



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 18, 2017 – 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 April 11, 2017, 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 April 4, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Combination Plat – Consider a request for a Combination Plat for Lot 1, Block A, Allen ISD STEAM Center, being 26.527± acres in the Chadrick Jackson Survey, Abstract No. 489 and the J.W. Parsons Survey, Abstract No. 705; generally located north of Ridgeview Drive and east of Exchange Parkway. (PL-040717-0002) [Allen ISD STEAM Center]
5. Preliminary Plat – Consider a request for a Preliminary Plat for Lots 4R & 5R, Block A, McCoy and Roth Addition, being 2.950± acres; generally located south of Stacy Road and east of Angel Parkway. (PP-3/28/17-38) [McCoy & Roth Addition]
6. Public Hearing/Zoning – Conduct a Public Hearing and consider a request to establish a Planned Development for Corridor Commercial CC for a Data Center use and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations for a 12.614± acre portion of Lot 2R, Block A, Allen Commerce Center Addition; generally located north of Allen Commerce Parkway and west of US Highway 75. (Z-2/27/17-21) [DFW II Data Center]

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, April 14, 2017, 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 4/11/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an ordinance establishing Planned Development No. 127 for Corridor Commercial and adopt Development Regulations, a Concept Plan, Building Elevations, and a Sign Plan for a 60± acres of land generally located at the southeast corner of Custer Road and Sam Rayburn Tollway, for Cornerstone Village at Allen, was approved.



PLANNING AND ZONING COMMISSION

Regular Meeting

April 4, 2017

ATTENDANCE:

Commissioners Present:

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

Absent:

City Staff Present:

Ogden "Bo" Bass, Director of Community Development, AICP
Brian Bristow, Assistant Director of Parks and Recreation
Joseph Cotton, PE, Assistant Director of Engineering
Madhuri Mohan, AICP, Senior Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

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

Directors Report

1. No action taken on the Planning & Zoning Commission items by City Council at the March 28, 2017, regular meeting as the meeting was cancelled (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 March 21, 2017, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Angel Field East, being 29.001± acres out of the T.G. Kennedy Survey, Abstract No. 500; generally located at the southeast corner of Bethany Drive and Montgomery Boulevard. (FP-2/13/17-17) [Angel Field East]

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Hollingsworth, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Allen ISD STEAM Center, being 159.128± acres of land out of the Chadrick Jackson Survey, Abstract No. 489, J.W. Parsons Survey, Abstract No. 705, and the Thomas Phillips Survey, Abstract No. 717; generally located south of State Highway SH 121, north of Ridgeview Drive, and between Exchange Parkway and Alma Drive. (PP-2/3/17-3) [Allen ISD STEAM Center]

Chairman Cocking stated that this item was withdrawn at the request of the applicant due to a technical issue, and that the plat will be heard in the near future.

5. DEFFERED/Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development PD-54 relating to the use and development of Lot 1, Block Y, Twin Creeks Phase 7A-1, generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway, by changing the base zoning from Medium Density Single Family “MDSF” to Single Family Residential “R-6”, and adopting a Concept Plan, Development Regulations, and Building Elevations. (Z-9/30/16-92) [Walnut Springs at Twin Creeks]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing and a PD Amendment for Walnut Springs at Twin Creeks. The property is generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway. The property to the north (across Ridgeview Drive) is zoned Planned Development PD No. 101 Corridor Commercial CC. To the west (across Walnut Springs Drive), the property is zoned Planned Development PD No. 54 Medium Density Single-Family MDSF. The properties to the south (across Marshall Drive) are zoned Single-Family Residential R-5 and Planned Development PD No. 54 Single-family SF. The property to the east (across Exchange Parkway) is zoned Planned Development PD No. 54 Community Facilities CF.

The property itself is zoned PD-54 Medium Density Single-Family MDSF. The applicant is requesting to change the base zoning from MDSF to Single-Family Residential R-6. With the PD amendment, the applicant is also requesting to adopt a Concept Plan, Building Elevations, and Development Regulations to establish the design standards and criteria for a new community and subdivision.

Ms. Mohan presented the first component of the PD amendment request, the Concept Plan. The Concept Plan showed the property totaling approximately 28.4± acres. The plan showed a total of 110± lots, all front-entry product types, with lot sizes of 60' x 120'. The minimum dwelling unit size will be 2,000 sq. ft., not including garage space. The maximum gross density is 3.9 units per acre. All of the standards exceed the *ALDC* and also exceed the current base zoning of MDSF.

There are a total of six access points into the site. One on Ridgeview Drive, one on Exchange Parkway, three on the south side on Marshall Drive, and one on the west on Walnut Springs Drive. Two of these drives line up with existing drives.

Usable open space is shown at approximately 1.4± acres, meeting the *ALDC* requirements. Proposed amenities for the open space areas include picnic areas, benches and playground equipment. A ten-foot hike and bike trail is also proposed on the property along Exchange Parkway and will connect to an existing trail further south and also to an existing trail to the other side north of Ridgeview Drive. A tree survey and mitigation plan will also be required during the platting stage as there are several trees on the eastern side of the property. A ten-foot sidewalk is also proposed that will run along Ridgeview Drive to the north. Perimeter screening will consist of an eight-foot board-on-board fence with masonry columns which is similar to the other Twin Creeks developments.

