary Plat shows 29.001± acres of land subdivided into 131 Residential Lots and 9 Open Space/HOA lots.

There are two (2) primary access points, both on Montgomery Boulevard. The plat also shows various easements required and right-of-way to be dedicated for development of the property.

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

**STAFF RECOMMENDATION**

Staff recommends approval.

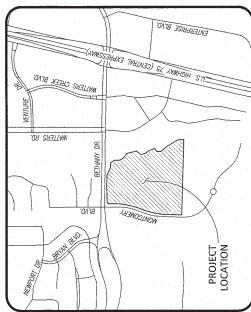
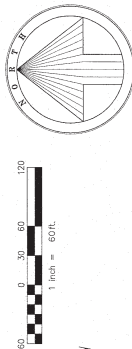
**MOTION**

*I make a motion to approve the Preliminary Plat for Angel Field East, generally located at the southeast corner of Bethany Drive and Montgomery Boulevard.*

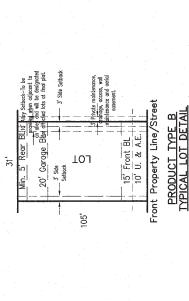
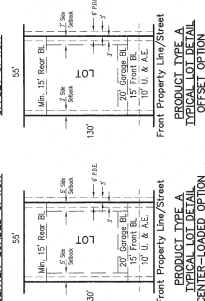
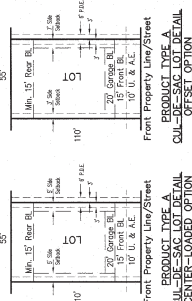
**ATTACHMENTS**

Preliminary Plat





Vicinity Map  
T=2007

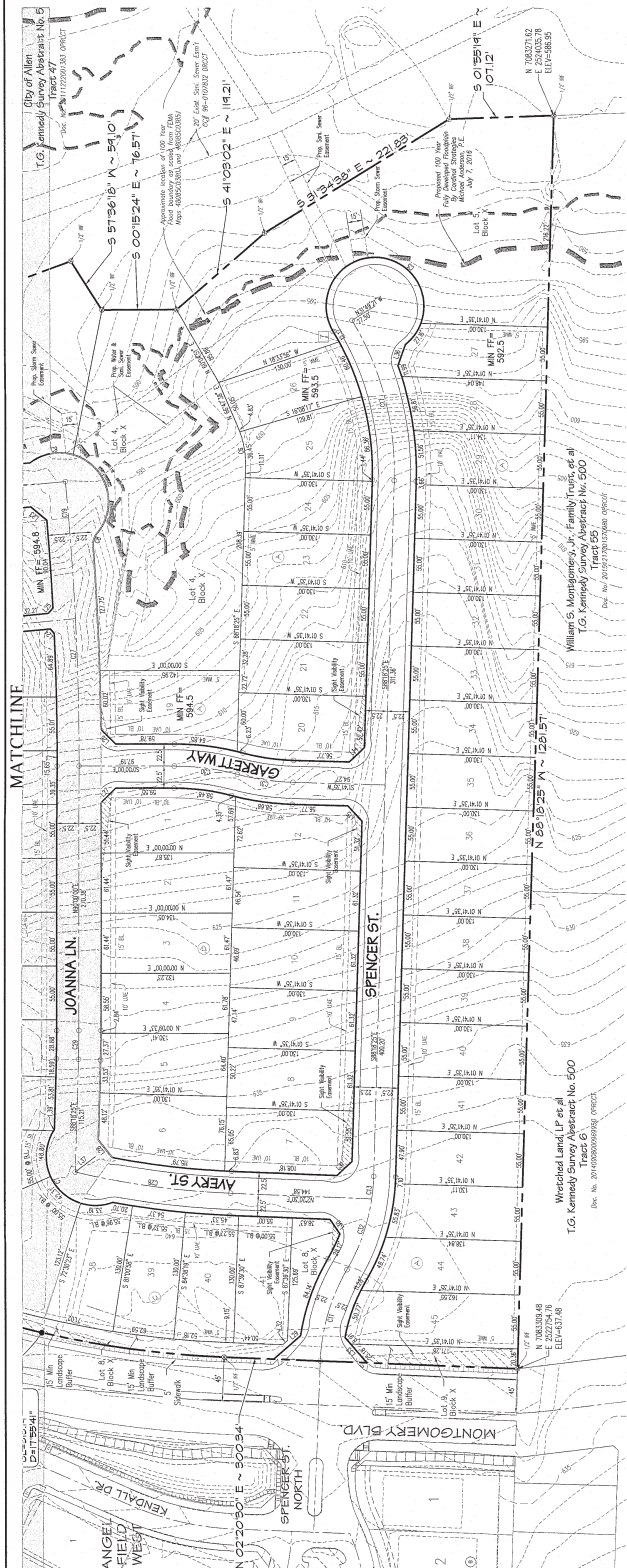


PRELIMINARY PLAN

ANGEL FIELD EAST  
131 RESIDENTIAL LOTS, 9 OPEN SPACE/HOA LOTS (6.80 AC.)  
5.84 ACRES OUT OF WAY  
29.00 ACRES OUT OF WAY  
T.G. KENNEDY SURVEY ~ ABSTRACT NO. 500  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner/Applicant:  
Engineer/Architect:  
Surveyor:  
City of Allen, Texas  
2013  
Telephone (214) 902-7100  
Contract: Philip Williams

Scale 1"=60' September, 2016 SUT Job #16-003



- NOTES:
- This plat was prepared without the benefit of a commitment for title insurance. No research was made to determine the status of the property shown on the record plat of this property. Therefore, the owner is advised to conduct a title search to determine the status of the property and to determine if there are any liens or other encumbrances that may affect the subject property that are not shown on this plat.
  - Base of bearing, horizontal and vertical position of the property lines shown on this plat are based on the State Plane Coordinate System, NAD83, North Central Zone (4202).
  - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and requires a plat to be recorded with the county clerk and building permits.

Size Data Summary Table

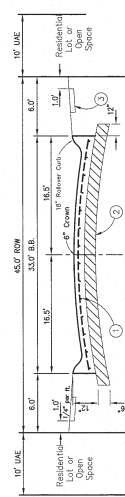
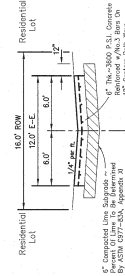
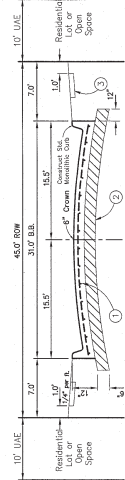
Existing Zoning	PL
Lot Area	29.00 Acres
Net Density	23.81 Units/Acre
Net Density (Units/Acre)	4.58 Units/Acre
Net Density (Units/Acre)	4.51 Units/Acre

Centerline Curve Table

Curve #	Length	Radius	Central	Chord Bearing	Chord
C10	19.07	400.00	19.06	N 87°42'00" E	249.324
C11	88.12	200.00	87.13	N 73°36'00" E	289.730
C12	71.12	200.00	70.65	S 09°10'00" W	131.007
C13	40.97	200.00	40.88	S 70°35'31" E	220.597
C14	75.40	400.00	75.40	S 11°41'13" E	239.927
C15	75.40	400.00	75.40	S 45°00'00" W	800.000
C16	75.40	400.00	75.40	S 45°00'00" W	800.000

Lot Line Table

Lot #	Length	Direction
L1	6.80	S 45°00'00" W
L2	7.07	S 45°00'00" W
L3	15.06	S 45°00'00" W
L4	6.80	S 45°00'00" W
L5	15.06	S 45°00'00" W
L6	6.80	S 45°00'00" W
L7	8.09	S 45°00'00" W
L8	10.65	S 45°00'00" W
L9	10.07	S 45°00'00" W
L10	7.07	S 45°00'00" W
L11	6.92	S 45°00'00" W
L12	7.07	S 45°00'00" W
L13	21.21	S 45°00'00" W
L14	21.21	S 45°00'00" W
L15	21.21	S 45°00'00" W
L16	19.06	S 45°00'00" W
L17	24.32	S 45°00'00" W
L18	7.06	S 45°00'00" W
L19	7.06	S 45°00'00" W
L20	7.06	S 45°00'00" W



- 31' BB Pavement Section
- 6" Thick-2000 P.S.I. Concrete Reinforced w/No.3 Bars On 18"
  - 6" Compacted Line Subgrade - Percent of Line To Be Determined by ASTM D3773-83A, Appendix A With 30% Per se. per Minimum
  - 6" Compacted Line Subgrade - Percent of Line To Be Determined by ASTM D3773-83A, Appendix A With 30% Per se. per Minimum
- 16' Alley Section
- 6" Thick-2000 P.S.I. Concrete Reinforced w/No.3 Bars On 18"
  - 6" Compacted Line Subgrade - Percent of Line To Be Determined by ASTM D3773-83A, Appendix A With 30% Per se. per Minimum
  - 6" Compacted Line Subgrade - Percent of Line To Be Determined by ASTM D3773-83A, Appendix A With 30% Per se. per Minimum



## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** October 18, 2016

**SUBJECT:** Consider a Preliminary Plat for Connemara Crossing, being 20.592+/- acres; generally located at the northeast corner of Bethany Drive and Alma Drive. (PP-8/16/16-71) [Connemara Crossing]

**STAFF RESOURCE:** Meredith Nurge  
Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** PD 96 – Approved September, 2007  
General Development Plan – Approved July, 2008  
PD 105 – Approved June, 2010  
PD 105 – Amended March, 2016  
PD 105 – Amended – July, 2016

**LEGAL NOTICES:** None.

**ANTICIPATED CITY COUNCIL DATE:** None.

### **BACKGROUND**

The property is generally located at the northeast corner of Bethany Drive and Alma Drive. The property to the north is zoned Planned Development PD No. 26 Single-Family Residential SF. The property to the west (across Alma Drive) is zoned Planned Development PD No. 105 Single-Family Residential R-6. The properties to the south (across Bethany Drive) are zoned Planned Development PD No. 105 Mixed-Use MIX and Planned Development PD No. 96 Single-Family Residential R-4. To the east, the properties are zoned Planned Development PD No. 26 Single-Family Residential SF and Planned Development PD No. 76 Single-Family Residential R-5.

A Planned Development amendment was approved by City Council in July 2016 to establish design standards for a new residential community. Preliminary platting is the next step in the development process. The subject Preliminary Plat shows 20.592± acres of land subdivided into 78 Residential Lots and 9 Open Space/HOA Lots.

There are two (2) access points into the development; one (1) access point on Bethany Drive, and one (1) access point on Alma Drive. The plat also shows various easements required and right-of-way to be dedicated for development of the property.

