



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 1, 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 25, 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 18, 2016, regular meeting.

Regular Agenda

3. Revised Preliminary Plat – Consider a Revised Preliminary Plat for Allen High Point Addition, Block A, Lots 1, 2, 3, and 4, being 14.4801+/- acres; generally located at the northwest corner of Exchange Parkway and Greenville Avenue. (PP-8/26/16-75) [Allen High Point Addition]
4. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development and adopt Development Regulations, a Concept Plan, and Building Elevations, for Lot 1, Block A, Allen High School Addition, a 6.248+/- acre portion of land situated in the Peter Wetsel Survey, Abstract No. 990; generally located north of Main Street and east of Jupiter Road. (Z-9/30/16-96) [Lowery Freshman Center]
5. Combination Plat – Consider a request for a Combination Plat for Lots 1R and 2, Block A, being 39.7432 +/- acres out of the Peter Wetsel Survey, Abstract No. 990; generally located north of Main Street and east of Jupiter Road. (FP-9/30/16-95) [Lowery Freshman Center]
6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a Minor Automotive Repair use for Lot 12, Block A, Greenville Center Addition; generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue). (SUP-9/9/16-85) [Brakes Plus]

7. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of District E of Planned Development PD No. 108 and adopt a Concept Plan and Building Elevations relating to the use and development of the Property. The property is a 9.661+/- acre portion of Tract 1-R-1, Block F, Bray Central One Addition; generally located south of Allen Drive and west of US Highway 75. (Z-9/23/16-90) [Entertainment District E-Pinstack]
8. Tabled Item – 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 Wetzel 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]

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 28, 2016 at 5:00 pm.

Shelley B. George, City Secretary

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

Director's Report from 10/25/2016 City Council Meeting

- The request to conduct Public Hearing and adopt an ordinance 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 Wetsel Survey, Abstract No. 977, generally located south of Main Street and east of Greenville Avenue, was tabled.
- The request to conduct a Public Hearing and adopt an ordinance 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, was approved.



PLANNING AND ZONING COMMISSION

**Regular Meeting
October 18, 2016**

ATTENDANCE:

Commissioners Present:

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

Absent:

City Staff Present:

Chris Flanigan, PE, Director of Engineering
Lee Battle, AICP, LEED AP, Assistant Director of Community Development
Brian Bristow, Assistant Director of Parks and Recreation
Madhuri Mohan, 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 October 11, 2016, regular meeting, attached.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve minutes from the October 4, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

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

The motion carried.

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]

Ms. Nurge, Planner, presented the item to the Commission. She stated that the item is a Combination Plat for Watters Office Suites Addition. She said that 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.

Ms. Nurge said that 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. Ms. Nurge explained that a Combination Plat is submitted as the tract of land is subdivided into three lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

The Combination Plat shows 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 points of access - one on Watters Road to the east and one 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.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the 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]**

The motion carried.

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]

Ms. Nurge, Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Angel Field East. She said that 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.

Ms. Nurge said that 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 step 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 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.

Ms. Nurge said that 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.

Motion: Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve 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]

The motion carried.

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]

Ms. Nurge, Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Connemara Crossing. She said that 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.

Ms. Nurge said that 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 access points into the development; one access point on Bethany Drive, and one access point on Alma Drive. The plat also shows various easements required and right-of-way to be dedicated for development of the property.

Ms. Nurge said that 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.

Motion: **Upon a motion by Commissioner Hollingsworth and a second by 1st Vice-Chair Trahan, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve 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]**

The motion carried.

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]

Ms. Mohan, Senior Planner, stated that 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 location of the Ridgeview Cemetery. 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, the location of Cisco Data Center, and Corridor Commercial CC. The property to the east is the Town of Fairview.

Ms. Mohan stated that 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. She said that Data Centers are quite unique and have very specific regulations. She said that the PD Zoning will include a Concept Plan, Screening Plan, and Building Elevations, as well as very detailed Development Regulations.

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.

Ms. Mohan said that there is no minimum parking requirement for Data Centers. Data Centers typically have low on-site personal, as evidenced by the Cisco project. She said that the Data Center will have 51 parking spaces. Open Space provided exceeds Allen Land Development Code standards.

Ms. Mohan presented the Screening Plan and stated that the applicant is proposing to secure and screen the Data Center with a combination of screening. Perimeter fencing will consist of an eight foot wrought iron fence with trees and landscaped berms. An eight-foot 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 black chain link fence enclosing the equipment yards.

Ms. Mohan presented the Building Elevations and mentioned that the building will be one story with a general height of 27 feet. The building will be constructed of pre-cast concrete.

Ms. Mohan summarized the Proposed Development Regulations:

- Base Zoning District: CC
- Concept Plan: The Property shall be developed and used only in accordance with the Concept Plan.
- Building Elevations: The buildings constructed on the Property shall be designed, developed

- and used only in accordance with the Building Elevations.
- Screening Plan: Screening walls and/or fences shall be constructed on the Property in accordance with the Screening Plan. Construction of screening walls must be completed prior to issuance of CO.
- Permitted Uses: The Property may be developed with uses permitted in the CC zoning district, for a Data center, and accessory uses to Data Centers.
- Minimum Yard Depth and Width: There is no minimum setback for fencing or guardhouses.
- Off-Street Parking and Loading: Off street parking and loading shall be provided as shown on the Concept Plan.
- Access: Access shall be provided as generally shown on the Concept Plan.
- Landscaping: The property shall be developed in accordance with landscaping requirements applicable to the "CC" zoning district. Modifications may be made in order to achieve LEED certification.
- Project Phasing and scheduling The property may be developed in at least 3 phases.
- Miscellaneous:
 1. Lighting: Lighting shall meet the lighting standards in the ALDC, with flexibility for LEED requirements, security for the Data Center, or typical operations of the Data Center.
 2. Generators: The operation of generators and emergency equipment is allowed.
 3. Detention: Detention shall be provided for and maintained by the Data Center Property and the property to the east.
- Wastewater Facilities: An existing 8" wastewater line shall be extended for the Data Center Property. The extension must be completed and accepted by the City prior to a CO for any building constructed on the Property.
- Detention Pond Maintenance: Owner shall provide the City a copy of a fully executed agreement that provides for routine maintenance and establishes costs related to the detention pond prior to acquiring a building permit.

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

Commissioner Ogrizovich asked who the electric provider is for the site.

Ms. Mohan stated that the applicant would need to address this question.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking asked if the equipment yard would be made of gravel or grass.

Mr. Chris Curtis, 14180 N Dallas Parkway, Dallas, Texas, Co-Founder and Senior Vice President of Acquisitions and Development for Compass Data Centers, said that Oncor will be the utility provider for this project.

Commissioner Ogrizovich asked if Oncor would be the single provider.

Mr. Curtis said yes, Oncor is the single provider and will single feed to the substation to the west. He said that the customer may want a second feed in the future, but they are planning on a single feed for now. Mr. Curtis then stated that the equipment yard will be gravel with concrete elements for equipment and for walkway areas.

Chairman Cocking asked if there was shielding for the generators.

Mr. Curtis said that the generators are placed in enclosures that are not noticeable.

Chairman Cocking expressed concern that by allowing the Data Center to be base zoned as Corridor Commercial, this may open up issues in the future as data centers have a lifespan of 10-15 years, and typically get converted into call centers or other uses. He said this space could be converted to an office use, for example, but will have limited parking as the Concept Plan for this Data Center shows unique and limited parking that does not follow the Corridor Commercial parking requirement.

Ms. Mohan said that if the Data Center was converted to another use in the future, such as office or retail, then the City will have to ensure that the parking spaces are adequate for the proposed use.

Chairman Cocking said that with the Data Center being zoned Corridor Commercial, any use could replace it without coming back to the Planning and Zoning Commission.

Mr. Curtis said that the life of a Data Center is much longer than 10-15 years as Data Centers are really at the bottom of a technology pyramid and utilized for many operations. Mr. Curtis said that if there was a different use in the future, that the equipment yard well as other areas on the site could be utilized for additional parking.

Chairman Cocking asked Mr. Lee Battle for his perspective on zoning the Data Center as Corridor Commercial versus limiting the use to only a Data Center use.

Mr. Lee Battle, Assistant Director of Community Development, stated that the Data Center will receive a Certificate Occupancy as a Data Center. He said that if the Data Center use is replaced with a new use, the new use will receive a new Certificate of Occupancy and the site will be reviewed at that time. The new use will be analyzed to ensure that it has adequate parking. Mr. Battle said that there are processes in place to address any changes in the future.

Mr. Curtis complimented the City of Allen staff and said he enjoyed working with the team.

Motion: **Upon a motion by Commissioner Orr, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve 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]**

The motion carried.

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]

Ms. Nurge, Planner, presented the item to the Commission. She stated that the item is a Combination Plat for Allen Commerce Center Addition. Ms. Nurge said that 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. The property to the west is zoned Agriculture Open space AO.

Ms. Nurge said that 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 lots or less, there is no change in street locations, and the requirements for both the Preliminary Plat and Final Plat are met.

Ms. Nurge said that the Combination Plat shows approximately 35.317± acres subdivided into two 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 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.

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

Motion: **Upon a motion by Commissioner Mangrum and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to 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]**

The motion carried.

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]

Ms. Mohan, Senior Planner, presented the item to the Commission. She stated that this a Planned Development Amendment for a tract of land located in the Henry Wetsel Survey and a portion of Lot 2A, Block B, The Village at Allen. She said that 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 location of the Village at Allen Development and Top Golf. The properties to the south and east are zoned Single-Family Residential R-5, the Spring Meadow Subdivision.

Ms. Mohan said that 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 property is considered infill and has remained vacant. 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.

Ms. Mohan said that 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.

There are three access points for the property. Two 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.

Ms. Mohan said that the Concept Plan and Open Space Exhibit show eight 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.

Ms. Mohan said 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 masonry screening wall along Andrews Parkway. An eight-foot masonry or pre-cast screening wall will also be constructed along the western property boundary adjacent to Top Golf. An eight-foot 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).

Ms. Mohan said that the 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).

Ms. Mohan summarized the proposed Development Regulations:

- Base Zoning District: R-7
- Concept Plan: The Property shall be developed and used only in accordance with the Concept Plan.
- Screening Plan: Screening walls and/or fences shall be constructed on the Property in accordance with the Screening Plan. Construction of screening walls must be completed prior to issuance of CO. The screening wall 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.
- Building Elevations: The buildings constructed on the Property shall be designed, developed and used only in accordance with the Building Elevations.
- Lot Design Criteria: Minimum Lot Depth: 90' (except for Lots 1,7,13, Block B and Lots 1 and 7, Block C), Minimum Lot Area: 4,275 sq. ft., Minimum Dwelling Unit Size: 1,550 sq. ft. (excluding floor area of garage), Maximum Lot Coverage: 65%.
- Building Setbacks: Front Yard: 10', Corner Lot Side Yard: 5', Garage Setback: 20' (to face of structure).
- Sidewalks: Sidewalks shall be constructed or reconstructed along Andrews Parkway (to be completed prior to the issuance of the first building permit for any residential dwelling unit to be constructed. A sidewalk will not be required along the southern side of Street D.
- Drainage: Lot to lot drainage is prohibited.
- Cluster Mailboxes: Cluster mailboxes are to be provided, subject the United States Postal Service (USPS) approval.
- 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.
- Off Street improvements: The developer shall improve Andrews Parkway for pedestrian crossing.

Ms. Mohan said that staff received a few letters of opposition regarding the relocation of the existing trail, increase in noise and traffic, and decrease in property values.

Commissioner Mangrum asked about the distance between the back of the houses and Top Golf.

Ms. Mohan said that the distance varies and ranges from 80' to 100'.

Chairman Cocking asked where this was measured?

Ms. Mohan said that the closest area is on the western side, in which measures at 80' from the Top Golf building to the property line.

Commissioner Mangrum clarified that this is the location of the net at Top Golf.

1st Vice-Chair Trahan said yes, that is the location of the net.

Commissioner Mangrum asked if there have been any incidents of golf balls flying over the netting.

Ms. Mohan said yes.

Commissioner Mangrum asked how many golf balls fly over the net and how often.

Ms. Mohan said she does not know.

Commissioner Ogrizovich asked if the wall on the east side already exists.

Ms. Mohan said yes, the wall on the east side already exists.

Commissioner Ogrizovich asked who maintains the wall on the east side.

Ms. Mohan said that the Spring Meadow HOA does not own the wall, but maintains the wall. She said she would need to confirm with the applicant.

Commissioner Ogrizovich asked if St. Andrews Park would maintain the wall.

Ms. Mohan said that the maintenance of the wall would be the responsibility of St. Andrews Park once established.

Commissioner Orr asked about the price range of the units for the St. Andrews Park development.

Ms. Mohan said that she would need to ask the applicant.

Commissioner Orr asked what is the largest unit size.

Ms. Mohan said that she would need to ask the applicant.

Chairman Cocking opened the Public Hearing

Steven Chapman, 416 Spring Leaf Ct., Allen, Texas, spoke to the Commission. He voiced concerns regarding the trail and had concerns about the connection of the trail to the south to a vacant lot. He asked for clarification regarding the location of the new trail.

Kristi Watson, 1517 Bethlehem Rd., Allen, Texas, spoke in opposition to the request. She voiced concerns regarding the golf balls in the area. She had concerns about injuries and structural damage from the golf balls. She also voiced concern regarding the noise level in the area. She had concerns regarding property values as well as lack of privacy.

Kellie Stramel, 401 St. Andrews Dr., Allen, Texas, spoke in opposition to the request. She voiced concerns regarding the amount of golf balls in the area. She also discussed the potential for traffic accidents to occur on a blind corner on Andrews Pkwy. on the pedestrian crossing location. She also voiced concerns regarding the re-location of the trail.

Mario Konjarevic, 1550 Bethlehem Rd., Allen, Texas, spoke in opposition to the request. He voiced concerns regarding overcrowding and the lowering of property values of the Spring Meadow Subdivision.

Chairman Cocking closed the Public Hearing.

The following residents submitted citizen responses:

- John Baker, 1507 Bethlehem Rd., Allen, Texas – Opposed
- Cornelia Gallagher, 1501 Bethlehem Rd., Allen, Texas – Opposed
- John Bergesen, 1509 Bethlehem Rd., Allen, Texas – Opposed
- Richard Peters, 421 St. Andrews Pkwy., Allen, Texas – Opposed
- Kim Kennedy, 1515 Bethlehem Rd., Allen, Texas – Opposed
- Dwain Freeburg, 1506 Bethlehem Rd., Allen, Texas – Support

Chairman Cocking asked if a traffic study has been conducted on the property and if there is a blind corner on Andrews Pkwy.

Mr. Chris Flannigan, Director of Engineering, said that the size of the development is not large enough to warrant a Traffic Impact Analysis. He said that the curvature of the roadway on Andrews Pkwy. actually increases visibility because the road curves in front of the driver. He said the location of the proposed pedestrian crossing is further away from the curve. The screening walls and homes are setback further from the right-of-way, creating a wider berth for visibility.

Chairman Cocking said that the original PD Concept Plan showed a three-story office building for this area, which would generate less traffic than what is currently being proposed.

Chairman Cocking asked why the trail is being relocated and for concerns over the connector to the south of the existing pond to the vacant lot.

