



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MAY 16, 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 May 9, 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 May 2, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations for Planned Development No. 54 and adopt a Concept Plan and Building Elevations relating to the use and development of Lot 8R, Block D, Bray Central One Addition; generally located at the northwest corner of US Highway 75 and McDermott Drive (and commonly known as 802 W. McDermott) [RaceTrac McDermott]

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, May 12, 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 5/9/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance amending Planned Development No. 54 to change the base zoning from Medium Density Single Family to Single-Family Residential R-6, and adopt a Concept Plan, Building Elevations, and Development Regulations for a 28.378± acre portion of Lot 1, Block Y, Twin Creeks Phase 7A-1, generally Located at the southwest corner of Ridgeview Drive and Exchange Parkway, for Walnut Springs at Twin Creeks, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 128 and change the base zoning from Agriculture Open Space to PD No. 128 for Data Center use, and adopt a Concept Plan, Building Elevations, and Development Regulations relating to a 65.578± acre portion of the George Phillips Survey, Abstract No. 701, generally located north of Allen Commerce Parkway and east of Chelsea Boulevard, for Cyrus One Data Center, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance to establish Planned Development No. 129 for Corridor Commercial 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, for DFW II Data Center, was approved.



PLANNING AND ZONING COMMISSION

Regular Meeting

May 2, 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, AICP, Director of Community Development
Lee Battle, AICP, LEED AP, Assistant Director of Community Development
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. Action taken on the Planning & Zoning Commission items by City Council at the April 25, 2017, 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 April 18, 2017, regular meeting.
3. Request for Extension – Consider a request for a 60-day extension on a Preliminary Plat for Ridgeview Villas, being 4.247± acres situated in the J.W. Parsons Survey, Abstract No. 705; generally located south of Ridgeview Drive and west of Twin Creeks Drive. (PP-3/28/16-25) [Ridgeview Villas]

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by 1st Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 59R & 60, Block 11, Walden Park Estates, being a Replat of Lot 59, Block 11, Walden Park Estates; generally located at the southeast corner of Greenville Avenue and High Meadow Drive. (FP-3/13/17-26) [Avalon Memory Care Addition]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing and a Replat for Avalon Memory Care. The property is generally located at the southeast corner of Greenville Avenue and High Meadow Drive. The property to the north (across High Meadow Drive) is zoned Single-Family Residential R-5. The properties to the east and south are zoned Single-Family Residential R-4. To the west (across Greenville Avenue), the properties are zoned Planned Development PD No. 14 Office O and Planned Development PD No. 58 Community Facilities CF.

Ms. Mohan explained that the property is currently zoned Planned Development PD No. 115 Community Facilities CF. A PD Amendment for Avalon Memory Care was approved in January 2014. A Site Plan for the development was approved in February 2017. Platting is the last step in the development process.

The Replat shows two lots at approximately 3.8 acres. There are four points of access into the development; one on High Meadow Drive, one on Greenville Avenue, and two gated access emergency access points on the east. The plat also shows various easements required for development.

The Replat has been reviewed by the Technical Review Committee and is consistent with the PD Concept Plan and the Site Plan.

Chairman Cocking opened the public hearing.

Mr. Tommy Jeffcoat, 803 W. Concord Lane, stated that he lives on the east side of this development. He acknowledged that this property is changing and developing, which is a good thing as this lot has been vacant for at least 39 years. Mr. Jeffcoat was curious about the screening wall and lighting. He stated that from what he understood, the zoning in 2014 allowed for a 6' masonry fence all the way around the back of the property with a 2' wrought-iron. Now, from what he understands, the fencing has been changed to just a wrought-iron fence. If the screening has changed to a wrought-iron fence, then when he walks out of his driveway, he would be able to see the back of the building and be exposed to all the noise, such as noise from air conditioning units. Him and his neighbors are also concerned about lighting. There is currently no lighting in the back, and with this development, there will be light and he wanted to know what kind of lighting has been approved. In summary, Mr. Jeffcoat wanted to know why and how the fencing changed from masonry (approved in 2014) to wrought-iron and had concerns with lighting and noise.

Chairman Cocking closed the public hearing.

Chairman Cocking said no letters were received on the item.

Ms. Mohan addressed Mr. Jeffcoat's concerns and stated that the Concept Plan was approved in January 2014. In the regulations, an 8' wrought-iron fence with masonry columns was approved. This is what the PD stated and is what was shown on the Site Plan, so wrought-iron will be built, again, per the PD regulations.

Chairman Cocking asked if the wrought-iron screening included landscaping.

Ms. Mohan stated that she did not remember seeing landscaping, but the development will have to meet landscape standards on Greenville and High Meadow.

Ms. Mohan stated in terms of the lighting, the Photometric Plan was vetted through the Site Plan process. Staff ensured that the foot candles were zero at the property line, which means that the light would not shine over the property lines. Regarding noise, the ALDC has specific decibel levels. She did not know that specific number at the moment, but advised that if there were loud noises, Code Enforcement can be contacted and an officer would be sent to the property.

Chairman Cocking stated that the standard is basically a spoken voice at the property line. If the noise is louder than a spoken voice at the property line, Code Enforcement could be contacted. For lighting, the ALDC standard is that lights cannot shine over the property lines and are required to be shielded, so no light would shine into any of the homes. If the neighbors have problems with lights blaring in their backyards, he advised they call Code Enforcement.

