



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
TUESDAY, FEBRUARY 15, 2022 – 7:00 PM  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**1. Call to Order and Announce a Quorum is Present.**

**2. Pledge of Allegiance.**

**3. Director's Report.**

- 3.1 Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the February 8, 2022, Regular Meeting.

**4. 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.)*

- 4.1 Approve Minutes from the February 1, 2022, Planning and Zoning Commission Regular Meeting.

**5. Regular Agenda.**

- 5.1 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of District G of Planned Development No. 108 with a Base Zoning of Mixed Use Relating to the Use and Development of Approximately 35.740 Acres of Land Generally Located at the Northeast Corner of Exchange Parkway and Watters Road. (ZN-011422-0002) [Twin Creeks Watters]

5.2

Conduct a Public Hearing and Consider a Request to Amend the Development Regulations for a Portion of Planned Development PD No. 53, to Allow a Convenience Store with Fueling Station, Medical Office, Professional Office, and a Restaurant (Drive-In or Through) as Permitted Uses; and Adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations, Relating to the Use and Development of Lot 1R1, Block A, Kids R Kids Addition, Generally Located at the Northwest Corner of the Intersection of Exchange Parkway and Alma Drive. (ZN-082621-0016) [NWC Alma & Exchange]

**6. 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.*

**7. 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, February 11, 2022, at 5:00 p.m.*

---

*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.*

<p><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</b></p>
---

**AGENDA DATE:** February 15, 2022

**AGENDA CAPTION:** Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the February 8, 2022, Regular Meeting.

**STAFF RESOURCE:** Marc Kurbansade, Director

**STRATEGIC PLANNING GOAL:** Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

At the February 8, 2022 Regular Meeting, City Council approved the request to amend Planned Development No. 56 for Salad and Go.

**ATTACHMENT**

<p><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</b></p>
---

<b>AGENDA DATE:</b>	February 15, 2022
<b>AGENDA CAPTION:</b>	Approve Minutes from the February 1, 2022, Planning and Zoning Commission Regular Meeting.
<b>STAFF RESOURCE:</b>	Hayley Angel, Planning Manager
<b>STRATEGIC PLANNING GOAL:</b>	Financially Sound and Transparent City Government.

**ATTACHMENT**

[Minutes from the February 1, 2022 P&Z Meeting](#)



**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING**

**February 1, 2022**

**ATTENDANCE:**

**Commissioners Present**

Ben Trahan, Chair  
Dan Metevier, 1<sup>st</sup> Vice-Chair  
Elias Shaikh, 2<sup>nd</sup> Vice-Chair  
Brent Berg  
Kenneth Cook  
Michael Smiddy  
Jason Wright

**City Staff Present**

Marc Kurbansade, AICP, Director of Community Development  
Hayley Angel, AICP, Planning Manager  
Robert Townsend, Business Services Manager of Parks and Recreation  
Kevin Laughlin, City Attorney

**1. Call to Order and Announce a Quorum is Present.**

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**2. Pledge of Allegiance.**

**3. Directors Report.**

3.1 The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the January 11, 2022, and January 25, 2022, Regular Meetings.

**4. 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.)*

4.1 Approve Minutes from the January 4, 2022, Planning and Zoning Commission Regular Meeting.

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Metevier, and a second by Commissioner Berg, the Commission voted (7) IN FAVOR, and (0) OPPOSED to approve the Consent Agenda items as presented.

**The motion carried.**

**5. Regular Agenda.**

5.1 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations for Area "1" of Planned Development PD No. 3 with a Base Zoning of Light Industrial

“LI” to Establish and Authorize a Winery Use After Approval of a Specific Use Permit for Lot 3R2, Allen Business Centre Addition; Commonly Known as 13 Prestige Circle. (ZN-121721-0022) [Vinum55 - PD Amendment]

Mr. Kurbansade presented the item to the Commission and stated that staff recommends approval of the item.

Wes Hoblit, applicant, 2995 Dallas Parkway, Frisco, TX, gave a brief overview of the project.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

The Commission discussed the Winery’s hours of operation.

**Motion:**        **Upon a motion by 1st Vice-Chair Metevier, and a second by Commissioner Cook, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of an Ordinance to amend the Development Regulations for Area "1" of Planned Development PD No. 3 with a Base Zoning of Light Industrial to Establish and Authorize a Winery Use After Approval of a Specific Use Permit for Lot 3R2, Allen Business Centre Addition, as presented.**

**The motion carried.**

- 5.2        Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Winery Use for an Approximately 8,530± square-foot Portion of a Building Located on Lot 3R2, Allen Business Centre Addition; Commonly Known as 13 Prestige Circle, Suite 120/140. (SUP-121721-0006) [Vinum55 - SUP]

Mr. Kurbansade presented the item to the Commission and stated that staff recommends approval of the item. He clarified that while winemaking is not currently proposed as part of this SUP, it would still be permitted in this operation.

Raini Keyser, applicant, 4429 E Rock Wren Road, Phoenix, AZ, gave a brief description of the business. She stated that the Texas Alcoholic Beverage Commission (TABC) requires the type of license requested on the SUP.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

Mr. Laughlin, City Attorney, stated that if the SUP ceases to operate for a period of six months, then the SUP will terminate.

**Motion:**        **Upon a motion by Commissioner Cook, and a second by Commissioner Berg, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of an Ordinance to amend the Development Regulations for Area "1" of Planned Development PD No. 3 with a Base Zoning of Light Industrial**

**to Establish and Authorize a Winery Use After Approval of a Specific Use Permit for Lot 3R2, Allen Business Centre Addition.**

**The motion carried.**

5.3 City of Allen Parks and Open Space Master Plan - Commission Presentation.

Mr. Townsend gave a brief description of the Master Plan on behalf of Director Kate Meacham.

**6. Executive Session. (*As needed*)**

The Executive Session was not held.

**7. Adjournment.**

The meeting adjourned at 7:34 p.m.