Mr. Brian Bristow, Assistant Director of Parks and Recreation, provided explanation on how the developer and the Parks and Recreation Department found the best location for the trail. He said that the Parks and Recreation Department considered placing the trail adjacent to the Top Golf property; however, due to the steep slope, as well as underground utilities, this location was not chosen. The trail on the eastern side of the property is still considered a private trail and was not designed or constructed to Parks and Recreation Department's standards regarding visibility concerns and radius standards. The masonry wall also blocks visibility in areas of the trail, which could create unsafe conditions. He said that the final decision was made to move the trail along the west side of the proposed Street E to Andrews Pkwy. This is a 10' wide trail in

an easement that the City would maintain. The developer has committed to the appropriate crosswalk indicators and signage to indicate a safe passage through the subdivision. He said that the Parks and Recreation Department sees this as an essential connection to the already grown municipal trail system. Commissioner Ogrizovich asked about the private trail and asked who built the trail.

Mr. Bristow said the trail was built with the Village at Allen development. He said he is unsure about who owns and maintains the trail. Mr. Bristow said that there has been discussion with the developer regarding the trail along the pond. He said the Parks and Recreation Department has agreed to maintain the trail along the pond if the developer adds access easements on the trail.

Commissioner Ogrizovich asked who designed the original trail.

Chairman Cocking said the Herring Group designed the original trail.

Commissioner Ogrizovich asked if the homes to the east of the trail were already built.

Chairman Cocking said yes.

Chairman Cocking voiced concerns regarding placing a residential property next to Top Golf. Chairman Cocking asked about the concerns regarding golf balls.

Shane Jordan, Applicant, said that he has not noticed golf balls on St. Andrews Park property. Mr. Jordan said that he would work with Top Golf to increase the size of the net to help resolve this issue.

Chairman Cocking asked about the concerns regarding noise and sound.

Mr. Jordan said that he met adjacent residents who provided Mr. Jordan with varying comments. Some of the residents told Mr. Jordan that Top Golf has been a great neighbor. He said that Top Golf has tried to work with the residents to resolve any complaints.

Commissioner Orr asked about the price range and the size of the proposed units.

Mr. Jordan said that the largest house would range from 3,000-3,200 sq. ft. The average lot price is \$121,000 with homes ranging from the upper \$300,000 to \$400,000 range.

1st Vice-Chair Trahan said that one of the concerns brought up was regarding the residents changing out the transom windows.

Mr. Jordan said that the transom windows will be part of the Development Regulations and also an HOA requirement.

1st Vice-Chair Trahan asked if Code Enforcement would be responsible to ensure the transom windows remain intact.

Mr. Lee Battle, Assistant Director of Community Development, said that Code Enforcement would not issue a Building Permit if the requirements were not met.

1st Vice-Chair Trahan confirmed that if residents in the adjacent property see residents changing out the transom windows, then the residents could call Code Enforcement and the HOA.

Chairman Cocking said yes.

1st Vice-Chair Trahan asked Julie Doshier, City Attorney, if she had seen a situation in which golf balls or other projectiles had gone over the boundary and into a resident's yard, and if the residents are able to compel the property to raise the netting. He said that he thought it was great that the developer is working with Top Golf to take proactive steps to ensure this does not occur.

Ms. Doshier, City Attorney, said that the owner of the property is responsible to take the issue under consideration.

1st Vice-Chair Trahan said that Top Golf does not have to do anything about it.

Ms. Doshier said yes.

1st Vice-Chair Trahan said that the two properties are working together before the golf balls become a problem.

Mr. Battle said that the PD for Top Golf establishes a maximum height for the net. To request a greater height in the net would require a zoning amendment.

Mr. Jordan said that he was told by Top Golf that the golf balls have a tracking chip. Top Golf knows who had the golf balls at a certain time. If individuals continue to hit golf balls that go outside of the property, Top Golf will request the individuals to not return to Top Golf. He said that if the golf balls are hitting and rolling down the hill a masonry wall separating the properties.

Chairman Cocking said another question was asked regarding the number of houses in the adjacent subdivisions. He said that Spring Meadow is zoned Single-Family Residential R-5 which allows for 5 houses per acre and St. Andrews Park is zoned Single-Family Residential R-7 which allows for 7 houses per acre.

Commissioner Mangrum said that she cannot support this project because of the golf balls going over the netting. She voiced concern regarding children playing outside on the weekend who may be injured by golf balls, especially the houses on Block A which are very close to the Top Golf netting. She also voiced concerns regarding property damage occurring from the golf balls.

1st Vice-Chair Trahan asked about trail access south to the south of this development.

Mr. Bristow said that the plan is to extend the trail to the south to connect with the existing trail.

Commissioner Orr asked about the possibility to remove the masonry wall to the east (west of the Spring Meadow Subdivision) and replace the wall with a different type of fencing.

Ms. Mohan said the main concern was the curvature of the trail on the eastern side.

Mr. Bristow added that the minimum horizontal aligned radius was the concern. Mr. Bristow said that a wrought iron fence could be put in place to prevent the tunnel type effect that the masonry wall has created; however, this area is not well lit.

Chairman Cocking said that the ALDC does not require fencing between two residential properties; however, this fencing was put in place because the St. Andrews Park development was initially planned as an office use. Chairman Cocking said that the residents in the Spring Meadow Subdivision would like the current masonry wall to stay in place.

2nd Vice-Chair Platt voiced concerns regarding the St. Andrews Park proximity to Top Golf. He said he was concerned about the noise complaints and safety. He said that he was not comfortable with the location of the St. Andrews Park project.

1st Vice-Chair Trahan asked if the residents on Block A of St. Andrews Park could put up a net to help prevent the golf balls from entering the property.

Chairman Cocking said that because of the way that the golf balls may be flying over the netting, the lots further away may be impacted by golf balls.

1st Vice-Chair Trahan asked if the residents on the southwest side had any noise complaints.

Chairman Cocking asked Mr. Battle regarding the history of noise complaints.

Mr. Battle said when Top Golf opened, there were some noise complaints, potentially due to the setup of speakers; however, the City has not received any recent noise complaints.

Chairman Cocking said that the Noise Ordinance states that the volume surrounding the property line must be kept at a whisper.

Commissioner Mangrum said that the noise and golf balls from Top Golf will all be channeled in the direction towards St. Andrews Park.

1st Vice-Chair Trahan asked if the applicant could discuss the actions to be taken to resolve the issue. He asked if the Commission could move forward, but provide stipulations to the applicant such as increasing the netting.

Ms. Doshier said that the Commission cannot place stipulations on the Top Golf property.

Chairman Cocking asked if the golf balls flying over the netting and potentially injuring residents and damaging property was the main concern of the Commission.

Commissioner Mangrum said the golf balls injuring residents and damaging property was her main concern.

1st Vice-Chair Trahan asked if the developer could put up a net to provide something in addition to the wall.

Chairman Cocking said that a net behind Top Golf's net may not be sufficient.

1st Vice-Chair Trahan said that any development occurring on this property will likely struggle with being impacted by golf balls and noise from Top Golf.

Chairman Cocking said that Commissioner Mangrum's concerns are more focused about the children being impacted by golf balls. He said that it is the City's duty to safeguard the residents and prevent these potential hazards.

Commissioner Ogrizovich said that he felt like Top Golf's net was already too high and should not be raised more. He said that if golf balls are flying over the net then it is a safety concern.

Chairman Cocking recommended that the Commission require the developer to research the golf balls that are outside of Top Golf's property. He said that the golf balls may be hitting the net and hitting the top of

the berm and rolling down or the golf balls are flying over the net. He said that either more facts and data could assist in coming to a resolution.

1st Vice-Chair Trahan said that he would be in favor of tabling the project until more questions are answered.

Commissioner Mangrum said her concern is regarding the amount of golf balls that are flying over the netting and how far the golf balls are flying over.

Commissioner Mangrum said that she would be open to tabling the project until more information is gathered regarding golf balls. She asked if Mr. Jordan was willing to work with Top Golf to get more information on if the golf balls are going over the net or rolling under.

Mr. Jordan said that he was unsure how the tracking chip worked on the golf balls and if he would be able to determine if the golf balls flew over or rolled under the net.

Commissioner Hollingsworth said that the best way to determine if the golf balls flew over the net or rolled under would be to stand outside of Top Golf's property and watch the golf balls.

Mr. Battle said that the project is scheduled to go to City Council on November 8th. He said the project could go back to P&Z on the November 1st meeting.

1st Vice-Chair Trahan said he would be interested in knowing if there have been any noise complaints from the area.

Chairman Cocking asked staff to conduct research on the noise complaints.

Motion: **Upon a motion by Commissioner Mangrum, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to table 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, 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 to the November 1st Planning and Zoning Commission Meeting.**

The motion carried.

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]

Ms. Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Planned Development Amendment for PD No. 54. Ms. Mohan said that 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.

Ms. Mohan said that the applicant is proposing to develop the 2.387± acre tract for a 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.

Ms. Mohan said that the Concept Plan shows a four story limited service 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 access points into the development; both through the Firelane Lane/Public Access Easement on the south.

Ms. Mohan said that staff received a letter of opposition regarding the cross access point to the north. She said that this access point is provided because the cross access point encourages cross connection to the property to the north. She said that there are currently no plans for the property to the north. She said that this access point to the north is not a requirement.

Ms. Mohan said that 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. She said that Section 6.06.3 includes regulations such as exterior building materials, meeting rooms, and the size of swimming pools.

Ms. Mohan said that the building elevations show a four story hotel with a maximum height of approximately 50 feet. The exterior building materials include stucco, brick, and stone, and are 100% masonry. The development regulations include specific regulations relating to the Landscape Plan and the driveway on US 75. The primary reason for this zoning 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 is to be removed by the developer.

Chairman Cocking opened the Public Hearing.

Maxwell Fischer, 900 Jackson St., Dallas, Texas, Applicant, spoke in favor of the request. He discussed the Tru by Hilton Hotel and discussed the hotel features, amenities, and the building elevations. He also described the landscape plan and the easements.

Sharon Mayer, 6309 Chelsea Way, Garland, Texas, spoke in favor of the request. She is a member of the City of Allen Chamber of Commerce. She requested that the Commission support the request.

Fred Phillips, 5055 Spring Valley #450, Addison, Texas, spoke in opposition of the request. He voiced concerns regarding the 24 ft. access easement and was concerned about ingress and egress vehicle traffic from the hotel into the property to the north.

Chairman Cocking closed the Public Hearing.

The following residents submitted citizen responses:

- John Baker, 1507 Bethlehem Rd., Allen, Texas – Opposed
- Bobby Patel, 1553 N. Central Expy., Allen, Texas – Support

1st Vice-Chair Trahan asked for clarification regarding the connection to Curtis Ln. and asked if the connection is mandatory.

Ms. Mohan said that the connection is not mandatory, but the cross access point provides an option to connect the two properties in the future.

Commissioner Ogrizovich asked if this would be the first Tru by Hilton hotel in the area.

Mr. Fischer said yes.

Motion: Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve 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

The meeting adjourned at 9:07 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Meredith Nurge, Planner

Director's Report from 10/11/2016 City Council Meeting

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

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: November 1, 2016

SUBJECT: Consider a Revised Preliminary Plat for Allen High Point Addition, Block A, Lots 1, 2, 3, and 4, being 14.4801+/- acres; generally located at the northwest corner of Exchange Parkway and Greenville Avenue. (PP-8/26/16-75) [Allen High Point Addition]

STAFF RESOURCE: Meredith Nurge
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 58 Adopted – March, 1996
PD No. 58, Tract 5 Amended – November, 2008
PD No. 58 Amended – January, 2014
Preliminary Plat Approved – August, 2014

BACKGROUND

The property is located at the northwest corner of Greenville Avenue and Exchange Parkway. The properties to the north and east (across Greenville Avenue) are zoned Shopping Center SC and Single Family Residential R-7. The property to the south (across Exchange Parkway) is zoned Community Facility CF. The property to the west is zoned Planned Development PD No. 58 Multi-family Residential MF.

A Concept Plan for a grocery anchor, bank and fueling station was approved in January, 2014. A Preliminary Plat for Lots 1-3, Block A, was approved in August, 2014. This Revised Preliminary Plat shows a total of 4 lots (the original Lot 3 is being further subdivided).

A Revised Preliminary Plat is the next step in the development process. The subject Revised Preliminary Plat shows the property subdivided into four (4) lots.

There are three (3) proposed access points. There is one (1) access point located on Greenville Avenue. There are two (2) access points located on Exchange Parkway. The plat also shows various easements and right-of-way dedication required for development of the site.

The Revised 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

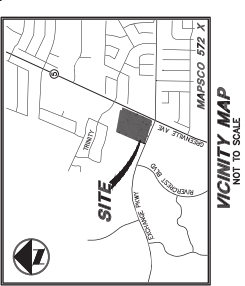
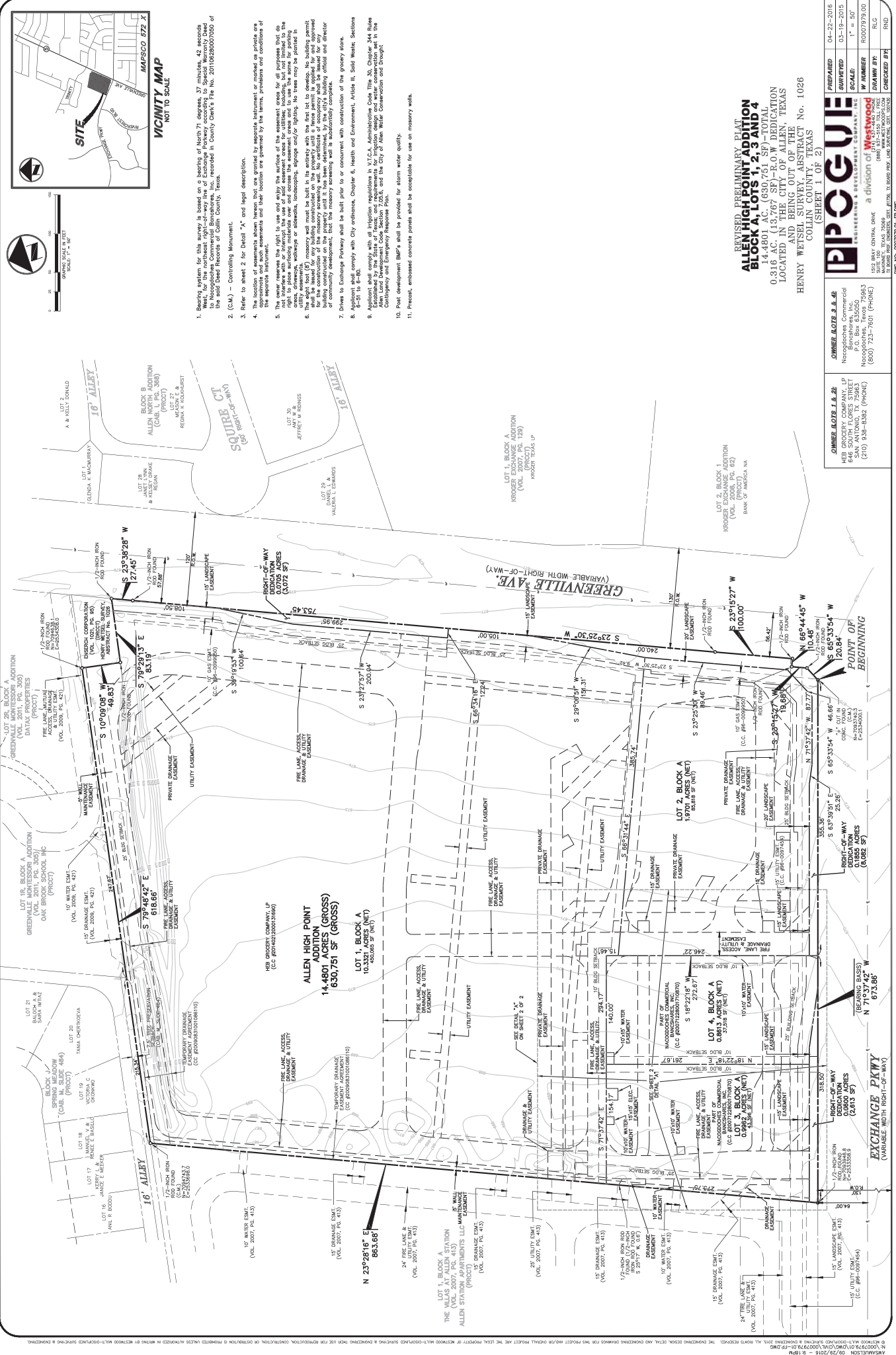
Staff recommends approval.