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

### **STAFF RECOMMENDATION**

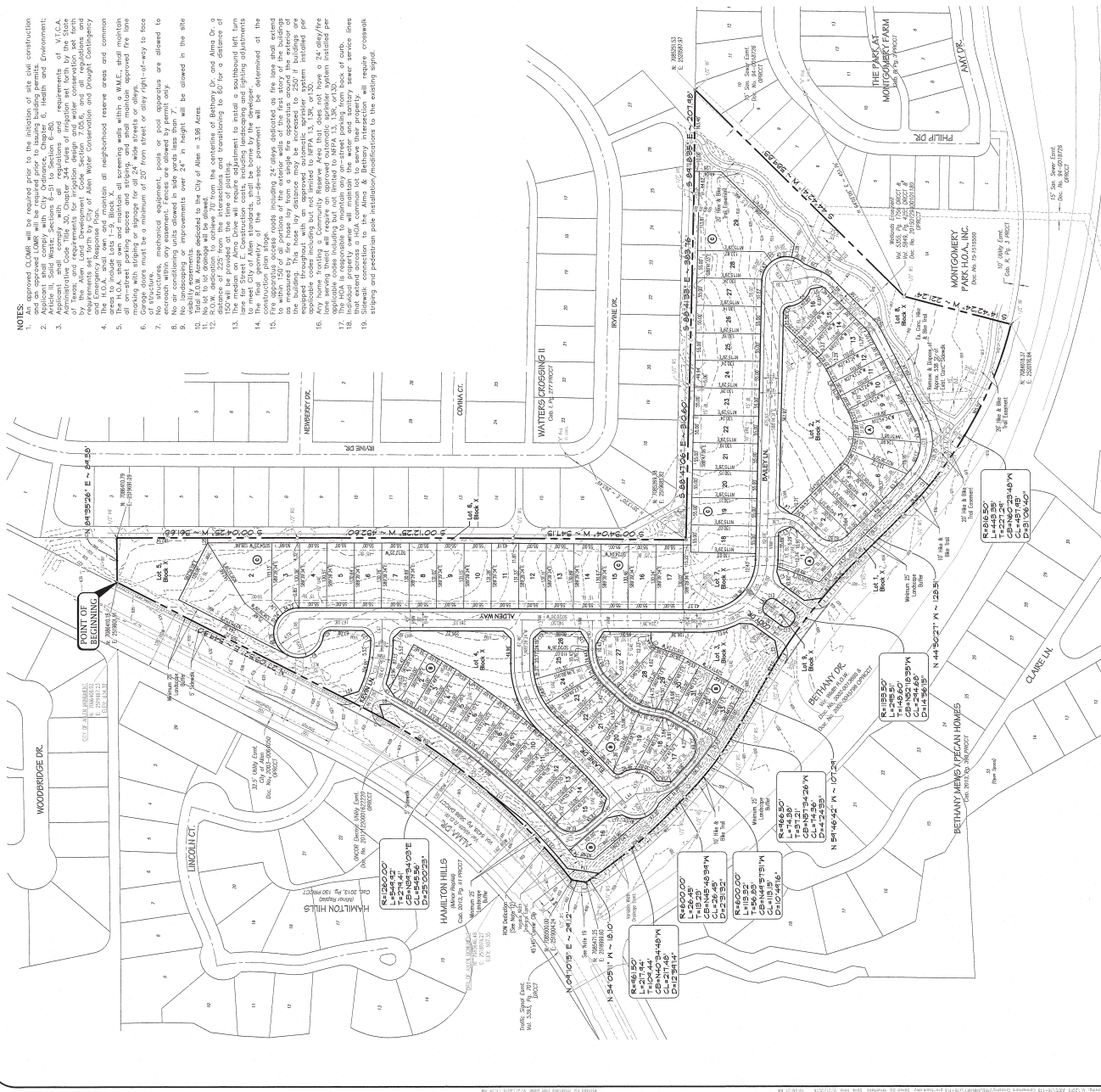
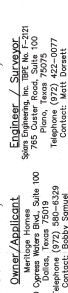
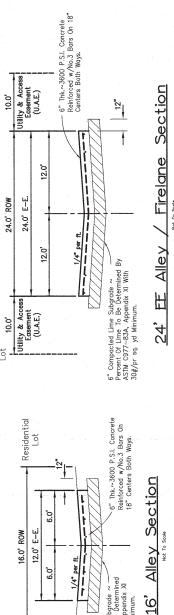
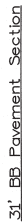
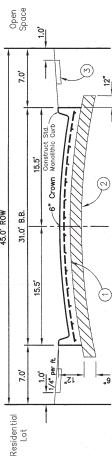
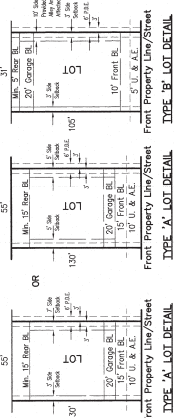
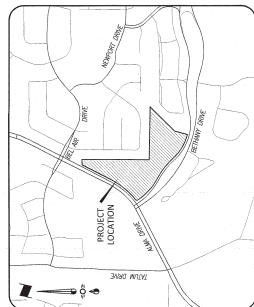
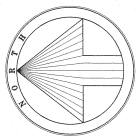
Staff recommends approval.

### **MOTION**

*I make a motion to approve the Preliminary Plat for Connemara Crossing, generally located at the northeast corner of Bethany Drive and Alma Drive.*

## **ATTACHMENTS**

Preliminary Plat





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

**AGENDA DATE:** October 18, 2016

**SUBJECT:** Conduct a Public Hearing and consider a request to change the zoning from Corridor Commercial "CC" to a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations for a 12.000+/- acre portion of land situation in the George Phillips Survey, Abstract No. 701; generally located north of Allen Commerce Parkway and west of US Highway 75. (Z-9/7/16-83) [Compass Data Center]

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

**PREVIOUS COMMISSION/COUNCIL ACTION:** None.

**LEGAL NOTICES:** Public Hearing Sign – Installed October 5, 2016  
Public Hearing Notices – Mailed October 7, 2016

**ANTICIPATED CITY COUNCIL DATE:** October 25, 2016

**BACKGROUND**

The property is generally located north of Allen Commerce Parkway and west of US Highway 75. The property to the north is zoned Community Facilities CF. To the west, the property is zoned Agriculture Open Space AO. The properties to the south (across Allen Commerce Parkway) are zoned Planned Development PD No. 102 Corridor Commercial CC and Corridor Commercial CC. The property to the east is zoned Corridor Commercial CC.

The applicant is proposing to construct a Data Center on the 12-acre site which is currently zoned Corridor Commercial CC. The Data Center will store, manage, and process data and information. Due to the individuality of the applicant's use, a Planned Development has been prepared to outline the uses and design for the property. The applicant is proposing to adopt Development Regulations, a Concept Plan, Screening Plan, and Building Elevations for the property.

The proposed data center building is approximately 87,000 square feet, to be constructed in three phases. There are two points of access into the development; both on Allen Commerce Parkway. Both entrances will be gated. The entrance on the eastern side is the main entrance for employees. The entrance on the western side is provided as a secondary, emergency access point.

There is no minimum parking requirement for Data Centers. Data Centers typically have low on-site personal, as evidenced by the Cisco project. Open Space provided exceeds Allen Land Development Code standards.

The applicant is proposing to secure and screen the Data Center with a combination of screening, as shown in the attached Screening Plan. Perimeter fencing will consist of an eight foot (8') wrought iron fence with trees and landscaped berms. An eight foot (8') precast screening wall is proposed on the southern section of the equipment yards facing Allen Commerce Parkway. The remaining screening will consist of an eight foot (8') black chain link fence enclosing the equipment yards.

The building will be one (1) story with a general height of 27 feet. The building will be constructed of pre-cast concrete, as shown in the attached building elevations.

The attached draft ordinance includes the development regulations which are specifically tailored to the Data Center use, such as:

- Permitted uses related to the Data Center, including accessory uses such as on-site electricity generation
- Miscellaneous items
- Language regarding detention pond maintenance and wastewater facilities

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

### **STAFF RECOMMENDATION**

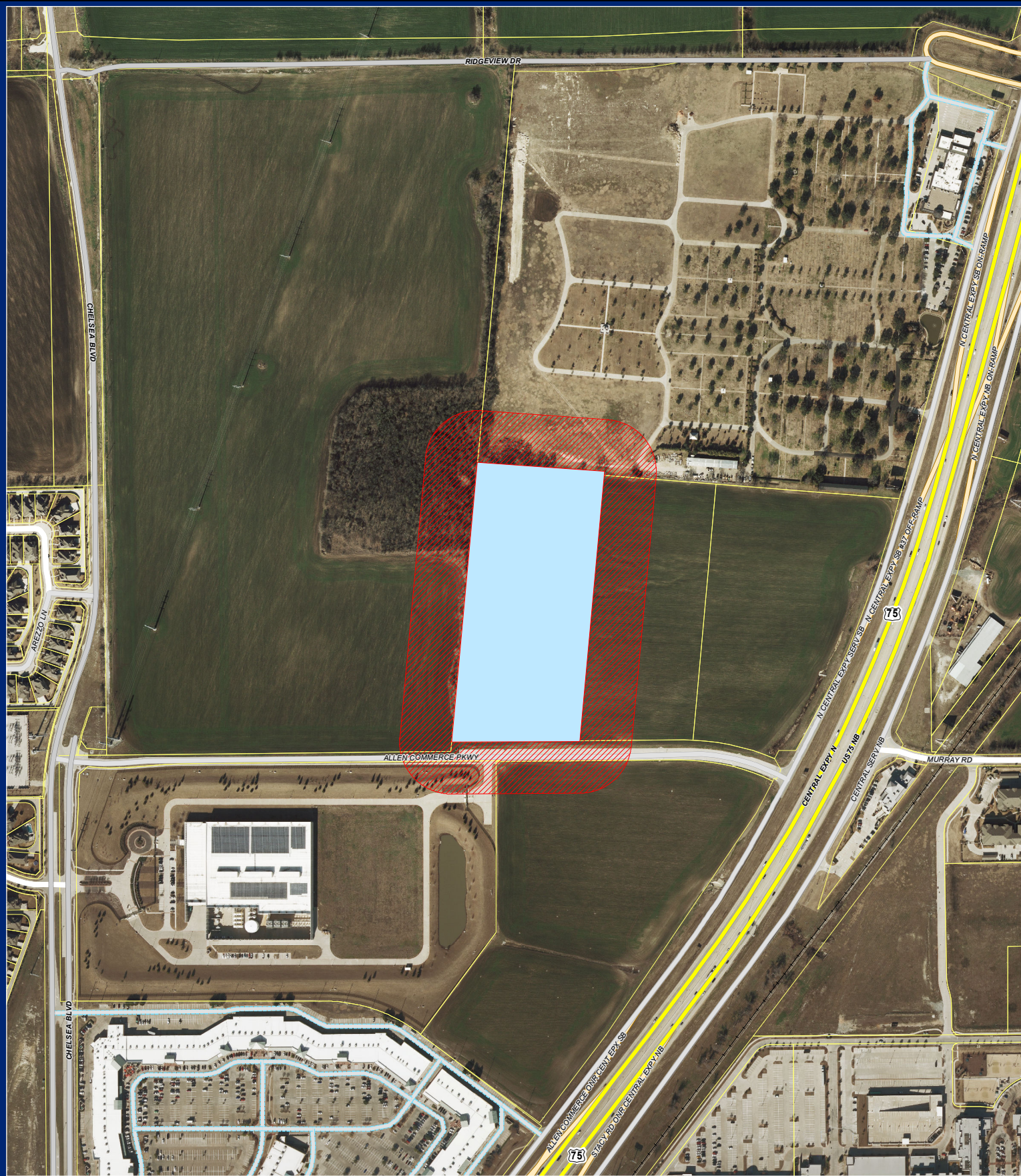
Staff recommends approval.

### **MOTION**

*I make a motion to recommend approval of the request to change the zoning from Corridor Commercial "CC" to a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations for Compass Data Center; generally located north of Allen Commerce Parkway and west of US Highway 75.*

### **ATTACHMENTS**

Property Notification Map  
Draft Ordinance  
Concept Plan  
Screening Plan  
Color and Black and White Elevations

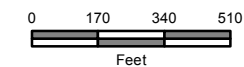


Property Ownership Notification

Compass Data Center

### Map Legend

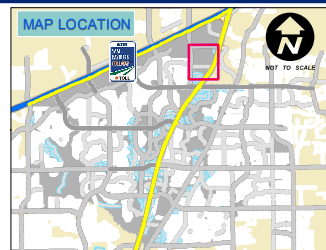
- 200' Notification Buffer
- Railroad
- Public Rezone
- CollinCAD Parcels



Community Development - GIS

Date Saved: 9/28/2016

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



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS, AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FROM “CC” CORRIDOR COMMERCIAL, TO “PD” PLANNED DEVELOPMENT NO. 124 FOR DATA CENTER RELATED USES ON 12.0± ACRES OUT OF THE JOSEPH DIXON SURVEY, ABSTRACT NO. 276, BEING FURTHER DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO; ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, BUILDING ELEVATIONS, AND A SCREENING PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:**

**SECTION 1.** The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as amended, be further amended by granting a change in zoning from “CC” Corridor Commercial District, to “PD” Planned Development No. 124 for Data Center Related Uses on 12.0± acres of land out of the Joseph Dixon Survey, Abstract No. 276, City of Allen, Collin County, Texas, and being further described in Exhibit “A,” attached hereto, and being made a part hereof for all purposes (referred to hereafter as “the Property”).

**SECTION 2.** The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) except as modified by the following Development Regulations:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with “CC” Corridor Commercial Zoning District regulations except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed and used only in accordance with the Concept Plan attached hereto as Exhibit “B”, and incorporated herein by reference.
- C. BUILDING ELEVATIONS:**
  - (1) The buildings constructed on the Property shall be designed, developed and used only in accordance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference.

- (2) Building elevations may include metal wall louvers, metal panels, and exposed aggregate concrete walls which may be significant components of the building facades.
- (3) Buildings are not required to have a minimum glazing percentage.

