



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, NOVEMBER 15, 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 November 8, 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 November 1, 2016, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a Final Plat for Bethany Pet Hospital, Lots 1, 2, & 3, Block 1; being 7.013+/- acres, generally located at the northeast corner of Bethany Drive and Heritage Parkway. (FP-10/10/16-100) [Bethany Pet Hospital]

Regular Agenda

5. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a Residential Replat for Lots 1-3, Block E, The Village at Twin Creeks Phase One; generally located south of Margo Drive and west of Kennedy Drive. (RP-9/6/16-82) [Twin Creeks Phase One]
6. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations and adopt a Concept Plan and Building Elevations, for Lot 1, Block A, Allen Station Business Park #3; generally located north of Exchange Parkway and east of Andrews Parkway (and commonly known as 420 E. Exchange Parkway). (Z-8/26/16-74) [WatchGuard Video]

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, November 11, 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 11/8/2016 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 125 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, for Lowery Freshman Center was approved.
- The request to conduct a Public Hearing and adopt an Ordinance amending the Development Regulations for Planned Development No. 54 and adopt a Concept Plan, Landscape Plan, and Building Elevations for a 2.387± acre tract of land generally located northeast of Walmart Supercenter, south of Curtis Lane and west of US Highway 75, for Tru by Hilton Hotels was approved.
- The request to conduct a Public Hearing and adopt an Ordinance Amending Planned Development No. 73 to change the Base Zoning from Shopping Center to Single-Family Residential R-7, and adopt a Concept Plan, Building Elevations, and Development Regulations, relating to a 19.4817+/- acre portion of Lot 2A, Block B, The Village at Allen, for St. Andrews Park was approved.



PLANNING AND ZONING COMMISSION

**Regular Meeting
November 1, 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
Ogden "Bo" Bass, AICP, Director of Community Development
Brian Bristow, Assistant Director of Parks and Recreation
Madhuri Mohan, AICP, Senior Planner
Meredith Nurge, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway.

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the October 25, 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 18, 2016, regular meeting.

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 Consent Agenda.

The motion carried.

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]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated that the item is a Preliminary Plat for Allen High Point Addition. She said that 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.

Ms. Nurge said that 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 four lots (the original Lot 3 is being further subdivided).

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

There are three proposed access points. There is one access point located on Greenville Avenue. There are two 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.

Commission Ogrizovich asked if there was a change in the proposed tenants to the lots.

Ms. Nurge said that Lot 3 will be the site of Hat Creek Burger, Lot 4 will be the site of the bank, and Lot 2 will be the site of the fueling station.

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

The motion carried.

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]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item is a request to rezone Planned Development No. 6 (which has been in existence since 1981) and a Community Facilities district into a Planned Development with a base zoning of Community Facilities.

Mr. Bass said that the site is generally located north of Main Street and east of Jupiter Road and is commonly known as the Lowery Freshman Center, formerly Allen High School. He highlighted the fact that this is an important AISD facility and worthy of substantial investment to renovate and expand in the future, which is the essence of this case. He provided an overview of the existing site pointing out the major buildings and facilities as they exist today and remaining undeveloped property. He stated that if the proposal is approved by the City Council, the new Planned Development will encompass both the existing facilities and the vacant property, a total of 39.7± acres.

Mr. Bass explained the structure of Planned Development No. 6 and the requirement to have all subsequent site plans approved by the Commission following a public hearing. He said that was a common practice when the PD was approved in 1981. However, the present day PD process includes a detailed concept plan review and requires two public hearings prior to approval. Thus, the process envisioned in 1981 is essentially being met through the current public hearing process and additional site plan approval by the Commission is no longer necessary. Mr. Bass then highlighted the surrounding zoning districts and land uses.

Mr. Bass showed the proposed concept plan for the subject property and stated that it is a complex project so he would break down all the different elements in the remainder of his presentation to make it easier to understand. First, he pointed out that a portion of the site is currently zoned Shopping Center SC, which is not an appropriate zoning category for a school site. To that end, if approved, the proposed PD would rezone the entire site to a base district of Community Facility CF. He then showed a graphic indicating the portions of the site that are to remain, be removed, and where new development is proposed. He stated that the main portion that will remain is the 70,428 sq. ft. building off Main Street that houses 17 classrooms, the tennis courts and stadium as well as field house buildings north of the stadium. The rest of the existing structure will be demolished and redeveloped to provide better circulation and parking. The new development will occur on the rest of the site with a 313,600 ± sq. ft. building that will house approximately 63 classrooms, as well as new practice turf areas and additional parking.

The Lowery Freshman Center will have eight points of access. There are two points of access on Main Street, two points of access on Jupiter Rd., two points of access on Greenville Ave., and two points of access on Pebblebrook Dr. Pebblebrook Dr. will also be widened with this development. Mr. Bass then discussed the proposed screening standards and the public input received by the school district when they conducted their public meetings with surrounding residents. He said that ultimately the school district desires to provide appropriate screening and may utilize a combination of masonry walls and wrought iron fencing for a portion of the screening to respect the existing tree lines. Ultimately, City Staff is supportive of either as it is an improvement over the existing chain linked fence that exists today.

Mr. Bass then provided a map indicating the drop off/pick up circulation patterns for the facilities for both buses and parents. He provided color elevations and an overview of the proposed PD regulations, which generally encompass the concept plan, building elevation, screening and traffic improvements discussed throughout the presentation. He reiterated that if any major changes occur, then the school district will be required to come back through the PD process to request amendments. He highlighted the fact that the traffic improvements will be implemented to the greatest extent possible given the site constraints and that the proposal has been fully vetted by the Engineering Department, Fire Department and CWD, and deemed acceptable. He stated that concerns have been raised regarding the effect the traffic will have on Pebblebrook Dr. and that the City, in conjunction with the school district, will participate in the widening of Pebblebrook Dr. from the existing 31 ft. right of way to 37 feet to allow for three lanes of traffic. He stated that Staff is in support of the proposal and recommends approval.