These minutes were approved this 15<sup>th</sup> day of February 2022.

---

**Dan Metevier, 1<sup>ST</sup> VICE-CHAIR**

---

**Hayley Angel, AICP, PLANNING MANAGER**

<p><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA</b> <b>COMMUNICATION</b></p>	Type text here
--	----------------

<b>AGENDA DATE:</b>	February 15, 2022
<b>AGENDA CAPTION:</b>	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of District G of Planned Development No. 108 with a Base Zoning of Mixed Use Relating to the Use and Development of Approximately 35.740 Acres of Land Generally Located at the Northeast Corner of Exchange Parkway and Watters Road. (ZN-011422-0002) [Twin Creeks Watters]
<b>STAFF RESOURCE:</b>	Hayley Angel, Planning Manager
<b>PREVIOUS COUNCIL ACTION:</b>	Planned Development No. 108 - Approved October, 2011 Planned Development No. 108 - Approved September, 2021
<b>STRATEGIC PLANNING GOAL:</b>	Safe and Livable Community for All.

### **BACKGROUND**

The subject property is generally located at the northeastern corner of Exchange Parkway and Watters Road. The property to the north, across Bossy Boots Drive, is zoned Community Facilities (CF). The properties to the east, across Bossy Boots Drive, and west, across Watters Road, are zoned Planned Development No. 108 (PD-108) with a base zoning of Mixed Use (MIX). The properties to the south, across Exchange Parkway, are zoned Planned Development No. 54 (PD-54) with a base zoning of CF and Industrial Technology and PD-108 with a base zoning of Office.

This property is zoned PD-108 with a base zoning of MIX. In September 2021, City Council approved a Planned Development Amendment for single-family detached, single-family attached, and commercial uses. The applicant is requesting a few deviations related to the lot depths of a small number of lots within the residential portion of the development.

The purpose of this amendment is to make the following changes to the Development Regulations:

- Section H(1) - Footnote 5 has been added to permit roof eaves in the building setback.
- Section H(2)(a) - Twelve lots have been identified for a reduction in lot width.
- Section H(2)(b) - Two lots have been identified for an atypical driveway layout.
- Section H(2)(c) - Two lots have an increased front yard setback to meet lot width requirements.
- Section H(2)(d) - One lot has a slight reduction in rear yard setback due to the curve of an alley.
- Section H(2)(e) - Five lots have been restricted to ornamental metal fencing to prevent visibility issues at alley intersections as a result of a reduced lot width.

The request has been reviewed by the Technical Review Committee.

### **LEGAL NOTICES**

Property Owner Notices - February 2, 2022  
Public Hearing Signs - February 2, 2022

**STAFF RECOMMENDATION**

Staff recommends approval.

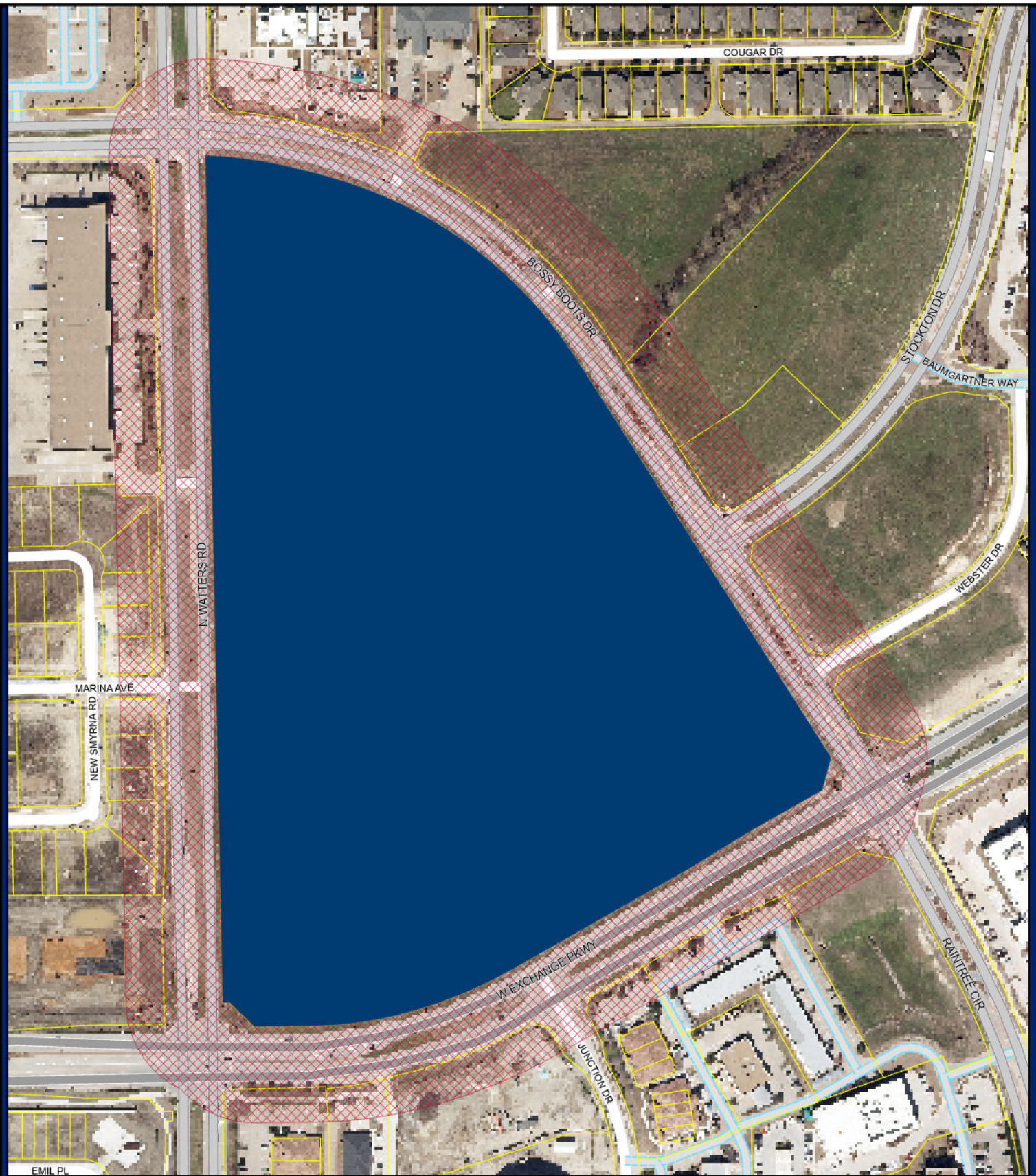
**MOTION**

*I make a motion to recommend approval of an ordinance to amend the development regulations of Planned Development No. 108 with a base zoning of Mixed Use, as presented.*