**D. SCREENING PLAN. SCREENING, AND FENCES:**

- (1) Screening walls and/or fences shall be constructed on the Property in accordance with the Screening Plan attached hereto as Exhibit “D” and incorporated herein by reference.
- (2) Construction of all screening walls and fences shall be completed and approved by the Director of Community Development or designee prior to issuance of a certificate of occupancy for any building constructed on the Property.
- (3) Service yards shall be screened as shown on the Concept Plan.
- (4) Fences are permitted at any location on the Property, including within twenty (20) feet of intersections; provided, however, such fences shall at all time comply with City’s site distance requirements in the ALDC or other applicable City ordinances. Perimeter fencing shall be between eight and ten feet in height, excluding the height of the pickets, unless otherwise approved on a Concept Plan or Site Plan. Security fences may be topped with outward turned pickets which may extend an additional two feet above the maximum height permitted by this subsection. Perimeter fencing may be constructed of impact resistant steel, wrought iron or any other material identified on an approved Concept Plan or Site Plan. The security fencing for the equipment yard along the west and north sides of the property may be eight to ten feet in height, black epoxy coated chain link as shown on the Concept Plan. Staff may require City Council review and approval of any Site Plan showing perimeter fencing that does not meet the height or material requirements of this subsection.
- (5) In addition to fences, perimeter security bollards, berms, vehicle barriers, boulders, knee-walls, and retaining walls shall be allowed as part of a continuous perimeter security system.
- (6) Mechanical equipment, exhaust stacks, and water storage tanks may be visible above screen walls or parapet conditions, provided the majority is screened from grade level view at the property line.

**E. PERMITTED USES:** The Property may be developed and used for any purpose allowed in the CC Corridor Commercial Zoning District as well as the following additional uses:

- (1) Data Center uses. For purposes of this ordinance, “Data Center” means a centralized repository for the storage, management, processing, conversion, and dissemination of data and information which may also house equipment that supports communications network infrastructure. The Data Center developed on the Property may house equipment that includes, but is not limited to, computers, servers, data storage devices, and related equipment reasonable necessary for the operation and support of the Data Center functions and use, including colocation. Accessory uses may be developed in association with and in support of the development and use of the Data Center on the Property, including offices and accessory structures that include water storage tanks, cooling towers, network systems, fuel storage tanks, guardhouses and security offices, storage, chillers, electrical transformers, and engine generators.
- (2) For purposes of this ordinance, the term “load bank” means a device that develops an electrical load, applies the load to an electrical power source, and converts or dissipates the resultant

power output of the source for the purpose of placing electrical systems under load for periodic maintenance testing.

- (3) On-site electricity generation in accordance with the City of Allen noise ordinance, except as otherwise provided herein for emergencies. Any other on-site wind or solar generation must be clearly depicted on the Concept Plan or Site Plan. City staff may require City Council review and approval of any on-site electricity generation facilities shown on a Site plan if the facilities are visible from an adjacent public street.
- (4) On-site water wells may be installed solely for irrigation and emergency use only.
- (5) Utility substation allowed upon approval of a Specific Use Permit in accordance with the ALDC.
- (6) Fuel storage and water storage shall be allowed on the Property in either above or below ground tanks, provided that tank construction and installation complies with applicable State law. There shall be no volume limits on fuel or water storage; provided, however,, use of fuel and water stored on the Property shall be restricted to providing power or water supply to the data center or its related operations. Fuel and water storage facilities shall be located in the service yard and screened from public street view.
- (7) Surface gas well drilling is prohibited on the Property.

**F. MINIMUM YARD DEPTH AND WIDTH:** There is no minimum setback for fencing or guardhouses. Fencing and guardhouses shall be subject to site distance requirements in the Allen Land Development Code. Guard houses and gates shall provide for a turnaround of a WB-65 vehicle without the vehicle being required to reenter the street.

**G. OFF-STREET PARKING AND LOADING:** Off-street parking shall be provided as shown on the Concept Plan, or as otherwise approved on a Site Plan.

**H. ACCESS:** Access shall be provided as generally shown on the Concept Plan. Divided entry drives shall be allowed.

**I. LANDSCAPING:** The Property shall be developed in accordance with the landscaping requirements applicable to the Corridor Commercial (CC) Zoning District except as otherwise shown on the Concept Plan or an approved Site Plan or in instances in which security or LEED certification requirements necessitate modifications to the landscaping requirements applicable to the Corridor Commercial (CC) Zoning District. Without limiting the generality of the foregoing, low water planting material selections and yard maintenance procedures necessary to achieve LEED certification may be approved at the time of Site Plan approval. Any Site Plan that does not meet the landscaping requirements applicable to the Corridor Commercial (CC) Zoning District due to security or LEED certification requirements may be submitted to the City Council for review and approval..

**J. PROJECT PHASING AND SCHEDULING:** The Property may be developed in at least three phases.

**K. MISCELLANEOUS:**

- (1) The Concept Plan shall meet the submittal requirements of a Concept Plan and a General Development Plan, and the Concept Plan thus serves as the General Development Plan required by the Subdivision Regulations.

- (2) Lighting that does not meet the technical requirements of ALDC Section 7.03, may be approved at the time of Site Plan approval to the extent the modifications to lighting are necessary (a) to achieve credit towards LEED certification; (b) for security in connection with a data center use; or (c) for the typical operations of a data center use.
- (3) The operation of generators and other emergency equipment is allowed during and to the extent of any emergency as needed to maintain operations of the data center for a period not to exceed 45 days. The City may approve an extension of said 45 day period following receipt and review of a written request for such extension setting forth the nature of the emergency and the reasons for the extension. Noise levels associated with the use of emergency equipment, including, but not limited to, generators, are permitted to exceed the maximum noise levels authorized by the City of Allen Code of Ordinances during said 45-day period as extended.
- (4) Except as otherwise set forth in this Ordinance, there are no restrictions on:
  - (a) the hours of operation of a data center or its accessory uses, including, but not limited to, the hours of operation for generators, water storage tanks, or other uses or structures; or
  - (b) the staging and use of emergency vehicles and structures on the Property, including, but not limited to, mobile water trucks, mobile fuel trucks, mobile generators, mobile load banks, and mobile chillers.
- (5) Construction activities during initial construction of the data center it is permitted to occur on a 24 hour/7 day per week basis and weekends in two and three shifts.
- (6) The Property shall be developed, and detention shall be provided for the Property and remaining 23.3 ± acres to the east with the development of construction documents for the Property. The detention will be sized to detain the 35.3 ± acres to existing conditions with a pond system. Pass through of undeveloped drainage conditions will be provided for the 43.4 acres upstream of the Property. Amenities to the pond will be provided with the construction documents for the first stage of development on the remaining 23.3 ± acres. Maintenance of the pond will be provided by the owners of the Property and remaining 23.3 ± acres to the east. The drainage infrastructure within Lot 1, Block A (ponds, pipes, etc) may be extended westerly within the proposed drainage area, as development upstream may require. There is no intent to impose a requirement for the drainage infrastructure or the proposed drainage area within Lot 2, Block A to be modified as a result of upstream development.

**L. WASTEWATER FACILITIES:** At the time of development of the Property, the existing City eight-inch (8.0") wastewater line shall be extended to the western property line of the Property for possible connection in the future. The extension of the wastewater line shall be contained within an exclusive wastewater easement approved by City and be of sufficient width as reasonably determined by the City Director of Engineering. The extension of the wastewater line must be completed and accepted by the City prior to the issuance of a certificate of occupancy for and building constructed on the Property.

**M. DETENTION POND MAINTENANCE:** Owner shall provide the City a copy of a fully-executed agreement that perpetually provides for routine maintenance and establishes responsibilities for cost related to the detention pond and related facilities, acceptable in form to the City of Allen, prior to application for building permit for the first building to be constructed on the Property.

**SECTION 3.** To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

**SECTION 4.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

**SECTION 5.** An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 6.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 7.** This Ordinance shall take effect immediately from and after its passage and publication of the caption in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 25<sup>TH</sup> DAY OF OCTOBER, 2016.**

**APPROVED:**

---

**Stephen Terrell, Mayor**

**APPROVED AS TO FORM:**

**ATTEST:**

---

**Peter G. Smith, City Attorney**  
(kbl:10/13/16:80454)

---

**Shelley B. George, City Secretary**

**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

**BEING** a tract of land situated in the George Phillips Survey, Abstract No. 701, City of Allen, Collin County, Texas; and being part of a called 96.656 acre tract of land described in deed to Allen Commerce Center, L.P. recorded in Instrument No. 20061127001670390 of the Official Public Records of Collin County, Texas; and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod with "WIER ASSOC. INC." cap found at the intersection of the west right-of-way line of U.S. Highway No. 75 (a variable width right-of-way) and the north right-of-way line of Allen Commerce Parkway (a variable width right-of-way) and being the beginning of a curve to the left having a central angle of 23°21'57", a radius of 885.00 feet, a chord bearing and distance of North 78°38'14" West, 358.42 feet;

**THENCE** with said north right-of-way line of Allen Commerce Parkway, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 360.91 feet to a 1/2-inch iron rod with "WIER ASSOC. INC." cap found for corner;

South 89°40'47" West, a distance of 391.04 feet to a 5/8-inch iron rod with "KHA" cap set for the **POINT OF BEGINNING**;

**THENCE** continuing with said north right-of-way line of Allen Commerce Parkway, South 89°40'47" West, a distance of 493.83 feet to a 1/2-inch iron rod found for corner in the east line of a tract of land described in Special Warranty Deed to Brookside Partners, LTD recorded in Instrument No. 97-0109658 of said Official Public Records and in Special Warranty Deed to Nimbus Partners, L.P. recorded in Instrument No. 2004-0184521 of said Official Public Records;

**THENCE** departing said north right-of-way line of Allen Commerce Parkway and with said east line of the Brookside Partners, LTD and Nimbus Partners, L.P. tract, North 5°14'12" East, a distance of 1082.32 feet to a 1/2-inch iron rod found for the southwest corner of Lot 2R, Block A, Replat Ridgeview Memorial Park, an addition to the City of Allen according to the plat recorded in Cabinet M, Page 460 of the Map Records of Collin County, Texas;

**THENCE** departing said east line of the Brookside Partners, LTD and Nimbus Partners, L.P. tract and with the south line of said Lot 2R, Block A, South 85°57'06" East, a distance of 491.61 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

**THENCE** departing said south line of Lot 2R, Block A, South 5°14'12" West, a distance of 1044.69 feet to the **POINT OF BEGINNING** and containing 12.000 acres or 522,720 square feet of land.

The bearings for this survey are based on a bearing of South 85°57'06" East for the north line of a called 96.656 acre tract of land described in deed to Allen Commerce Center, L.P. recorded in Instrument No. 20061127001670390 of the Official Public Records of Collin County, Texas.