MOTION

I make a motion to approve the Revised Preliminary Plat for Allen High Point Addition, Block A, Lots 1, 2, 3 and 4.

ATTACHMENTS

Revised Preliminary Plat



1. Bearing system for this survey is based on a bearing of North 71 degrees, 37 minutes, 42 seconds clockwise from true north, as shown on the survey plat, and is related to the National Grid System of the United States, as shown on the said Deed Records of Collin County, Texas.
2. (CA) - Controlling Monument.
3. Refer to sheet 2, for Detail "A" and legal description.
4. The location of easements shown herein that are granted by separate instrument or recorded as private or public easements and their location are governed by the terms, provisions and conditions of the instrument or recording.
5. The owner reserves the right to use and enjoy the surface of the easement areas for all purposes that do not interfere with or interrupt the use of said easement areas for utilities, including, but not limited to the use of said easement areas for water, sewer, gas, electric, telephone, cable, and other utilities.
6. The right foot (6') easement must be built in its entirety with the first lot to develop. No trees may be planted in the easement area.
7. Down to Exchange Parkway shall be built prior to or concurrent with construction of the property lines.
8. Applicant shall comply with City Ordinance, Chapter 6, Health and Environment, Article III, Solid Waste, Sections 6-11 to 6-15.
9. Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 Rules and Regulations, Subchapter C, Part 1, Section 1.01, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
10. Post development BMP's shall be provided for storm water quality.
11. Present, embossed concrete panels shall be acceptable for use on masonry walls.

REVISED PRELIMINARY PLAT
ALLEN HIGH POINT ADDITION
14.4801 AC (630,751 SF) - TOTAL
0.316 AC (13,767 SF) - R.O.W DEDICATION
LOCATED IN THE CITY OF ALLEN, TEXAS
AND BEING OUT OF THE
HENRY WETSEL SURVEY, ABSTRACT No. 1026
COLLIN COUNTY, TEXAS
(SHEET 1 OF 2)

PREPARED	04-22-2016
SUBMITTED	03-19-2015
SCALE	1" = 50'
W NUMBER	R0007979.00
DRAWN BY	RLG
CHECKED BY	RND

OWELL NOTE 1 & 2:
HEB GROCERY COMPANY, LP
Necogoches Commercial
P.O. Box 63050
Necogoches, Texas 75063
(501) 938-8382 (PHONE)

OWELL NOTE 3 & 4:
Necogoches Commercial
P.O. Box 63050
Necogoches, Texas 75063
(501) 938-8382 (PHONE)

DWG NO. 0007979.00-PTW

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	November 1, 2016
SUBJECT:	Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development and adopt Development Regulations, a Concept Plan, and Building Elevations, for Lot 1, Block A, Allen High School Addition, and a 6.248+/- acre portion of land situated in the Peter Wetsel Survey, Abstract No. 990; generally located north of Main Street and east of Jupiter Road. (Z-9/30/16-96) [Lowery Freshman Center]
STAFF RESOURCE:	Ogden “Bo” Bass, AICP Director of Community Development
PREVIOUS BOARD/ COUNCIL ACTION:	Combination Plat - Approved October, 1982
LEGAL NOTICES:	Public Hearing Sign – Installed October 21, 2016 Public Hearing Notices – Mailed October 21, 2016
ANTICIPATED COUNCIL MEETING:	November 8, 2016

The property is generally located north of Main Street and east of Jupiter Road. The property to the north is zoned Planned Development PD No. 6 Shopping Center SC and further north (across Pebblebrook Drive), zoned Community Facilities CF. The properties to the east are zoned Single-Family Residential R-4, Single-Family Residential R-5, and Planned Development PD No. 5 Shopping Center SC. To the south (across Main Street), the properties are zoned Shopping Center SC and Planned Development PD No. 89 Shopping Center SC. The properties to the west (across Jupiter Road) are zoned Shopping Center SC, and further to the west (across Greenville Avenue), zoned Planned Development PD No. 10 Multi-Family MF-12, and Multi-Family MF-18.

The applicant is proposing to change the zoning from Community Facilities CF and Planned Development PD No. 6 Shopping Center SC to a Planned Development with a base zoning of Community Facilities CF, and adopt Development Regulations, a Concept Plan, and Building Elevations for modifications to the Lowery Freshman Center.

The development/redevelopment will occur on the approximately 39.74± acre property for the Lowery Freshman Center, which will be subdivided into two lots - Lot 1R and Lot 2. On Lot 1R, the existing building (which is approximately 70,428± square feet, with 17 classrooms) and tennis courts will remain. The portable buildings on this lot will be removed. On Lot 2, the existing building will be demolished. The proposed building will be approximately 313,600± square feet, with 63 classrooms. A turf practice field is also proposed on the eastern side of Lot 2. The existing stadium and existing buildings north of the stadium will remain.

The total parking provided for both lots exceeds the Allen Land Development Code (ALDC) parking requirement. Additionally, two loading areas are proposed for the building on Lot 2. There is a loading area on the eastern side of the building, and a loading area on the northern side of the building.

Screening for the property will consist of sections of an eight foot (8') Pre-cast Concrete wall and an eight foot (8') wrought-iron screening fence on the eastern property line adjacent to the existing single-family development.

There are eight (8) points of access into the development. There are two (2) points of access on Main Street, two (2) points of access on Jupiter Road, two (2) points of access on Greenville Avenue, and two (2) points of access on Pebblebrook Drive. Pebblebrook Drive will also be widened with this development.

The attached building elevations (for the proposed building on Lot 2) show brick and stone as the primary exterior building materials. The exterior building materials also include glass and metal elements. The building will be two stories, with a general height of 68' (at the highest architectural feature).

The attached development regulations include language regarding the screening and traffic improvements, among other regulations.

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 establish a Planned Development and adopt Development Regulations, a Concept Plan, and Building Elevations, for Lowery Freshman Center.

ATTACHMENTS





Property Notification Map
Development Regulations
Concept Plan
Color Elevations



Property Ownership Notification

Lowry Freshman Center
601 E. Main St.

Map Legend

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

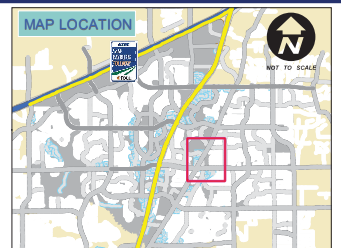


0 210 420 630
Feet

Community Development - GIS

Date Saved: 9/23/2016

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 LOWERY FRESHMAN
CENTER**

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 provisions applicable to the Community Facilities District “CF” except as otherwise provided in this Ordinance.
- 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. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth on the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference.
- D. SCREENING:** Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Concept Plan attached hereto as Exhibit “A.”
- E. TRAFFIC IMPROVEMENTS:**
 - 1. Driveway Curb Radii, throat lengths, and spacing shall be in accordance with the Concept Plan attached hereto as Exhibit “A”.
 - 2. Pebblebrook Drive shall be widened and constructed to a collector-width street satisfying the standards as set forth in Section 8.05.2 of the ALDC, and accepted by the City, prior to issuance of a certificate of occupancy for the new school to be constructed on the Property.

BR1 BRCK

BR2 BRCK

MP-1 METAL PANEL

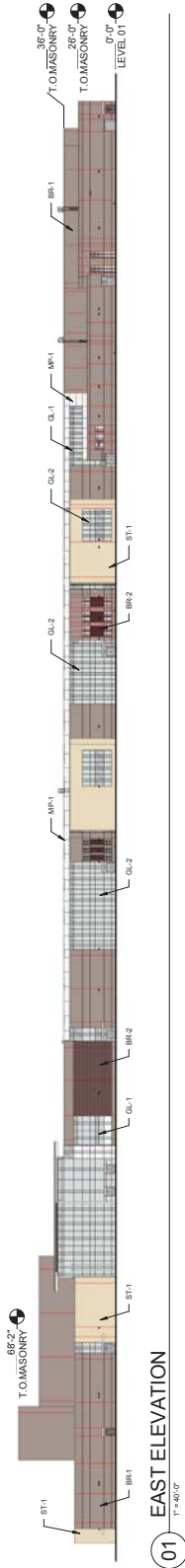
GL-1 SPANDREL GLAZING

ST-1 STONE

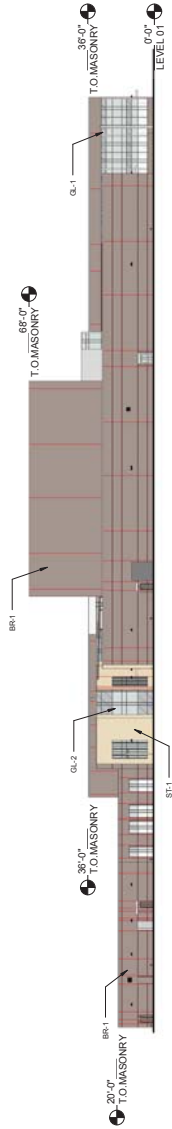
GL-2 CLEAR GLAZING

MATERIALS LEGEND

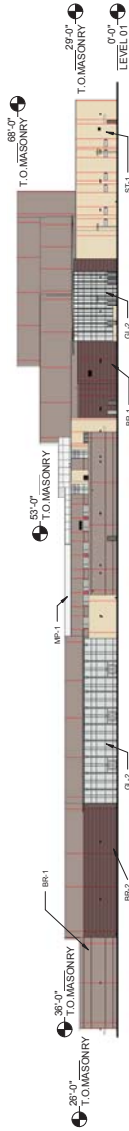
NORTH		EAST	
GLASS 14%	TOTAL SURFACE AREA 18,761 SQFT	GLASS 30%	TOTAL SURFACE AREA 33,584 SQFT
MASONRY 85%		MASONRY 67%	
METAL 1%		METAL 3%	
SOUTH		WEST	
GLASS 2%	TOTAL SURFACE AREA 37,420 SQFT	GLASS 3%	TOTAL SURFACE AREA 33,817 SQFT
MASONRY 98%		MASONRY 77%	
METAL 0%		METAL 20%	



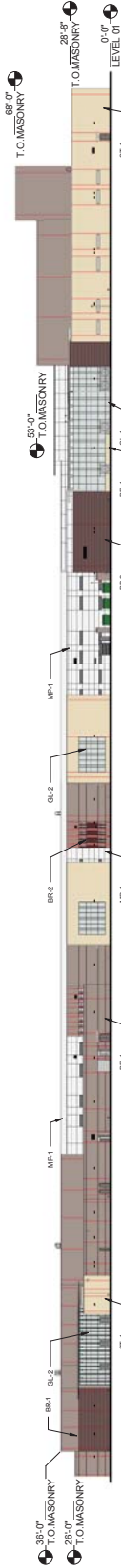
01 EAST ELEVATION
1" = 40'-0"



02 NORTH ELEVATION
1/32" = 1'-0"



03 SOUTH ELEVATION
1" = 40'-0"



04 WEST ELEVATION
1" = 40'-0"

CORGAN

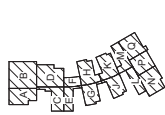
401 N. Hurstville Street
T: 214.748.0000 F: 214.603.8081

ISSUES

1	10/10/2016	100% ISSUE FOR CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

This Document was produced by or under the direct supervision of
Registered Architect
Susan Smith
This document is incomplete and may not be used for regulatory approval, permit or construction.
Date of Issue:
10/27/16

ALLEN ISD LOWERY
FRESHMAN CENTER
601 EAST MAIN
STREET
ALLEN, TEXAS 75002



EXTERIOR ELEVATIONS -
CITY SUBMISSION
JOB 16082.0000
DATE 10/27/16
SHEET

A05 CS

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: November 1, 2016

SUBJECT: Consider a request for a Combination Plat for Lots 1R and 2, Block A, being 39.7432 +/- acres out of the Peter Wetsel Survey, Abstract No. 990; generally located north of Main Street and east of Jupiter Road. (FP-9/30/16-95) [Lowery Freshman Center]

STAFF RESOURCE: Meredith Nurge
Planner

**PREVIOUS BOARD/
COUNCIL ACTION:** Combination Plat Approved – October, 1982

LEGAL NOTICES: None.

ANTICIPATED COUNCIL MEETING: None.

BACKGROUND

The property is generally located north of Main Street and east of Jupiter Road. The property to the north is zoned Planned Development PD No. 6 Shopping Center SC and further north (across Pebblebrook Drive), zoned Community Facilities CF. The properties to the east are zoned Single-Family Residential R-4, Single-Family Residential R-5, and Planned Development PD No. 5 Shopping Center SC. To the south (across Main Street), the properties are zoned Shopping Center SC and Planned Development PD No. 89 Shopping Center SC. The properties to the west (across Jupiter Road) are zoned Shopping Center SC, and further to the west (across Greenville Avenue), zoned Planned Development PD No. 10 Multi-Family MF-12, and Multi-Family MF-18.

The property is zoned Planned Development PD No. 6 Shopping Center and Community Facilities CF. A Planned Development amendment is requested for the Lowery Freshman Center. 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 39.743± acres subdivided into two (2) lots. Lot 1R will include the existing building and existing tennis courts. Lot 2 will develop with a proposed building. There are eight (8) points of access into the development. There are two (2) points of access on Main Street, two (2) points of access on Jupiter Road, two (2) points of access on Greenville Avenue, and two (2) points of access on Pebblebrook Drive. The plat also shows right-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 request for a Combination Plat for Lowery Freshman Center.

ATTACHMENTS

Combination Plat



VICINITY MAP

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	11°42'53"	240.00'	49.07'	24.62'	48.98'	N04°51'31"W

- NOTES:
- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
 - BEARINGS ARE REFERENCED TO ALLEN HIGH SCHOOL ADDITION, ALLEN COUNTY, TEXAS, PLAT NO. 100, PAGE 448, IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.
 - 3.034 ACRES DEDICATED AS PUBLIC RIGHT OF WAY BY THIS PLAT.