1st Vice-Chair Trahan asked about a median on Greenville Avenue. If someone was coming south bound on Greenville, and they had to make a U-turn to get into the property, would a curb cut on Greenville be anticipated?

Ms. Mohan stated that there would be a driveway on Greenville Avenue.

1st Vice-Chair Trahan acknowledged the driveway, but wanted to know if drivers coming southbound wanting to turn into the property would have to make the U-turn.

Mr. Bo Bass, Director of Community Development, stated that there would be no break.

2nd Vice-Chair Platt stated it appears drivers could turn on High Meadow drive.

1st Vice-Chair Trahan asked if the Site Plan would show how far the back of the building is to the boundary.

Ms. Mohan answered yes.

1st Vice-Chair Trahan stated he is in favor of a masonry wall. He stated he would wait for the Site Plan to raise that question.

Chairman Cocking advised that the Concept Plan had already been approved in 2014. This request [replat] is just to change property lines.

1st Vice-Chair Trahan wanted verification that the wrought-iron fence was approved in 2014.

Chairman Cocking answered that the wrought-iron fence was approved in 2014. He said he remembered this case having three separate buildings. Each building had its own in-kitchen facility, so there would not be a shared cafeteria between them. There is a resident staff of a couple people in each facility. He then asked the applicant to provide them with more details.

Mr. Tim White, 5339 Alpha Road, Suite 300, Dallas, Texas, Engineer, stated that the development is a memory care facility primarily serving senior citizens. There would be fifteen beds per building with their own cafeterias. He stated there would be very low parking and that they went through a PD Amendment to lower the parking ratio. There would be very little activity as most tenants would not have cars. There would

also be very low noise levels. The Illumination Plan was taken in account, and the screening as well as other regulations were all vetted. Mr. White stated that they made sure there were multiple access points so there would be easy access and a low traffic count in this development. They provided two emergency exits. He stated three individual buildings versus one large commercial building has been successful in other areas.

2nd Vice-Chair Platt asked if the buildings were single story and had a residential feel from the outside instead of a more industrial look.

Mr. White answered yes.

1st Vice-Chair Trahan asked if there was a thoroughfare on the rear side of the property.

Mr. White said that there was parking on the back side, but the main traffic would be on the front. The only reason there would be parking on the back is for an emergency.

2nd Vice-Chair Platt asked if the access points on the back side were gated.

Mr. White answered yes.

Chairman Cocking added that access points through the alley would only be for emergency use.

Commissioner Orr asked if there would be any equipment in the kitchen area that would generate noise more so than a regular home.

Mr. White answered no.

1st Vice-Chair Trahan asked about the dumpsters.

Mr. White stated they have two dumpsters on the two lots. He said they are not large dumpsters.

1st Vice-Chair Trahan stated he could not remember the City having a commercial and residential district not separated by a masonry wall, so there must have been some reason they were okay with this in the past.

Chairman Cocking stated that there have been places where they have had this type of separation, especially when the proposed development had a more residential look and feel. He recalled that the garden offices on Exchange and Twin Creeks were not separated with a masonry wall. He reiterated that there are places in town where buildings that had a residential look and were adjacent to a residential use were allowed to have wrought-iron screening as a separation. Masonry is typically required when there is retail, deliveries at 2 a.m., supermarkets, and litter issues. At the time, this use was not deemed to be a high volume place.

Mr. White stated that at the time of zoning, they were asked to perform a detailed traffic analysis report. The applicant had relied on past projects to look at what the actual volume was and provided those reports to staff. The traffic analysis had alleviated some of the concerns at that time.

Commissioner Hollingsworth stated that he has been in several Avalon facilities before and that they are really nice. The open areas are nice for the residents to get out and have an outside feel rather than a business feel.

Commissioner Ogrizovich asked how many residents would be in this facility.

Mr. White responded that there is a potential for 12-15 beds per building, depending on the demand.

Commissioner Ogrizovich asked if there are two buildings.

Mr. White responded no, there are three buildings.

Chairman Cocking stated he understood this information was not germane to the case as the case is really about the plat and the plat boundaries, but it has been a few years since the zoning. He thanked Mr. White for the refresher.

Mr. White thanked staff for assisting them through the project.

Motion: Upon a motion by Commissioner Hollingsworth, and a second by 1st Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 59R & 60, Block 11, Walden Park Estates, generally located at the southeast corner of Greenville Avenue and High Meadow Drive.

The motion carried.

5. Public Hearing/Zoning – Conduct a Public Hearing and consider a request to change the zoning of a 65.578± acre portion of land situated in the George Phillips Survey, Abstract No. 701; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard from “AO” Agriculture Open Space to “PD” Planned Development No. 128 for a Data Center use, and adopt a Concept Plan, Building Elevations, and Development Regulations. (ZN-041817-003) [Cyrus One Data Center]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing and a PD zoning request for Cyrus One Data Center.