Chairman Cocking stated that before the Commission moved on to questions and the public hearing he wanted to ask a clarifying legal question. He said that it was his understanding that only six of the total 39.7

acres was currently zoned SC and the public hearing notice only mentions six acres specifically, so is it okay that this request is for a rezoning for all 39.7 acres.

Kevin Laughlin, City Attorney, addressed the question stating that the public hearing notice calls out the 6.248 ± acres specifically because it is not platted, but the remainder of the area is called out by its platted legal description which is Lot 1, Block A of the Allen High School Addition. Since the legal description is used, it is not necessary to call out the acreage specifically. All together the site is 39.7 ± acres, so the description used on the public hearing notice is sufficient.

1st Vice-Chair Trahan asked where crossing guards would be stationed.

Chairman Cocking added to the question asking how the district will handle traffic as the project is phased since it will be necessary to complete portions of the project while school is actively in session.

Mr. Daniel Pitcock, Chief Operations Officer for Allen ISD, came forward to address the Commission. He explained the construction phasing, stating that there will not be interference between the two projects. The new building will be open and operational before additional demolition occurs to balance the traffic patterns and parking.

Chairman Cocking asked how the school will accommodate the parking and traffic during the renovations.

Mr. Pitcock said that the demolition of the parking lot will not occur until the new Lowery Freshman Center is built. He said that student traffic will be limited because most freshman do not have a driver's license. Mr. Pitcock said that the school will maintain the current pattern regarding parent drop off.

Chairman Cocking opened the Public Hearing.

Chairman Cocking closed the Public Hearing.

The following residents submitted citizen responses:

- Tod Conway, 700 Green Brock Dr., Allen, Texas - Oppose

Commissioner Ogrizovich stated that he thought that Lowery Freshman Center was great and looked forward to a new school.

Commissioner Orr ask for further clarification about the traffic plan and widening for Pebblebrook Dr.

Chris Flanigan, Director of Engineering, came forward to address the traffic questions. He said that Engineering has worked closely with the school district to achieve desirable traffic patterns and roadway improvements by widening Pebblebrook Dr. Mr. Flanigan said that the additional lane will provide improvements to the Greenville Ave. intersection by creating a designated left and right hand turn lanes.

Commissioner Orr asked if there were going to be any improvements to Greenville Ave. or just Pebblebrook Dr.

Mr. Flanigan stated that there will be a deceleration lane added to Greenville Ave. to aid in traffic movements turning into the school as well as a crosswalk installed at the St. Mary Dr. intersection.

Commissioner Mangrum stated that she supports the project and that it is making a great school even greater.

Commissioner Hollingsworth asked if more discussion was needed regarding the screening walls.

Mr. Pitcock said that the school district intends to be flexible in order to offer the best screening possible that fits in with the desires of the neighborhood and existing natural features of the site.

Chairman Cocking stated that as the development regulations reads, that the district is committed to a masonry wall with the exception of a portion of the wall by the stadium that can be wrought iron. If the Lowery Freshman Center wants more flexibility, it will need to be written into the PD.

Mr. Bass confirmed that interpretation is correct and the Commission can recommend that Council approve a provision to allow Staff to approve alternative screening at the time of site plan instead of it having to come back through the Planning and Zoning Commission process at that time.

1st Vice-Chair Trahan asked why the Commission would offer the flexibility if it has not been formally requested by the school district.

Chairman Cocking asked if the school district wanted that flexibility.

Mr. Pitcock stated that the district would appreciate the flexibility to be able to provide a masonry wall or masonry columns with wrought iron.

Chairman Cocking asked about future traffic signal plans.

Mr. Flanigan stated that the Engineering Department will continue to analyze the school traffic patterns and evaluate the area upon operation.

1st Vice-Chair Trahan asked about the unintended traffic patterns of parents trying to save time and drop off at an unauthorized point and then proceed towards Rivercrest Blvd.

Mr. Flanigan stated that it can be addressed through additional signage and enforcement procedures and the City and school district are in continual communication about these matters in order to address them as the needs arise.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve 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 with City staff having the ability to modify the screening on the east side of property to allow either an 8 ft masonry wall or a masonry pillar with wrought iron. (Z-9/30/16-96) [Lowery Freshman Center]**

The motion carried.

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]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated that the item is a Combination Plat for the Lowery Freshman Center. She said that 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.

Ms. Nurge said that 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 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 lots. Lot 1R will include the existing building and existing tennis courts. Lot 2 will develop with a proposed building. There are eight points of access into the development. There are two points of access on Main Street, two points of access on Jupiter Road, two points of access on Greenville Avenue, and two 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.

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

The motion carried.

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]

Ms. Meredith Nurge, Planner, presented the item to the Commission. She stated that the item is a Specific Use Permit for a Minor Automotive Repair use. She said that 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 zoned 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.

Ms. Nurge presented the SUP Site Plan and said that it shows the proposed 4,843± square foot building for minor automotive repair use. There are eight 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 access points into the site; two access points on the east through an existing Public Access, Fire Lane, and Utility Easement and one access point on the west through an existing Public Access, Fire Lane, and Utility Easement.

Ms. Nurge stated that 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 one 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*.

Chairman Cocking opened the public hearing.

Ms. Sarah Beth White, 12750 Merit Dr. Suite #1000, Dallas, Texas, Applicant, described the hours of operation of Brakes Plus, and said that there will not be any storage outside of the building.

Chairman Cocking closed the public hearing.

Commissioner Ogrizovich asked what additional services Brakes Plus provides other than brakes.

Mr. Bob Easy, 2845 Exon Way, Castle Rock, Colorado, Developer, stated that Brakes Plus conducts alignments, brake repair, and battery repair.

Mr. Bass, Director of Community Development, stated that the Certificate of Occupancy will be limited to minor automotive use.

Chairman Cocking said that he was initially hesitant to see a minor automotive repair facility at this location, but is glad that the vehicles will be screened.

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

The motion carried.

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]

Mr. Bo Bass, Director of Community Development, presented the item to the Commission. He stated that the item requested is to amend the development regulations of District E of Planned Development PD No. 108 and adopt a Concept Plan and Building Elevations for Pinstack. He said that 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.