The second component of the PD amendment is the building elevations. Ms. Mohan said that various building elevations will be incorporated into the development. Building materials will be 100% masonry, exceeding the 75% masonry required per the *ALDC*. Primary building materials proposed are brick, stone, and stucco, in addition to some cedar and wrought-iron for architectural features. The roof material will consist of composite and metal or tile roofing. To enhance the front-entry product types, garages will be wood clad, and the driveways will be salt-finish concrete.

The last component of the Planned Development amendment request are the development regulations. To summarize:

- Base Zoning District: R-6.
- Concept Plan: Property to be developed in general conformance with the Concept Plan.
- Building elevations: To be developed in general conformance with the Building Elevations (architectural style and materials), and:
 1. Maximum Height: 36' and 2 ½ stories.
 2. Building Materials: 100% masonry (except for walls over roof).
 3. Garage Doors to be wood clad.
 4. Driveways to be salt-finished concrete.
- Lot Design Criteria and Building Setbacks:
 1. Minimum Dwelling Unit Size: 2,000 sq. ft. (not including garage space).
 2. Maximum Net Density: 5 DU/Acre.
 3. Minimum Lot Dimensions and Building Setbacks:
 - Lot Width: 60'
 - Lot Depth: 120'
 - Rear Setback: 15'
 - Side Setback: 5', 10' if fronting a street.
 - Garage Setback: 20' from lot line or 20' from closest edge of sidewalk (to face of structure).
- Screening: To be constructed/installed in general conformance with Concept Plan.
- Drainage: Lot to lot drainage is prohibited.
- Cluster Mailboxes: To be provided as shown on the Concept Plan with final location subject to USPS approval.
- Double-Frontage Lots: Lots 1-9, Block E (located between Street F and Walnut Springs Drive) shall only have driveway access to Street F.

Ms. Mohan stated that the request has been reviewed by the Technical Review Committee and staff recommends approval. There were three responses to the public hearing letters that were sent out, and all three were in favor, with one expressing some concerns regarding traffic on Marshall Drive.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that the three correspondences received will be part of the public record:

- Ian Warner, 1325 Marshall Drive, Allen, TX - Support
- Janice Crane, 1304 Pablo Pinto, Allen, TX - Support
- Marcia Macias, maciasmm@sbcglobal.net - Support with some concerns

Commissioner Ogrizovich asked how the tree mitigation will work on the project as there are a considerable amount of trees on Exchange Drive that will be removed.

Ms. Mohan responded that typically a tree survey mitigation plan is submitted which the City Forester will review to see which trees qualify and which do not. If it is possible, the mitigation trees will be planted on the lot itself, but if not, then there is a fee associated per caliper inch of the tree.

Commissioner Ogrizovich questioned where the tree mitigation fee will be applied - is it applied to local parks near the project?

Mr. Brian Bristow, Assistant Director of Parks and Recreation, stated that the ordinance requires the City to place mitigation trees within the same general area of town that they are removed from to benefit the same area.

Commissioner Ogrizovich asked if the mitigation trees will be somewhere near Twin Creeks.

Mr. Bristow answered yes.

Commissioner Hollingsworth asked if Marshall Drive will be widened.

Joseph Cotton, Assistant Director of Engineering, stated that Marshall Drive is not intended to be widened. It is a 37' wide, back-to-back street, which allows for on-street parking. The HOA dislikes people parking along Marshall Drive, but this is not prohibited by ordinance or by law. It is not optimal that the homes front Marshall Drive, but at the same time, the width of the street as it exists is the City's standard width as most neighborhoods that have front access driveways.

Commissioner Hollingsworth affirmed that there are only ten houses that are affected which are on Marshall Drive.

Mr. Cotton agreed and said that is less than 10% of the total property fronting Marshall Drive.

Chairman Cocking stated there are other similar locations in Allen such as near Marion Elementary where the main road to the elementary school includes home that are front entry on the street. He said he has not had any issues driving on such streets.

2nd Vice-Chair Platt asked what the difference is between the highest and lowest point in the topography. He stated concern over the topography and said it will be challenging to not have lot-to-lot drainage, which is what one of the PD regulations requires. With the 5' side yard setbacks on each side, and a fence in the middle, if the developer is trying to create a swale before the drainage reaches the 5' over 100', even at a 1% slope, there is a one-foot drop. If the developer does a 2% or 3% slope, that is three feet from the back corner of the house to the front of the house without brick ledges or other challenges. Especially from the way the topography looks, even if this was just a flat piece of property, it still would have to have berms created on the back fence lines. He reiterated his concern with the drainage and wanted to know how it would be addressed.

Mr. Cotton replied that the concern was understandable. He stated this situation occurs in other parts of the City as well. There are currently similar setups at Montgomery Farms and Angel Field East. It is not an uncommon situation and at this point in the process, as there is not too much detail which will be received later in the development process. The City is very mindful of ensuring that the upstream neighbors that are generating the water are not adversely impacting the downstream neighbors. The City will make sure that there is adequate drainage between the lots.

2nd Vice-Chair Platt said the concept looks great, but has just never seen it work before. The math may work on a piece of paper, but when it actually came to building, he has not seen anyone pull it off without getting cross drainage.

Mr. Matt Dorsett, 765 Custer Rd, Suite 100, Plano, TX, Spiars Engineering, acknowledged Mr. Cotton's reference to Montgomery Farms, Angel Field East Estates, and Connemara Crossing, where they have had similar situations and made the drainage work. Often times it is a matter of dropping a brick ledge or doing a deeper grade beam on the low side. In fact, drainage has worked with 3' setbacks in Angel Field East, where a deeper grade beam and dropped brick ledge were implemented. They were able to get the drainage to flow from back to front. Mr. Dorsett stated he is on the last phase of a subdivision with 50' and 60' lots with 5' side yards in Prosper, Texas. There are 798 lots and there have not been any problems with side yard drainage.