The property is currently zoned Agriculture Open Space AO. The property is generally located north of Allen Commerce Parkway and east of Chelsea Boulevard. The properties to the north (across Ridgeview Drive) are zoned Agriculture Open Space AO and Planned Development PD No. 24 Office O and Light Industrial LI. To the west, the property is zoned Agriculture Open Space AO, and further west (across Chelsea Boulevard), zoned Agriculture Open Space AO, Planned Development PD No. 92 Single-Family Residential R-7, and Planned Development PD No. 36 Industrial Technology IT. The property to the south (across Allen Commerce Parkway) is zoned Planned Development PD No. 102 Corridor Commercial CC. The properties to the east are zoned Community Facilities CF and Planned Development PD No. 124 Corridor Commercial CC.

The proposal is for the Cyrus One Data Center. The PD request will include a Concept Plan, Building Elevations, and Development Regulations.

Ms. Mohan explained that the first component is the Concept Plan. The Concept Plan shows the site at approximately 65.5± acres. The plan shows three separate data center buildings to be constructed in three phases. The building on phase one will be approximately 350,950 square feet, the building on phase two will be 619,100 square feet, and the building on phase three will be 412,800 square feet. All of the buildings and phases total to over a million square feet, including area for both the data center infrastructure use as well as office use. The buildings will vary between one and two stories. The equipment yards, including generators and chillers, are primarily on eastern side of the property and will be screened. Loading docks are also proposed for each of the buildings and will also be screened.

There are two points of access into the development, one on Chelsea Boulevard which is the main employee and guest entrance, and one on Allen Commerce Parkway, which is an exit only. Both access points will be gated. There is no minimum parking requirement for data center uses. For this development, roughly 492 parking spaces have been provided for all three buildings.

Tree mitigation will be required for this property and has been discussed between the applicant, Allen Economic Development Corporation (AEDC), and the Parks department. Tree mitigation will be in accordance with the specific regulations that are included in the development regulations.

The applicant is proposing to secure and screen the Data Center with a combination of screening. Perimeter fencing will consist of an eight-foot wrought-iron security fence. Twelve-foot precast concrete screening walls will screen all loading docks and twenty-foot precast concrete screening walls are proposed to screen the equipment yards. An eight-foot black vinyl chainlink fence will also enclose the equipment yards.

Ms. Mohan then presented the building elevations. She stated that the maximum height would be two stories and 56'. The building materials will be concrete panel, metal panel and glass.

Ms. Mohan stated that the last component is the development regulations, which were very similar to the previous data centers (Cisco Data Center, Compass Data Center, and DFW II Data Center). The development regulations are summarized as follows:

- Base Zoning District: CC
- Concept Plan: The Property shall be developed and used only in accordance with the Concept Plan.
- Building Elevations: The buildings on the Property shall be developed in general conformance (style and materials) as shown in the Building Elevations.
- Screening: Screening shall be constructed/installed on the Property in substantial conformance with the Concept Plan. Service yards, loading docks, and equipment yards shall be screened.
- Permitted Uses: The Property may be developed with uses permitted in the CC zoning district, for a Data center, and accessory uses to the Data Center.
- Minimum Yard Depth and Width: There are no minimum setbacks for fencing and guardhouses, but must comply with traffic safety and site distance requirements.
- Off-Street Parking and Loading: Parking and loading areas shall be constructed as shown on the Concept Plan.
- Landscaping: Landscaping shall comply with "CC" zoning district standards but may be modified to accommodate security requirements for the Data Center operations.
- Tree Mitigation: Trees must be mitigated through delivery of trees to the City's tree farm or through payment of the Tree Funds.
- Miscellaneous:
 - o Outdoor storage is permitted within the equipment yards.
 - o Lighting shall meet the ALDC standards, unless modifications are necessary for the security or operations of the Data Center use.
 - o Generators and emergency equipment is allowed for any emergency as needed to maintain operations of the Data Center.

Ms. Mohan stated that staff recommended approval and the request has been reviewed by the Technical Review Committee.

Commissioner Ogrizovich asked where the fuel storage for the generators are located.

Ms. Mohan responded that all of the equipment is in the equipment yard, but said she was not sure about the fuel storage.

Commissioner Ogrizovich continued asking if the fuel for the emergency back-up generators would be outside in the equipment yards.

Mr. Josh Goertz with Corgan Architects, 401 North Houston Street Dallas, TX, stated that the fuel location has not been finalized for buildings two and three, but will be located along the service road on the back side of the first building.

Commissioner Ogrizovich asked how big the tanks were expected to be.

Mr. Goertz responded that the size would vary. At the moment they are going to build 4.5 megawatts, which is about half the tank, so they would probably have about three or four tanks. He stated he did not know the actual capacities but the tanks would be underground.

Commissioner Ogrizovich stated this is a big facility.

Mr. Goertz agreed and stated that their main design will place all the tanks in the back side, away from the residential area.

Mr. Danny Cowser with Cyrus One spoke from the audience about the tanks.

Mr. Goertz corrected himself and said there are no tanks, and the belly tanks will be in the yards themselves.

Commissioner Ogrizovich asked what the capacity of one of these tanks would be and for how long the generator can run.

Mr. Danny Cowser with Cyrus One stated that each individual generator is 2.25 megawatts and sits on top of a belly tank. Each belly tank has 5,000 gallons. The generator can run for three days.

Commissioner Ogrizovich asked how many generators are going to be on site.

Mr. Cowser responded that the first building has eighteen megawatts, so there are a total of twenty-four generators, with each one having a 5,000-gallon tank. These tanks are not shared between each other or connected. One tank serves one generator.