Mr. Bass said that 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 that is largely developed for medical use. The properties to the south are zoned Planned Development PD No. 108 Mixed-Use MIX which is the existing Keller Williams facility. There are three retention ponds south of the subject property. 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 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 will 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.

Mr. Bass explained that there are six points of access into the development. There are two points of access on Raintree Circle, two points of access on US Highway 75, and two internal cross-access points between Lots 8 and 9.

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.

Mr. Bass presented the building elevations and said they show brick and concrete as the primary exterior building materials, as well as cedar siding. The cedar siding will meet the ALDC standards. There will be additional architectural elements such as reveals in the concrete panels. 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 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.

Mr. Bass summarized the Proposed Development Regulations:

- Base Zoning District: PD-108, District E
- Permitted Uses: “Indoor Commercial Amusement”, “Hotel”, and “Theater” in addition to the permitted uses per Table 1: Schedule of Principal Uses in Exhibit “B” to Ordinance No. 3044-10-11 (of PD-108).
- Concept Plan: The Property shall be developed in general conformance with the Concept Plan.
- Building Elevations: The Property shall be developed in general conformance with the height, materials, and architectural style shown in the Building Elevations.
- Setbacks: The building shall be set back from the property boundaries as shown on the Concept Plan.
- Sign Plan: The location, design, and size of signs located on the Property shall substantially conform with the Sign Plan. Non-standard LED accent lighting may be permitted.
- 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.

Commissioner Ogrizovich asked for clarification regarding Lot 8 and if Planned Development PD No. 108 covers both Lot 8 and 9.

Mr. Bass said that the PD Amendment is for both Lots 8 and Lot 9 because part of Lot 9 will be paying for the maintenance of the retention ponds. He said if another development occurs on Lot 9 then the development will be required to create a Concept Plan.

Commissioner Cocking opened the Public Hearing.

Commissioner Cocking closed the Public Hearing.

Chairman Cocking asked a question regarding the LED lighting causing light pollution on adjacent properties.

Mr. Bass said that LED lights can be adjusted if the LED lights cause complaints. Mr. Bass said that the LED lights will be vetted during the Site Plan process.

Mark Moore, 12400 Coit Rd., Dallas, Texas, Developer, stated that the lights are mounted underneath the channeling of the building and shine down the building.

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

The motion carried.

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 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. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a tabled item to amend the Planned Development and change the base zoning from Shopping Center SC to Single-Family Residential R-7. 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 properties to the south and east are zoned Single-Family Residential R-5.

Based on the Planning and Zoning Commission's direction, staff conducted research regarding noise and light complaints. Ms. Mohan summarized the complaints:

- Code Enforcement received four noise complaints.
- The Police Department received 12 noise complaints.
- Code Enforcement received 1 light complaint.

Ms. Mohan summarized the revised development regulations from the October 18, 2016, Planning and Zoning Commission Meeting:

- 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). The removed section shall be reconstructed with materials and installation techniques substantially similar to the remaining portions of the existing wall. The replacement shall be completed not later than 90 days after completion and acceptance by the City Engineer of the work on the box culvert or prior to issuance of any COs.
- No Parking: No on-street parking is allowed along Street A except where designated parallel or head-in parking is provided, within the fire lane and access easement along Lots 1-6, Block E, or anywhere that parking is otherwise prohibited by the Fire Marshal. The parking restriction will be marked by curb striping.
- Street A: Street A shall be 28-ft wide (as measured from back-of-curb), and as shown on the Concept Plan.

Shane Jordan, 16475 Suite 540 Dallas Parkway, Addison, Texas, Applicant, came forward to address the Commission. He stated that his team has gone out on the property to search for golf balls and found balls in a portion of their property that is generally designated for open space. In addition, Top Golf's balls are considered low flying balls and have chips for tracking, but they are only tracked within the target areas, not outside the property, so there is no real way to understand the trajectory. He presented the PGA's average club distances for reference to show average heights and distances which illustrated the unlikelihood of someone being able to hit a ball far enough to actually hit a home based on the proposed concept plan. He showed pictures indicating that there are some holes in Top Golf's netting that may be allowing more balls through than there would be otherwise. He stated that he has spoken to Top Golf about addressing the issue. In addition, he said he had spoken to Top Golf about raising the netting, but it is cost prohibitive and not a viable option. He said that Top Golf surveys the area and can track who the rouge balls are registered to. If there is a recurring pattern of a particular person hitting them over the fence, then corrective action is taken.

Commissioner Mangrum asked if all of the golf ball trajectory numbers are calculated from the ground level.

Mr. Jordan stated yes, the numbers are calculated from the ground level so additional feet would be added for additional height, which is why he thinks most of the overages are happening from people slicing on the third level.

Commissioner Ogrizovich stated that he spent some time at Top Golf asking similar questions and is convinced that if a risk exists at all, it is for Lots 9-12 and if it happened, it would be from an unintentional big slice. He said that people who live adjacent to golf course are accustomed to golf balls being in the area. His sense is that this is a normal level of risk and likely less of a risk than people who live next to a typical golf course or driving range. Chairman Ogrizovich asked about the the property line on the eastern side of the property, Block E, and asked if the individual homeowners would have a wall in their backyards.

Mr. Jordan stated that because of the curvilinear nature of the property, it is difficult to call out the exact placement of the wall, but the wall will be maintained by the HOA, and any area that falls within the homeowner's backyard will be open for their individual use. The homeowners can take their own personal fence to the wall.

Commissioner Ogrizovich then asked for a ballpark price range for the houses to be built in the subdivision.

Mr. Jordan stated high \$300,000.

Chairman Cocking asked if anyone thought there should be additional disclosures required for potential buyers regarding the risks or if it is just buyer beware. Ultimately, it was decided that it is the buyers responsibly to be informed since it is such a large and noticeable venue.

2nd Vice-Chair Platt stated that he appreciates the developer's research and thinks it's a nice development, but is still concerned about the location and the nuisances that will come from it for potential homeowners.

Chairman Cocking summarized that this is an interested dilemma because if this was already a residential neighborhood, Top Golf would not be approved, but does it make sense to allow the opposite to happen. He stated that he believes complaints will go up after homeowners live there for a while.