2nd Vice-Chair Platt asked Mr. Dorsett if there were retaining walls in the Prosper project.

Mr. Dorsett stated yes, there are some, but generally it is a matter of exposing a grade beam and dropping a brick ledge for the drainage to work.

Chairman Cocking wanted clarification about a comment within the plans that stated "No A/C in side yards less than 7'."

Mr. Dorsett explained that this is a City standard stating that if there is less than 7' between homes in the side yard, then there cannot be A/C units in that side yard.

Commissioner Orr questioned how drivers would back into garages of the ten lots that are on Marshall Drive.

Mr. Dorsett answered that he spoke to the builder and believed they have J-Swing and straight-end options. Mr. Dorsett stated he would have a further conversation with the builder to see how they have handled this in other situations.

Commissioner Orr questioned if there would be a requirement in those lots to have J-Swings or if it would just be a marketing decision.

Mr. Dorsett replied that Shallow Water Drive in Twin Creeks is a 37' collector with houses that have front-entry garages. He said his own neighborhood in Plano has a 41' collector with front-entry garages, with probably even more high volume, and that he has never encountered an issue.

Chairman Cocking mentioned that there is a huge slope on the property.

2nd Vice-Chair Platt added that the property is going to need some retaining walls since he has seldom seen the drainage issue work out in reality.

Mr. Bo Bass, Director of Community Development, stated that the Commission will see further detail during platting, and is himself looking forward to seeing those questions answered again at that stage.

Chairman Cocking stated he supported the project and said that this is a nice subdivision that will finish the Twin Creeks area. He said he did not remember the last time he saw 60' lots in Allen, and thanked the applicant for the larger lots, adding that the homeowners in the general area will be appreciative. He stated that he will not request, but would like the builder to see if is possible to include J-Swing along the ten lots on Marshall Drive to create a nicer buffer between the houses across the street that are not front-entry

garages. Although he was not formally requiring it, he said it would be worth considering before the project reached the City Council meeting.

Motion: Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of Planned Development PD-54 relating to the use and development of Lot 1, Block Y, Twin Creeks Phase 7A-1, generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway, by changing the base zoning from Medium Density Single Family “MDSF” to Single Family Residential “R-6”, and adopting a Concept Plan, Development Regulations, and Building Elevations, for Walnut Springs at Twin Creeks.

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 7:26 p.m.

These minutes approved this _____ day of _____ 2017.

Jeff Cocking, Chairman

Madhuri Mohan, AICP, Senior Planner

Director's Report from 3/28/2017 City Council Meeting

- No meeting was held by City Council on March 28, 2017.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: April 18, 2017

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 March, 2017
CIP Map through April, 2017

ENGINEERING CIP REPORT - THROUGH MARCH 2017

		PROJECT		STATUS / COMMENTS		CONST. DATES
ROADS	CITY	1	2015 Intersection Improvements	ST1504	One property will be acquired through eminent domain. The fourth is in negotiations and is close to an agreement.	TBD
		2	2017 Median Improvement Project	ST1705	Project is under design by Lee Engineering. First submittal will be 04/28/17. We will be using a LED light option that will match closely to the current shoebox style light.	TBD
		3	Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Design engineer is BW2 currently working on a submittal for the remaining portion of the project	TBD
		4	CBD Asphalt Rehabilitation Project	ST1709	On Council Agenda for award 4/11/2017. Construction anticipated to be complete within 35 working days.	Begin April 2017
		5	Chelsea Blvd Intersection Improvements	ST1703	Project advertised for bid 3/30/17 - Bids open 4/26/17	Complete Aug. 2017
		6	Ridgeview Drive (Walters - Chelsea)	ST1701	Phase 1 has been provided to AISD for construction. Dannenbaum Engineering is working on the 90% plan set	in Phases
OTHERS		7	FM 2551 (Main St - Parker Rd)	ST0316	Design of widening to six lanes being managed by Collin County. Resolution of support passed by City on May 24, 2016.	2020
		8	Ridgeview / US 75 Overpass	TXDOT	TxDOT has hired HDR to design the reconstruction of the overpass. Preliminary Engineering and Environmental Process is underway. TxDOT is coordinating with the FHWA.	TBD
		9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	TxDOT contractor has begun Phase 1, which includes constructing the Northern half of the road. Contractor will begin paving Phase 1 in the coming weeks, with next traffic switch planned in April.	Complete Jan. 2018
		10	US 75 Widening	TXDOT	All lanes are open to traffic. Expect minor, temporary lane closures while contractor is completing punch list items.	Substantially Complete
UTILITIES		11	Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB has constructed 95% of the northern half of Pebblebrook Drive and is awaiting testing results prior to inlet tops.	Complete July 2017
		12	Hillside Water & Sanitary Sewer Rehab.	WA1605	Project is under design by Halff Associates. City staff returned the 60% plans to Halff on 02/24/17. 90% submittal expected 3/31/17.	Design Complete May 2017
		13	Stacy Ground Storage Tank & Rowlett Tower Repaint	WA1604	ING Painting has substantially completed the Rowlett elevated tank and punch-list walk done on March 31st. Stacy tanks scheduled to be substantially complete mid-April.	Complete May 2017
OTHER		14	Olson & Beverly Elementary Sidewalk Improvements	ST1501	TxDOT LPAFA signed and returned by the City. TxDOT is currently reviewing the 100% plans.	Complete before Fall 2017
		15	Library Parking Lot Expansion	LB1701	Project advertised for bid 3/30/17 - Bids open 4/26/17	Begin May 2017
		16	Central Fire Remodel & Expansion		Staff completed evaluations and an architect was chosen. Architect will submit formal proposal for Council approval by May.	Complete Fall 2019