Commissioner Ogrizovich asked if each one has to be filled and refilled individually.

Mr. Cowser answered yes.

Commissioner Ogrizovich stated that there must be certain safety requirements that are necessary. He asked if this is typically how much fuel is stored on site at all times.

Mr. Cowser answered yes. They could either go with individual belly tanks or with big tanks that are above or below ground. All their sites have the belly tanks because they are easier to fill and keep up with.

Mr. Bo Bass, Director of Community Development, stated that the Cisco Data Center across the street has both underground and above ground fuel storage in mass, not belly tanks like these generators.

Commissioner Ogrizovich asked if there are multiple electric providers and asked if that is the reason these data centers are located near each other.

Mr. Cowser responded that Oncor is the only provider. Some data centers will have multiple feeds from different substations by that same provider, but it is the same provider.

Mr. Bass stated that there are multiple substations as well.

Chairman Cocking stated that Oncor has two substations within two miles of this location which is why data centers love the area as electricity is already provided in the area. He then asked if there are safeguards for spillages in the equipment yard.

Mr. Bass responded that the Fire Marshal will vet the Engineering and Site Plans for all fire code related requirements. The containment and seepage issues will be thoroughly vetted.

Mr. Cowser stated they will have all the necessary gear required as well as overfill alarms. If there is an issue with leakage, they would get an overfill alarm.

Chairman Cocking asked about the 400 parking spaces and stated that most data centers do not have office space. He was curious what the office space would be used for over time.

Mr. Goertz stated that there is an increased desire to have client capacity on ground for various clients. Cyrus One has seen this increase, so they will be providing this office space not only for the potential tenants, but for Cyrus One.

Chairman Cocking asked if the office space will just be for Cyrus One or if they be subleasing space to other tenants.

Mr. Cowser responded that it will be just for them. These are considered colo data centers, so they are selling pieces of this data center to different clients. Over the years, these clients are demanding office space for people to be on site. They may require storage space to store some servers that could be used for the office space. At some of the data centers, clients may want to put in a DR site if they have an issue at their home office due to weather issues, for example. These areas will be strictly offices in case anybody needs to use them. The demand for office space has increased, especially in the colo environment.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking said no letters or correspondences were received.

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, and Development Regulations for an approximately 65.578± acre portion of land; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard, for Cyrus One Data Center.**

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 7:33 p.m.

These minutes approved this _____ day of _____ 2017.

Jeff Cocking, Chairman

Madhuri Mohan, AICP, Senior Planner

Director's Report from 4/25/2017 City Council Meeting

- There were no items taken to the April 25, 2017, City Council Meeting.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: May 16, 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 April, 2017
CIP Map through May, 2017

ENGINEERING CIP REPORT - THROUGH APRIL 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 in design phase. We will be using a LED light option that will match closely to the current shoebox style light and landscaping select medians.	TBD
		3 Alma Drive Improvements (Hedgcoxe-SH121)	ST1503	Design engineer is currently working on a submittal for the remaining portion of the project.	TBD
		4 CBD Asphalt Rehabilitation Project	ST1709	On hold until July 2017	TBD
		5 Chelsea Blvd Intersection Improvements	ST1703	Council Awarded 5/9/2017. Pre-construction meeting scheduled for 5/15/2017. Will be complete before school starts at Preston Elementary.	Complete Aug. 2017
		6 Ridgeview Drive (Watters - Chelsea)	ST1701	Phase 1 has been provided to AISD for construction. Phase 2 will build the remainder before the second school year for Preston Elementary.	in Phases
ROADS	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 June.	Complete Spring 2018
UTILITIES		10 Fountain Park Water/SS Rehab, Ph 2	WA1403	SYB has constructed 95% of the northern half of Pebblebrook Drive.	Complete July 2017
		11 Hillside Water & Sanitary Sewer Rehab.	WA1605	Project is in design phase. Advertise for bid anticipated to be August 2017.	Design Complete May 2017
		12 Stacy Ground Storage Tank & Rowlett Tower Repaint	WA1604	Rowlett tank is back in service. Stacy scheduled to be complete before end of May.	Complete May 2017
OTHER		13 Olson & Beverly Elementary Sidewalk Improvements	ST1501	Project is out for bid.	Complete before Fall 2017
		14 Library Parking Lot Expansion	LB1701	Bids opened - on Council agenda for award on 5/23/2017	Begin May 2017
		15 Central Fire Remodel & Expansion		Design contract is scheduled to go to Council on May 23rd. Anticipate taking design concepts to Council August-September 2017.	Complete Fall 2019