Motion: **Upon a motion by 1st Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 2 OPPOSED (Chairman Cocking and 2nd Vice-Chair Platt) to approve 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. (Z-6/8/16-47) [St. Andrews Park]**

The motion carried.

Executive Session *(As Needed)*

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

The meeting adjourned at 8:45 p.m.

These minutes approved this _____ day of _____ 2016.

Jeff Cocking, Chairman

Meredith Nurge, Planner

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 & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: November 15, 2016

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None.

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

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

STAFF RECOMMENDATION

N/A

MOTION

N/A

ATTACHMENTS

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

ENGINEERING CIP REPORT - THROUGH OCTOBER 2016

		PROJECT		STATUS / COMMENTS		CONST. DATES
ROADS	CITY	1	2015 Intersection Improvements	ST1504	City has begun the process to acquire three of the four properties through eminent domain.	TBD
		2	2015/2016 Street and Alley Repair	ST1502	Annual repair/replacement of street and alley pavement in various locations. Included in this project is approx. 14,021 square yards of street and 1,238 square yards of alley pavement.	Complete Nov. 2016
		3	Alma Drive Improvements (Hedgroxe-SH121)	ST1503	Paving improvements at the intersection of Exchange are complete. The Landscaping of Phase 1 has begun and estimated to be complete by the end of the year.	Landscaping Jan. 2017
		4	Ridgeview Drive (Watters - Chelsea)	ST1701	Dannenbaum Engineering has started design of Ridgeview Drive.	Design Complete May 2017
		5	Chelsea Blvd Intersection Improvements	ST1703	Corwin Engineering has started survey and design on the project. The project is to improve the intersection of Chelsea Blvd and Allen Commerce Drive.	TBD
	OTHERS	6	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City May 24, 2016.	2020
		7	Ridgeview / US 75 Overpass	TXDOT	TxDOT has hired HDR to design the reconstruction of the overpass.	TBD
		8	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road.	Complete Jan. 2018
		9	Watters / Bray Central Street Lights	JBGL	Completion has been delayed. The contractor must replace all light pole foundations on Watters Road.	Complete Dec. 2016
		10	US 75 Widening	TXDOT	Addition of 2 general purpose lanes, selected ramp reversals, and intersection improvements. New Exchange Parkway Exit (northbound) will be open in a week. Contractor, TxDOT, and City are working together to be prepared for Black Friday.	Complete March 2017
	UTILITIES	11	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB is currently 80% complete with the proposed water main. SYB has begun replacing the asphalt pavement, curb, and gutter on Pebblebrook Drive between Sycamore and Roaring Springs.	Complete July 2017
		12	Hillside Water & Sanitary Sewer Rehab.	WA1605	Half Associates has started design of the Hillside project.	Design Complete May 2017
	OTHER	13	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. 95% Plans submitted to TxDOT.	Complete Spring 2017
		14	Library Parking Lot Expansion	LB1701	BW2 Engineers has started design of the parking lot expansion for the Library.	TBD

CONSTRUCTION

DESIGN

DESIGN (BY OTHERS)

CONSTRUCTION (BY OTHERS)

FUTURE

ENGINEERING CIP MONTHLY REPORT

NOVEMBER
2016

CONSTRUCTION

DESIGN

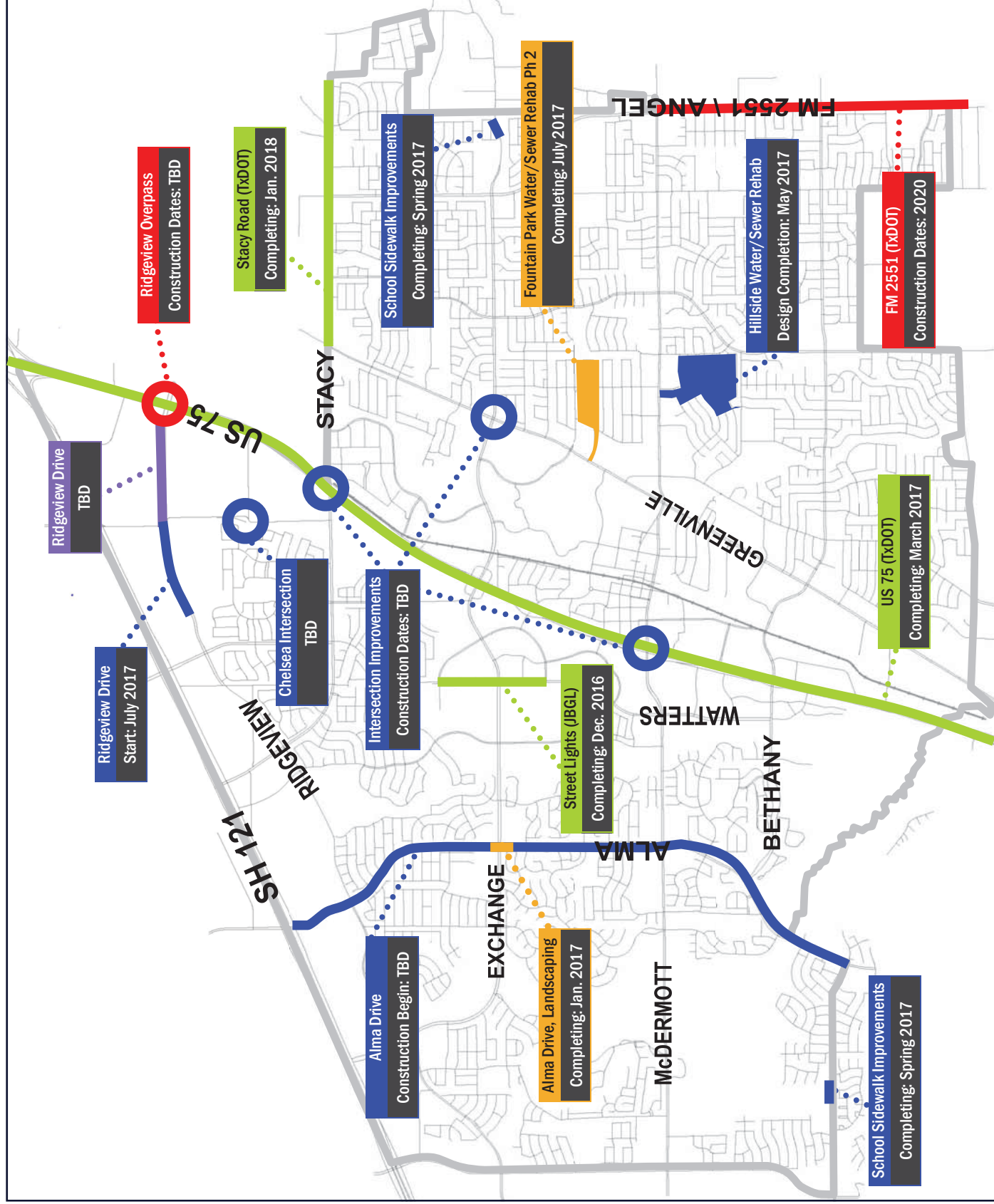
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 15, 2016