 **CONSTRUCTION**
 **DESIGN**
 **DESIGN (BY OTHERS)**
 **CONSTRUCTION (BY OTHERS)**
 **FUTURE**

ENGINEERING CIP MONTHLY REPORT

APRIL
2017

CONSTRUCTION

DESIGN

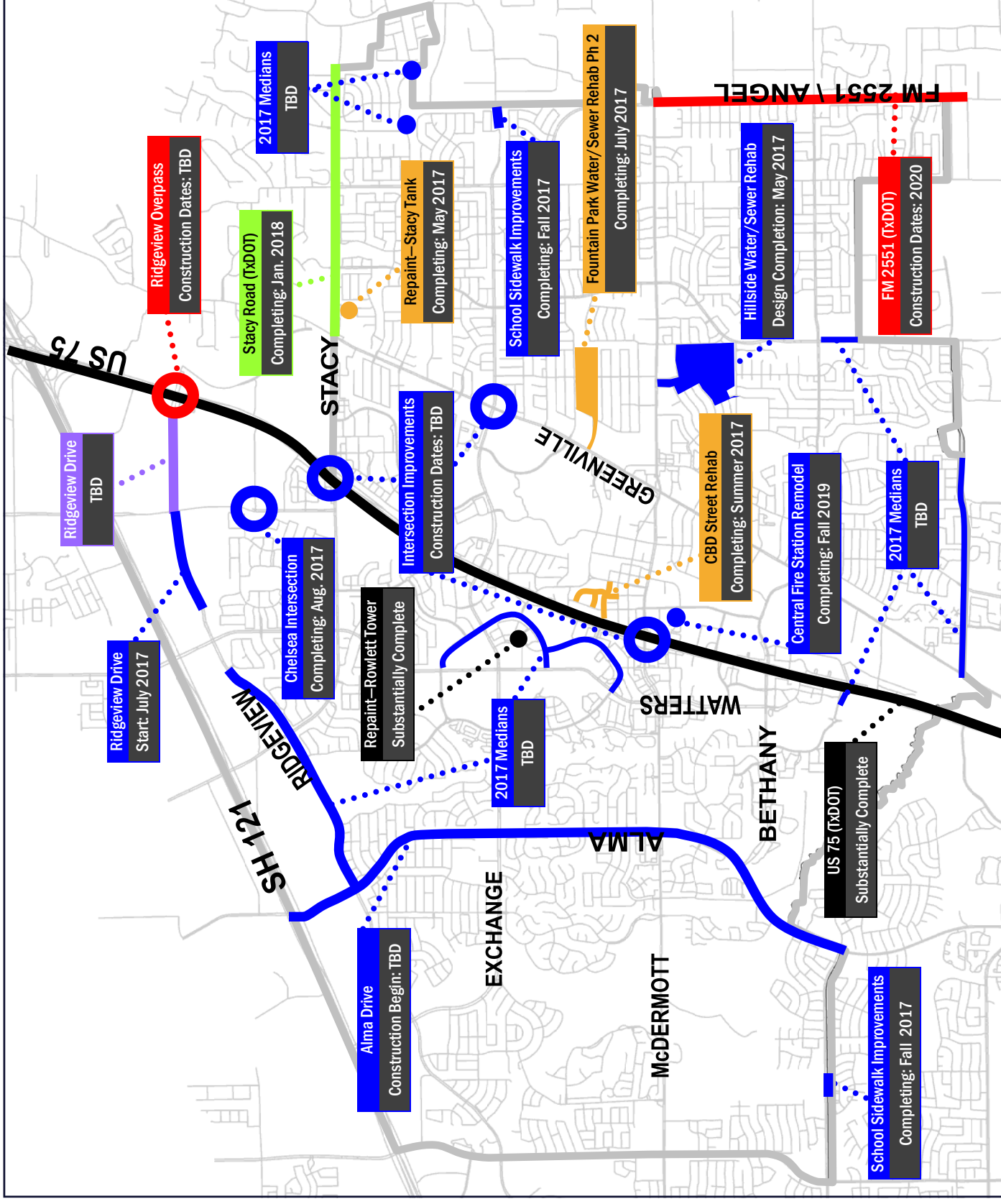
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: April 18, 2017

SUBJECT: Consider a request for a Combination Plat for Lot 1, Block A, Allen ISD STEAM Center, being 26.527± acres in the Chadrick Jackson Survey, Abstract No. 489 and the J.W. Parsons Survey, Abstract No. 705; generally located north of Ridgeview Drive and east of Exchange Parkway. (PL-040717-0002) [Allen ISD STEAM Center]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** October, 1998 – PD 72 Approved
January, 2007 – PD 101 Approved
April, 2007 – Preliminary Plat Approved
February, 2010 – Final Plat Approved (Not Filed)

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

BACKGROUND

The property is generally located north of Ridgeview Drive and east of Exchange Parkway. The property to the north is zoned Planned Development PD No. 101 Corridor Commercial CC and Corridor Commercial CC. The property to the west is zoned Planned Development PD No. 101 Corridor Commercial CC. To the south (across Ridgeview Drive), the properties are zoned Planned Development PD No. 54 Community Facilities CF and Planned Development PD No. 111 Single-Family Residential R-5. The property to the east is zoned Corridor Commercial CC.