COMBINATION PLAT

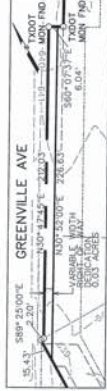
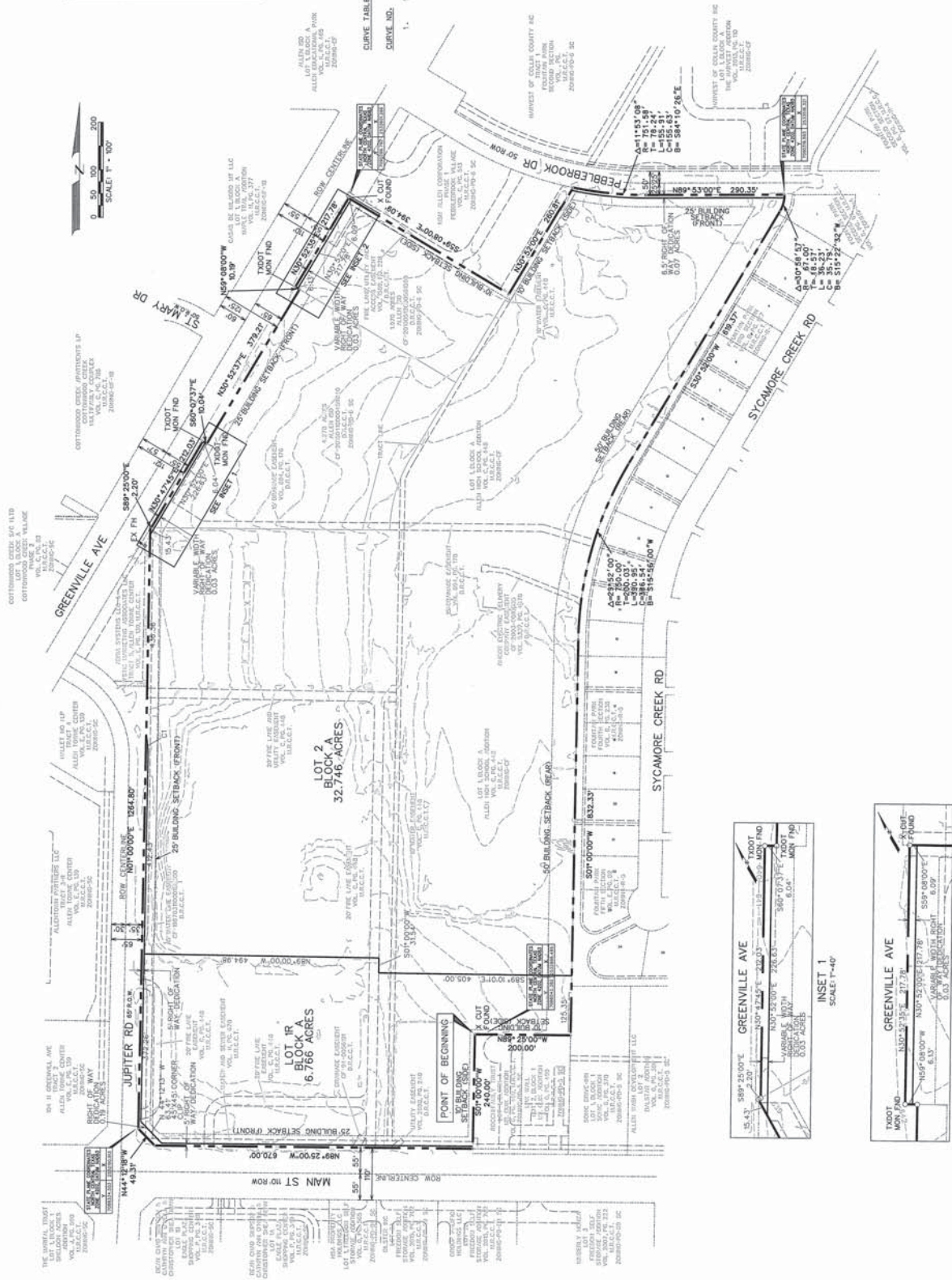
LOTS 1R AND 2, BLOCK A LOWERY FRESHMAN CENTER

BECOMING A REPLAT OF
LOT 1, BLOCK A, ALLEN HIGH SCHOOL ADDITION,
A 4.278 ACRE TRACT AND A 1.970 ACRE TRACT
PETER WEISSEL SURVEY ABSTRACT NO. 990

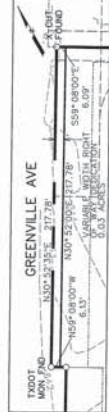
OWNER/APPLICANT
CITY OF ALLEN
COLLIN COUNTY, TEXAS
ALLEN INDEPENDENT SCHOOL DISTRICT
602 E. BETHANY DRIVE
ALLEN, TEXAS 75013
(972) 727-0343
(972) 727-7500

PREPARED BY
CORWIN ENGINEERING, INC.
1800 N. WILSON ROAD
SUITE 100
ALLEN, TEXAS 75013
(972) 386-1000
SEPTEMBER 2016

SCALE 1"=100' SHEET 1 OF 2



INSET 1
SCALE 1"=40'



INSET 2
SCALE 1"=40'

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 1, 2016

SUBJECT: Conduct a Public Hearing and consider a request for a Specific Use Permit for a Minor Automotive Repair use for Lot 12, Block A, Greenville Center Addition; generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue). (SUP-9/9/16-85) [Brakes Plus]

STAFF RESOURCE: Meredith Nurge
Planner

**PREVIOUS BOARD/
COUNCIL ACTION:** General Development Plan Approved – October, 2007
Preliminary Plat Approved – February, 2008
Revised General Development Plan Approved – April, 2011
Revised Preliminary Plat Approved – December, 2011
Final Plat Approved – July, 2014

LEGAL NOTICES: Public Hearing Sign Installed – October 20, 2016
Public Hearing Letters Mailed – October 21, 2016

ANTICIPATED COUNCIL MEETING: November 22, 2016

BACKGROUND

The property is generally located south of Stacy Road and west of Greenville Avenue (and commonly known as 1711 N. Greenville Avenue). The property is zoned Shopping Center SC. The properties to the north, west, and east (across Greenville Avenue), are zone Shopping Center SC.

The applicant is requesting a Specific Use Permit (SUP) for a Minor Automotive Repair use. The Allen Land Development Code (ALDC) requires a Minor Automotive Repair use to receive a Specific Use Permit (SUP) to locate within a Shopping Center SC zoning district.

The SUP Site Plan shows the proposed 4,843± square foot building for minor automotive repair use. There are eight (8) proposed service bay doors, which will face the northern end of the property (away from Greenville Avenue). Any cars left overnight shall either be placed inside the service bays or screened from public view from an 8' screening wall (shown on the southern end of the property) prior to closing. Additionally, there shall be no outdoor storage or display of merchandise or products.

There are three (3) access points into the site; two (2) access points on the east through an existing Public Access, Fire Lane, and Utility Easement and one (1) access point on the west through an existing Public Access, Fire Lane, and Utility Easement.

Parking and open space exceed ALDC standards. A 5' sidewalk will be constructed along Greenville Avenue; right-of-way will also be dedicated on Greenville Avenue.

The proposed building is (1) story with a maximum building height of 28'. The building is constructed of stone, stucco, concrete, and glass.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request for a Specific Use Permit SUP for a Minor Automotive Repair use for Brakes Plus.

ATTACHMENTS

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



Property Ownership Notification
Brakes Plus

Map Legend

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

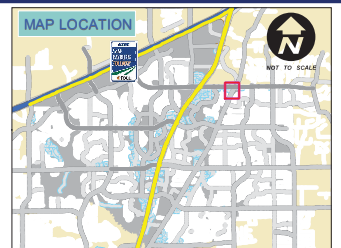


0 75 150 225
Feet

Community Development - GIS

Date Saved: 10/18/2016

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



BRAKES PLUS
LOT 12, BLOCK A
GREENVILLE CENTER ADDITION
CITY OF ALLEN, TEXAS

ALWAYS USE ONLY
FOR INDUSTRY ONLY
Not for construction or general purposes.

Kimley-Horn

P.J.A. _____
18845416, CHAMBERLIN I.

J.A. Mc. _____ 2000 _____ 10/10/2000

Kimley»Horn

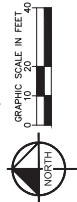
[illegible]

ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS SET FORTH BY THE AMERICAN SOCIETY OF NURSERYMEN. IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN SOCIETY OF NURSERYMEN, NO SUBSTITUTIONS FOR PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL. LOCATE ALL UTILITIES PRIOR TO ANY DRIVING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY THE WORK.

REFERENCE INFORMATION FOR BED PREPARATION INFORMATION.

STANDING AND/OR PLANTALTERNATIVES: BEDS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATIVES TO THOSE SHOWN PROVIDED THEY ARE OF EQUAL OR BETTER QUALITY AND DO NOT REQUIRE AN INCREASE IN PRICE OR UNPUNCT ANTI-FEELBAND OVER OR DAMAGED DUE TO NEGLECTED STANDING AT NO ADDITIONAL COST TO THE OWNER.

PLANTS SHOWN IN BEDS SHALL BE SPACED USING TRIANGULAR SPACING.

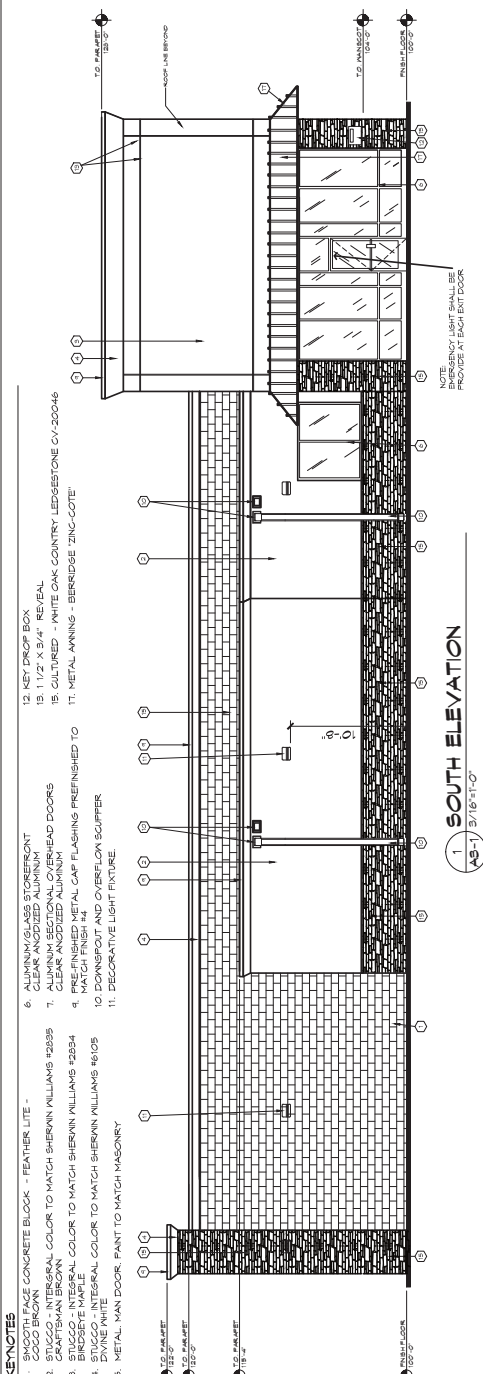
[illegible][illegible]

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

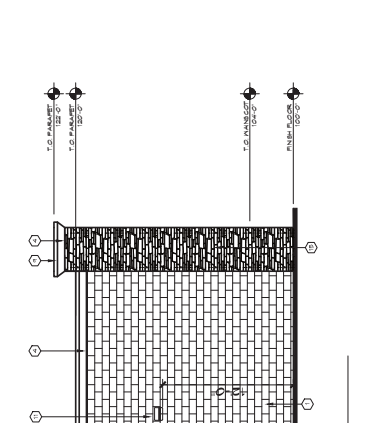
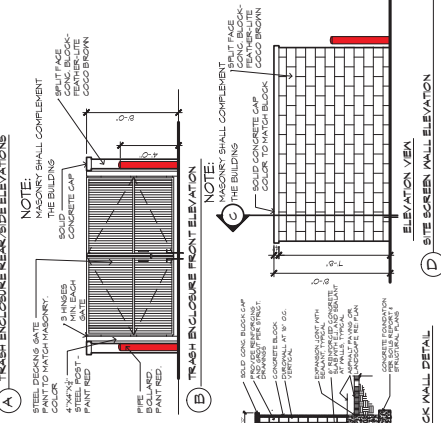
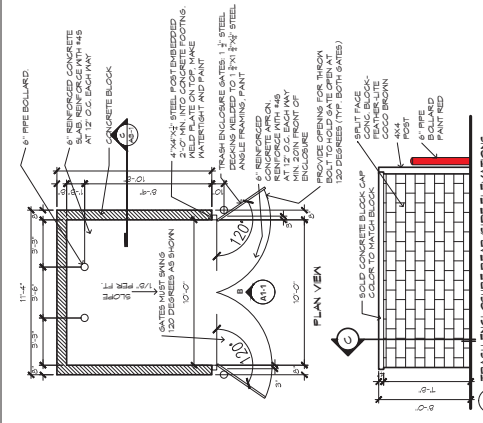
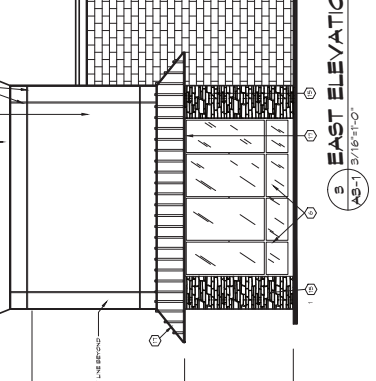
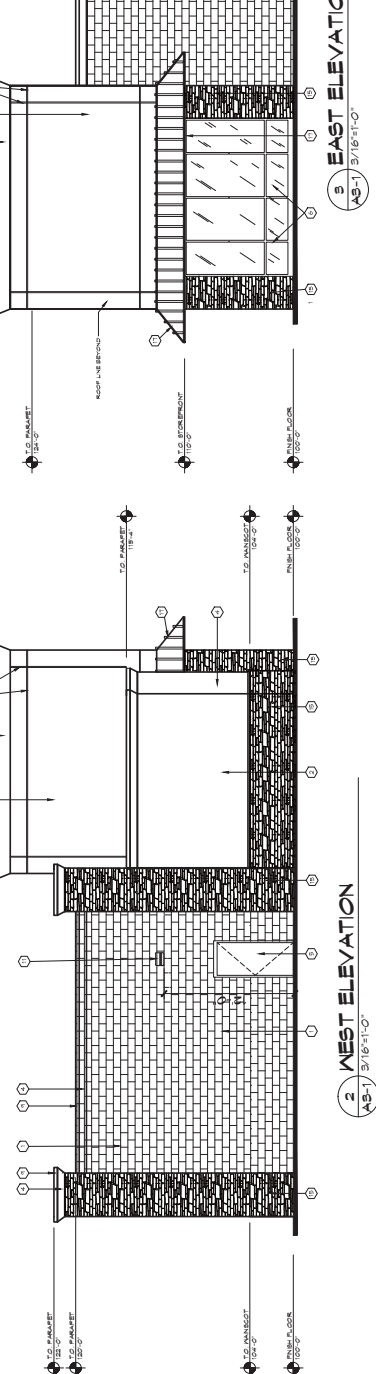
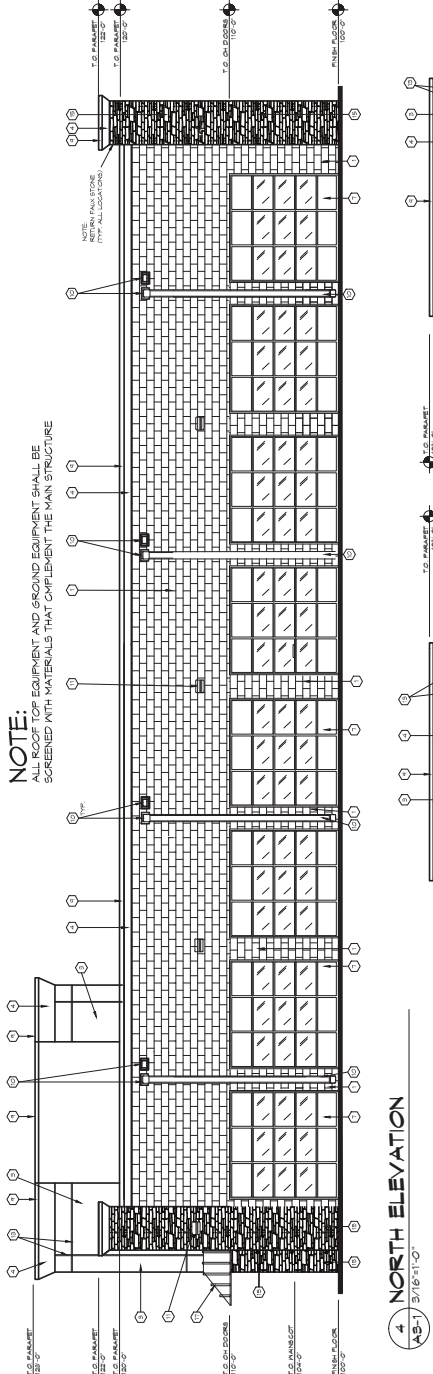
THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION TO RELEASE ALL INFORMATION IN ITS POSSESSION OR CONTROL TO THE MAXIMUM EXTENT POSSIBLE. IT IS THE POLICY OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION TO RELEASE ALL INFORMATION IN ITS POSSESSION OR CONTROL TO THE MAXIMUM EXTENT POSSIBLE.