[illegible]



**COMPASS CONSULTING**  
ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.COMPASSCONSULTING.COM

**dba association**  
consulting engineers

1000 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.COMPASSCONSULTING.COM

**PRELIMINARY  
INTERIOR  
CONSTRUCTION**

09/15/16

10' = 1/8" (1/8" = 8')

**PROGRESS**

09/15/16

10' = 1/8" (1/8" = 8')

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

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**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

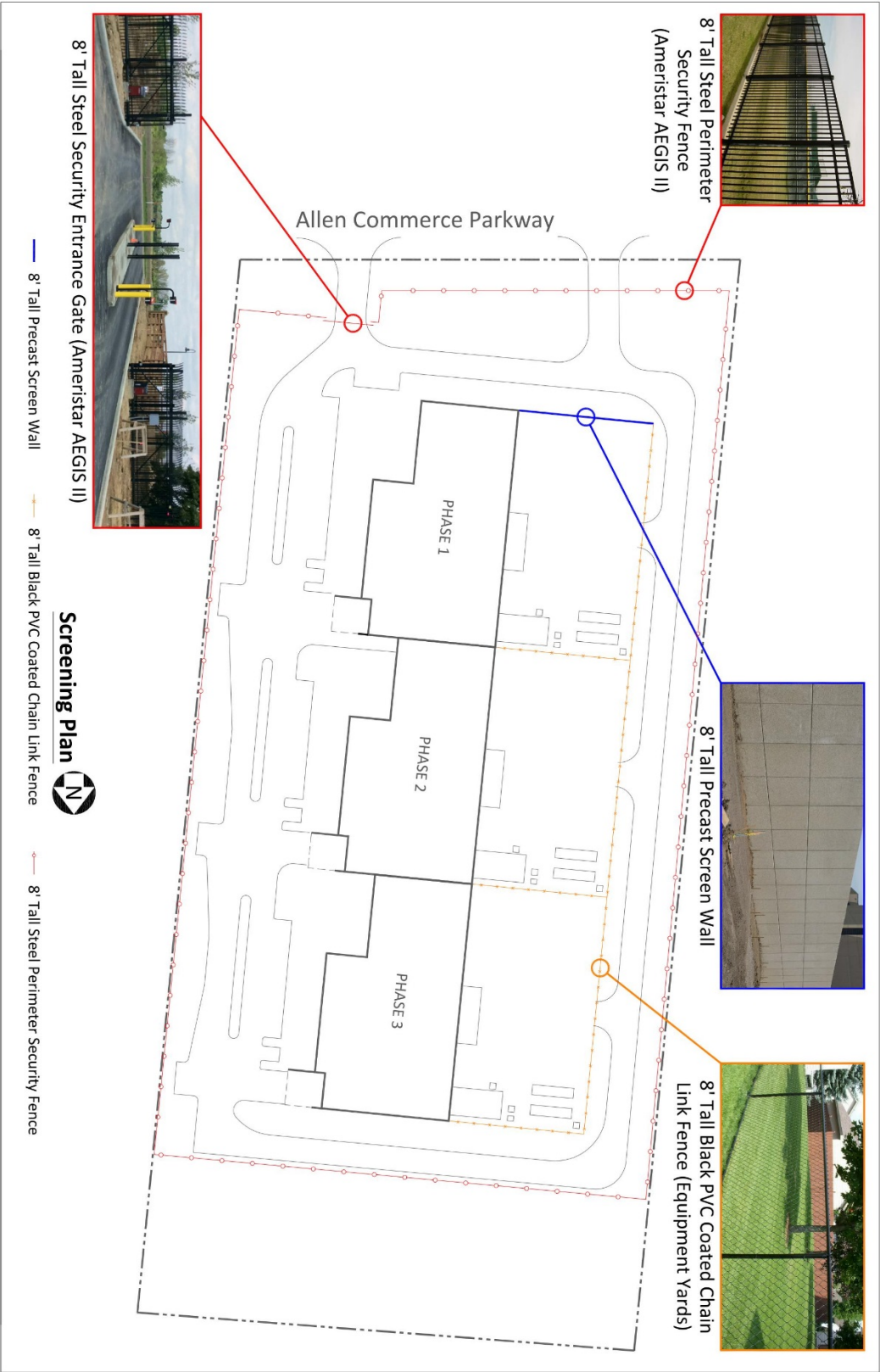
NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	ISSUED FOR PERMIT

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	09/15/16	DBA	

[illegible]

**EXHIBIT “D”  
SCREENING PLAN**



**dlbassociates**  
consulting engineers  
**PROJECT DALLAS 2: Screening Plan**  
confidential and proprietary  
n:\89\89513\111 drawings\dfw - line of sight study.dwg Saved: 10/6/2016 4:52 PM

**MP 10-07-16 SCP1**  
REVISION: 00  
DATE: 10-07-16

EXISTING ZONINGS:	COMMERCIAL
PROPOSED ZONING:	PD, CC
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	DATA CENTER
LOT AREA (MINIMUM):	4.2 ACRES/52,276 SQ. FT.
FRONT YARD SETBACK:	50 FEET
SIDE YARD SETBACK:	25 FEET
REAR YARD SETBACK:	25 FEET
MINIMUM HEIGHT:	27 FEET
NUMBER OF STORIES:	13 TORY
BUILDING AREA:	87,000 SQ. FT.
LOT COVERAGE:	96.7%
PARKING REQUIRED:	96.7%
PARKING PROVIDED:	NA
SO OPEN SPACE:	51
ROADWAY OPEN:	15%
	187,678 SF/ 3.90%

**DEVELOPER INFORMATION**  
COMPASS DATA CENTERS  
4180 N DALLAS PARKWAY  
SUITE 610  
DALLAS, TX 75244  
PHONE: 214-453-0354  
CONTACT: CHRIS CURTIS  
MAIL: CURTIS@COMPASSDATA.CE

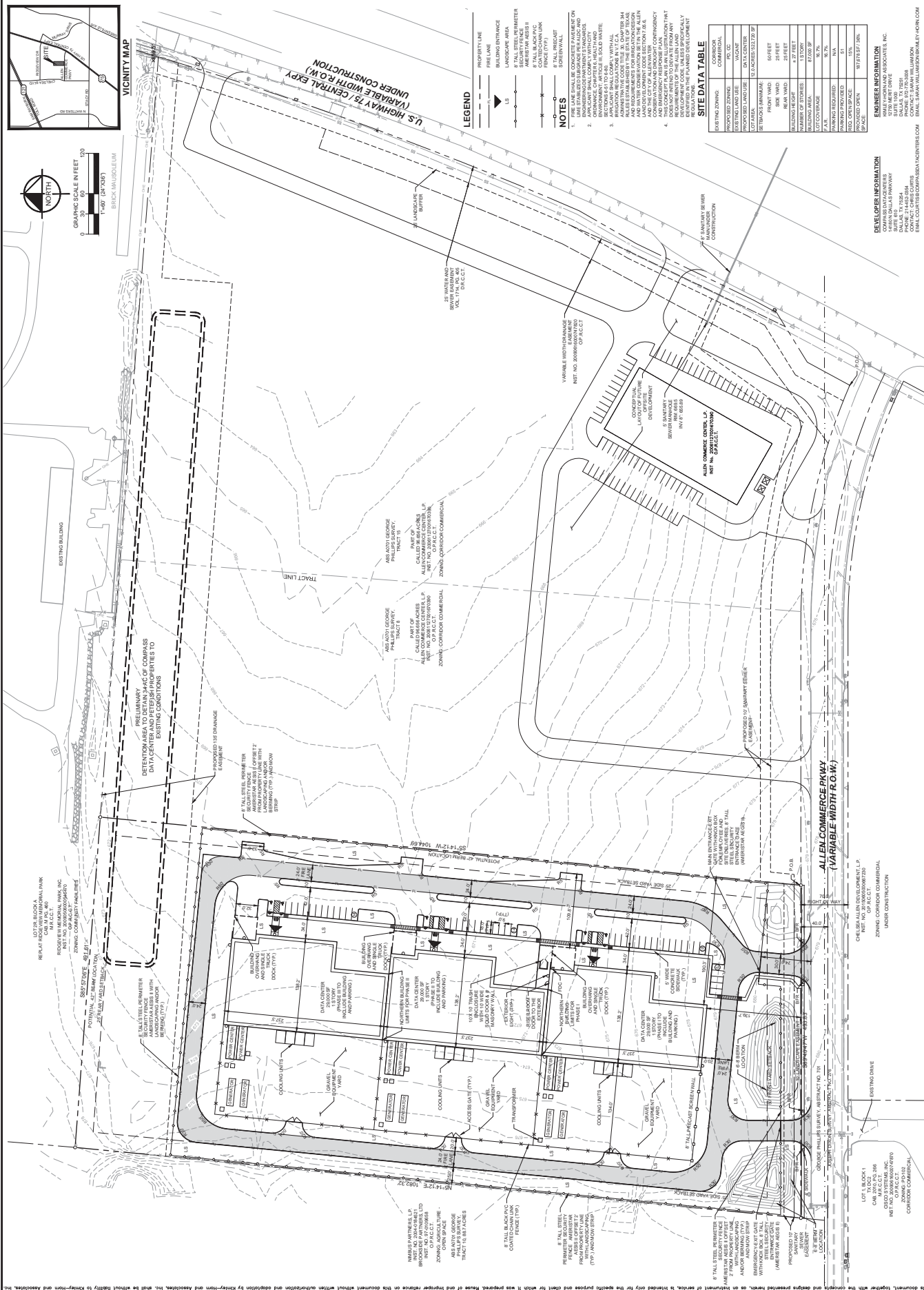
**ENGINEER INFORMATION**  
KIMLEY-HORN AND ASSOCIATES S. INC.

NOTES

1. FIRE LANE SHALL BE CONCRETE PAVEMENT, STABILIZED SUBGRADE PER AISC, AND SHALL BE 10' WIDE.
2. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE III, SOLID WASTE, SECTION 6501 TO COMPLY WITH APPLICATION REGULATIONS N.V.T.C.
3. ADMINISTRATIVE CODE TITLE 30, CHAPTER 100, ESTABLISHED BY THE STATE OF ALASKA AND WATER CONSERVATION SET IN THE LAND DEVELOPMENT CODE SECTION 7.05, AND THE CITY OF ALLEN WATERS AND EMERGENCY RESPONSE PLAN.
4. THIS CONCEPT PLAN IS AN ILLUSTRATION DOES NOT INTEND TO DEDICATE FROM ANY

DATE	10/7/2016
SCALE	AS SHOWN
DESIGNED BY	STM
DRAWN BY	SBW
CHECKED BY	STM

# Kimley»Horn

[illegible]



8' Tall Steel Perimeter Security Fence (Ameristar AEGIS II)



8' Tall Precast Screen Wall



8' Tall Black PVC Coated Chain Link Fence (Equipment Yards)



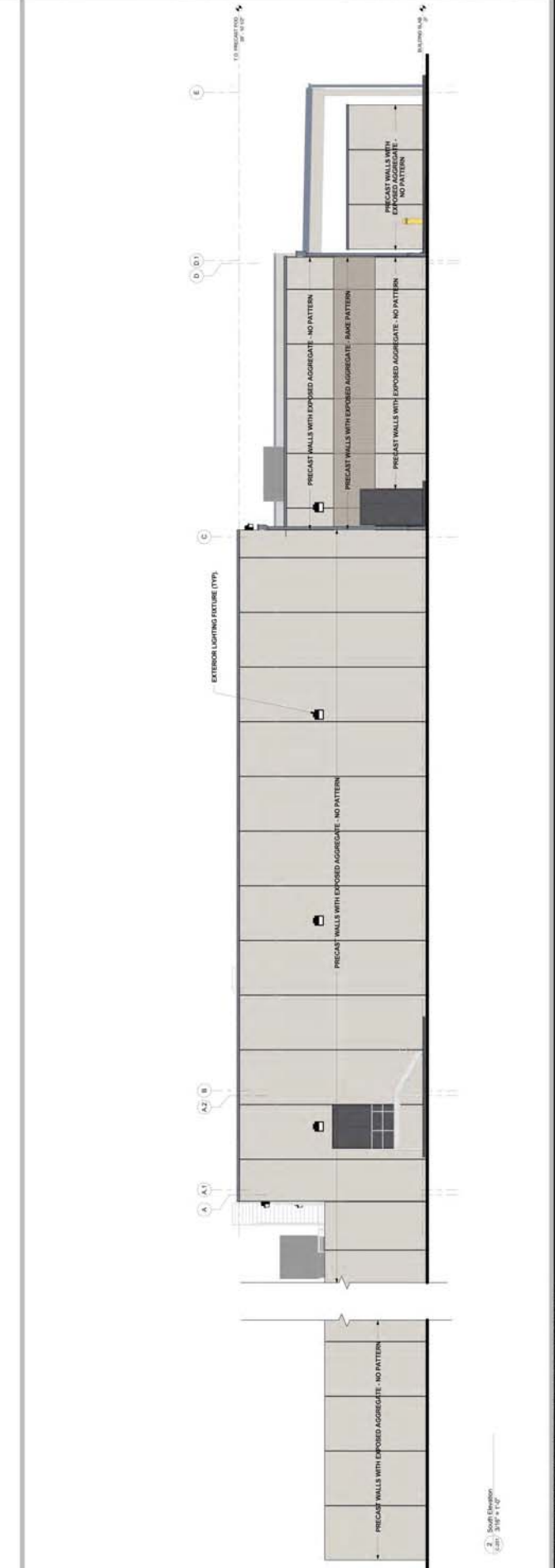
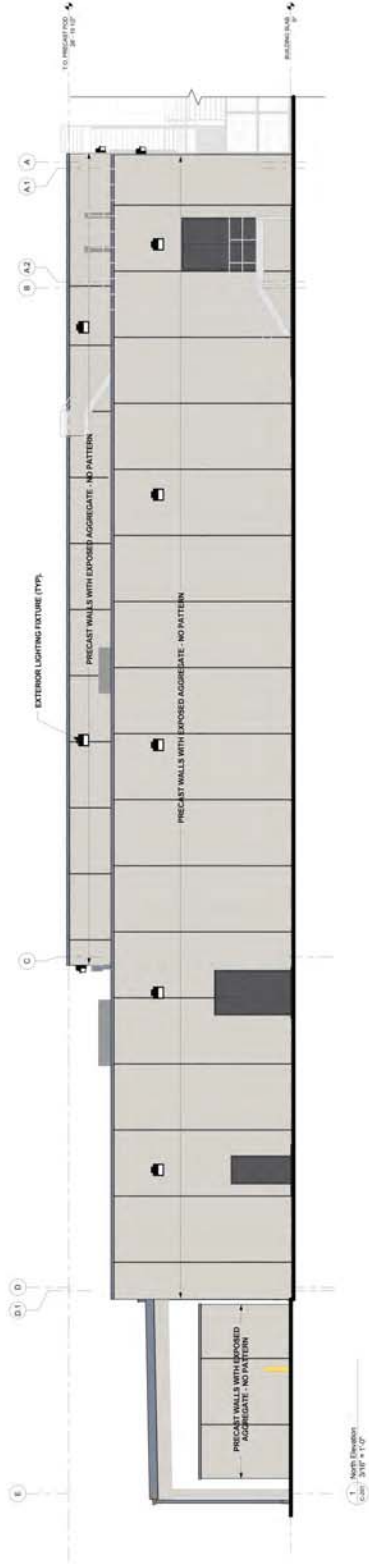
8' Tall Steel Security Entrance Gate (Ameristar AEGIS II)