**ATTACHMENT**

Property Notification Map  
Draft Ordinance



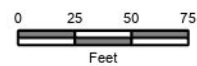


Public Notification Map

**Twin Creeks  
Watters**

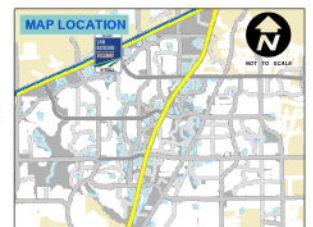
#### Legend

- Subject Property
- Collin CAD Parcels
- 200' Buffer



Community Development - Planning  
Date Saved: 2/1/2022

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 AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS OF DISTRICT G OF PLANNED DEVELOPMENT “PD” NO. 108 WITH A BASE ZONING OF MIXED USE “MIX” RELATING TO THE USE AND DEVELOPMENT OF APPROXIMATELY 35.740 ACRES IN THE JOHN FYKE SURVEY, ABSTRACT NO. 325 AS SET FORTH IN ORDINANCE NO. 3868-10-21; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING 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, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

**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 (“ALDC”) and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending in part the development regulations of District G of Planned Development “PD” No. 108 with a base zoning of Mixed Use “MIX” by amending Section 2, Subsection H “Lot Design Criteria and Building Setbacks (Single-Family and Townhome Areas)” of Ordinance No. 3868-10-21 to read in its entirety as follows:

**H. LOT DESIGN CRITERIA AND BUILDING SETBACKS (SINGLE-FAMILY AND TOWNHOME AREAS):**

- (1) Except as provided in paragraph (2), below, the design criteria for the lots shown on the Concept Plan within the Single-Family Area and Townhome Area shall be modified as follows:

<b>Product Type</b>	<b>Min. Lot Width</b>	<b>Min. Lot Depth</b>	<b>Min. Front Setback<sup>(4,5)</sup></b>	<b>Min. Rear Setback<sup>(5)</sup></b>	<b>Min. Side Setback<sup>(1,2,5)</sup></b>	<b>Min. Lot Area</b>	<b>Max. Lot Coverage</b>	<b>Max. Building Height</b>
Single Family (Detached)	31 feet	110 feet	10 feet	20 feet	3' & 3' 5' & 1' 6' & 0'	3,410 sf	65%	36 feet
Townhome A (Attached)	30 feet	95 feet	10 feet	20 feet	0' <sup>(3)</sup>	2,850 sf	80%	36 feet
Townhome B (Attached)	22 feet	95 feet	10 feet	20 feet	0' <sup>(3)</sup>	2,090 sf	80%	36 feet

*Notes:*

1. Side setbacks for Single Family lots shall be either 3 feet and 3 feet (center loaded), 5 feet and 1 foot (offset), or 6 feet and 0 feet (zero lot line), with a minimum of 6 feet of separation between dwelling units. If not center loaded, the shorter side setback for each lot shall be designated with platting. All Single Family lots



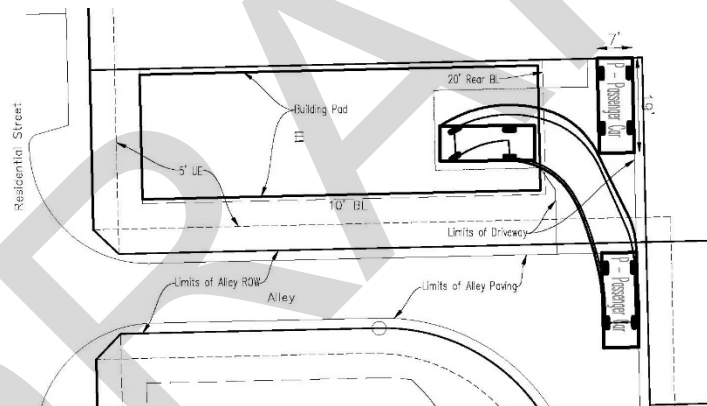
- shall have a 3' private maintenance, drainage, access, wall maintenance, and aerial overhang easement on the lot adjacent to the zero-setback property line.*
2. *Side yards adjacent to street right-of-way shall have 10' side setback.*
  3. *For attached product, there shall be a 10' minimum separation between buildings.*
  4. *Front Porches and Stoops shall be allowed to encroach minimum front setback up to 4'.*
  5. *Roof eaves extending beyond the setback line on any lot shall not constitute an encroachment of the required setback.*

(2) Notwithstanding paragraph (1) of this Section 2.H., the following lots as shown on the Concept Plan shall be subject to the following:

- (a) The following lots as identified on the Concept Plan shall have the following minimum depths:

Block	Lots	Minimum Lot Depth
A	20, 21, 38	105'
F	2, 11	105'
C	1, 18, 26	88'
D	10, 18, 28	88'
E	2	90'

- (b) The driveways for Lot 39, Block A, Lot 1, Block E; and Lot 1, Block F shall have no minimum length and shall be configured generally as shown below:



- (c) The front setback of Lots 35 & 36, Block B shall be twenty-five feet (25'); the minimum lot width shall be met at this increased setback.
- (d) The rear setback of Lot 26, Block C shall be eighteen feet (18').
- (e) Fencing on Lots 20, 21, and 38, Block A and Lots 2 and 11, Block F shall be ornamental metal fencing.