SUBJECT: Consider a Final Plat for Bethany Pet Hospital, Lots 1, 2, & 3, Block 1; being 7.013+/- acres, generally located at the northeast corner of Bethany Drive and Heritage Parkway. (FP-10/10/16-100) [Bethany Pet Hospital]

STAFF RESOURCE: Meredith Nurge
Planner

PREVIOUS COMMISSION/ COUNCIL ACTION: Preliminary Plat Approved – October, 2016

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

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

A Site Plan was approved in September 2016 for a Veterinary Hospital, and a Preliminary Plat was approved in October 2016. The Final Plat is the last step in the development process.

The subject Final Plat shows 7.013± acres of land subdivided into three (3) lots. Specifically, the Veterinary Hospital will be developed on Lot 2. Access for Lot 2 is provided through a primary access point on Heritage Parkway and through two (2) internal access points - one on the north to Lot 1 and one on the east to Lot 3 through a firelane and mutual access easements. An access point is also proposed on the northern portion of Lot 1 on Heritage Parkway. The plat also shows various easements and right-of-way dedication required for development of the site.

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

STAFF RECOMMENDATION

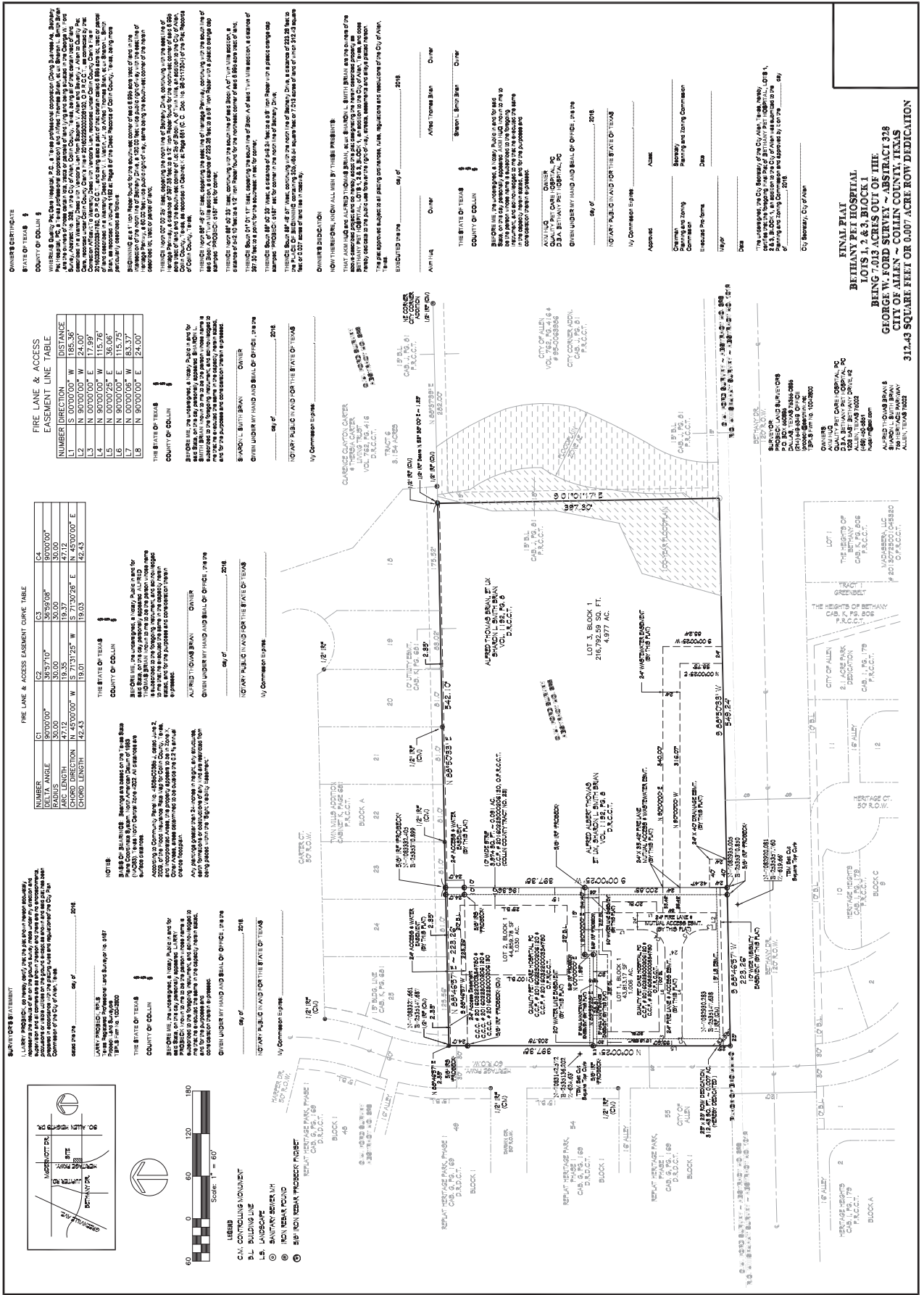
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Bethany Pet Hospital Lots 1, 2, & 3, Block 1; being 7.013+/- acres, generally located at the northeast corner of Bethany Drive and Heritage Parkway.