KEYNOTES

- SMOOTH FACE CONCRETE BLOCK - FEATHER LITE -
- GOOD BROWN
- STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2595
- BRIDGE MAPLE
- DYNE WHITE
- ALUMINUM/GLASS STOREFRONT
- CLEAR ANODIZED ALUMINUM
- CLEAR ANODIZED ALUMINUM OVERHEAD DOORS
- CLEAR ANODIZED ALUMINUM OVERHEAD DOORS
- PRE-FINISHED METAL CAP FLASHING PREFINISHED TO MATCH FINISH #4
- DOWNSPOUT AND OVERFLOW SCUPPER
- DECORATIVE LIGHT FIXTURE
- ALUMINUM/GLASS STOREFRONT
- 1 1/2" X 3/4" REVEAL
- CULTURED - WHITE OAK COUNTRY LEDGESTONE CV-30046
- METAL MANNING - BERRIDGE ZINC-COTE



NOTE:
ALL ROOF TOP EQUIPMENT AND GROUND EQUIPMENT SHALL BE
SCREENED WITH MATERIALS THAT COMPLEMENT THE MAIN STRUCTURE



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 1, 2016

SUBJECT: Conduct a Public Hearing and consider a request to amend the development regulations of District E of Planned Development PD No. 108 and adopt a Concept Plan and Building Elevations relating to the use and development of the Property. The property is a 9.661+/- acre portion of Tract 1-R-1, Block F, Bray Central One Addition; generally located south of Allen Drive and west of US Highway 75. (Z-9/23/16-90) [Entertainment District E-Pinstack]

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

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – June, 1985
Replat Approved – March, 1987
Replat Approved – August, 1998
Replat Approved – May, 2005
Replat Approved – August, 2010
PD 108 Approved – October, 2011
PD 108 Amended – June, 2014

LEGAL NOTICES: Public Hearing Sign – October 21, 2016
Public Hearing Notices – October 21, 2016

ANTICIPATED COUNCIL DATE: November 22, 2016

BACKGROUND

The property is generally located south of Allen Drive and west of US Highway 75. The property to the north (across Allen Drive) is zoned Planned Development PD No. 54 Corridor Commercial CC. The properties to the west (across Raintree Circle), are zoned Planned Development PD No. 54 Industrial Technology IT. The properties to the south are zoned Planned Development PD No. 108 Mixed-Use MIX. To the east (across US Highway 75), the properties are zoned Shopping Center SC, Single-Family Residential R-3, and Single-Family Residential R-4.

The property is currently zoned Planned Development PD No. 108 Mixed-Use MIX. The applicant is requesting to amend the development regulations to allow an “Indoor Commercial Amusement”, “Hotel”, and “Theater” uses (in addition to those already permitted in PD-108, District “E”), and adopt a concept plan and building elevations for the property.

The applicant is proposing to develop the 9.66± acre piece of property, to be subdivided into two lots - Lot 8 and Lot 9. Lot 8 (approximately 5.91± acres) is proposed to be developed for a Pinstack, an “Indoor Commercial Amusement” use. The proposed building is approximately 45,900 square feet, with approximately 11,400 square feet dedicated for the bowling alley area. Lot 9 (approximately 3.75± acres) will remain vacant and will be developed in the future.

The parking provided for Lot 8 exceeds the Allen Land Development Code (ALDC) parking requirement.

Approximately 0.79± acres of landscaping is provided on the site, which exceeds ALDC requirements. Additionally, PD-108 allows civic space to count towards the open space requirements. For this project, civic

space requirements shall be met through acquisition and maintenance of the adjacent retention area and existing and proposed recreation improvements. An agreement will be developed and approved by the City Attorney providing for such dedication and long term maintenance. This agreement will be executed and recorded prior to the completion of final platting activity. A connection point between the site and the retention area will be provided through a pedestrian area with stairs to connect to a future trail.

With the development of Lot 8, a 10'-12' hike and bike trail will be provided along Raintree Circle, and a 5' sidewalk will be constructed along US Highway 75.

There are six (6) points of access into the development. There are two (2) points of access on Raintree Circle, two (2) points of access on US Highway 75, and two (2) internal cross-access points between Lots 8 and 9.

The attached building elevations show brick and concrete as the primary exterior building materials, as well as cedar siding. The building will be one story, with a maximum height of 35'. With the proposed architectural tower element, the maximum height will be 65'.

A Sign Plan is also proposed along with this PD request. The Sign Plan shows specific dimensions of the proposed wall signage for the southern and eastern elevations, and a proposed monument sign along US Highway 75. The plan also includes provisions for non-standard LED accent lighting.

The attached development regulations include language regarding the additional permitted uses, setbacks, sign plan, and civic space.

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 of District E of Planned Development PD No. 108 and adopt a Concept Plan and Building Elevations for Entertainment District E - Pinstack.

ATTACHMENTS

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



Property Ownership Notification
Pinstack

Map Legend

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

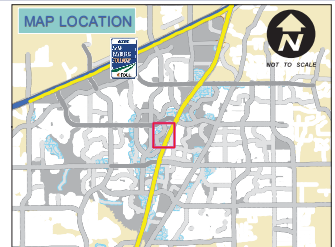


0 120 240 360
Feet

Community Development - GIS

Date Saved: 10/18/2016

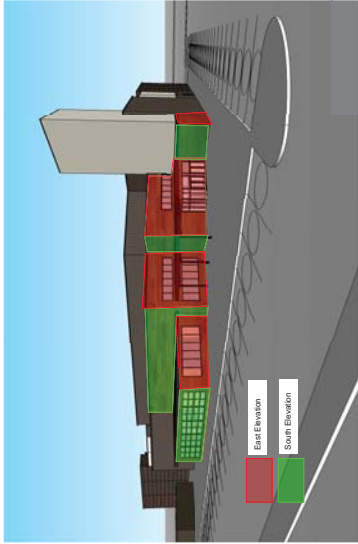
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



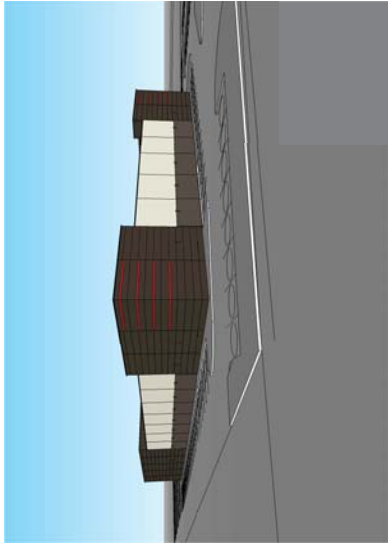
DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR PINSTACK (DISTRICT E)

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:

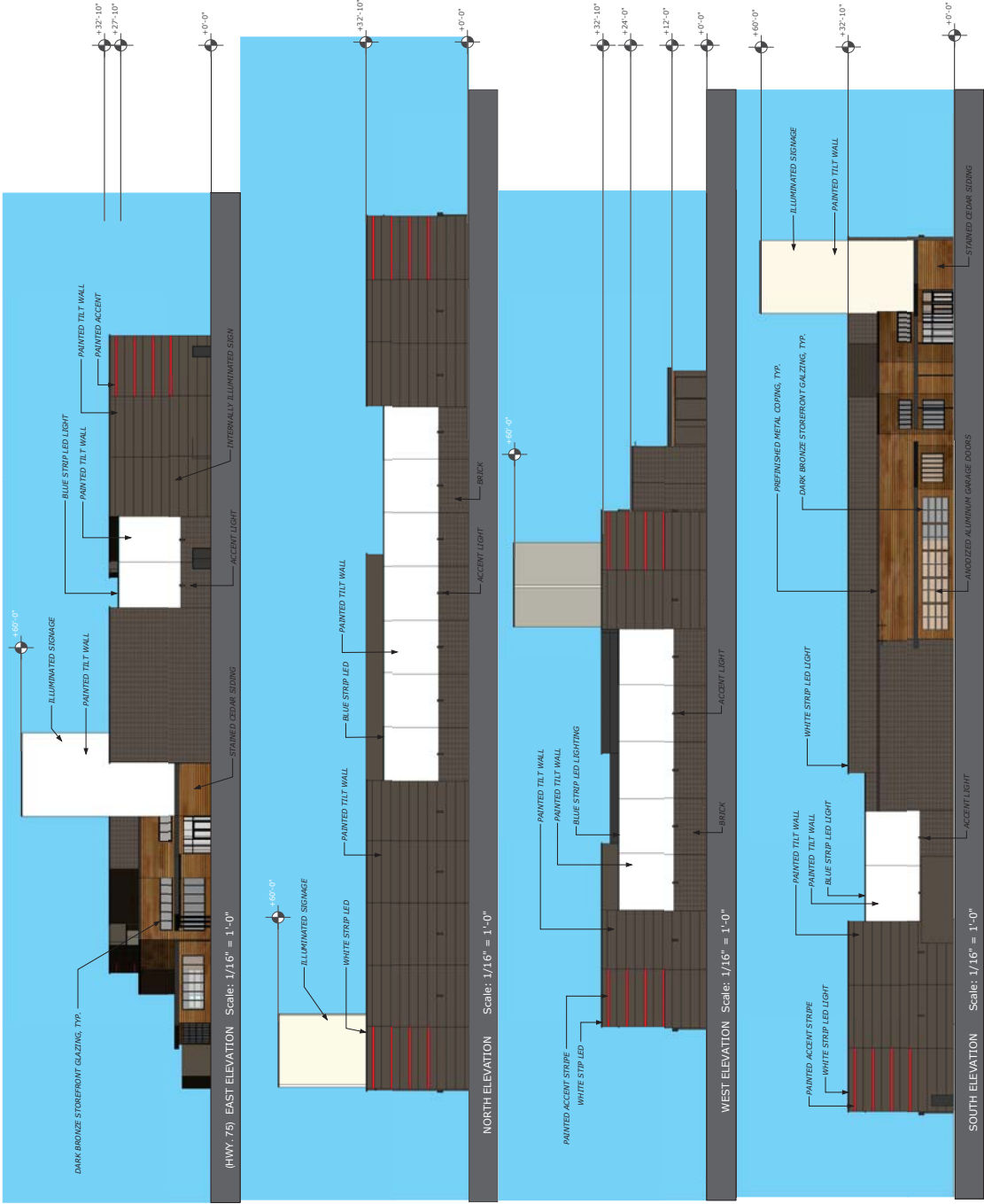
- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the development regulations within District E of the Twin Creeks Urban Center Planned Development PD No. 108 ordinance and the standards of the Allen Land Development Code (“ALDC”), except as otherwise provided herein.
- B. PERMITTED USE:** “Indoor Commercial Amusement”, “Hotel”, and “Theater” shall be permitted uses on the Property in addition to the permitted uses set forth in Table 1: *Schedule of Principal Uses* in Exhibit “B” to Ordinance No. 3044-10-11, as amended (“the PD-108 Ordinance”).
- C. 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.
- D. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth on the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference.
- E. SETBACKS:** The building to be constructed on the Property shall be set back from the property boundaries as shown on the attached Concept Plan.
- F. SIGN PLAN:** The location, design, and size of signs located on the Property shall substantially conform with the Sign Plan attached hereto as Exhibit “C”, and incorporated herein by reference. Non-standard LED accent lighting may be permitted.
- G. CIVIC SPACE:** Civic space requirements shall be met through acquisition and maintenance of the adjacent retention area and existing and proposed recreation improvements. An agreement shall be developed and approved by the City Attorney providing for such dedication and long term maintenance. This agreement shall be executed and recorded prior to the completion of final platting activity.