**SECTION 2.** 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 3.** Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of the said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.



**SECTION 4.** 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 5.** 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 of the City of Allen, 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 6.** This Ordinance shall take effect immediately from and after its passage and publication 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 8<sup>TH</sup> DAY OF MARCH 2022.**

**APPROVED:**

\_\_\_\_\_  
**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, CITY ATTORNEY**  
(kbl:2/3/2022:127545)

\_\_\_\_\_  
**Shelley B. George, TRMC, CITY SECRETARY**

<p style="text-align: center;"><b>PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION</b></p>
---

**AGENDA DATE:** February 15, 2022

**AGENDA CAPTION:** Conduct a Public Hearing and Consider a Request to Amend the Development Regulations for a Portion of Planned Development PD No. 53, to Allow a Convenience Store with Fueling Station, Medical Office, Professional Office, and a Restaurant (Drive-In or Through) as Permitted Uses; and Adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations, Relating to the Use and Development of Lot 1R1, Block A, Kids R Kids Addition, Generally Located at the Northwest Corner of the Intersection of Exchange Parkway and Alma Drive. (ZN-082621-0016) [NWC Alma & Exchange]

**STAFF RESOURCE:** Marc Kurbansade  
Director of Community Development

**PREVIOUS COUNCIL ACTION:** Planned Development No. 53 - Approved May, 1993  
Planned Development No. 53 - Amended September, 2017  
Planned Development No. 53 - Amended May, 2019

**STRATEGIC PLANNING GOAL:** Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property is generally located at the northwest corner of the intersection of Exchange Parkway and Alma Drive. The zoning designations of the surrounding properties are as follows:

- North - Planned Development 53 (PD-53) with a base zoning district of Shopping Center (SC)
- West - PD-53 with a base zoning district of SC
- South - Planned Development 54 with a base zoning district of Single Family
- East - SC

The 3.041-acre± subject property retains a zoning designation of PD-53 with a base zoning district of SC. The prior zoning approvals for this property included a grocery store on the entire tract. The applicant is proposing to rezone the property and subdivide the property into three individual lots with the following proposed uses:

- Lot 1R1-1 (1.02 acres ±): Restaurant (Drive-In or Through)
- Lot 1R1-2 (1.24 acres ±): Medical or Dental Office
- Lot 1R1-3 (1.14 acres ±): Convenience Store with Fuel Station

There a total of five access points on the property--one from an existing drive on Alma Drive, two from proposed drives on Alma Drive and Exchange Parkway, and two through proposed internal access drives. The proposed ordinance also includes requirements that prior to the issuance of a Certificate of Occupancy for any building on the subject property, the construction of a southbound right turn lane on Alma Drive as well as a westbound deceleration lane on Exchange Parkway shall be completed.

The Building Elevations for Lot 1R1-1 include primarily brick with stucco and fiber cement board accents. The Building Elevations for Lot 1R1-2 include a mix of differing composite wall panel systems. The Building Elevations for Lot 1R1-3 include primarily brick with stucco and stone accents.

The development regulations include the permitted uses previously mentioned in this communication. Additionally, the proposed Ordinance includes a Landscape Plan, due to some minor deviations requested primarily along the Exchange Parkway frontage due to multiple utility easement conflicts. The proposed plant material is equivalent to what is otherwise required in the ALDC; however, it does allow for the flexibility in location due to the utility easement conflicts.

The request has been reviewed by the Technical Review Committee.

## **LEGAL NOTICES**

Public Hearing Sign - February 2, 2022

Public Hearing Letters - February 2, 2022

## **STAFF RECOMMENDATION**

Staff recommends approval.