ATTACHMENTS

Final Plat



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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: November 15, 2016

SUBJECT: Conduct a Public Hearing and consider a Residential Replat for Lots 1-3, Block E, The Village at Twin Creeks Phase One; generally located south of Margo Drive and west of Kennedy Drive. (RP-9/6/16-82) [Twin Creeks Phase One]

STAFF RESOURCE: Meredith Nurge
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 108 Adopted – October, 2011
PD No. 108 Amended – January, 2014
Preliminary Plat Approved – April, 2014
Final Plat Approved – August, 2014

LEGAL NOTICES: Newspaper Notice Sent – October 26, 2016
Public Hearing Letters Mailed – October 28, 2016

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The subject property is generally located south of Margo Drive and west of Kennedy Drive. It is zoned Planned Development PD No. 108 for Single Family Residential SF. The properties to the north, east, south, and west are also zoned Planned Development PD No. 108 for Single Family Residential SF.

The purpose of this replat is to relocate the common lot lines between Lots 1 and 2, Block E, and Lots 2 and 3, Block E, respectively. All other conditions remain the same. There are no impacts to existing utilities, structures, setbacks, or zoning regulations.

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

STAFF RECOMMENDATION

Staff recommends approval of the request.

MOTION

I make a motion to approve the Residential Replat for Lots 1-3, Block E, The Village at Twin Creeks Phase One; generally located south of Margo Drive and west of Kennedy Drive.

ATTACHMENTS

Property Notification Map
Residential Replat



Property Ownership Notification

Village at Twin Creeks, Lots 1R-3R

Map Legend

<all other values>

PARCELTYPE

ABSTRACT

COA

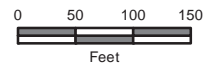
RESIDENTIAL

200' Notification Buffer

Railroad

Public Rezone

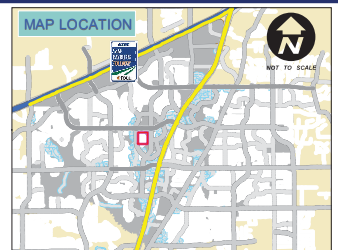
CollinCAD Parcels



Community Development - GIS

Date Saved: 10/28/2016

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



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	November 15, 2016
SUBJECT:	Conduct a Public Hearing and consider a request to amend the Development Regulations and adopt a Concept Plan and Building Elevations, for Lot 1, Block A, Allen Station Business Park #3; generally located north of Exchange Parkway and east of Andrews Parkway (and commonly known as 420 E. Exchange Parkway). (Z-8/26/16-74) [WatchGuard Video]
STAFF RESOURCE:	Madhuri Mohan, AICP Senior Planner
PREVIOUS COMMISSION/ COUNCIL ACTION:	PD-58 Adopted – March, 1996 PD-58 Amended – August, 1998 PD-58 Amended – February, 2001 PD-58 Amended – December, 2007 Final Plat Approved – February, 2010 Amended Plat Approved – September, 2011
LEGAL NOTICES:	Public Hearing Sign Installed – November 4, 2016 Public Hearing Notices Mailed – November 4, 2016
ANTICIPATED CITY COUNCIL DATE:	December 13, 2016

BACKGROUND

The property is generally located north of Exchange Parkway and east of Andrews Parkway (and commonly known as 420 E. Exchange Parkway). The properties to the north and west (across Andrews Parkway) are zoned Planned Development PD No. 58 Light Industrial LI. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 58 Community Facilities CF. The property the east is zoned Planned Development PD No. 58 Multi-Family MF.

The property is currently zoned Planned Development PD No. 58 Light Industrial LI. The applicant is proposing to develop the 12.139± acre lot for a WatchGuard Video facility, and amend the Development Regulations, adopt a Concept Plan, and Building Elevations for the property.

The site will be developed in two phases. Phase I will include the 140,000 square foot proposed building. The building will be two (2) stories with a maximum height of 42.5 feet. Phase II will add an additional 60,000 square feet to the site. This Phase II building will either be an expansion to the Phase I building or constructed as a separate building.

The total parking provided (for the build out of both phases) exceeds the *Allen Land Development Code (ALDC)* parking requirement. Additionally, two loading areas (with three docks) are proposed for the building on Phase I. These loading areas are located on the northern side of the building, and meet the required number of loading areas per the *ALDC*.

There are two points of access into the development; one (1) on Exchange Parkway and one (1) on Andrews Parkway. The developer will also be installing deceleration lanes on Exchange Parkway and Andrews Parkway. A 5' sidewalk will also be constructed along Andrews Parkway.

The attached building elevations show concrete, aluminum, and glass storefront as the primary exterior building materials.

The attached development regulations include language regarding setbacks, street improvements, driveways, and flood study.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the Development Regulations and adopt a Concept Plan and Building Elevations for Lot 1, Block A, Allen Station Business Park #3, for WatchGuard Video.

ATTACHMENTS

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



Property Ownership Notification

Watchguard

Map Legend

<all other values>

PARCELTYPE

ABSTRACT

COA

RESIDENTIAL

200' Notification Buffer

Railroad

Public Rezone

CollinCAD Parcels

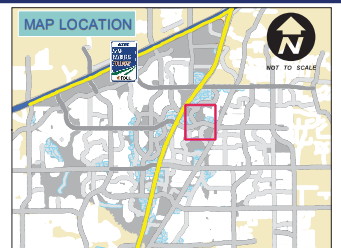


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Community Development - GIS

Date Saved: 11/2/2016

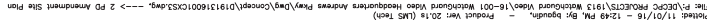
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.