The property is zoned both Planned Development PD No. 101 Corridor Commercial CC and Corridor Commercial CC. A Site Plan for the Allen ISD STEAM Center is currently under review (attached for reference). 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 the Allen ISD STEAM Center lot at 26.527± acres. A portion of a commercial collector street (Bending Branch Way) is proposed along the eastern side of this lot. Two (2) access points are provided; one (1) access point on Bending Branch Way and one (1) access point on Ridgeview 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 Allen ISD STEAM Center, being 26.527± acres; generally located north of Ridgeview Drive and east of Exchange Parkway.

ATTACHMENTS

Combination Plat
Draft Site Plan



NOTES:

- [illegible]

FIRE LANE AND EMERGENCY ACCESS EASEMENT

ENTER ON AM

LOT 1, BLOCK A
OF
ALLEN ISD
STEAM CENTER

26.058 ACRES OUT OF THE
CHADRICK JACKSON SURVEY ABSTRACT NO. 489
AND J.W. PARSONS SURVEY ABSTRACT NO. 705

CITY OF ALIEN

CITY OF ALLEN
LIN COUNTY, TEXAS

OWNER/APPLICANT

ALLEN INDEPENDENT SCHOOL DISTRICT

601 East Main Street

P.O. Box 15
Allen, Texas 75013

(972) 727-0363
(972) 727-7100

PREPARED BY

WIN ENGINEERING, INC.

T8PE FIRM • 5951

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

(972) 395-1200

SCALE: 1"=60'

1000



NUMBER	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
1	11°43'33"	600.00'	122.79'	61.61'	S 34°43'36" E	122.58'
2	09°15'30"	535.00'	93.43'	45.34'	S 33°10'03" E	106.30'

06 11 2011

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: April 18 2017

SUBJECT: Consider a request for a Preliminary Plat for Lots 4R & 5R, Block A, McCoy and Roth Addition, being 2.950± acres; generally located south of Stacy Road and east of Angel Parkway. (PP-3/28/17-38) [McCoy & Roth Addition]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** June, 2004 – General Development Plan Approved
October, 2009 – General Development Plan Approved
December, 2009 – Preliminary Plat Approved
August, 2010 – Final Plat Approved

LEGAL NOTICES: None.

ANTICIPATED COUNCIL MEETING: None.

BACKGROUND

The property is generally located south of Stacy Road and east of Angel Parkway. The property to the north (across Stacy Road) is in the Town of Fairview. The properties to the west and east are zoned Planned Development PD No. 61 Shopping Center SC. The property to the south is zoned Planned Development PD No. 61 Single-Family Residential R-6.

A Site Plan for a Medical Office building, specifically on Lot 5R, is currently under review. Preliminary platting is the next phase in the development process.

The subject Preliminary Plat shows two (2) lots totaling 2.950± acres of land. There is one (1) primary access point on Stacy Road and five (5) internal access points through Firelane, Access, Drainage, and Utility Easements. The plat also shows various easements required for development of the site.

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

STAFF RECOMMENDATION

Staff recommends approval.

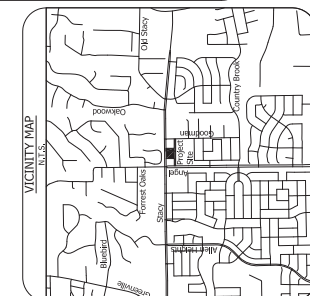
MOTION

I make a motion to approve the Preliminary Plat for Lots 4R & 5R, Block A, McCoy and Roth Addition, being 2.950± acres; generally located south of Stacy Road and east of Angel Parkway.

ATTACHMENTS

Preliminary Plat

CURV	ARC LENGTH	RADIUS	ANGLE	BEARING	CHORD LENGTH
C3	49.83	60.00	47.55/03	N 66°12.35' E	48.41
C4	25.24	30.00	146°12.00	N 66°31.08' W	24.50
C5	5.59	20.00	48°01.09	S 45°42.12' E	5.57
C6	31.42	20.00	89°53.53	S 45°42.12' E	28.28
C7	31.35	20.00	90°23.36	N 44°10.59' E	28.28
C8	46.82	20.00	94°00.00	S 45°42.12' W	28.28
C9	46.82	20.00	94°00.00	S 45°42.12' W	28.28
C10	31.41	20.00	89°59.21	S 45°42.12' E	28.27
C11	47.33	30.00	68°59.17	S 44°10.59' E	42.57
C12	46.59	30.00	68°59.17	S 45°40.38' E	40.09



Surveyor's Certification

I, **THAT I, Jeremy Lake Deel**, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly located, under my personal supervision, in accordance with the regulations and traditions of the City of Allen, Texas.

Executed this _____ day of _____ in the year of our Lord 2017.

PRELIMINARY

This document shall not be recorded in the public records until the final survey document is filed with the County Clerk.

Jeremy Lake Deel
Registered Professional Land Surveyor
No. 10000
State of Texas
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jeremy Lake Deel, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal office this _____ day of _____, 2017.