## **MOTION**

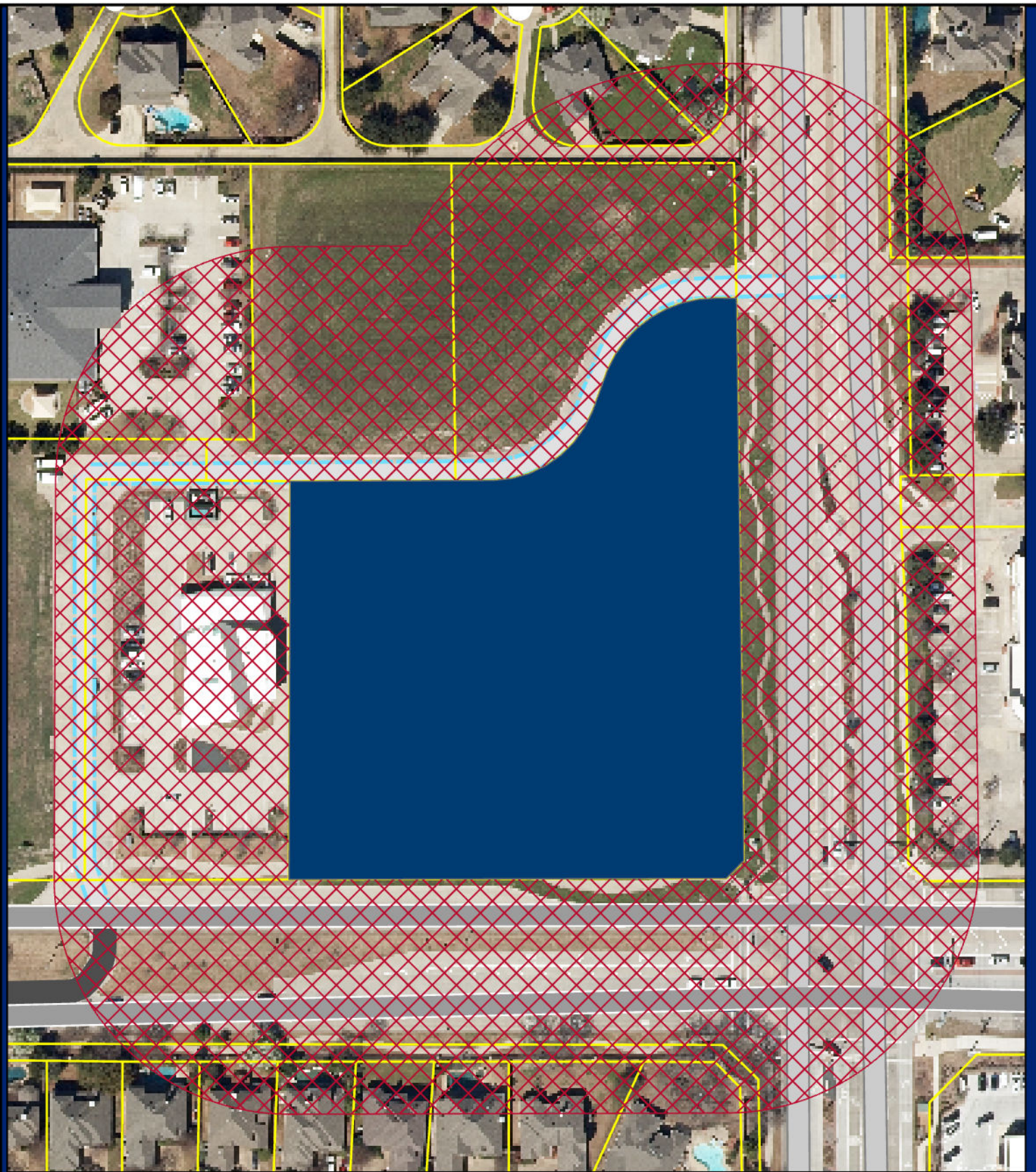
***I make a motion to recommend approval of an Ordinance to amend the Development Regulations for a portion of Planned Development No. 53, Relating to the Use and Development of Lot 1R1, Block A, Kids R Kids Addition, Generally Located at the Northwest Corner of the Intersection of Exchange Parkway and Alma Drive.***

## **ATTACHMENT**

[Property Notification Map](#)  
[Draft Ordinance](#)








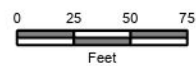


Public Notification Map

**NWC of Alma  
and Exchange**

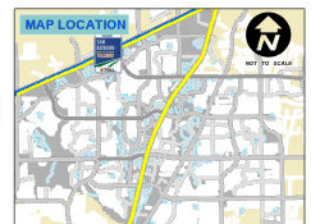
Legend

-  Subject Property
-  Collin CAD Parcels
-  200' Buffer



Community Development - Planning  
Date Saved: 2/1/2022

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 AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF LOT 1R1, BLOCK A, KIDS R KIDS ADDITION, LOCATED IN TRACT 5 OF PLANNED DEVELOPMENT “PD” NO. 53 SHOPPING CENTER “SC”; AND ADOPTING A ZONING EXHIBIT, CONCEPT PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; 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 amending as set forth in Section 2 of this Ordinance the regulations relating to the use and development of Lot 1R1, Block A, Kids R Kids, an addition to City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2019, Page 845, Plat Records, Collin County, Texas (“the Property”) located in Tract 5 of Planned Development “PD” No. 53 Shopping Center “SC,” being the same property identified as “Lot 3” in Ordinance No. 3672-5-19.

**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”) and the development and use regulations of Planned Development “PD” No. 53, 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 (the “Concept Plan”).
- B. LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Landscape Plan”).
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the architectural style set forth on the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (the “Building Elevations”).
- D. PERMITTED USES:** In addition to the uses permitted within Tract 5 of Planned Development “PD” No. 53, Lots 1R1-1, 1R1-2, 1R1-3 of Block A, as identified on the Concept Plan, may be developed and used as a Restaurant (Drive-In or Through), Medical or Dental Office, and Convenience store with Fuel Station, respectively.

**E. TRAFFIC IMPROVEMENTS:**

- (1) Prior to issuance of a Certificate of Occupancy for any building constructed on Lots 1R1-1, 1R1-2, and/or 1R1-3 of Block A as shown on the Concept Plan, construction of the southbound right-turn lane on Alma Drive and extension of a westbound deceleration lane on Exchange Parkway as shown on the Concept Plan (collectively, the “Traffic Improvements”) shall be completed and accepted by the City.
- (2) Prior to approval of a building permit for construction of any building located on the portions of the Property identified as Lots 1R1-1, 1R1-2, and/or 1R1-3 of Block A as shown on the Concept Plan, the owner(s) or developer(s) of said shall collectively pay the City the amount of \$94,432.73, which is 73.38% of the actual cost to design and construct the southbound right-turn lane on Alma Drive. However, if construction of the extension of the westbound deceleration lane on Exchange Parkway has not been completed and accepted prior to the submission of an application for a building permit for construction of a building on said Lot 1R1-1, Lot 1R1-2, or Lot 1R1-3 of Block A, the collective amount paid to the City pursuant to this Paragraph (2) shall be not less than 73.38% of the actual costs to design and construction of the Traffic Improvements.
- (3) The City Manager shall have authority pursuant to Section 8.25.1 of the ALDC to negotiate and execute a development agreement with the owner(s) of the various portions of the Property related to the construction of the Traffic Improvements that differ from the provisions of this Subsection E without requiring an amendment to this ordinance.

**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. Sections 2.A(2) and 2.E(1) of Ordinance No. 3672-5-19 are hereby repealed.