ENGINEERING CIP MONTHLY REPORT

MAY 2017

CONSTRUCTION

DESIGN

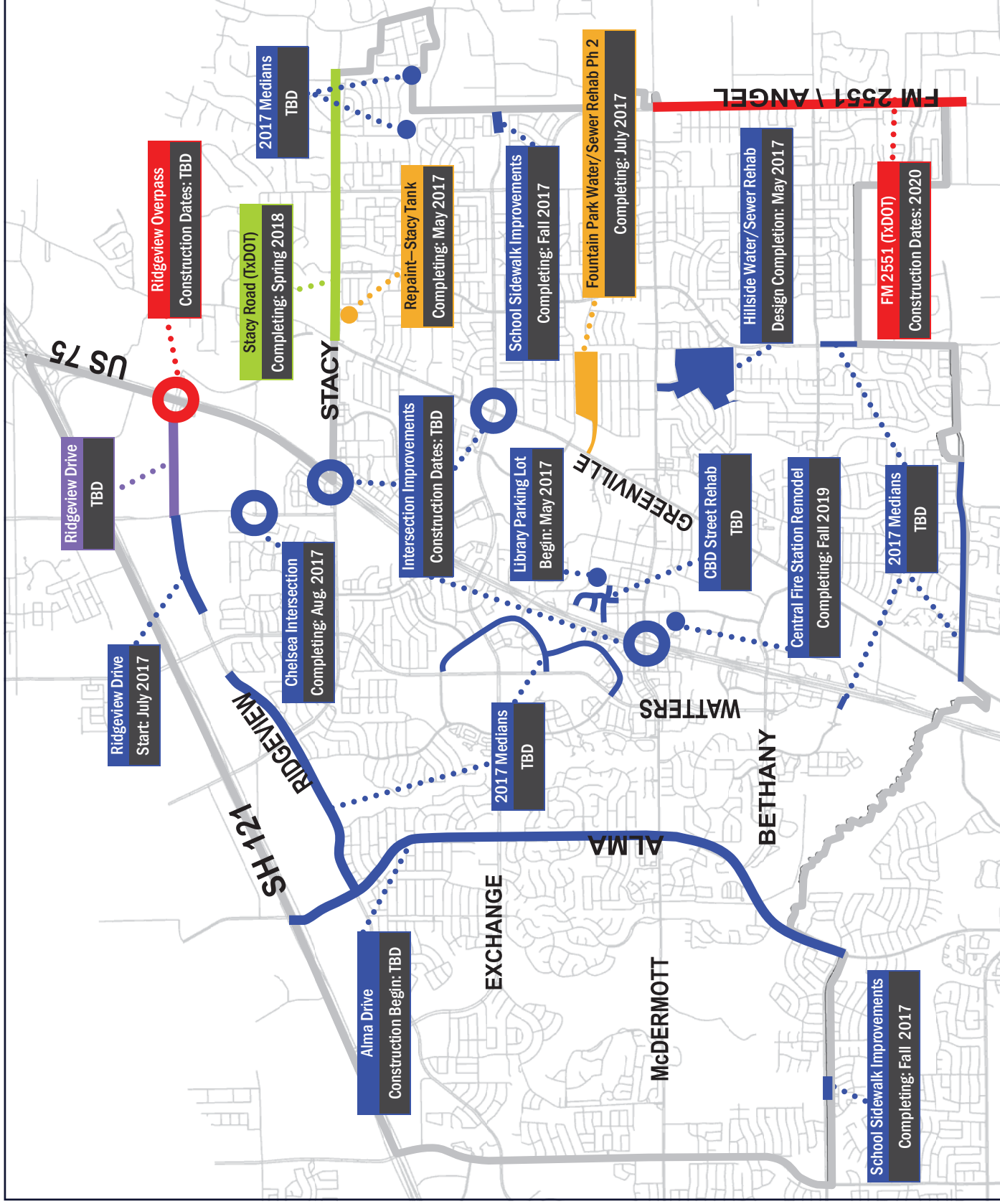
CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	May 16, 2017
SUBJECT:	Conduct a Public Hearing and consider a request to amend the development regulations for Planned Development No. 54 and adopt a Concept Plan and Building Elevations relating to the use and development of Lot 8R, Block D, Bray Central One Addition; generally located at the northwest corner of US Highway 75 and McDermott Drive (and commonly known as 802 W. McDermott) [RaceTrac McDermott]
STAFF RESOURCE:	Madhuri Mohan, AICP Senior Planner
PREVIOUS COMMISSION/ COUNCIL ACTION:	May, 1993 – Planned Development No. 54 Adopted July, 1998 – Planned Development No. 54, Tract 4 Amended July, 1998 – Replat Approved November, 1998 – Replat Approved
LEGAL NOTICES:	Public Hearing Sign Installed – May 5, 2017 Public Hearing Notices Mailed – May 5, 2017
ANTICIPATED CITY COUNCIL DATE:	June 13, 2017

BACKGROUND

The property is generally located at the northwest corner of US Highway 75 and McDermott Drive (and commonly known as 802 W. McDermott). The properties to the north and west are zoned Planned Development PD No. 54 Corridor Commercial CC. The property to the south (across McDermott Drive) is zoned Planned Development PD No. 8 General Business GB. The properties to the east (across US Highway 75) are zoned Shopping Center SC.

The property is currently zoned Planned Development PD No. 54 Corridor Commercial CC. The applicant is proposing to redevelop the 1.289± acre lot for a RaceTrac Fueling Station, and amend the Development Regulations, adopt a Concept Plan, and Building Elevations for the property.

The property currently includes a Golden Chick, Texaco Fueling Station, and a carwash. The Concept Plan shows the existing building (approximately 2,977 square feet) to be expanded to the northeast. Covered seating will also be added on the southwestern side. The new total building square footage will be approximately 4,921 square feet. RaceTrac plans to demolish the existing carwash. The existing fueling station canopy is proposed to remain with minor changes.