Notary Public in and for the State of Texas

Flood Statement

Approved _____	Chairperson _____	Attest _____
Planning & Zoning Commission	Secretary _____	Planning & Zoning Commission
Date _____	Date _____	
Excused Proxies _____	Mayor _____	

The undersigned, the City Commission of the City of Atlanta, hereby certifies that the foregoing plat of LOTS 8 & 9, BLOCK A, MCCOY AND NORTH ADDITION to the City of Atlanta was submitted to the Planning and Zoning Commission and approved by the _____ day of _____, 20____.

City Commission, City of Atlanta

Project Number: 160107 Date: March 09, 2017

Revised Date:

Revision Notes:

Sheet 1 of 1

PRELIMINARY PLAT
LOTS 4R & 5R, BLOCK A
MCCOY AND ROTH ADDITION
 BEING a replat of Lot 4A, Block A, McCoy and
 Roth, Addition recorded in Cabinet 2010, Page
 320, Plat Records, Collin County, Texas and the
 remainder of that certain tract of land
 described by deed to Arkoma Real Estate
 Ventures, LP recorded in Volume 5716, Page
 2418, Deed Records, Collin County, Texas
 2.950 Acres
 2 Lots, 1 Block

[illegible]

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: April 18, 2017

SUBJECT: Conduct a Public Hearing and consider a request to establish a Planned Development for Corridor Commercial CC for a Data Center use and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations for a 12.614± acre portion of Lot 2R, Block A, Allen Commerce Center Addition; generally located north of Allen Commerce Parkway and west of US Highway 75. (Z-2/27/17-21) [DFW II Data Center]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: 1994 – Agriculture Open Space Approved
March, 2002 – Zoning Amendment Approved
October, 2016 – Combination Plat Approved
January, 2017 – Minor Replat Approved

LEGAL NOTICES: Public Hearing Sign – Installed April 7, 2017
Public Hearing Notices – Mailed April 7, 2017

ANTICIPATED CITY COUNCIL DATE: May 9, 2017

BACKGROUND

The property is generally located north of Allen Commerce Parkway and west of US Highway 75. The property to the north is zoned Community Facilities CF. To the west, the property is zoned Planned Development PD No. 124 Corridor Commercial CC. The property to the south (across Allen Commerce Parkway) is zoned Planned Development PD No. 78 Corridor Commercial CC. The property to the east is zoned Corridor Commercial CC.

The applicant is proposing to construct a Data Center on the approximate 12.614± acre site which is currently zoned Corridor Commercial CC. The Data Center will store, manage, and process data and information. Due to the individuality of the applicant's use, a Planned Development has been prepared to outline the uses and design for the property. The applicant is proposing to adopt Development Regulations, a Concept Plan, Screening Plan, and Building Elevations for the property.

The proposed data center building is approximately 87,000 square feet, to be constructed in three phases. There are two (2) points of access into the development; both on Allen Commerce Parkway. Both entrances will be gated. The entrance on the western side is the main entrance for employees. The entrance on the eastern side is provided as a secondary, emergency access point.

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

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

Commerce Parkway. The remaining screening will consist of an eight foot (8') black chain link fence enclosing the equipment yards.

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

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

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

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 for Corridor Commercial CC for a Data Center use and adopt a Concept Plan, Building Elevations, Screening Plan, and Development Regulations for a 12.614± acre portion of Lot 2R, Block A, Allen Commerce Center Addition; generally located north of Allen Commerce Parkway and west of US Highway 75.





ATTACHMENTS

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



Property Ownership Notification
DFW II

Map Legend

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



Planning & Development - GIS
Date: 4/6/2017

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



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS, AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FROM “CC” CORRIDOR COMMERCIAL, TO “PD” PLANNED DEVELOPMENT NO. ____ CORRIDOR COMMERCIAL “CC” FOR DATA CENTER USES ON A 12.614± ACRE PORTION OF LOT 2R, BLOCK A, ALLEN COMMERCE CENTER ADDITION, BEING FURTHER DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO; ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, BUILDING ELEVATIONS, AND A SCREENING PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as amended, be further amended by granting a change in zoning from “CC” Corridor Commercial District, to “PD” Planned Development No. ____ Corridor Commercial “CC” for Data Center Related Uses on 12.614± acres of land out of Lot 2R, Block A, Allen Commerce Center, City of Allen, Collin County, Texas, described in Exhibit “A,” attached hereto, and being made a part hereof for all purposes (referred to hereafter as “the Property”).