SOUTHEAST CORNER PERSPECTIVE



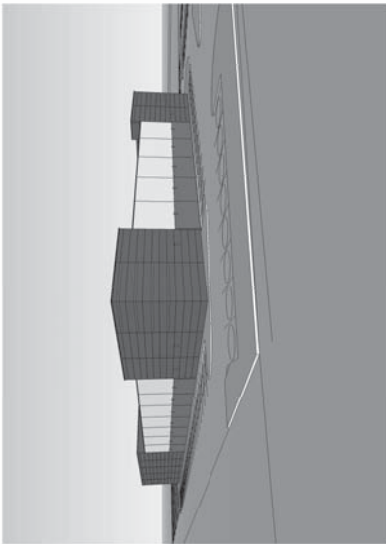
NORTHWEST CORNER PERSPECTIVE



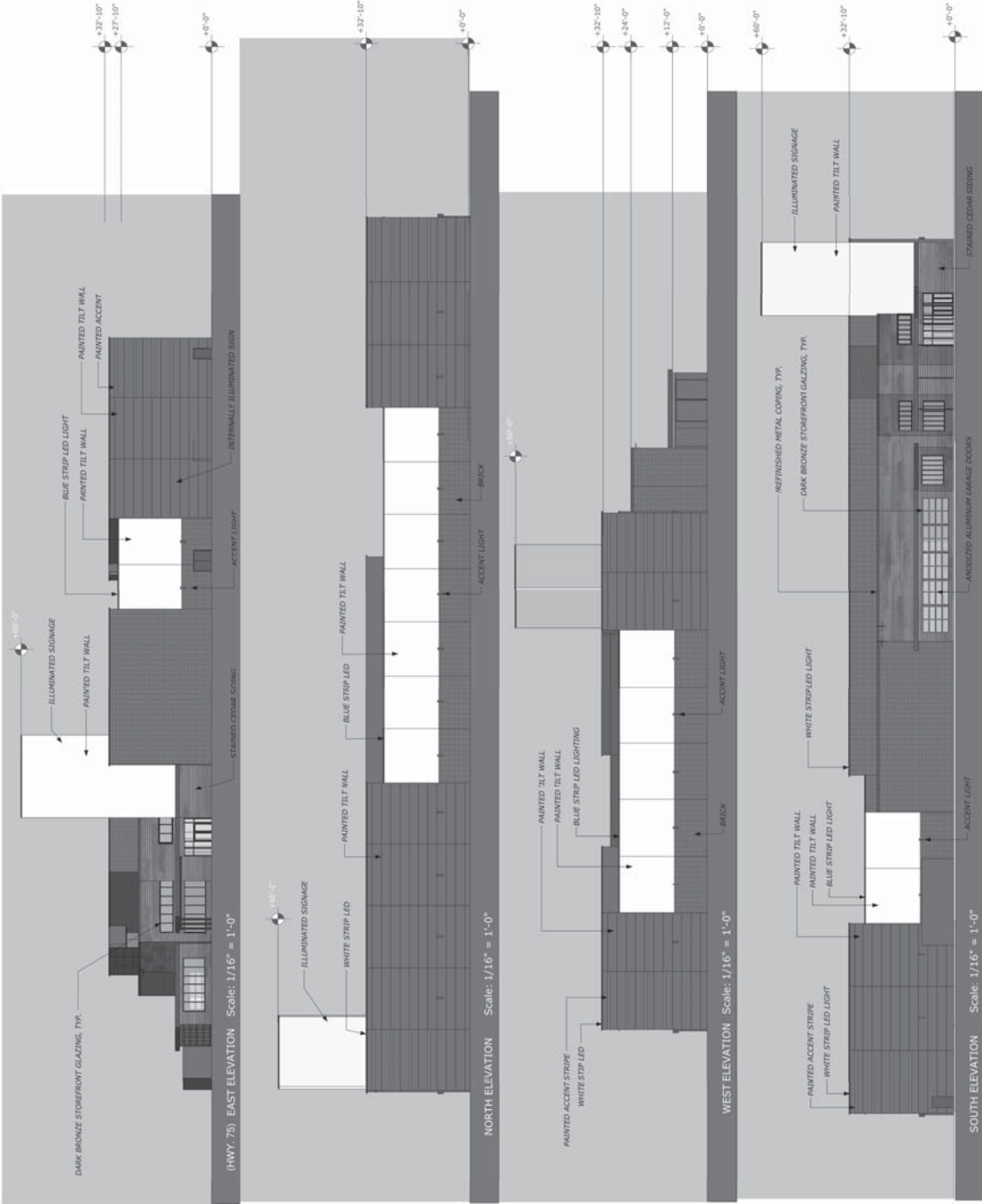
MATERIAL DISTRIBUTION	
	Black Fox SW 7028 Satin Finish - Medium Texture
	Moderate White SW 6140 Satin Finish - Medium Texture
	Real Red SW 6505 Satin Gloss Finish - No Texture
(HWY. 75) EAST - 86.85% MASONRY (TILT WALL & BRICK) 13.85% CEDAR SIDING 10% CEDAR SIDING NORTH - 86.85% MASONRY (TILT WALL & BRICK) 13.85% CEDAR SIDING 10% CEDAR SIDING WEST - 86.85% MASONRY (TILT WALL & BRICK) 13.85% CEDAR SIDING 10% CEDAR SIDING SOUTH - 86.85% MASONRY (TILT WALL & BRICK) 13.85% CEDAR SIDING 10% CEDAR SIDING	



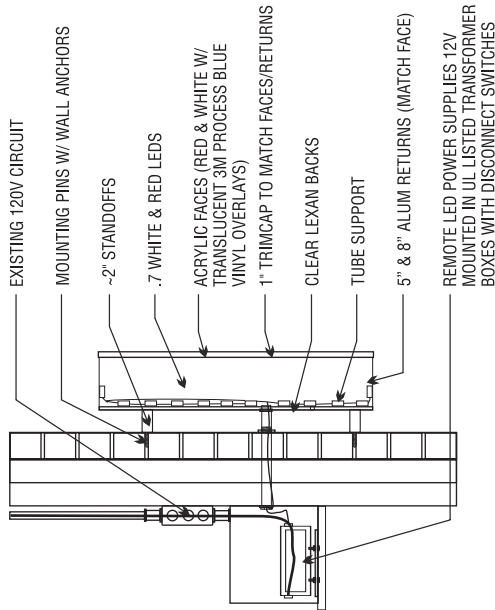
SOUTHEAST CORNER PERSPECTIVE



NORTHWEST CORNER PERSPECTIVE



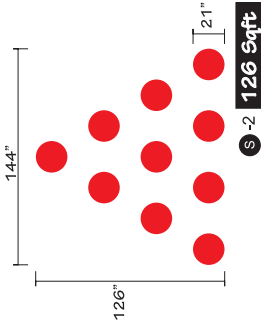
CROSS SECTION DETAIL (ALL WALL & TOWER SIGNS)



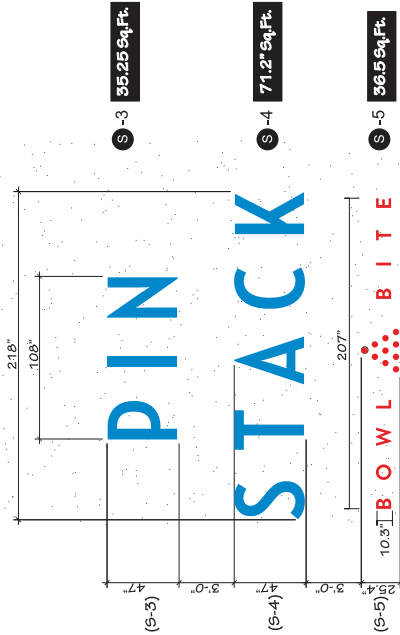
SOUTH ELEVATION BUILDING WALL



SOUTH ELEVATION BUILDING WALL



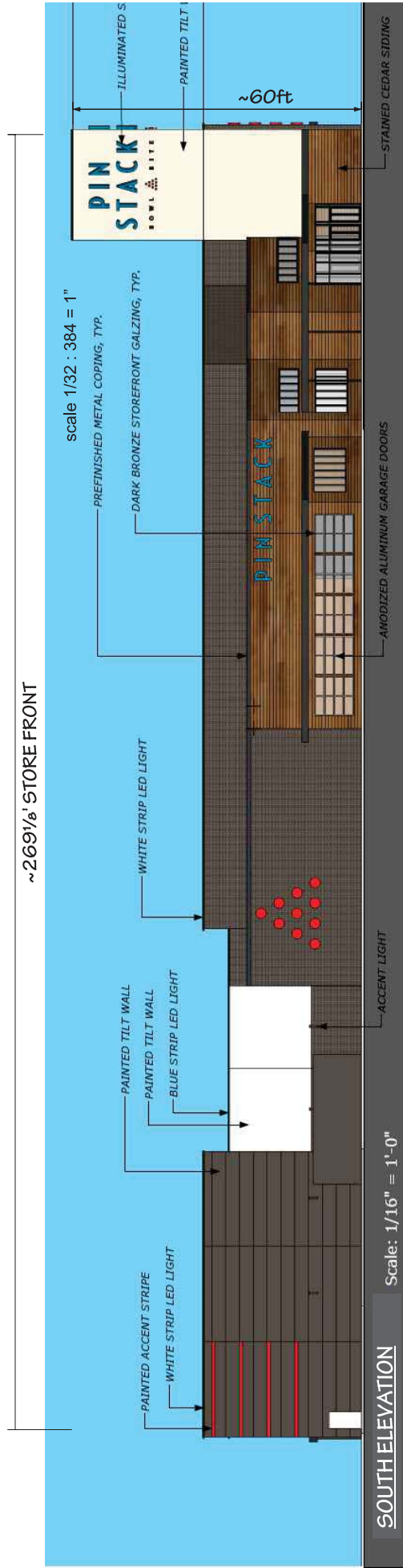
SOUTH TOWER



South Tower (S-3, S-4, S-5) Subtotal: 143.0 Sq.Ft.

TOTAL COMBINED SQ.FT. OF PROPOSED SIGNS: 365.25 SQ.FT.

PROPOSED SIGN LOCATION : SOUTH ELEVATION



TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticsign.com
2312 Fabens Road, Dallas, Texas 75229

JOB TITLE
LOCATION

PINSTACK
ALLEN, TX

CLIENT APVL
LANDLORD APVL
SALESPERSON

ARTIST
SCALE
DATE

KN
1:128
9-14-2016



TOTAL COMBINED SQ.FT. OF PROPOSED SIGNS: 269 SQ.FT.

scale $1/32 : 384 = 1''$

~202'1" STORE FRONT



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

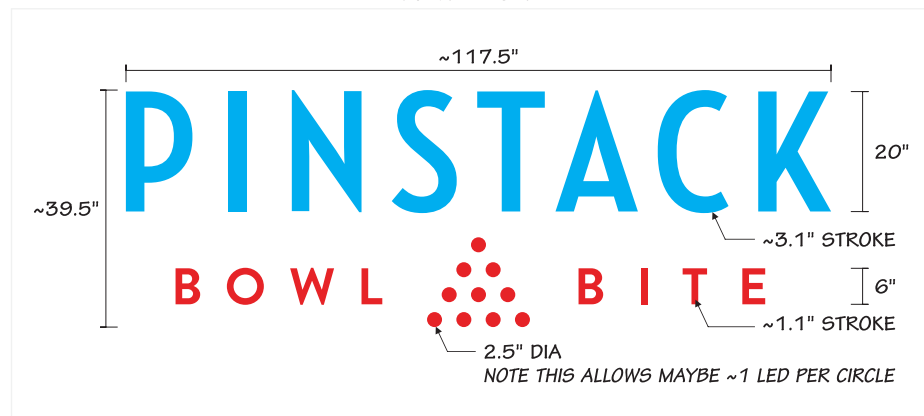
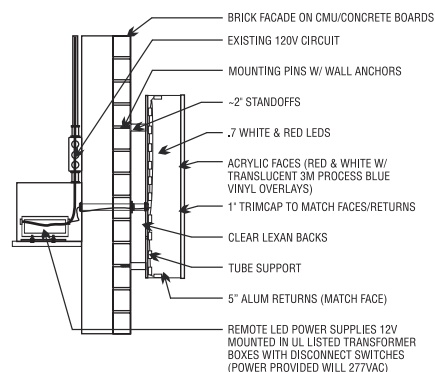
PINSTACK
ALLEN, TXALEX KIM

All designs and drawings remain Texas Plastic Sign's exclusive property and in no way may be copied or duplicated without written consent.

UNDERWRITERS LABORATORIES INC. (UL) # E206103

PROPOSED SIGN FACE DETAIL

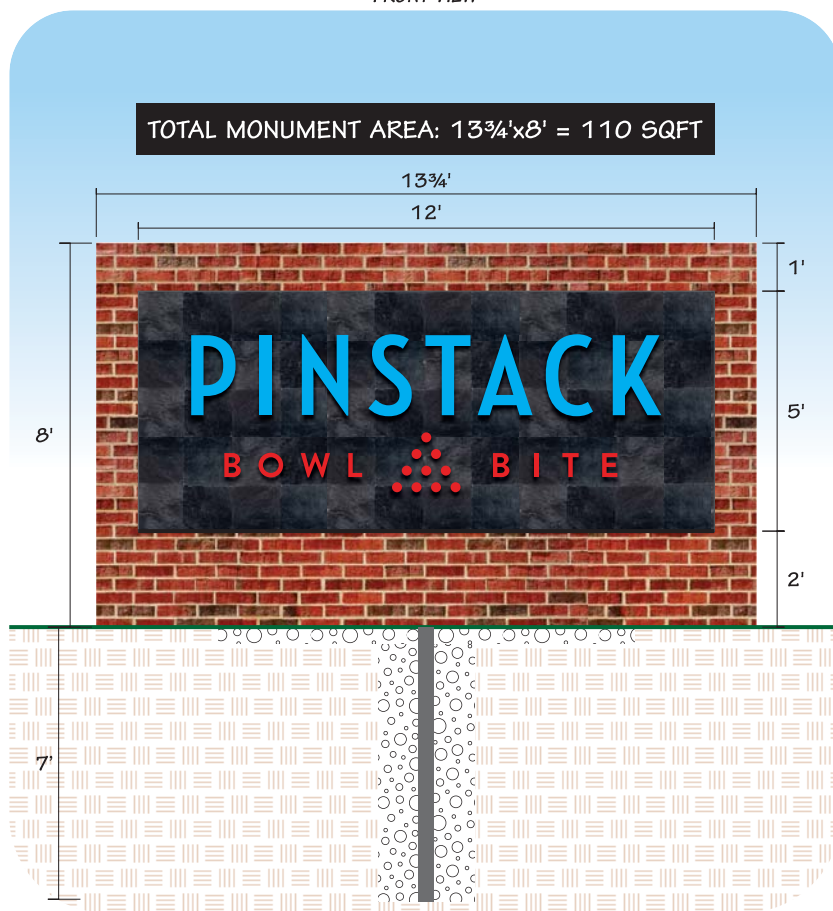
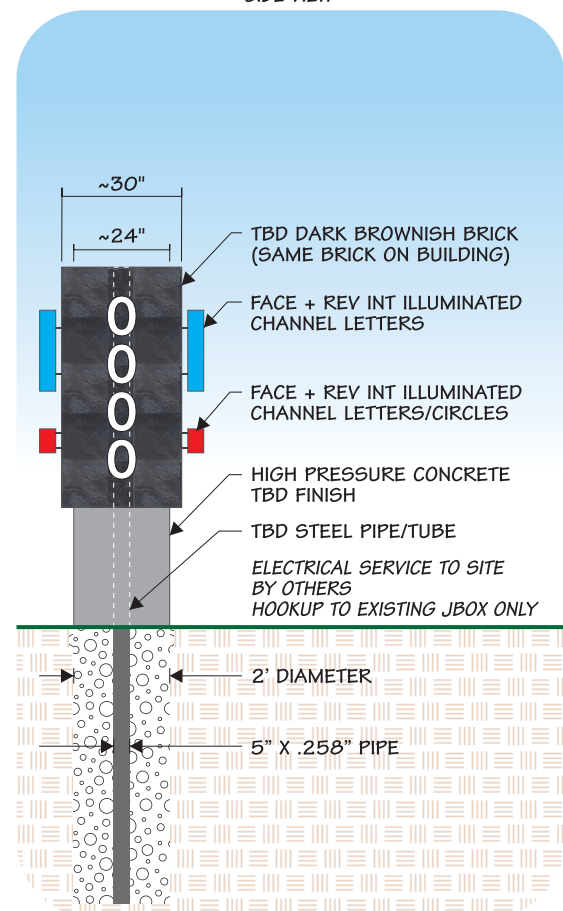
SCALE = NONE

CROSS SECTION DETAIL (ALL WALL & TOWER SIGNS)PROPOSED D/F MONUMENT SIGN(S)