Parking on site will be modified (and will either remain, be restriped, or added) and will meet the Allen Land Development Code parking requirements. The access points remain unchanged; primary access points include one (1) access point on McDermott Drive and one (1) access point on the US Highway 75 Service Road. Landscaping Requirements will also meet ALDC standards.

The attached building elevations for the retail building show brick, stone, metal, stucco, and glass as the exterior building materials. The retail building will be one story with a maximum height of 27'. The primary building materials for the fueling station canopy are stucco and brick. The fueling station canopy will be one story with a maximum height of 22'. The vent stacks for the fueling station will be enclosed in masonry

canopy columns. Similar to the two recently approved RaceTrac developments, the red stripe shown on the fueling station canopy must not be more than 6" wide.

The fueling station canopy of this RaceTrac does not show a mansard roof as the applicant has refused to provide it. A mansard roof has been the City's policy; staff does not support the lack of a mansard roof at this prominent street intersection. This type of roof adds additional value to fueling stations and more effectively hides mechanical equipment of fueling stations and has become the new standard in the City. The previous two RaceTrac developments in the City have provided a mansard roof, as has the Allen Independent School District Service Center - voluntarily. Therefore, due to the lack of a masonry roof, staff recommends denial of the request.

The attached development regulations include language regarding setbacks and the fueling station requirements.

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

STAFF RECOMMENDATION

Staff recommends denial.

MOTION

I make a motion to recommend denial of the request to amend the development regulations for Planned Development No. 54 and adopt a Concept Plan and Building Elevations for RaceTrac McDermott.





ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Color Elevations
Black and White Elevations
Color Canopy Elevations
Letter from Applicant



Property Ownership Notification
Racetrac - McDermott

Map Legend

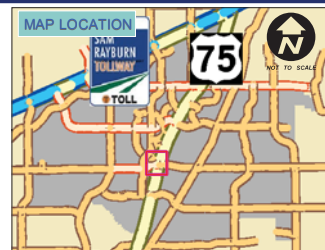
-  Public Rezone
-  200' Notification Buffer
-  Railroad
-  CollinCAD Parcels



0 110 220 330
Feet

Planning & Development - GIS
Date: 5/4/2017

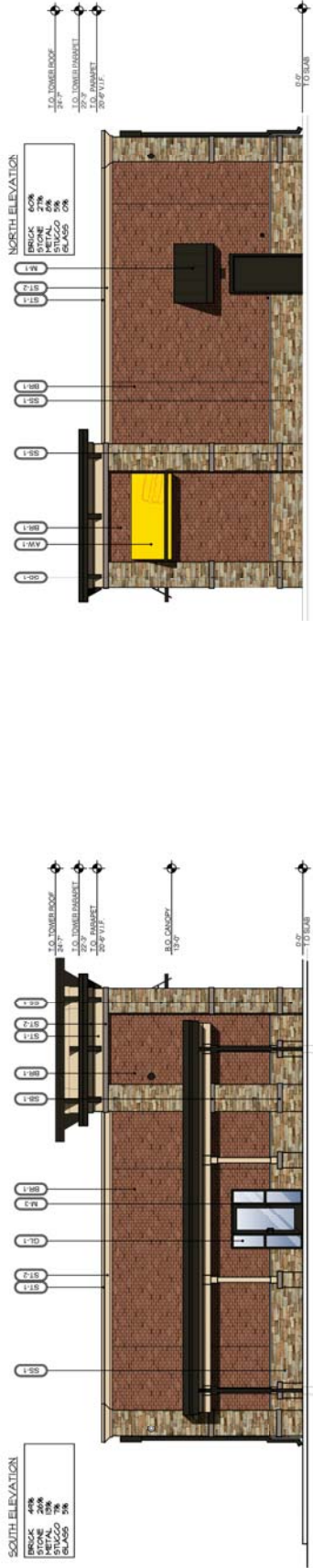
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



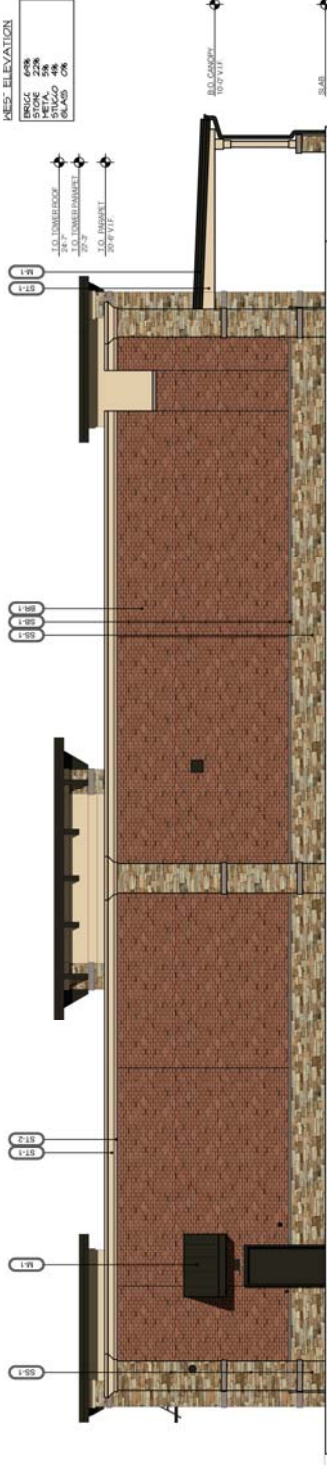
DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
RACETRAC MCDERMOTT