**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 8<sup>TH</sup> DAY OF MARCH 2022.**

**APPROVED:**

---

**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

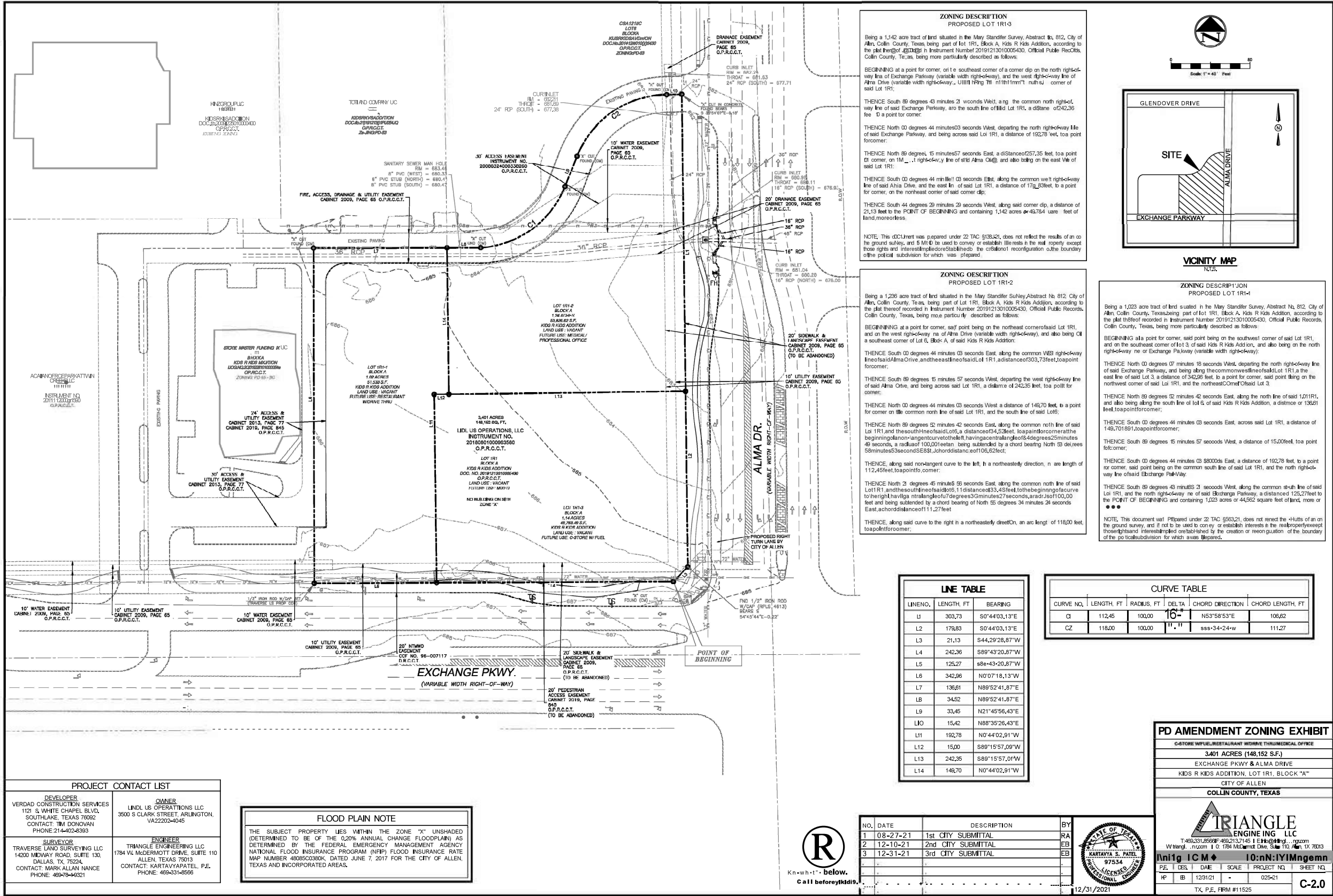
---

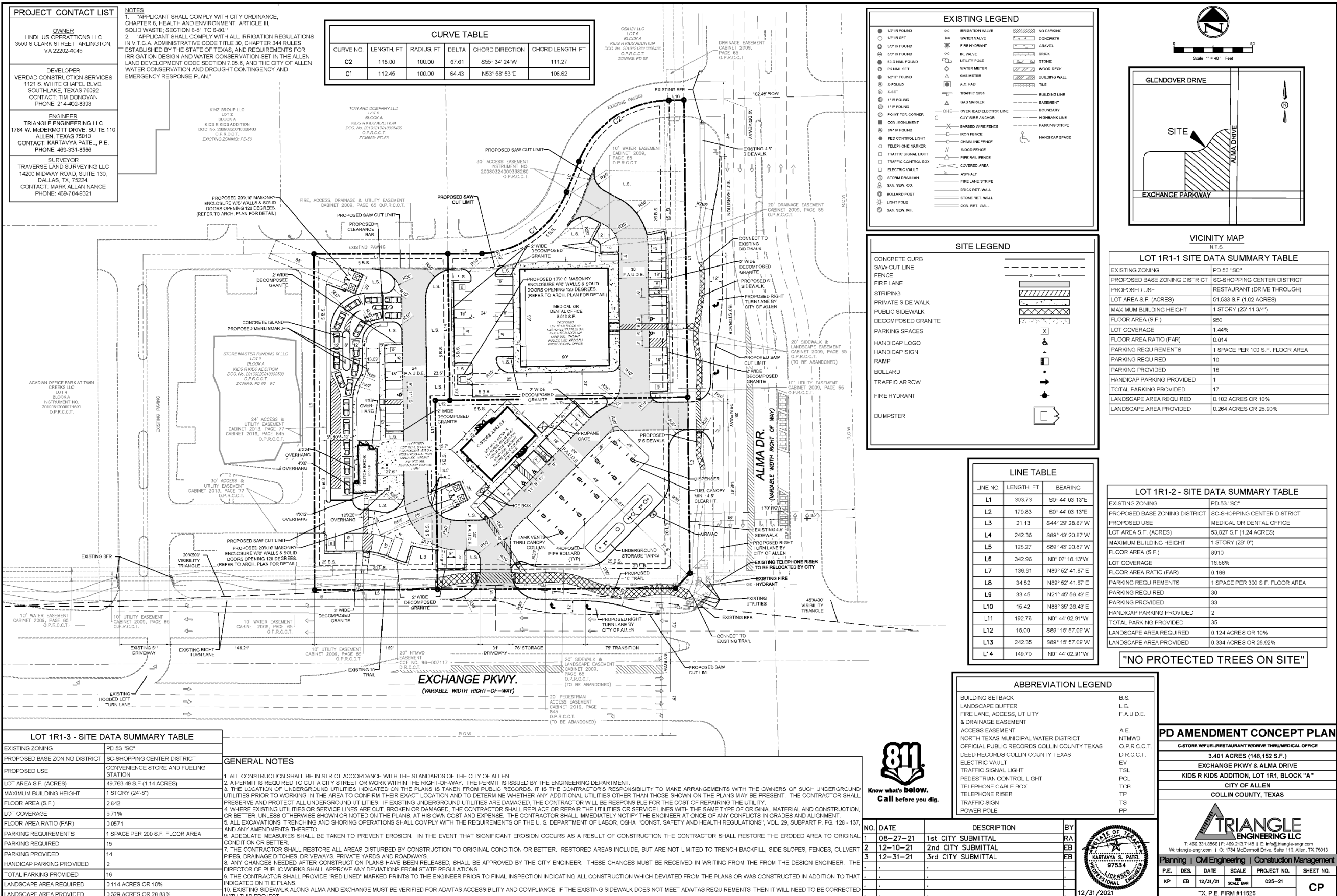
**Peter G. Smith, CITY ATTORNEY**  
(kbl:2/8/2022:127561)