SCALE = 1:48

SIDE VIEW

FRONT VIEW



CITY LIMITATIONS: 8' H, 80 SQ FT COPY, 110 SQ FT W/MASONARY



TEL 214-956-7811
FAX 972-241-6744

tps@texasplasticsign.com

2312 Fabens Road, Dallas, Texas 75229

JOB TITLE

PINSTACK

LOCATION

ALLEN, TX

CLIENT APVL

LANDLORD APVL

SALES

ALEX KIM

ARTIST

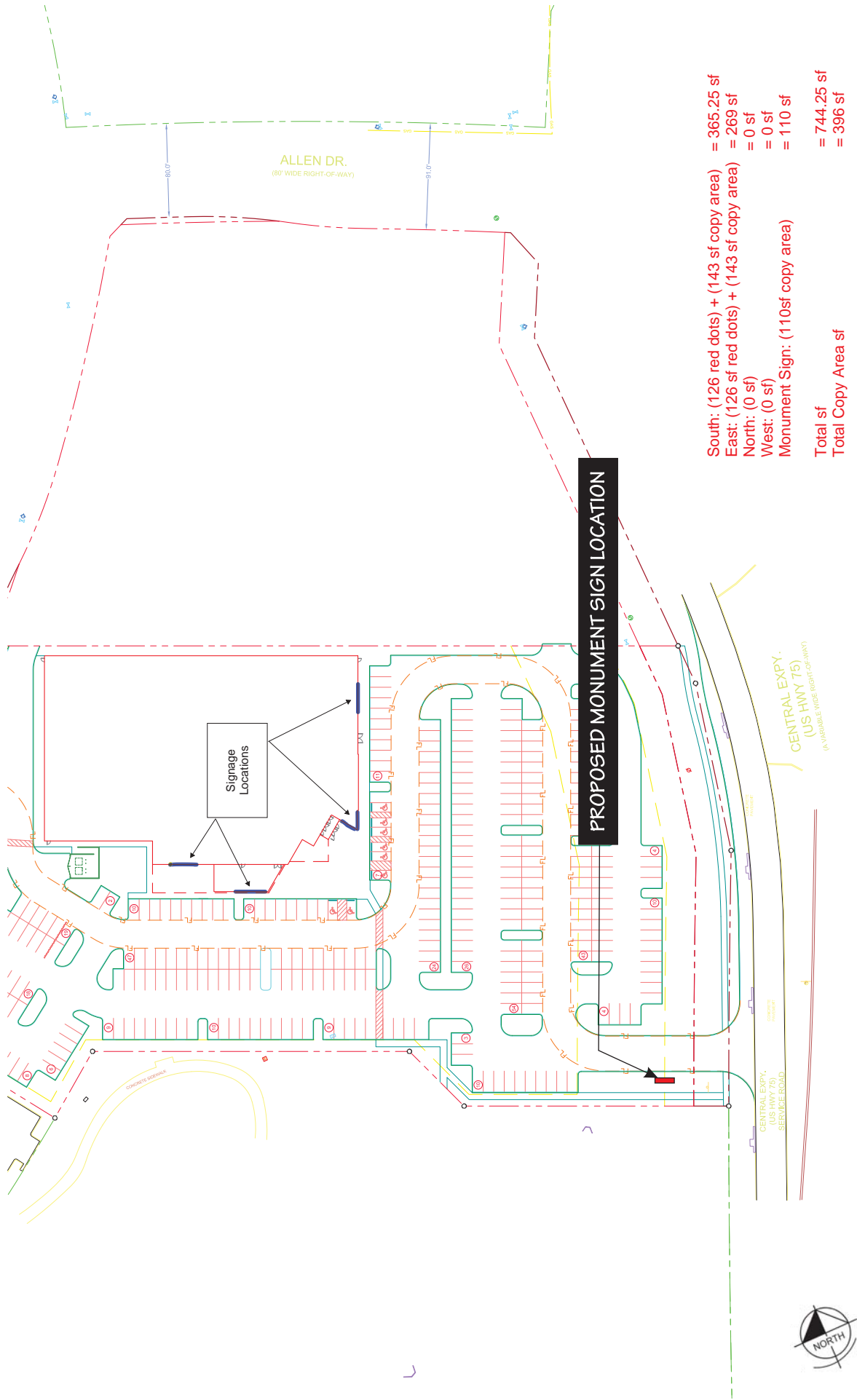
KN/CH

SCALE

AS NOTED

DATE

9-14-16



South: (126 red dots) + (143 sf copy area) = 365.25 sf
East: (126 sf red dots) + (143 sf copy area) = 269 sf
North: (0 sf) = 0 sf
West: (0 sf) = 0 sf
Monument Sign: (110sf copy area) = 110 sf
Total sf = 744.25 sf
Total Copy Area sf = 396 sf

CITY LIMITATIONS: 8' H, 80 SQ FT COPY, 110 SQ FT W/MAGINARY

TPS
TEXAS PRO SIGNS
2312 Fabens Road, Dallas, Texas 75229

TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticsign.com

JOB TITLE
LOCATION

PINSTACK
ALLEN, TX

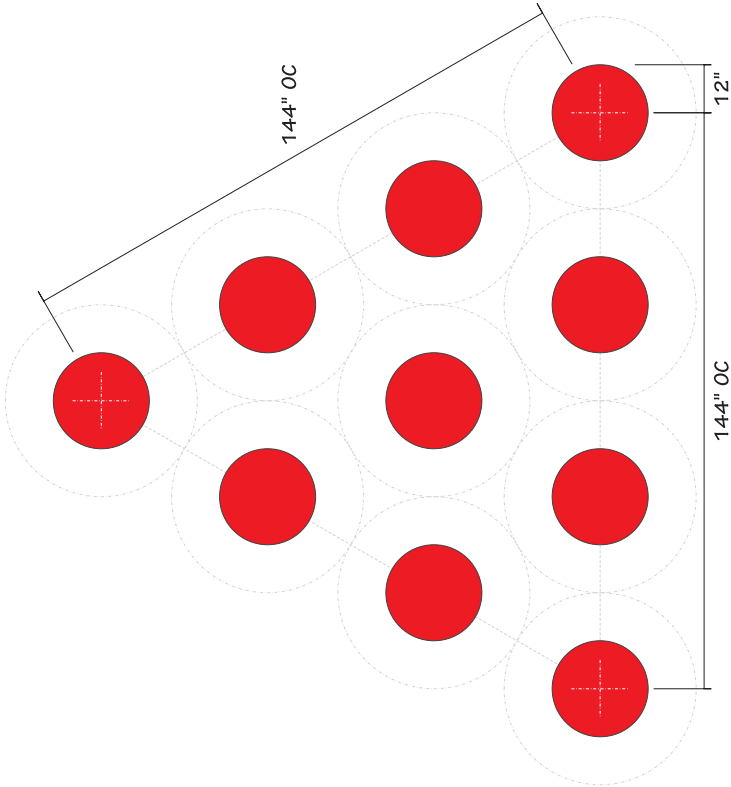
CLIENT APVL
LANDLORD APVL
SALESPERSON

ALEX KIM

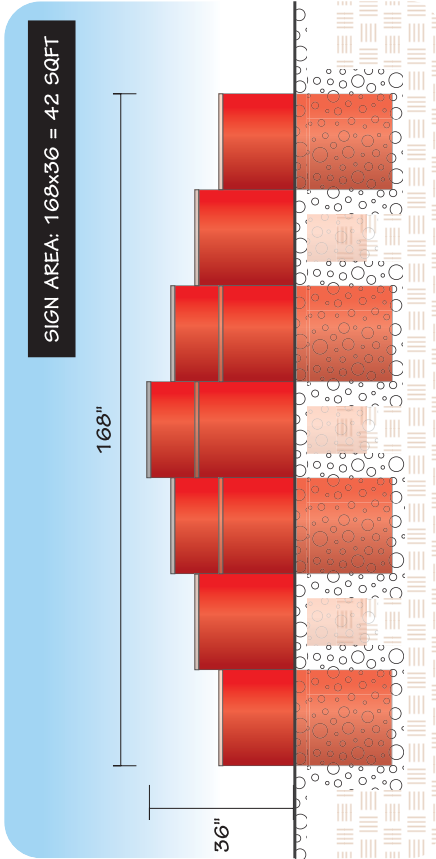
ARTIST
SCALE
DATE

DC
N/A
10-11-2016

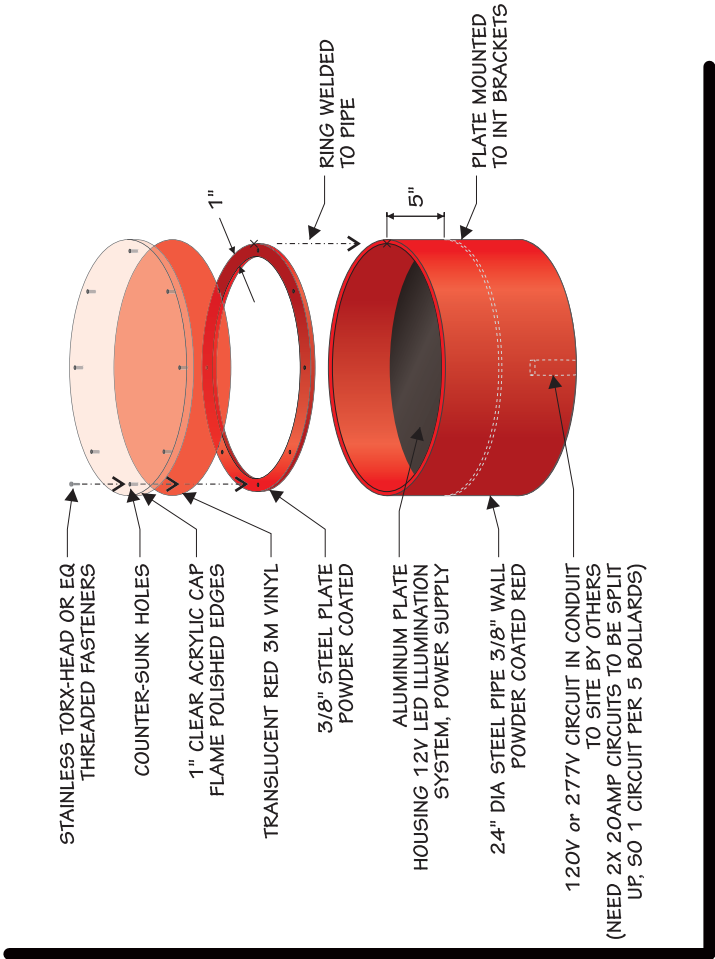
TOP VIEW • SCALE = 1:48



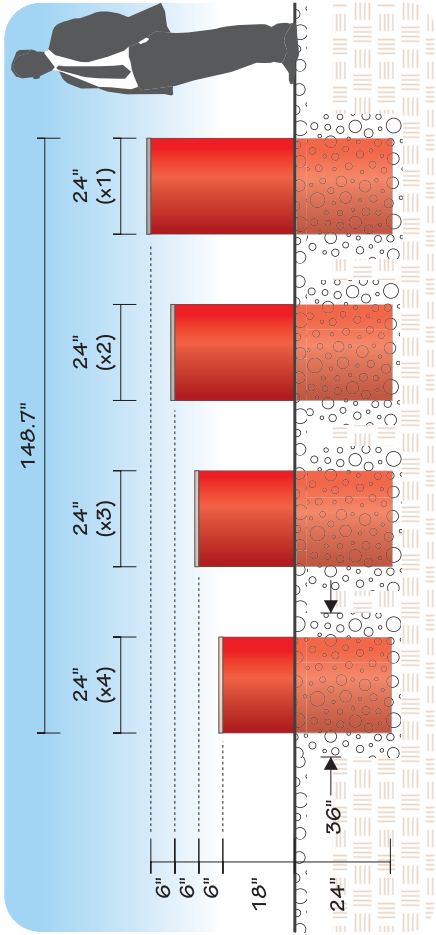
FRONT VIEW • SCALE = 1:48



ASSEMBLY DETAIL • SCALE = 1:18



SIDE VIEW • SCALE = 1:48



TEL 214-956-7811
FAX 972-241-6744
tps@texasplasticsign.com
2312 Fabens Road, Dallas, Texas 75229

JOB TITLE
LOCATION

PINSTACK
ALLEN, TX


CLIENT APVL
LANDLORD APVL
SALESPERSON

ALEX KIM

ARTIST KN
SCALE 1:48
DATE 9-14-2016

$$160' + 60' + 40' + 40' = 300'$$

Sign regulations allow for LED Lighting/non-standard accent lighting.

 TEL 214-956-7811 FAX 972-241-6744 tps@texasplasticsign.com 2312 Fabens Road, Dallas, Texas 75229	JOB TITLE	PINSTACK	CLIENT APVL	ARTIST	KN
	LOCATION	ALLEN, TX	LANDLORD APVL	SCALE	1:768
			SALESPERSON	ALEX KIM	DATE
					9-14-2016

UNDERWRITERS LABORATORIES INC. (UL) # E206103

All designs and drawings remain Texas Plastic Sign's exclusive property and in no way may be copied or duplicated without written consent.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
---	-----------------------------

AGENDA DATE: November 1, 2016

SUBJECT: Tabled Item - 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
PD Amendment – Tabled October, 2016

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') 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.

Since the previous Planning and Zoning Commission meeting on October 18, 2016, the following changes have been made to the development regulations:

- C. "Screening": Through further research, the applicant has discovered that adjustments need to be made to a box culvert on the property. These adjustments have been vetted and supported by the Engineering Department. Accordingly, an approximate 50' portion of the existing screening wall on the eastern side of the property will be removed and replaced (with materials and installation techniques to match the existing wall).
- J. "No Parking": This provision has been specified to state that parking is not permitted on Street A (except for the head-in parking provided), within the firelane and access easement along Lots 1-6, Block E, or anywhere required by the Fire Marshall. The parking restriction will be marked by curb striping.
- L. "Street A": A regulation regarding Street A to be 28' wide (as measured from back-of-curb) has been added

Based on the Planning and Zoning Commission's direction, staff conducted research regarding noise complaints. Since the opening of Top Golf in 2011 to date:

- Code Enforcement received four noise complaints.
- The Police Department received 12 noise complaints.

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.

ATTACHMENTS





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

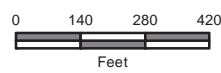


Property Ownership Notification

St. Andrews

Map Legend

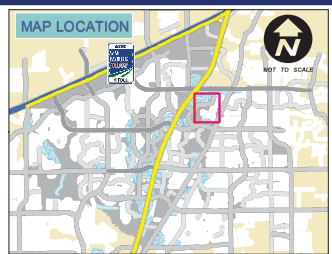
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



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.
 - (4) A 50’ portion of the existing screening wall on the eastern boundary will be removed, and completely replaced, in a timely fashion with materials and installation techniques to match the existing wall, to make necessary adjustments to a box culvert.
- 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 (4th) 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 to the United States Postal Service (USPS) approval.

J. NO PARKING: No on-street parking is allowed along Street A (except where designated parallel or head-in parking is provided), within the firelane and access easement along Lots 1-6, Block E, or anywhere required by the Fire Marshal. The parking restriction will be marked by curb striping.