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

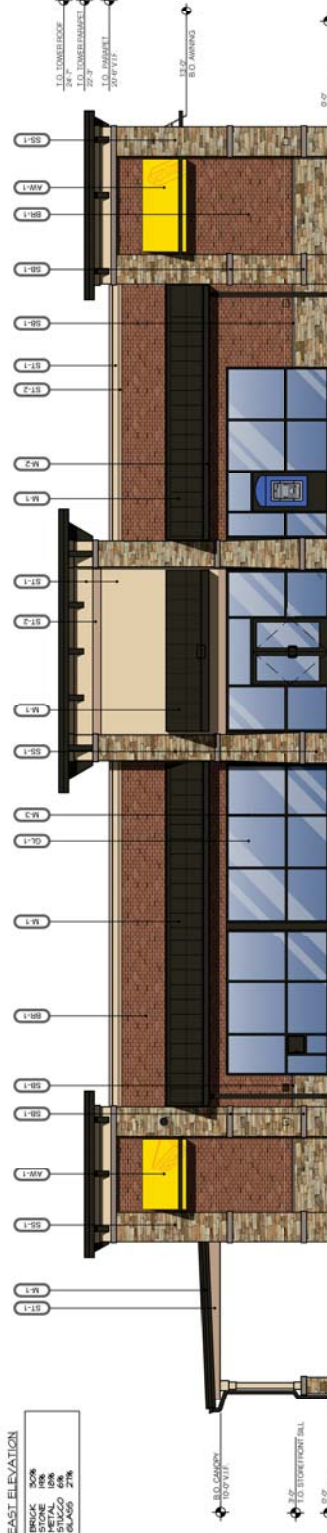
- A. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "A" and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. **BUILDING ELEVATIONS:** Buildings constructed on the Property shall be designed and developed in general conformance with the Building Elevations attached hereto as Exhibit "B", and incorporated herein by reference ("the Building Elevations"), subject to Subsection D "Fueling Station" below.
- C. **BUILDING SETBACKS:** The side yard and corner side yard setback shall be five feet (5.0').
- D. **FUELING STATION REQUIREMENTS:** The following additional requirements shall apply:
 - (1) The red fueling station band may not be more than six inches (6") wide.
 - (2) The fueling station canopy shall be designed and constructed with a mansard roof.
 - (3) The vent stacks for the fueling station shall be enclosed in masonry canopy columns.



SOUTH ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

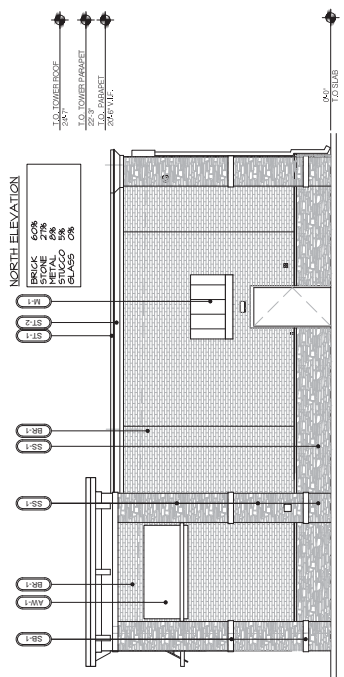


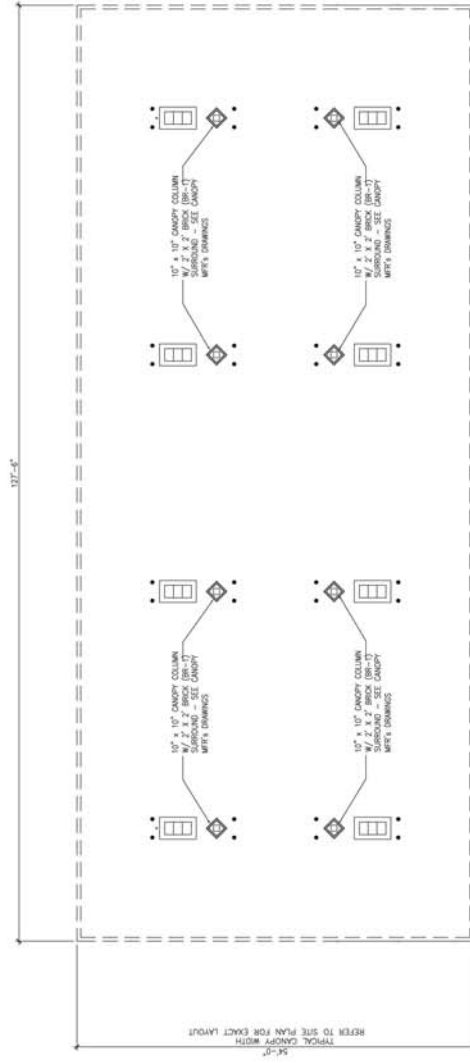
WEST ELEVATION
1/8" = 1'-0"