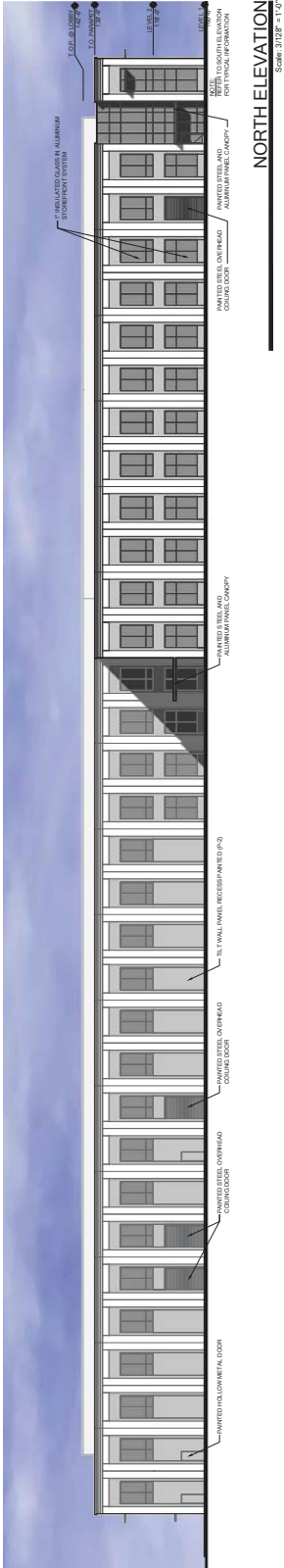


DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
WATCHGUARD VIDEO

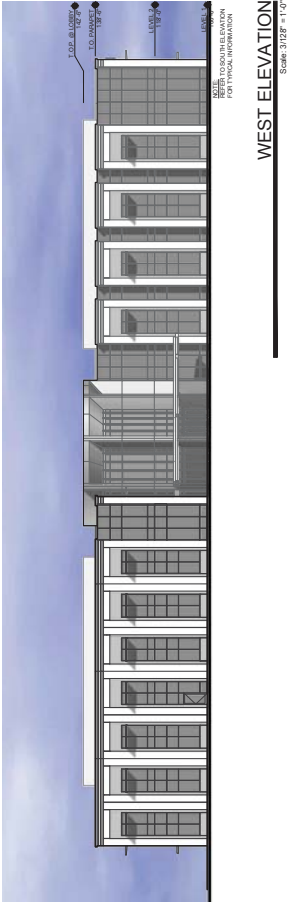
The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, ("ALDC") except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Light Industrial "LI" District except as otherwise provided in this Ordinance.
- B. CONCEPT PLAN:** The Property shall be developed in substantial conformance with the Concept Plan attached hereto as Exhibit "A" and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- C. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in substantial 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. SETBACKS:**
 - (1) The minimum front yard setback adjacent to Andrews Parkway shall be eighty-five feet (85.0').
 - (2) The minimum parking setback adjacent to Andrews Parkway shall be fifteen feet (15.0').
 - (3) The minimum parking setback adjacent to Exchange Parkway shall be twenty-five feet (25.0').
- E. STREET IMPROVEMENTS:** The Developer shall construct all improvements necessary to install the deceleration lanes on Exchange Parkway and Andrews Parkway in general conformance with the Concept Plan attached hereto as Exhibit "A". No Certificate of Occupancy for any structure located on the Property shall be issued until completion of construction and acceptance by the City Engineer of such deceleration lanes.
- F. DRIVEWAYS:** Driveway throat lengths and spacing shall be constructed as shown on the Concept Plan, unless approved otherwise by the Director of Engineering.
- G. FLOOD STUDY:** City authorization for construction of any improvements on any area of the Property located within the regulatory flood plain is subject to approval of a flood plain study by the City of Allen Engineering Department and require approval by the Federal Emergency Management Agency ("FEMA") through a Conditional Letter of Map Revision ("CLOMR") and Letter of Map Revision ("LOMR"). The CLOMR shall be approved by FEMA prior to issuance of any grading or development permit that impacts the regulatory floodplain. A LOMR shall be approved by FEMA prior to any issuance by the City of a Certificate of Occupancy of any building or final acceptance of any ancillary improvement, (such as parking) that encroaches upon the regulatory floodplain. An environmental study shall be prepared and submitted to the City of Allen Engineering Department and all applicable permits from the U.S. Army Corps of Engineers must be obtained prior to any disturbance of wetland or treed areas.

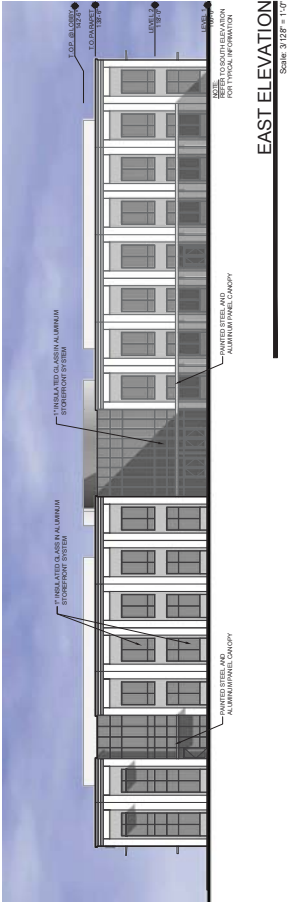




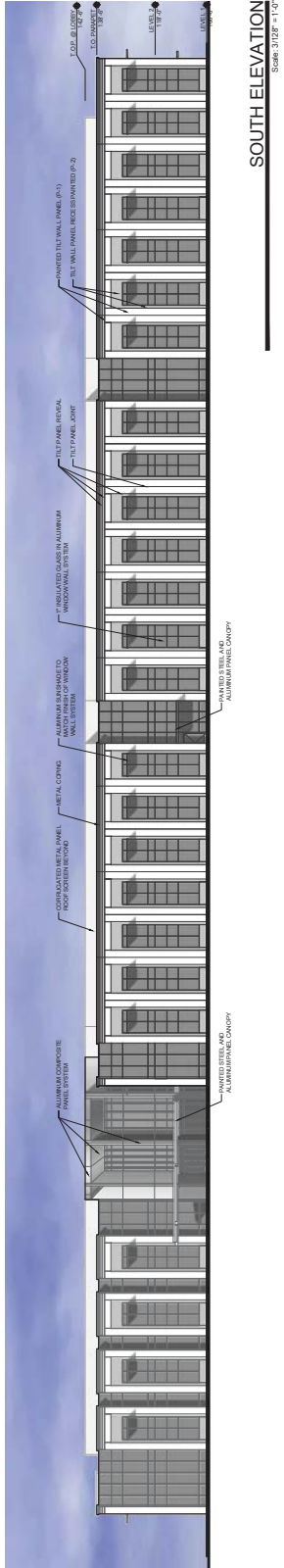
NORTH ELEVATION
Scale: 3/128" = 1'-0"