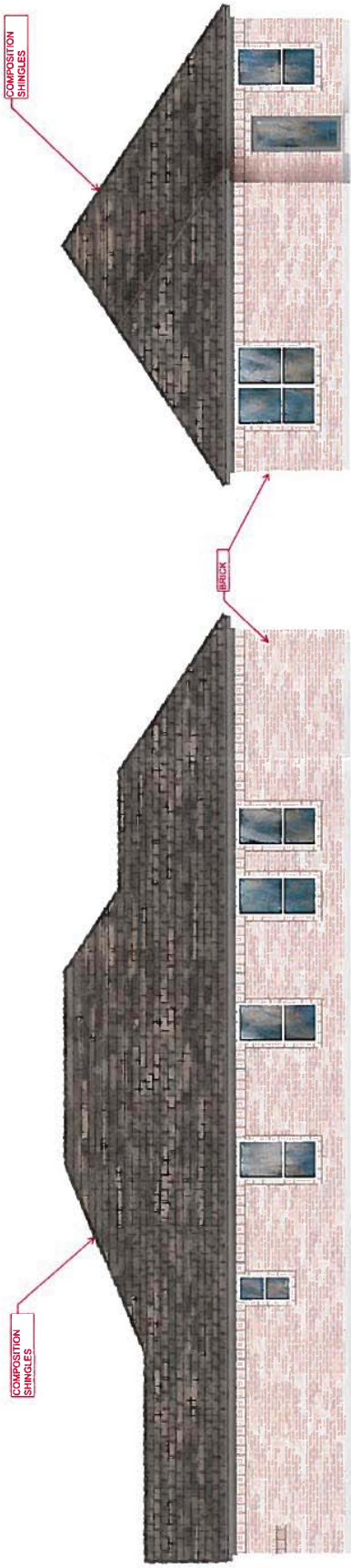
K. OFF STREET IMPROVEMENTS: The developer shall improve Andrews Parkway for pedestrian crossing.

L. STREET A: Street A shall be 28-ft wide (as measured from back-of-curb), and as shown on the Concept Plan attached hereto as Exhibit "A."

ST. ANDREWS PARK



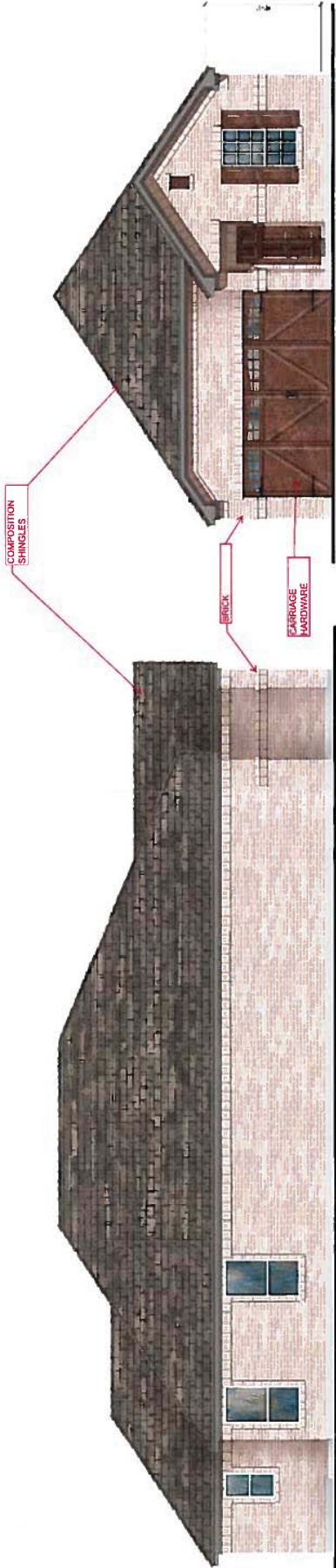
PLAN A



RIGHT SIDE ELEVATION

Elevation	Total Sq Ft	Required	%	Provided
Front	232		75%	232
Left	525			525
Rear	211			211
Right	488			488
Total	1456	1092		1456

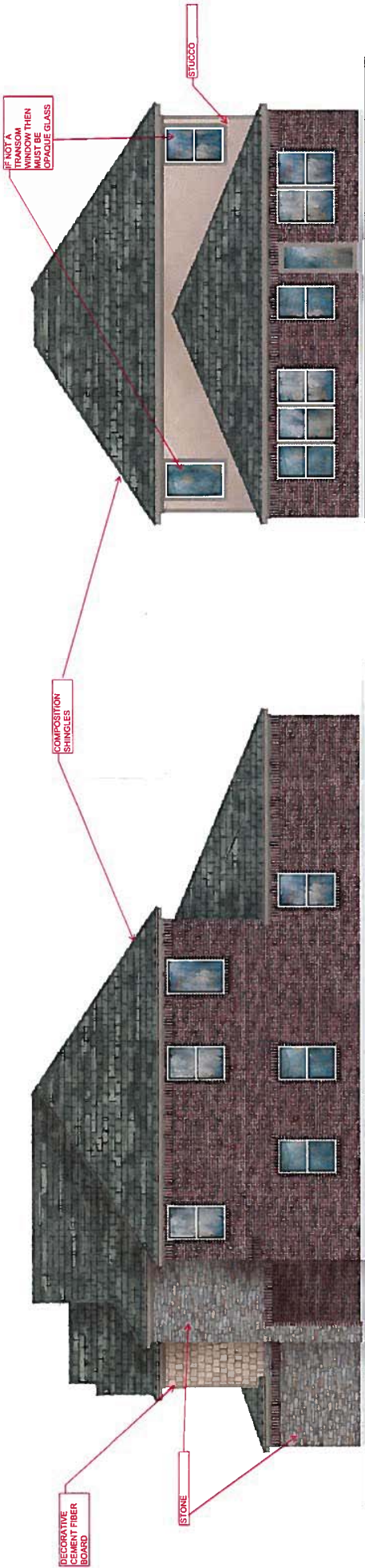
REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION

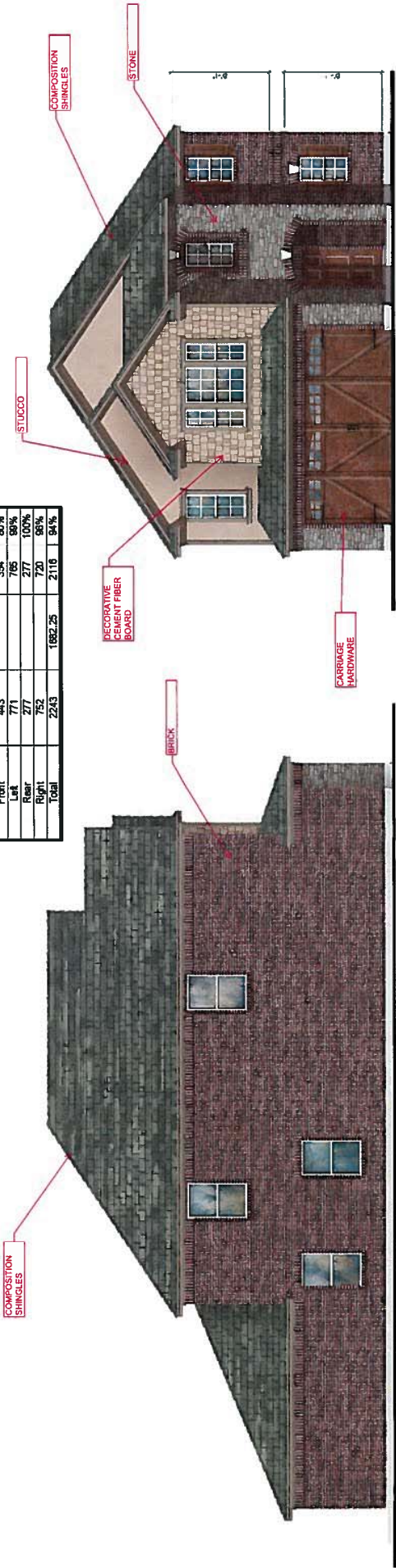
PLAN B



RIGHT SIDE ELEVATION

REAR ELEVATION

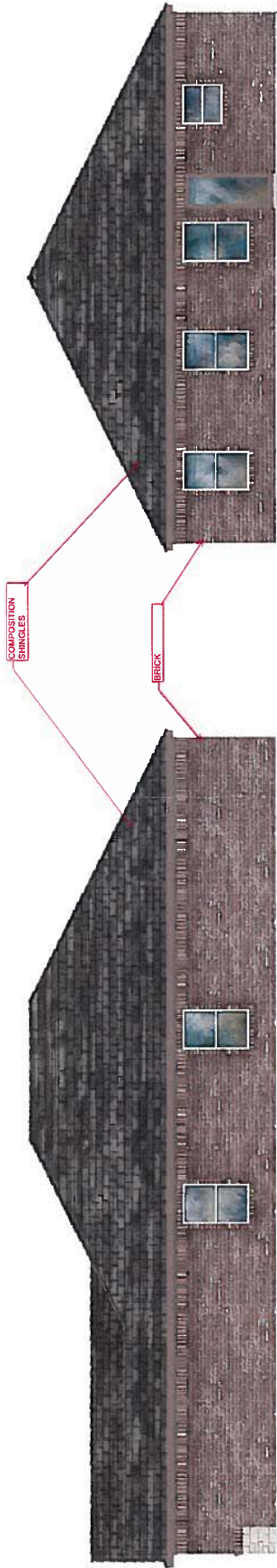
Elevation	Total Sq. Ft.	Required	75%	Provided	
Front	443			354	80%
Left	771			785	98%
Rear	277			277	100%
Right	752			720	96%
Total	2243		1882.25	2116	94%



LEFT SIDE ELEVATION

FRONT ELEVATION

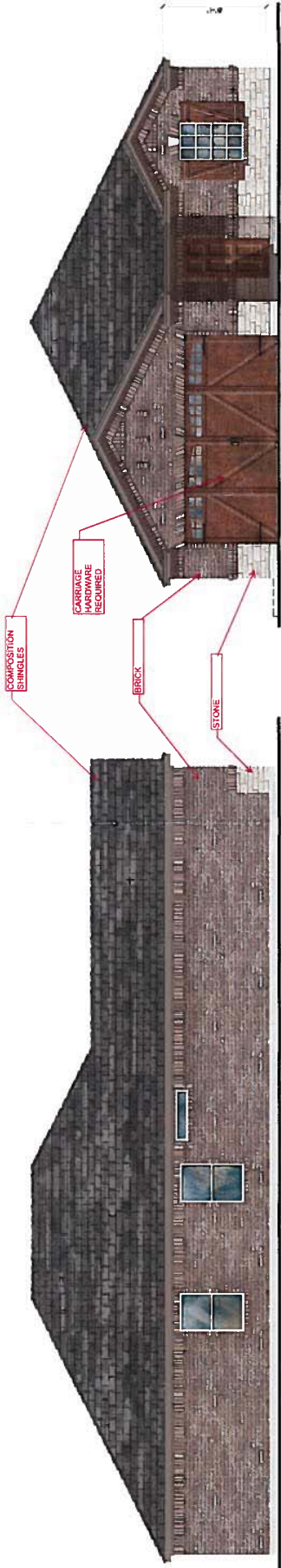
PLAN C



REAR ELEVATION

RIGHT SIDE ELEVATION

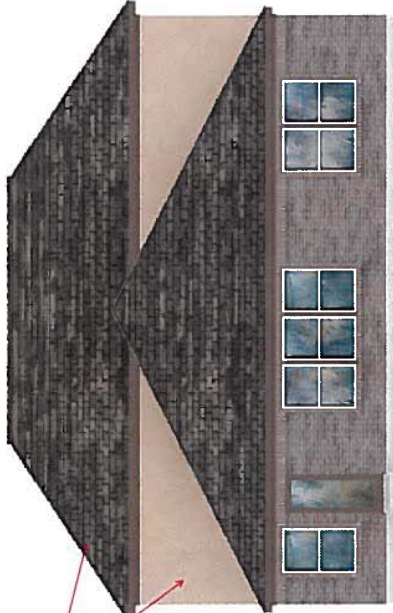
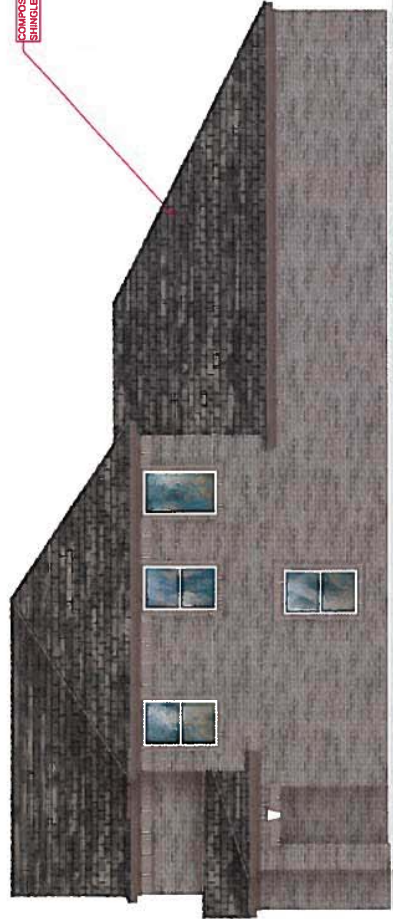
Elevation	Total Sq. Ft.	Required	75%	Provided
Front	230	172.5		230 100%
Left	423	317.25		423 100%
Right	224	168		224 100%
Rear	1504	1128		1504 100%
Total	1504	876		1504 100%



FRONT ELEVATION

LEFT SIDE ELEVATION

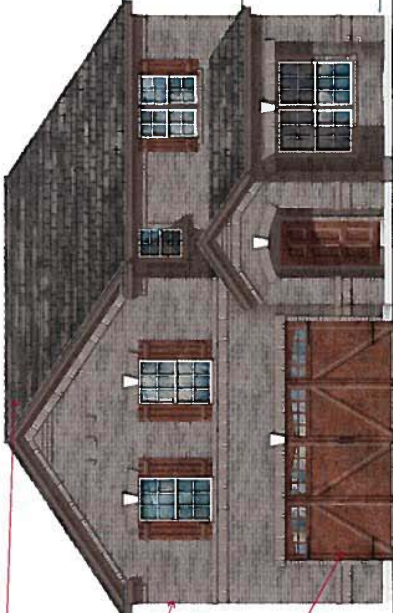
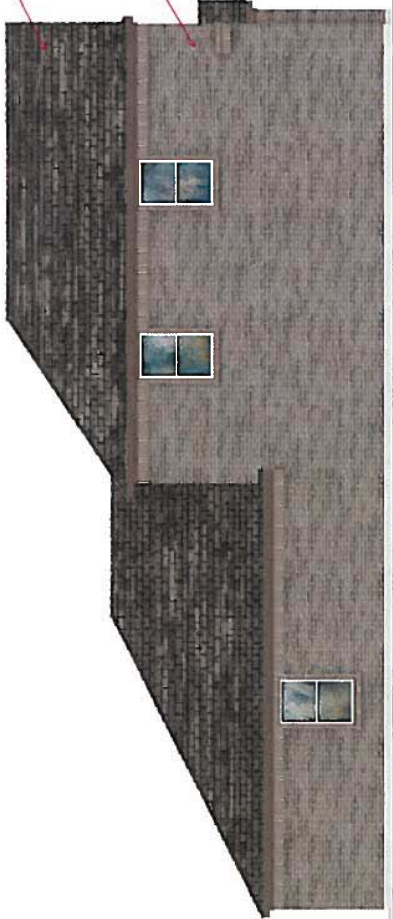
PLAN D



RIGHT SIDE ELEVATION

REAR ELEVATION

Elevation	Total Sq. Ft.	Required 75%	Provided
Front	513	384.75	513
Left	683	512.25	683
Right	222	166.5	222
Rear	446	334.5	446
Total	2174	1630.5	2174



LEFT SIDE ELEVATION

FRONT ELEVATION