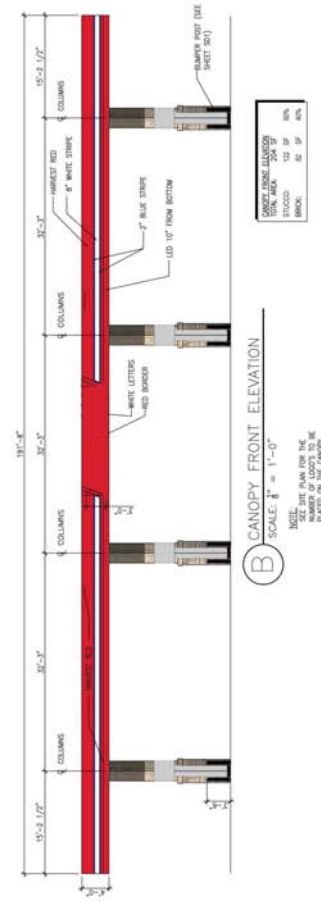
EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND	
ID	DESCRIPTION
50-1	STACKED STONE
50-2	APPROXIMATE LIDESTONE BY BORAL (NET STACK APPLICATION)
50-3	STONE BAND
50-4	TACAL LITEL CHAMPAGNE BY BORAL
50-5	AININGS
50-6	METAL BEAM METAL CANOPY BY A.C. - AC TO RAIN
50-7	METAL BEAM METAL CANOPY BY A.C. - AC TO RAIN
50-8	METAL BEAM METAL CANOPY BY A.C. - AC TO RAIN
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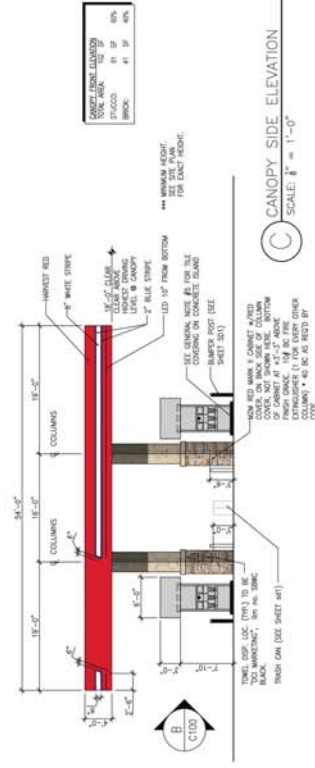




A CANOPY PLAN



D CANOPY FRONT ELEVATION



CANOPY SIDE ELEVATION



120 Fairview
Arlington, Texas 76010
817-261-9116
FAX 817-275-1660
www.lanesupplyinc.com

April 24, 2017

Drew Cunningham
Engineering Project Manager
RaceTrac Petroleum, Inc.
3225 Cumberland Boulevard
Suite 100
Atlanta, GA 30339

RE: Existing Texaco Branded 8-Column Fuel Canopy
802 West McDermott Drive
Allen, TX 75013

Mr. Cunningham,

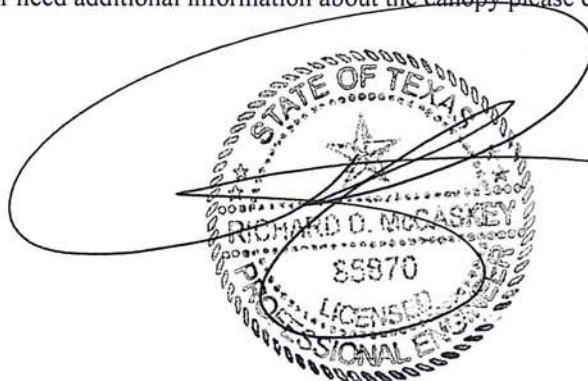
This letter is in response to your request for Lane Supply, Inc. to provide a structural feasibility evaluation of the existing 40'-0" by 115'-0" eight column canopy to support a typical RaceTrac mansard addition. The typical RaceTrac mansard on a new canopy is 4'-8" tall with a 5 on 12 slope. It is my understanding that this is an acquisition site for RaceTrac and no as built drawings are available. Attached are two pictures of the existing canopy from Google Earth. Based on the pictures I estimate that the canopy is approximately fifteen years old. With this information the canopy would have at best been designed according to the 2000 International Building Code. The current 2015 International Building Code requires that if an existing structure is modified by more than ten percent it must meet current building code requirements. This modification would thus require that the canopy be brought up to the new code requirements.

With this information as the basis of the evaluation the addition of the mansard increases the lateral wind load to the canopy structure by more than 100 percent. I am confident that the canopy does not have the capacity to support this amount of additional loading. This does not even include the additional loading induced by the dead load and live load of a new mansard. Additionally the wind speed has been increased as well as the load application factors for the fascia system since the design of the original structure.

Therefore, considering the age of the canopy and its present condition it is my professional opinion that the existing canopy structure will not support a mansard addition.

If you have any questions or need additional information about the canopy please contact me at (817) 261-9116.

Sincerely,



Lane Supply, Inc.
Texas Registered Engineering Firm
F-004358
120 Fairview
Arlington, TX 76010

Richard D. McCaskey, PE
VP/Director of Engineering

Cc: Richard D. McCaskey, File

APR 24 2017

"WE BEGIN WITH SERVICE & BUILD FROM THERE"