WEST ELEVATION
Scale: 3/128" = 1'-0"



EAST ELEVATION
Scale: 3/128" = 1'-0"



SOUTH ELEVATION
Scale: 3/128" = 1'-0"

MATERIAL CALCULATIONS						
	SOUTH	WEST	NORTH	EAST	TOTAL	PERCENTAGE
GLAZING	1041	8106	6138	4917	24772	41.81 %
PAINTED TILT WALL	8301	4795	1952	1581	12729	21.51 %
ALUMINUM PANEL	801	881	-	1776	4458	7.69 %
PAINTED METAL CLADDING	-	-	538	-	538	0.92 %
METAL CLADDING	208	117	117	85	527	0.91 %
TOTAL	1876	10009	8752	7479	35016	100.00 %



BUILDING ELEVATIONS

WatchGuard Video Headquarters
Northeast Corner of Exchange Parkway and Andrews Parkway

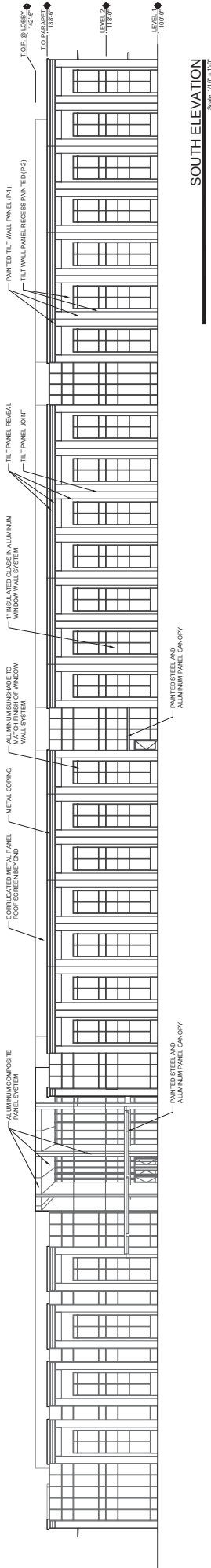
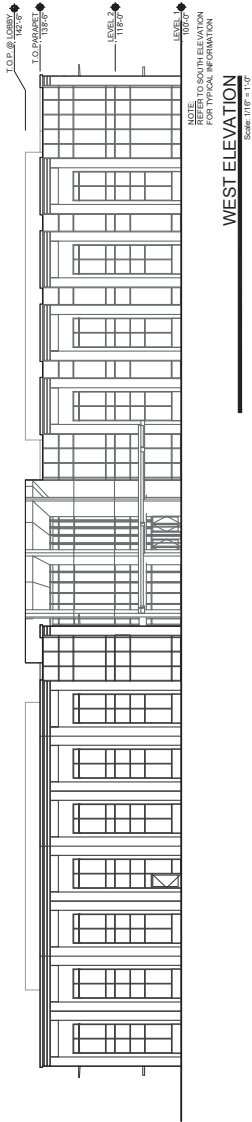
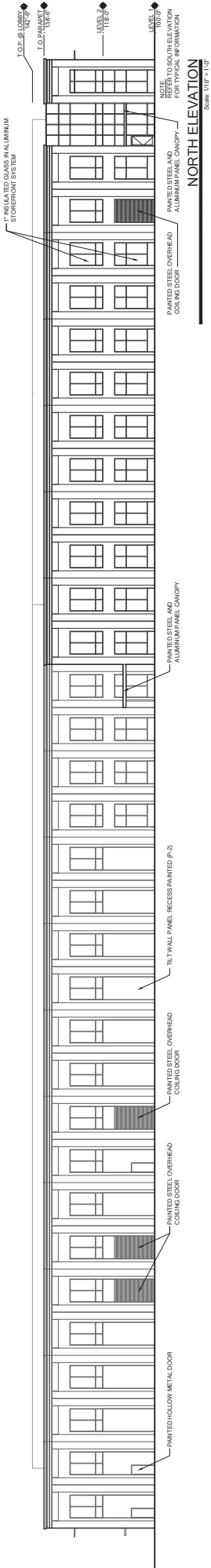
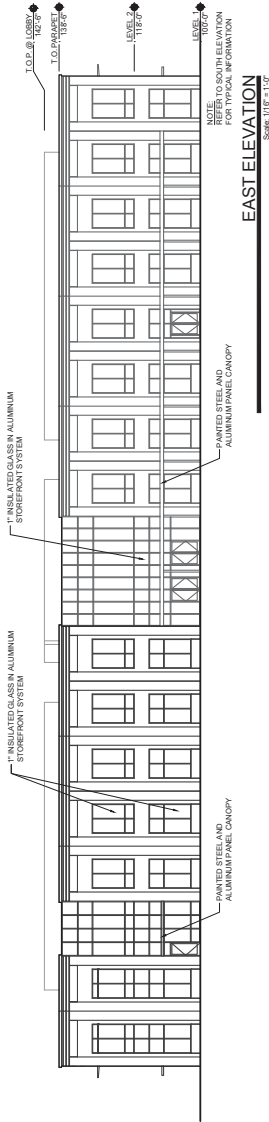
Job #: 16120
Date: 09/08/16

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3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

MATERIAL CALCULATIONS

	SOUTH	WEST	NORTH	EAST	TOTAL	PERCENTAGE
GLAZING	9685	5906	5108	5467	24776	41.06 %
PAINTED TILT PANEL	8991	4501	13607	5966	32266	*91.10 %
ALUMINUM PANEL	889	-	-	1778	-	*4.90 %
PAINTED METAL DOORS	-	-	530	-	530	*1.48 %
METAL CORING	298	117	331	151	897	*2.41 %
TOTAL	19783	10952	19606	10966	60307	-

*EXCLUDES GLAZING



BUILDING ELEVATIONS

WatchGuard Video Headquarters
Northeast Corner of Exchange Parkway and Andrews Parkway

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