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

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

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

D. SCREENING PLAN. SCREENING, AND FENCES:

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

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

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

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

- (3) On-site electricity generation in accordance with the City of Allen noise ordinance, except as otherwise provided herein for emergencies. Any other on-site wind or solar generation must be clearly depicted on the Concept Plan or Site Plan. City staff may require City Council review and approval of any on-site electricity generation facilities shown on a Site plan if the facilities are visible from an adjacent public street.
 - (4) On-site water wells may be installed solely for irrigation and emergency use only.
 - (5) Utility substation allowed upon approval of a Specific Use Permit in accordance with the ALDC.
 - (6) Fuel storage and water storage shall be allowed on the Property in either above or below ground tanks, provided that tank construction and installation complies with applicable State law. There shall be no volume limits on fuel or water storage; provided, however, use of fuel and water stored on the Property shall be restricted to providing power or water supply to the data center or its related operations. Fuel and water storage facilities shall be located in the service yard and screened from public street view.
 - (7) Surface gas well drilling is prohibited on the Property.
- F. MINIMUM YARD DEPTH AND WIDTH:** There is no minimum setback for fencing or guardhouses. Fencing and guardhouses shall be subject to site distance requirements in the Allen Land Development Code. Guard houses and gates shall provide for a turnaround of a WB-65 vehicle without the vehicle being required to reenter the street.
- G. OFF-STREET PARKING AND LOADING:** Off-street parking shall be provided as shown on the Concept Plan, or as otherwise approved on a Site Plan.
- H. ACCESS:** Access shall be provided as generally shown on the Concept Plan. Divided entry drives shall be allowed. Driveway spacing as shown on the Concept Plan shall be allowed.
- I. LANDSCAPING:** The Property shall be developed in accordance with the landscaping requirements applicable to the Corridor Commercial (CC) Zoning District except as otherwise shown on the Concept Plan or an approved Site Plan or in instances in which security or LEED certification requirements necessitate modifications to the landscaping requirements applicable to the Corridor Commercial “CC” Zoning District. Without limiting the generality of the foregoing, low water planting material selections and yard maintenance procedures necessary to achieve LEED certification may be approved at the time of Site Plan approval. Any Site Plan that does not meet the landscaping requirements applicable to the Corridor Commercial “CC” Zoning District due to security or LEED certification requirements may be submitted to the City Council for review and approval.
- J. PROJECT PHASING AND SCHEDULING:** The Property may be developed in at least three phases.

K. MISCELLANEOUS:

- (1) The Concept Plan shall meet the submittal requirements of a Concept Plan and a General Development Plan, and the Concept Plan thus serves as the General Development Plan required by the Subdivision Regulations.
- (2) Lighting that does not meet the technical requirements of ALDC Section 7.03. may be approved at the time of Site Plan approval to the extent the modifications to lighting are necessary (a) to achieve credit towards LEED certification; (b) for security in connection with a data center use; or (c) for the typical operations of a data center use.
- (3) The operation of generators and other emergency equipment is allowed during and to the extent of any emergency as needed to maintain operations of the data center for a period not to exceed 45 days. The City Manager may approve an extension of said 45-day period following receipt and review of a written request for such extension setting forth the nature of the emergency and the reasons for the extension. Noise levels associated with the use of emergency equipment, including, but not limited to, generators, are permitted to exceed the maximum noise levels authorized by the City of Allen Code of Ordinances during said 45-day period as extended.
- (4) Except as otherwise set forth in this Ordinance, there are no restrictions on:
 - (a) The hours of operation of a data center or its accessory uses, including, but not limited to, the hours of operation for generators, water storage tanks, or other uses or structures; or
 - (b) The staging and use of emergency vehicles and structures on the Property, including, but not limited to, mobile water trucks, mobile fuel trucks, mobile generators, mobile load banks, and mobile chillers.
- (5) Construction activities during initial construction of the data center it is permitted to occur on a 24 hour/7 day per week basis and weekends in two and three shifts.
- (6) Additional Detention outside of existing facilities shall not be required.

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

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

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

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

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be

subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 20__.

APPROVED:

Stephen Terrell, Mayor

APPROVED AS TO FORM:

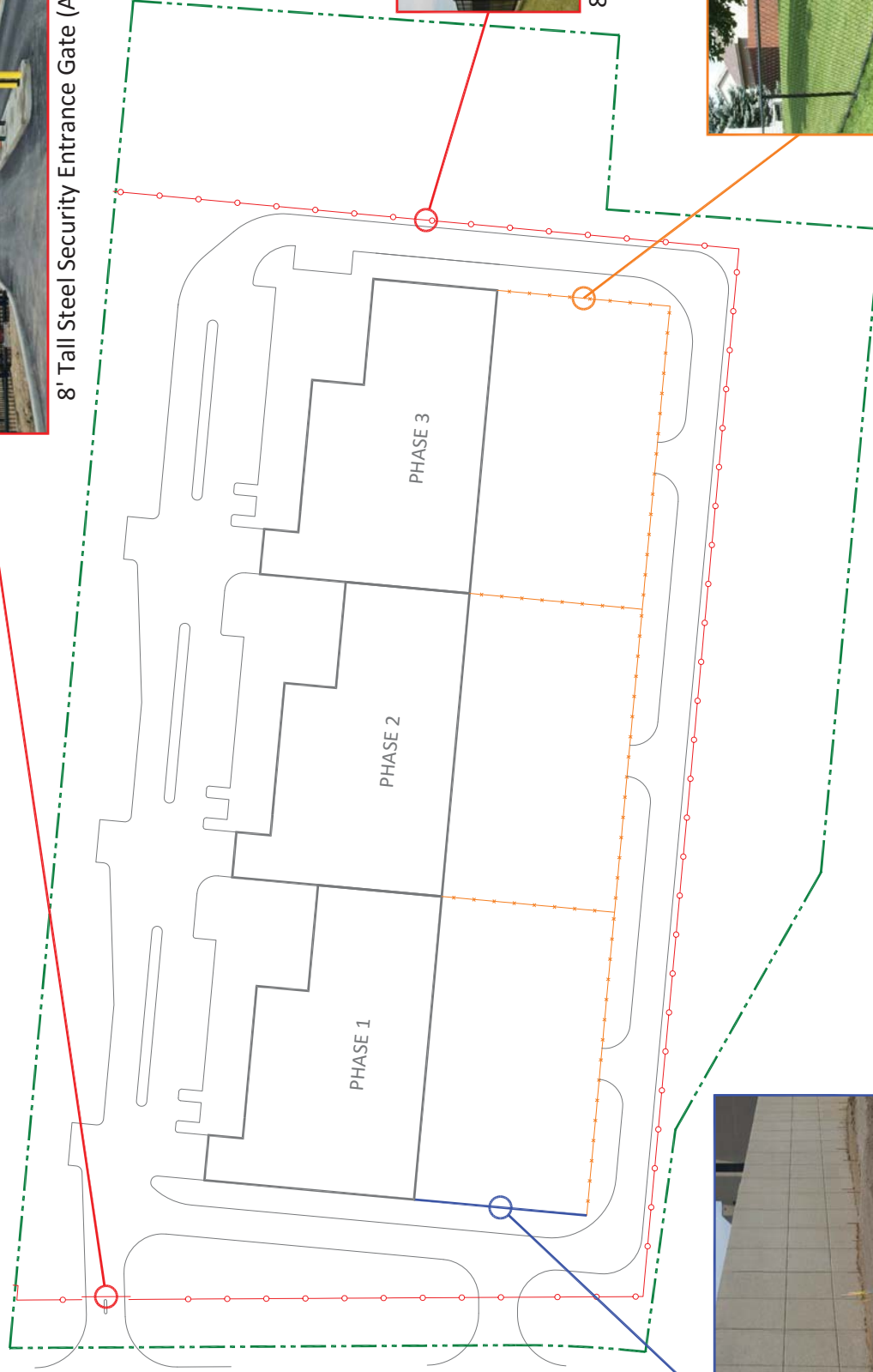
ATTEST:

Peter G. Smith, City Attorney
(kbl:4/13/17:85304)

Shelley B. George, City Secretary



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



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



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



8' Tall Masonry Screen Wall



Screening Plan

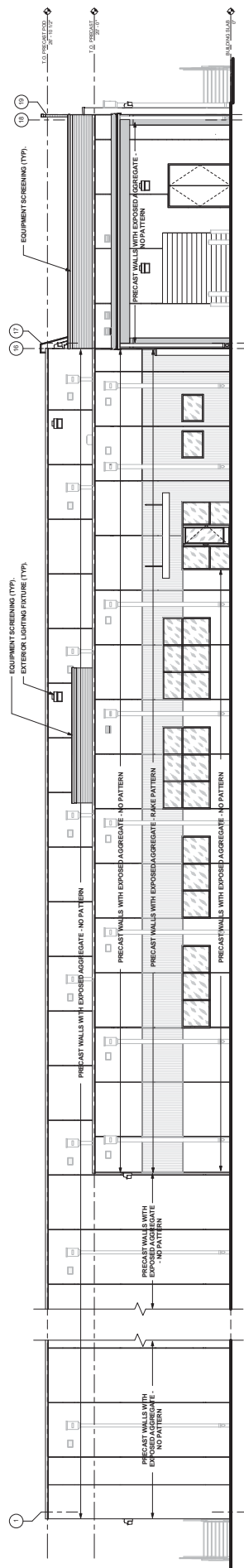
— 8' Tall Steel Perimeter Security Fence

— 8' Tall Black PVC Coated Chain Link Fence

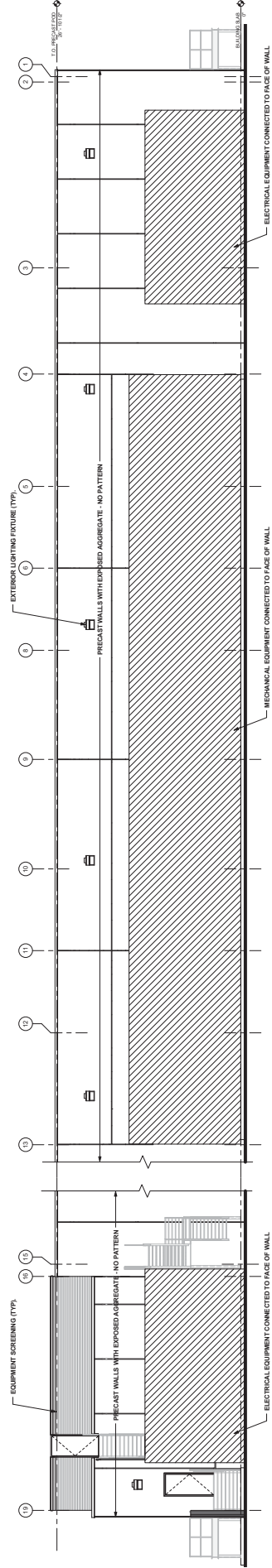
— 8' Tall Masonry Screen Wall

2 North Elevation
C-201 3/16" = 1'-0"

Exterior Door Percent Coverage Overview			
Minimum Area		Max Material Percent Coverage	
Percent Coverage Panel		Material / Glass	
Percent Coverage Panel		Material / Glass	
Door 1 (Standard)	50%	Door 1 (Standard)	50%
Door 2 (Standard)	50%	Door 2 (Standard)	50%
Door 3 (Standard)	50%	Door 3 (Standard)	50%
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Door 100 (Standard)	50%	Door 100 (Standard)	50%



1. Wall Elevation
3' 11/8" x 1' 1/2"



2. Wall Elevation
3' 11/8" x 1' 1/2"

2 North Elevation
0.000 3.168 = 3' 0"