- 8' Tall Precast Screen Wall
- 8' Tall Black PVC Coated Chain Link Fence
- 8' Tall Steel Perimeter Security Fence



Exterior Face Percent Coverage Overview				
Description Area		Total Material Percent Coverage		
		Percent Concrete Panel	Percent Aggregate Panel	Total
A	North Elevation	90%	10%	100%
	South Elevation	90%	10%	100%
B	North Elevation	90%	10%	100%
	South Elevation	90%	10%	100%
C	North Elevation	90%	10%	100%
	South Elevation	90%	10%	100%
D	North Elevation	90%	10%	100%
	South Elevation	90%	10%	100%
E	North Elevation	90%	10%	100%
	South Elevation	90%	10%	100%







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

**AGENDA DATE:** October 18, 2016

**SUBJECT:** Consider a Combination Plat for Allen Commerce Center Addition, Lots 1 & 2, Block A, being 35.317+/- acres; generally located north of Allen Commerce Parkway and west of US Highway 75. (FP-10/4/16-98) [Allen Commerce Center Addition]

**STAFF RESOURCE:** Meredith Nurge  
Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** None.

**LEGAL NOTICES:** None.

**ANTICIPATED CITY COUNCIL DATE:** None.

**BACKGROUND**

The property is generally located north of Allen Commerce Parkway and west of US Highway 75. The property to the north is zoned Community Facilities CF. The property to the east (across US Highway 75) is in the Town of Fairview. The property to the south (across Allen Commerce Parkway) is zoned Planned Development PD No. 102 for Corridor Commercial CC and Corridor Commercial CC. Property to the west is zoned Agriculture Open space AO.

The property is currently zoned Corridor Commercial CC. A Planned Development amendment is requested primarily for a Data Center use. Platting is the next step in the development process. A Combination Plat is submitted as the tract of land is subdivided into three (3) lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows approximately 35.317± acres subdivided into two (2) lots. Lot 1 will develop into the Data Center site. Lot 2 is currently vacant and will be developed in the future. There are two (2) points of access into the development; both on Allen Commerce Parkway. The plat also shows rights-of-way dedication and various easements required for development.

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

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to approve the Combination Plat for Allen Commerce Center Addition, Lots 1 & 2, Block A; generally located north of Allen Commerce Parkway and west of US Highway 75.*

**ATTACHMENTS**

Combination Plat



## STATE OF TEXAS

**BEGINNING** at a 1/2-inch iron rod with "WIER ASSOC. INC." cap found at the intersection of the west right-of-way line of U.S. Hwy. 75 (a variable width right-of-way) and the north right-of-way line of Allen Commerce Parkway (a variable width right-of-way) and being the beginning of a curve to the left having a central angle of 23°21'57"; a radius of 885.00 feet, a chord bearing and distance of North 78°38'14" West, 308.42 feet;

**THENCE** with said north right-of-way line of Allan Commerce Parkway, the following courses and distances:

THENCE dearing said north right-of-way, line of Allen Commerce Parkway and with said east line of the Brookshire Partners, LTD and Nimbus Partners, L.P. tracts, North 51°14'12" East, a distance of 1082.32 feet to a 112-inch iron rod found for the southwest corner of Lot 2R, Block A, Replat Ridgeview Memorial Park, an addition to the City of Allen according to the plat recorded in Cabinet M, Page 460 of the Map Records of Collin County, Texas;

**THENCE** with said west right-of-way line of U.S. Highway No. 75, the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 665.03 feet to a 5/8-inch iron rod found for corner, from said point a 1/2-inch iron rod found bears North 20°48'11" East, a distance of 0.54 feet;

South 25°21'49" West, a distance of 194.36 feet to a 5/8-inch iron rod with "KHA" cap found for corner;  
South 28°10'18" West, a distance of 38.22 feet to a 1/2-inch iron rod with "WIER ASSOC. INC." cap found for corner;  
South 57°58'20" West, a distance of 86.56 feet to a 1/2-inch iron rod with "WIER ASSOC. INC." cap found for corner;  
South 28°09'38" West, a distance of 71.63 feet to the **POINT OF BEGINNING** and containing 35.317 acres or 1,538,397 square feet of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By:

Print name \_\_\_\_\_

Time

COUNTY OF COLLIN \*

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

BEING 35.317 ACRES INCLUDING 0.791 ACRE  
ROW DEDICATION OUT OF THE  
GEORGE PHILLIPS SURVEY, ABSTRACT NO. 701  
& JOSEPH DIXON SURVEY, ABSTRACT NO. 276  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

50 Meritt Drive, Suite 1000  
Dallas, Texas 75251  
FIRM # 10115500  
Tel No. (972) 777-1111  
Fax No. (972) 231-1111

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAD	DAR	SEPT 2016	06/44/04/2010	2 OF 2

1. The detention to be maintained by the property owner.

- Program Map, Food Insurance Rate Map / dated June 2, 2009 of the National Food Insurance Agency, Food Insurance Administration, this property is not within a special food hazard area. If this area and/or the structures thereon will be free from flooding or food damage. On one occasion, greater foods can and will occur and food heights may be increased by man-made or natural causes. This food statement is not create liability on the part of the surveyor.
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

KNOW ALL MEN BY THESE PRESENTS

DATED THIS DAY OF .20

**J. Andy Dobbs**  
Registered Professional Land Surveyor No. 6196  
Kinley-Horn and Associates, Inc.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
Ph: 972/770-1300  
Fax: 972/770-1300

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

Date \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Combination Plat of the **ALLEN COMMERCE CENTER ADDITION, LOTS 1 & 2, BLOCK A** to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Secretary, City of Allen

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

**AGENDA DATE:** October 18, 2016

**SUBJECT:** Conduct a Public Hearing and consider a request to amend the Planned Development and change the base zoning from Shopping Center SC to Single-Family Residential R-7, and adopt a Concept Plan, Building Elevations, and Development Regulations, relating to a 19.4817+/- acre tract of land located in the Henry Wetsel Survey, Abstract No. 1026, and a portion of Lot 2A, Block B, The Village at Allen; generally located southeast of Andrews Parkway. (Z-6/8/16-47) [St. Andrews Park).

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

**PREVIOUS COMMISSION/COUNCIL ACTION:** 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

**LEGAL NOTICES:** Public Hearing Sign – Installed October 7, 2016  
Public Hearing Notices – Mailed October 7, 2016

**ANTICIPATED CITY COUNCIL DATE:** November 8, 2016

**BACKGROUND**

The property is generally located southeast of Andrews Parkway. The properties to the north (across Andrews Parkway) and west are zoned Planned Development PD. No. 73 Shopping Center SC. The properties to the south and east are zoned Single-Family Residential R-5.

The property is currently zoned Planned Development PD. No. 73 Shopping Center SC, which allows the following range of uses to name a few: office, retail, restaurant, medical clinic, department or discount stores. The applicant is requesting to change the base zoning from Shopping Center SC to Single Family Residential District R-7 for a single-family residential subdivision, and to adopt Development Regulations, a Concept Plan, an Open Space Exhibit, and Building Elevations for the property.

The proposed development is approximately 19.48± acres. The Concept Plan shows two minimum typical lot sizes, 45' X95' and 50' X90'. A total of 62 front-entry lots are provided (with approximately 44% with 45' width and 56% with 50' width). The minimum lot size provided is 4,275 square feet, with a minimum dwelling unit size (excluding the garage) of 1,550 square feet.

The Concept Plan and Open Space Exhibit show eight (8) Home Owner Association lots. Approximately 1.85± acres of open space is provided, exceeding the required open space requirement, per the Allen Land Development Code.

There are three (3) access points for the property. Two (2) primary access points for the development are located on Andrews Parkway. There is also a gated, emergency access drive on Andrews Parkway.

A 5' sidewalk is required and proposed along Andrews Parkway, which will connect to the existing sidewalk on the west. The applicant will also provide crosswalk striping along Andrews Parkway for connectivity between this proposed residential development to the adjacent Village at Allen development.

A hike and bike trail currently exists around the detention pond to the south. The trail currently continues to the north along the eastern side of the property. This development will remove this portion of the trail and relocate it internal to the site. The trail will continue to the north along Street E, and continue further to the east along Andrews Parkway.

Screening for the property will consist of an eight foot (8') masonry screening wall along Andrews Parkway. An eight foot (8') masonry or pre-cast screening wall will also be constructed along the western property boundary adjacent to Top Golf. An eight foot (8') brick wall and trees exist along the eastern and southern boundaries of this development - these will remain with this development (and this is reflected in the Development Regulations).

The attached building elevations show the primary building material as stone, brick, stucco, cement fiber board, and composition shingle roofing. The garage doors will be constructed of carriage hardware design and the driveways will be washed or exposed aggregate. Elevations vary between one and two stories. The developer has stipulated that any windows on a second floor of the rear elevation of Lots 1-18, Block E will either be transom windows or constructed of opaque glass (and this is reflected in the Development Regulations).

The development regulations establish design criteria that includes language regarding screening (including the existing wall and trees to remain), lot design criteria, building setbacks, sidewalks, drainage, provision for cluster mailboxes, language regarding no parking, and off-street improvements.

The applicant has been requested to make contact with surrounding properties throughout the staff review process.