---

**Shelley B. George, CITY SECRETARY**













(BK-1) LIGHT VELOUR BRICK

(BK-2) BELDEN BRICK C1088

(C-1) MATTE BLACK

(STU-1) STUCCO "BALANCE BEIGE"

(P-1) SW TRICORN BLACK

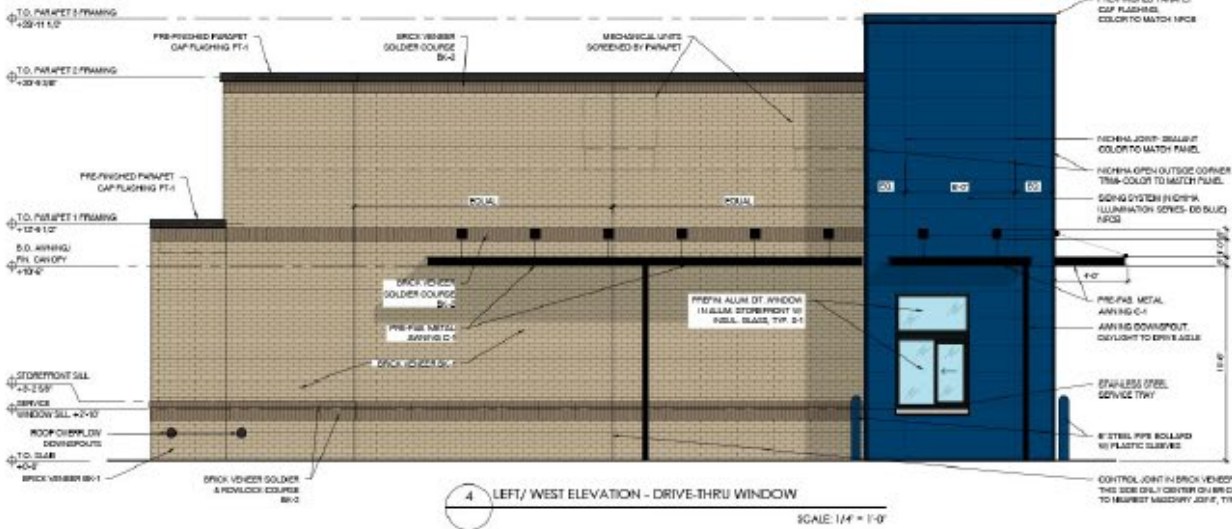
(NFCB) NICHHA FIBER CEMENT BOARD (SW DB BLUE)