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

### **STAFF RECOMMENDATION**

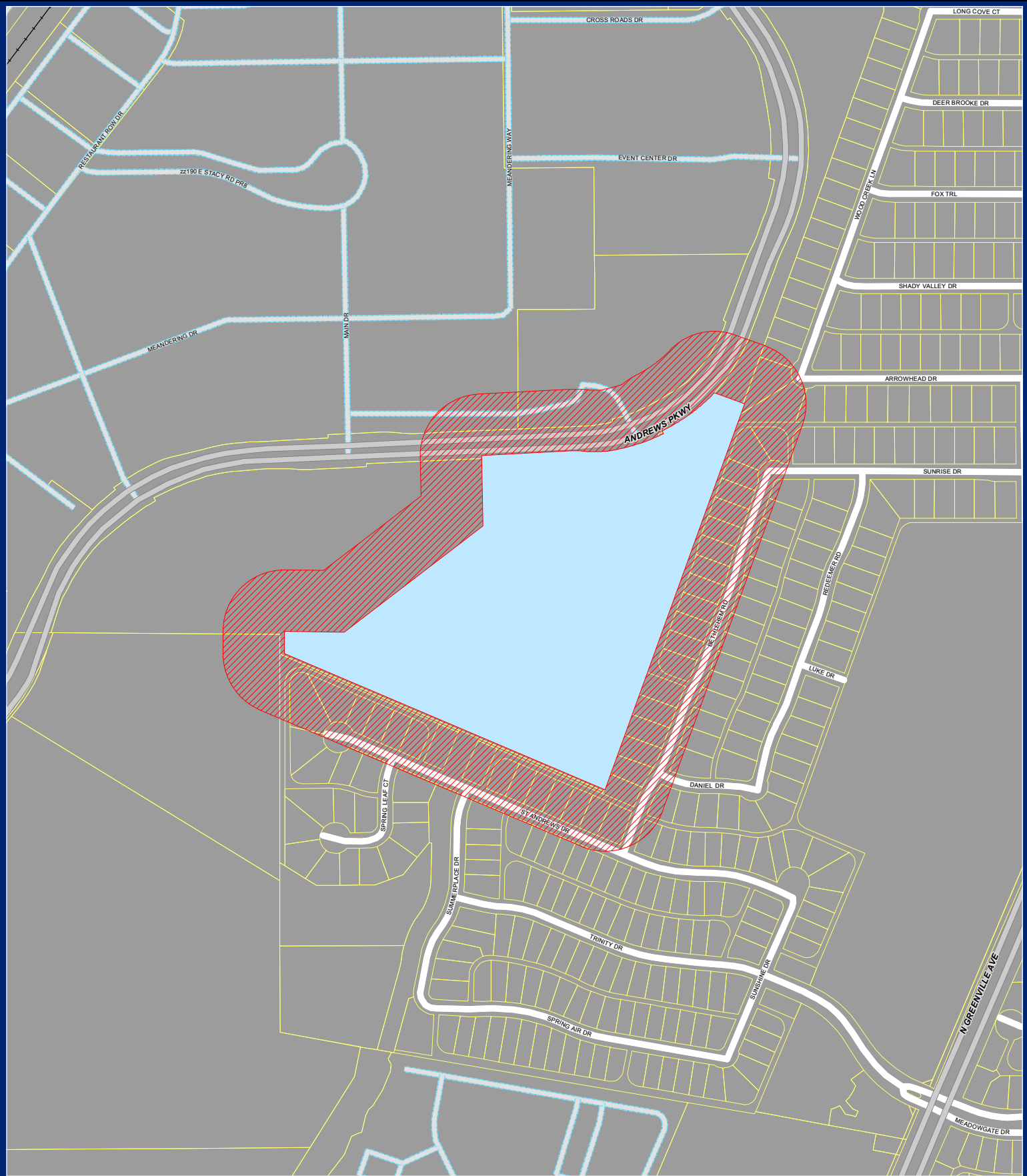
Staff recommends approval.

### **MOTION**

***I make a motion to recommend approval of the request to amend the Planned Development and change the base zoning from Shopping Center SC to Single-Family Residential R-7, and adopt a Concept Plan, Building Elevations, and Development Regulations for St. Andrews Park; generally located southeast of Andrews Parkway.***





### **ATTACHMENTS**

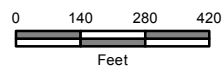
Property Notification Map  
Development Regulations  
Concept Plan  
Open Space Exhibit  
Building Elevations



**Property Ownership Notification**  
**St. Andrews**

### Map Legend

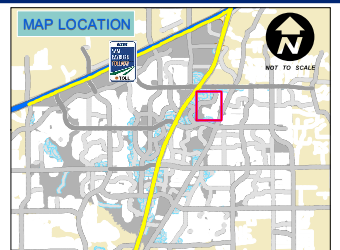
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



Community Development - GIS

Date Saved: 10/6/2016

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 ST. ANDREWS PARK**

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

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Single Family Residential R-7 standards of the ALDC, except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A,” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.
- C. SCREENING:**
  - (1) Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Concept Plan attached hereto. No building permit shall be issued until the fence permit has been issued and construction of the screening wall has commenced. 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.
  - (2) The screening wall located along the eastern and southern boundaries of the subject Property on the effective date of this ordinance will remain and not be demolished, but may be repaired as necessary.
  - (3) The existing trees located along the eastern and southern boundaries of the Property will remain and may not be removed. If the trees are diseased and dying, or destroyed by windstorm or other natural causes, they are not required to be replaced.
- D. BUILDING ELEVATIONS:**
  - (1) The residential units constructed on the Property shall be developed in general conformance with the materials (both in style and mix) and architectural style set forth in the Building Elevations attached hereto as Exhibit “B,” and incorporated herein by reference.
  - (2) Residential units with the same building elevation shall not be constructed more frequently than every fourth (4<sup>th</sup>) lot on the same side of the street (i.e. same elevations must be constructed on lots separated by at least three lots with different elevations).
  - (3) Garage doors shall be of carriage hardware design.
  - (4) Driveways shall be washed (exposed aggregate).
  - (5) Any windows on a second floor of the rear elevation of Lots 1-18, Block E, must be one or both of the following:
    - (a) Transom windows; or

(b) Opaque Glass

**E. LOT DESIGN CRITERIA:** The lot design criteria for the Property shall be as follows:

- (1) Minimum Lot Depth: Ninety (90) feet, with exceptions to Lots 1, 7, and 13, Block B, and Lots 1 and 7, Block C, which minimum lot depths shall be as shown on the Concept Plan.
- (2) Minimum Lot Area: 4,275 square feet
- (3) Minimum Dwelling Unit Size: 1,550 square feet (excluding floor area of garage)
- (4) Maximum Lot Coverage: 65%

**F. BUILDING SETBACKS:** The minimum building setbacks for buildings constructed on the Property shall be as follows:

- (1) Front Yard Setback: 10 feet
- (2) Corner Lot Side Yard Setback: 5 feet
- (3) Garage Setback: 20 feet (to face of the structure)

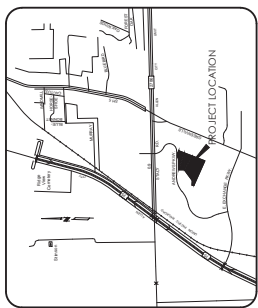
**G. SIDEWALKS:** In accordance with ALDC Section 8.05.5.1, sidewalks shall be constructed or reconstructed along Andrews Parkway, the completion of which shall occur prior to the issuance of the first building permit for any residential dwelling unit to be constructed on the Property. A sidewalk will not be required along the southern side of Street D.

**H. DRAINAGE:** Lot to lot drainage is prohibited.

**I. CLUSTER MAILBOXES:** Cluster mailboxes are to be provided as shown on the Concept Plan attached hereto as Exhibit "A," subject the United States Postal Service (USPS) approval.

**J. NO PARKING:** No on-street parking is allowed in front of Lots 1-12, Block A. The parking restriction will be marked by either pole mounted signs or street striping.

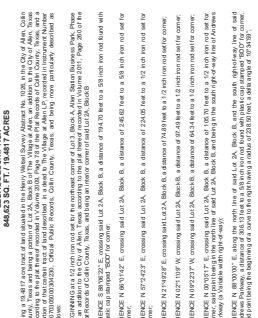
**K. OFF STREET IMPROVEMENTS:** The developer shall improve Andrews Parkway for pedestrian crossing.

[illegible]

## R-7 BASE ZONING

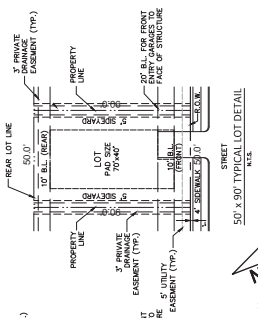
PD CONCEPT PLAN  
ST. ANDREWS PARK

PD CONCEPT PLAN 62 RESIDENTIAL LOTS 8 H.O.A. LOTS ST. ANDREWS PARK CITY OF ALLEN, COLLIN COUNTY, TEXAS		SHEET NO. _____
DRAWN _____	SCALE 1"=60'	JOB NUMBER 15.09.053
DATE 10/11/2016	NOTES _____	_____

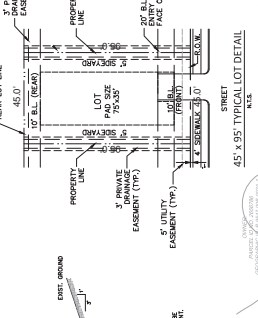
[illegible]

CONSTRUCTED PER THE CITY OF ALLEN STANDARDS.

DATE	10/1/14
	
<b>NATHAN D. MAIER</b> CONSULTING ENGINEERS, INC. 12418 HWY 630, SUITE 1356 IRVING, TEXAS 76039 (972) 412-1621	
<a href="http://WWW.NDMC.COM">WWW.NDMC.COM</a>	
Two Northpark - 8080 Park Lane - Suite 600 Dallas, Texas 75231 - 214.739.4741	
DESIGNED BY	NDM

[illegible]

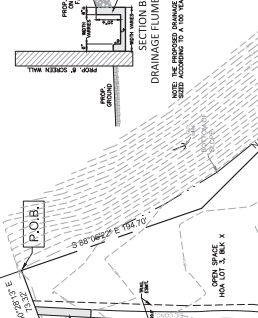
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REBUIA AUTHORITY OF C. MICHAEL DANIEL TX, P.E. NO. 62457. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR OTHER PURPOSES	REVISIONS
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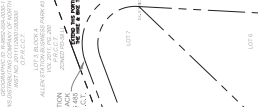
BLOCK C  
10

**PERSONAL AND LIFE & LIFE TRAIL THOUGHTS**

1. ALLOW PEOPLE TO PAY THEIR SAIL COMPANY WITH THE TRAIL CASHES AND NOT THE AMERICAS WINDMILLERS ACT.
2. THE TRAIL CASHES OF ALL NEW PAID PASSENGERS SHALL NOT BE USED TO RUN THE CASHES.
3. ALLOW TRAVELERS TO PAY THEIR SAIL COMPANY WITH THE TRAIL CASHES AND NOT THE AMERICAS WINDMILLERS ACT.
4. ALLOW TRAVELERS TO PAY THEIR SAIL COMPANY WITH THE TRAIL CASHES AND NOT THE AMERICAS WINDMILLERS ACT.
5. ALLOW TRAVELERS TO PAY THEIR SAIL COMPANY WITH THE TRAIL CASHES AND NOT THE AMERICAS WINDMILLERS ACT.
6. THERE SHALL BE NO TRAIL CASHES IN THE TRAIL CASHES AND NOT THE AMERICAS WINDMILLERS ACT.
7. THERE SHALL BE NO TRAIL CASHES IN THE TRAIL CASHES AND NOT THE AMERICAS WINDMILLERS ACT.



THIS PORTION OF THE ROAD &  
BASE TRAIL TO BE RECONSTRUCTED



LOT 3  
BLK F  
SPRING LAKESIDE  
C48 M PG 48S  
P.N.C.C.T.  
ZONED R1F

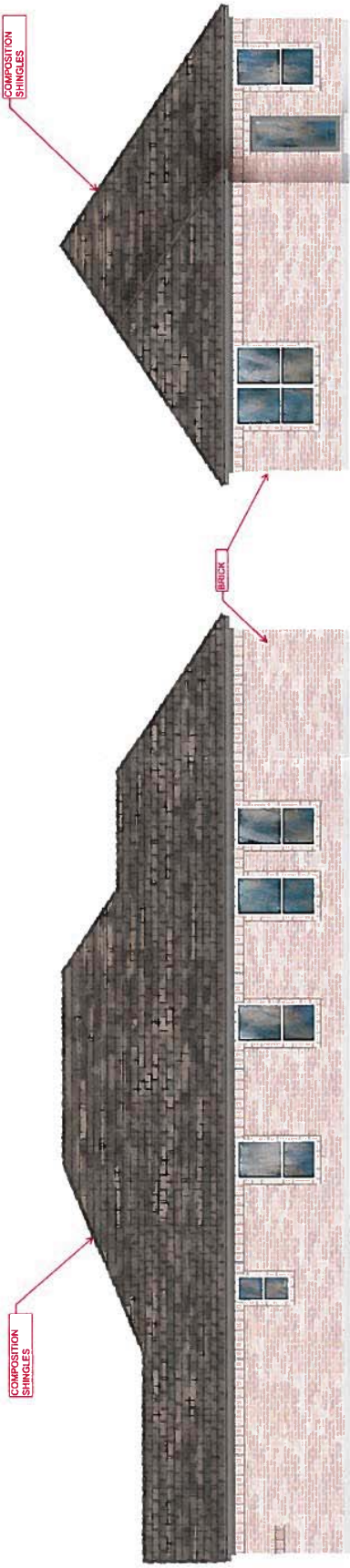
485  
RESEARCH  
LOT 37

LOT 34

# ST. ANDREWS PARK

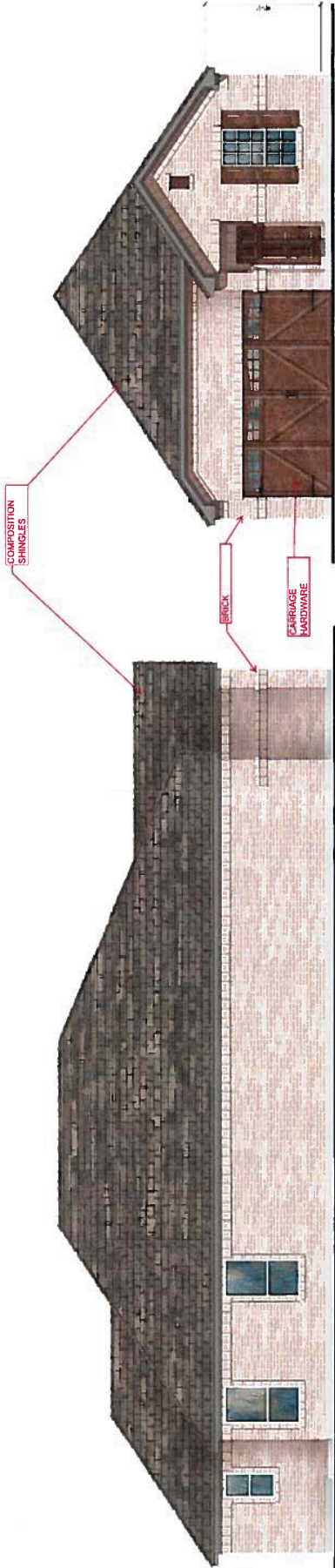


PLAN A



REAR ELEVATION

Elevation	Total Sq Ft	Required	%	Provided
Front	232	232	100%	232
Left	525	525	100%	525
Rear	211	211	100%	211
Right	488	488	100%	488
Total	1456	1456	100%	1456



FRONT ELEVATION

IF NOT A TRANSOM WINDOW THEN MUST BE OPQUE GLASS

COMPOSITION SHINGLES

STUCCO

RECREATIVE CEMENT FIBER BOARD

STONE

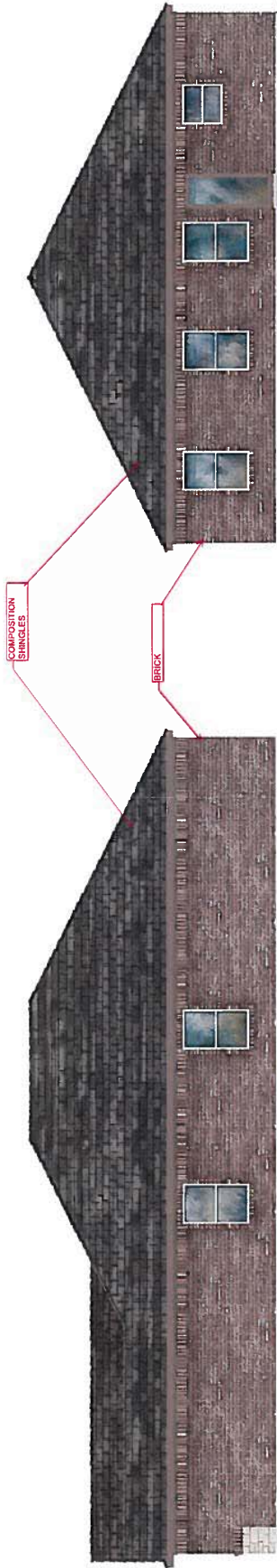
## REAR ELEVATION

Elevation	Total Sq. Ft.	Required	75%	Provided
Front	443	771	766	80%
Left			766	80%
Left			771	100%
Right			752	98%
Total	2243	1682.25	2116	94%



## FRONT ELEVATION

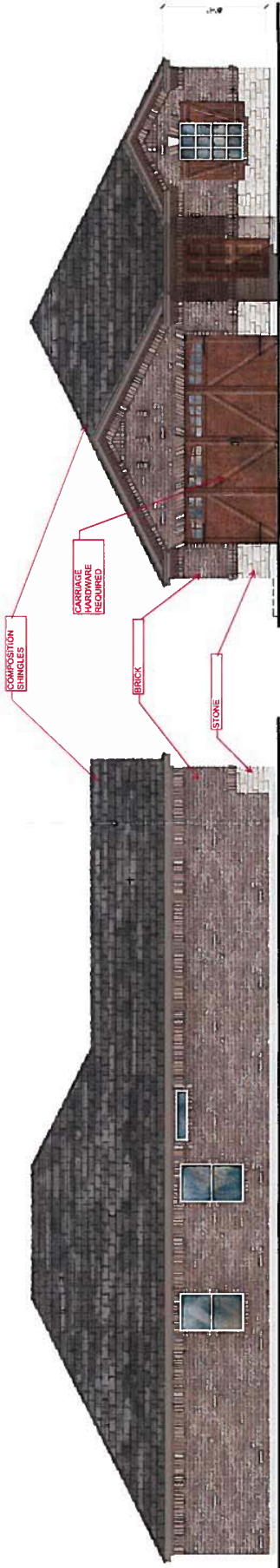
PLAN C



REAR ELEVATION

RIGHT SIDE ELEVATION

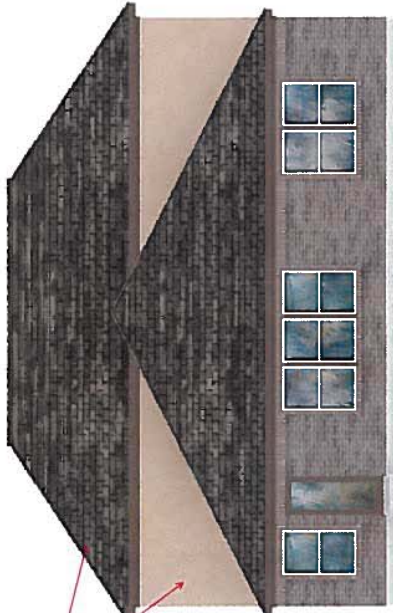
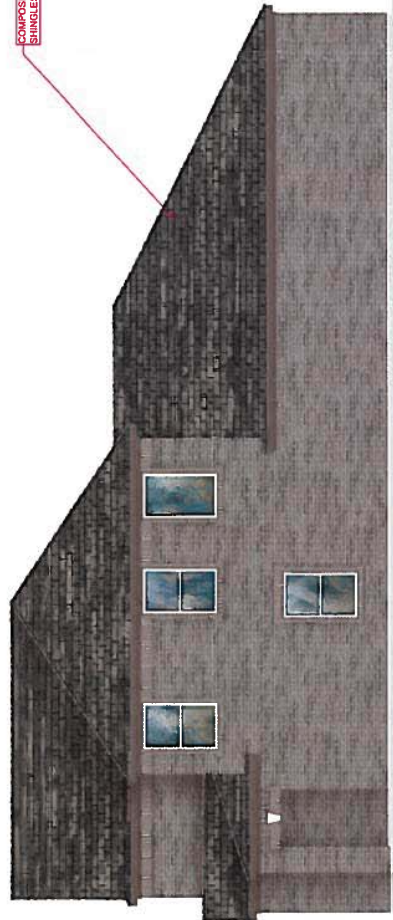
Elevation	Total Sq. Ft.	Required	75%	Provided
Front	230	172.5		230
Left	423	317.25		423
Right	224	168		224
Back	1304	978		1304
Total	1304	978		1304



FRONT ELEVATION

LEFT SIDE ELEVATION

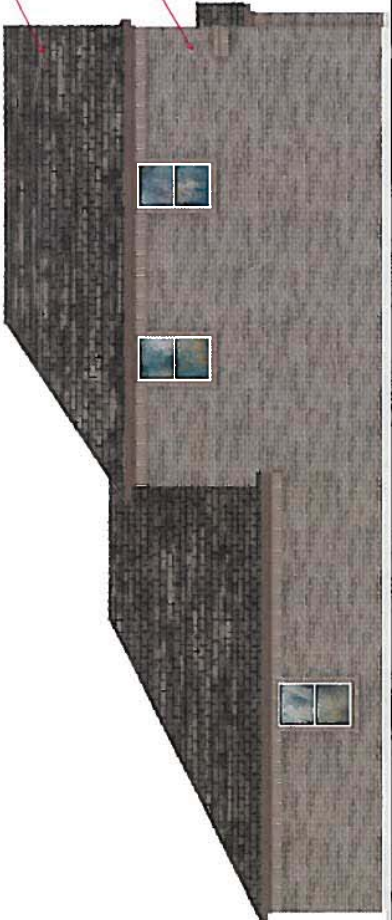
PLAN D



RIGHT SIDE ELEVATION

REAR ELEVATION

Elevation	Total Sq. Ft.	Required 75%	Provided
Front	513	384.75	513
Left	65	48.75	65
Right	22	16.5	22
Rear	44	33	44
Total	2174	1630.5	2174



LEFT SIDE ELEVATION

FRONT ELEVATION

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

<b>AGENDA DATE:</b>	October 18, 2016
<b>SUBJECT:</b>	Conduct a Public Hearing and consider a request to amend the development regulations for Planned Development No. 54, and adopt a Concept Plan, Landscape Plan, and Building Elevations for Lot 2, Block A, Wal-Mart Supercenter; generally located south of Curtis Lane and west of US Highway 75 (and commonly known as 1553 N. Central Expressway). (Z-8/1/16-64) [Tru by Hilton Hotels]
<b>STAFF RESOURCE:</b>	Madhuri Mohan, AICP Senior Planner
<b>PREVIOUS BOARD/ COUNCIL ACTION:</b>	PD-54 – Approved May, 1993 PD-54 – Amended July, 1999 General Development Plan – Approved November, 2006 Preliminary Plat was – Approved April, 2007 General Development Plan – Approved September, 2009 Preliminary Plat – Approved October, 2009 Final Plat – Approved April, 2010
<b>LEGAL NOTICES:</b>	Public Hearing Sign – Installed October 7, 2016 Public Hearing Notices – Mailed October 7, 2016
<b>ANTICIPATED COUNCIL MEETING:</b>	November 8, 2016

**BACKGROUND**

The property is generally located south of Curtis Lane and west of US Highway 75 (and commonly known as 1553 N. Central Expressway). The property to the north is zoned Corridor Commercial CC. The properties to the west and south are zoned Planned Development PD No. 54 Corridor Commercial CC. To the east (across US Highway 75), the property is zoned Community Facilities CF.

The applicant is proposing to develop the 2.387± acre tract for a proposed limited service hotel. The property (Lot 2, Block A) is zoned Planned Development PD No. 54 Corridor Commercial CC. The applicant is proposing to amend the Development Regulations, and adopt a Concept Plan, Landscape Plan, and Building Elevations for the property.

The attached Concept Plan shows a four (4) story hotel with a building area of approximately 43,768 square feet. A total of 95 guest rooms are proposed.

There are a total of two (2) access points into the development; both through the Firelane Lane/Public Access Easement on the south.

The number of parking spaces as well as the provided landscaping exceeds the requirements of the *Allen Land Development Code (ALDC)*. The site design also complies with all requirements of Section 6.06.3 “Hotels” of the *ALDC*.

The attached building elevations show the four (4) story hotel with a maximum height of approximately 50 feet. The exterior building materials include stucco, brick, and stone, and are 100% masonry.

The attached development regulations include specific regulations relating to the Landscape Plan and the driveway on US 75. The primary reason for the request is to permit required street trees to be located in alternative locations on the property due to conflict with utilities and easements along US Highway 75. Additionally, the existing driveway on US Highway 75 shall be removed by the developer.

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

### **STAFF RECOMMENDATION**

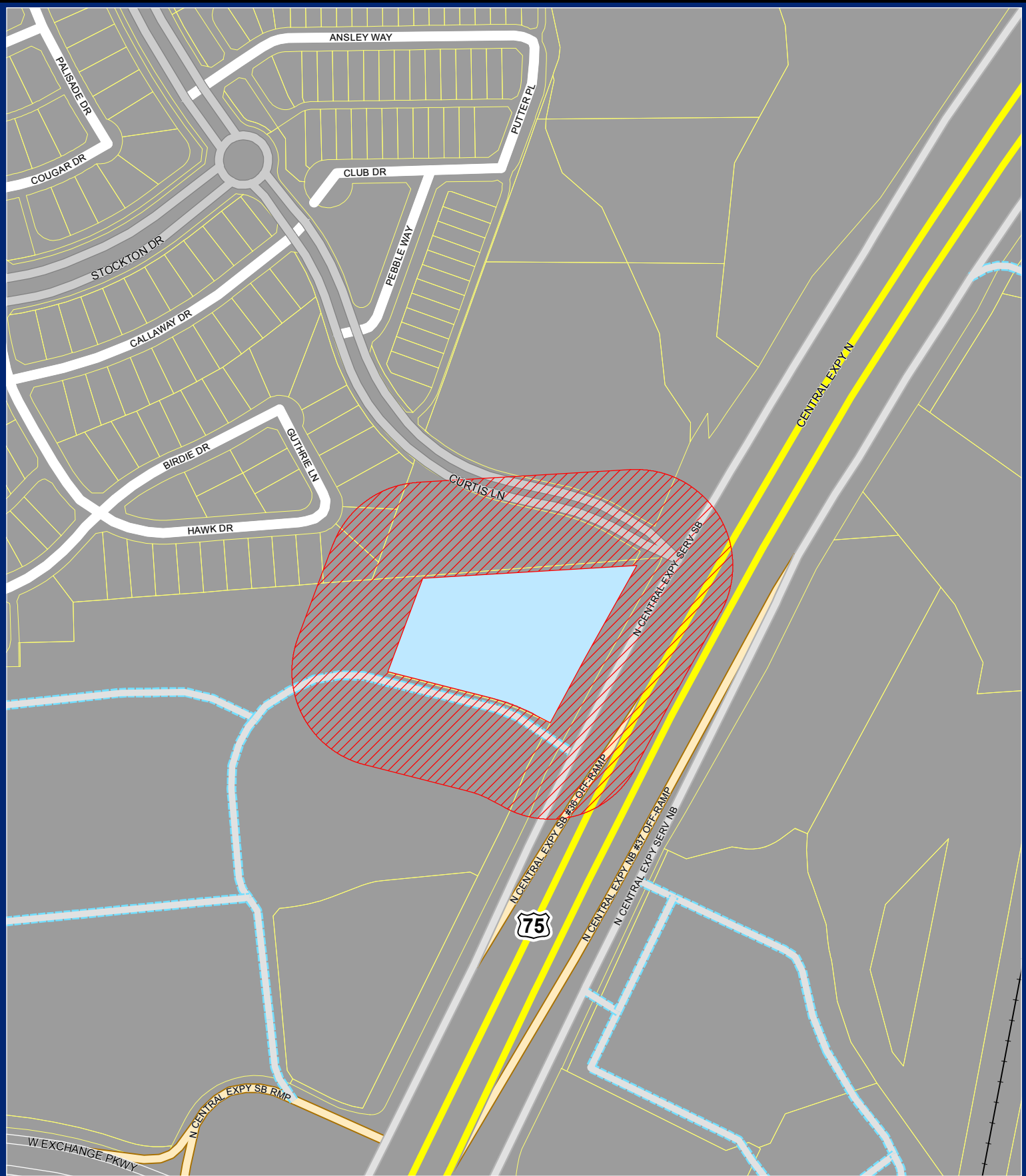
Staff recommends approval.

### **MOTION**

*I make a motion to recommend approval of the request to amend the development regulations for Planned Development No. 54, and adopt a Concept Plan, Landscape Plan, and Building Elevations for Tru by Hilton Hotels; generally located south of Curtis Lane and west of US Highway 75 (and commonly known as 1553 N. Central Expressway).*





### **ATTACHMENTS**

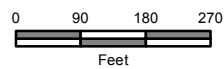
Property Notification Map  
Development Regulations  
Concept Plan  
Landscape Plan  
Building Elevations



  
**Property Ownership Notification**  
**Tru By Hilton**

### Map Legend

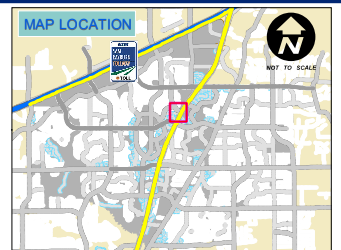
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



Community Development - GIS

Date Saved: 9/28/2016

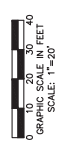
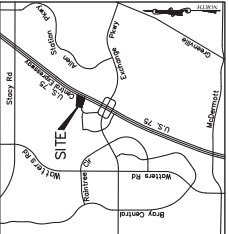
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



## **DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR TRU BY HILTON**

The Property shall be developed and used in accordance with the development regulations of Tract One of Planned Development No. 54 Corridor Commercial CC and the applicable provisions of the Allen Land Development Code ("ALDC"), except to the extent modified by the Development Regulations set forth below:

- A. **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.
- B. **LANDSCAPE PLAN:** The Property shall be developed with the landscaping set forth in the Landscape Plan attached hereto as Exhibit "B" and incorporated herein by reference. The location of required trees, including street trees, may be adjusted to avoid conflicts with existing or planned utilities and easements without the requirement of enacting an amendment to the Landscape Plan provided the minimum number of required trees is planted and the new location is approved by City's Director of Park and Recreation or designee.
- C. **BUILDING ELEVATIONS:** Buildings constructed on the Property shall be designed and developed in general conformance with the Building Elevations attached hereto as Exhibit "C", and incorporated herein by reference.
- D. **DRIVEWAY ON US 75:** The existing driveway located on US 75 service road shall be removed by the developer upon issuance of permit by Texas Department of Transportation Permit (TXDOT) Permit, provided TXDOT authorizes such work. The owner or developer of the Property shall make application to remove said driveway prior to issuance of a Certificate of Occupancy for the building to be constructed on the Property.
- E. **SPECIAL ZONING PROVISIONS:** ALDC Section 6.06.3 "Hotels" shall apply to the use and development of the Property, except that the exterior walls shall be 100% masonry.



LEGEND

- 24' FIRE LANE
- 24' CROSS ACCESS EASEMENT
- SPECIAL PARKING
- PROPOSED CURB
- EXISTING CURB
- PARKING COUNT
- TRANS / REFUSE ENCLOSURE

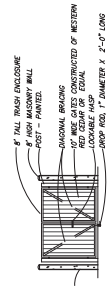
SITE DATA FOR TRU HOTEL

LOT AREA	103,098 SF, 2.387 AC
BUILDING FOOT	43,788 SF
BUILDING AREA	43,788 SF
FLOOR AREA RATIO	0.42
NUMBER OF GUEST ROOMS	95
TOTAL IMPROVED AREA	72,114 SF (BASE COVERAGE)
LANDSCAPED AREA	30,984 SF (3% COVERAGE)
EXISTING ZONING	PD-24 CC
PROPOSED ZONING	UNIMPROVED HOTEL
PROPOSED PARKING	95 SPACES (1/SPACE ON SITE)
PROPOSED MATERIALS	BRICK, STUCCO, & STONE

GENERAL NOTES:

1. IMPROVEMENT SHALL COMPLY WITH CITY ORDINANCES, CHAPTER 6, HEALTH AND ENVIRONMENT.
2. IMPROVEMENT SHALL COMPLY WITH ALL PROVISIONS OF THE TEXAS ADMINISTRATIVE CODE.
3. THE PROPOSED IMPROVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN'S DESIGN STANDARDS SPECIFICATION.
4. THE PROPOSED IMPROVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN'S DESIGN STANDARDS SPECIFICATION.
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14. THE PROPOSED IMPROVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN'S DESIGN STANDARDS SPECIFICATION.

ELEVATION: EXTERIOR REFUSE RECEPTACLE

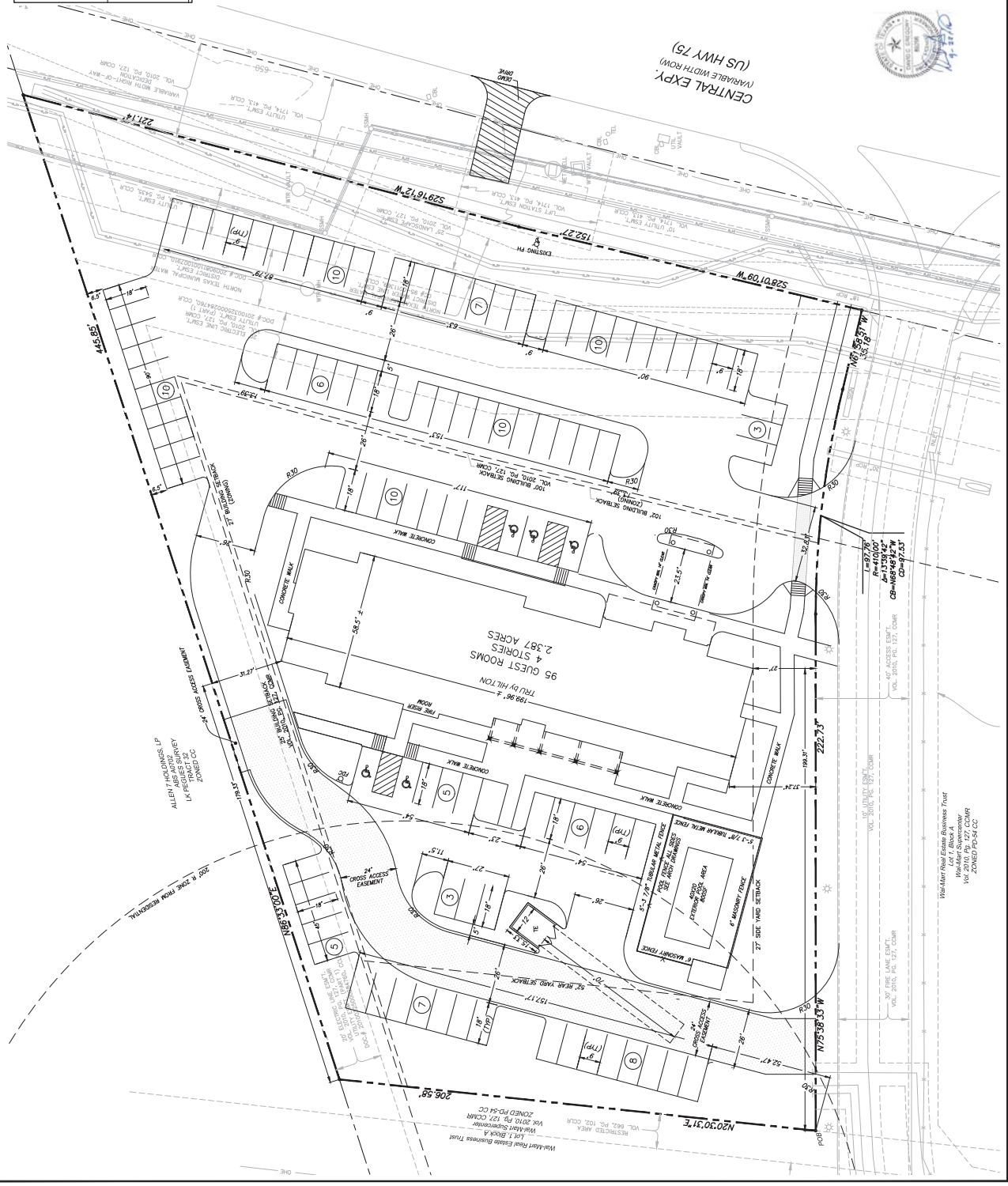


THIS DRAWING WILL BE AT THE CITY'S DISCRETION AND THE CITY WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE REFUSE RECEPTACLE. THE CITY WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE REFUSE RECEPTACLE.

CONCEPT SITE PLAN  
TRU HOTEL  
LOT 2, BLOCK A  
WAL-MART SUPER CENTER ADDITION  
1553 N. CENTRAL EXPRESSWAY  
ALLEN, TEXAS 75013  
COLLIN COUNTY

OWNER / TRU HOTELS INTERNATIONAL, LLC  
APPLICANT / WAL-MART SUPER CENTER  
ENGINEER / CON CONSULTING ENGINEERS, INC.  
CONSULTING ENGINEER / CON CONSULTING ENGINEERS, INC.  
CONSULTING ENGINEER / CON CONSULTING ENGINEERS, INC.

SUBMITTED: 07/18/2016







**KEY PLAN:**