(HEWN) SOFFIT MATERIAL UNDER THE LARGE CANOPY

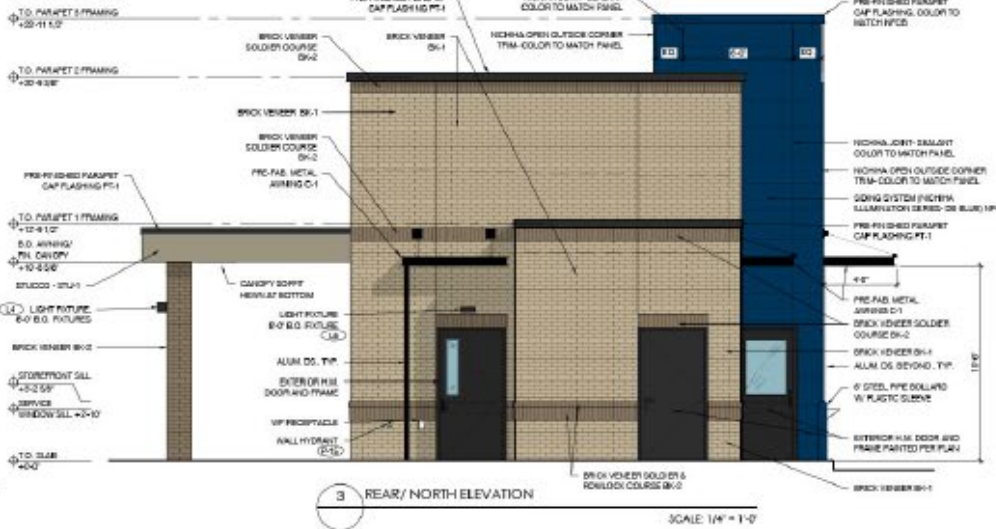
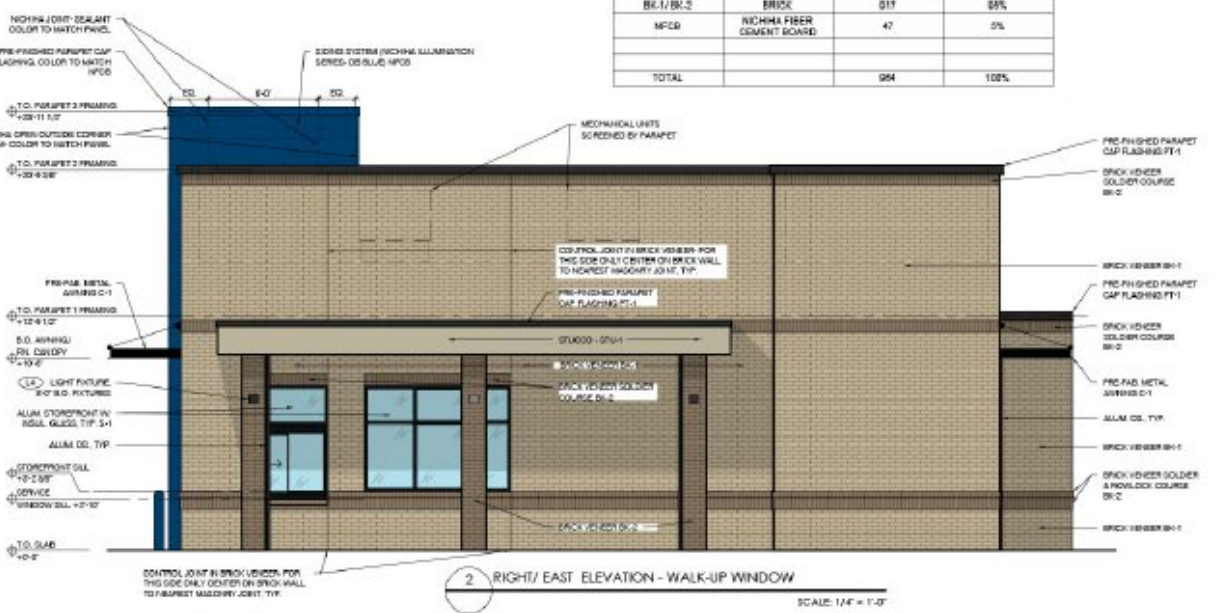
MATERIAL LEGEND PER ELEVATION (WEST)			
TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	298	78%
NFCB	NICHHA FIBER CEMENT BOARD	228	22%
TOTAL		1011	100%

EXTERIOR MATERIALS SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
MR-1	MEMBRANE ROOFING	DUROLAST	90 ML MIN.	WHITE
BK-1	BRICK VENEER	SELDON	FACE BRICK - FULL VENEER MODULAR- 3 1/4" H x 2 1/8" W x 7 5/8" L	LIGHT VELOUR BRICK
BK-2	BRICK VENEER	SELDON	FACE BRICK - FULL VENEER MODULAR- 2 1/4" H x 3 5/8" W x 7 5/8" L	C1088 "B&B" BRT
NFCB	FIBER CEMENT SIDING	NICHHA	ILLUMINATION ANP 1618 WITH OPEN OUTSIDE CORNERS (PAINTED DB. BLUE)	COLOR: BLDG DB BLUE
S-1	ALUMINUM STOREFRONT	KAWNEER	#08 BLACK FINISH	
STU-1	STUCCO	T&G	BALANCE BEIGE SW T837	
C-1	PREFINISHED ALUM. CANOPY	MAPES LUMSHADE OR EQUAL		MATTE BLACK BASED ENAMEL
HEWN	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1/4" TAG, 1/8" REVEAL, SEALED
PT-1	PAINT	SHERWIN WILLIAMS	TRICORN BLACK SW 8256	

MATERIAL LEGEND PER ELEVATION (NORTH)			
TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	497	77%
NFCB	NICHHA FIBER CEMENT BOARD	193	19%
STU-1	STUCCO	21	4%
TOTAL		638	100%



MATERIAL LEGEND PER ELEVATION (EAST)			
TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	917	88%
NFCB	NICHHA FIBER CEMENT BOARD	47	5%
TOTAL		964	100%



MATERIAL LEGEND PER ELEVATION (SOUTH)			
TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	301	88%
NFCB	NICHHA FIBER CEMENT BOARD	225	41%
STU-1	STUCCO	22	4%
TOTAL		548	100%



ARCHITECT  
CORALIC, LLC  
2700 N. MCKENZIE ROAD, STE. 202  
ST. LOUIS, MO 63123  
P: 314.579.9950  
E: edn@coralicarchitect.com


**DUTCH BROS COFFEE**  
New Freestanding Store  
EXCHANGE PKWY & ALMA DRIVE, CITY OF ALLEN,  
COLLIN COUNTY, TEXAS  
for Dutch Bros Coffee  
110 SW 4th St.  
Grants Pass, OR 97526

ISSUED FOR REVIEW:  
12.30.2021


REV	DATE	DESCRIPTION
SHEET NAME:		
BUILDING ELEVATIONS		
SHEET NUMBER:		

A6.0

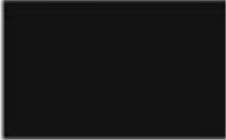
(BK-1) LIGHT VELOUR BRICK




(BK-2) BELDEN BRICK C-1088



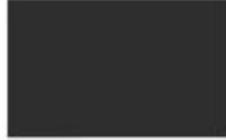
(C-1) MATTE BLACK



(STU-1) STUCCO "BALANCE DESIGN"



(P-1) SW TRICORN BLACK



(NFCB) NICHIA FIBER CEMENT BOARD (SW DB BLUE)



(HEWN) SOFFT MATERIAL UNDER THE LARGE CANOPY

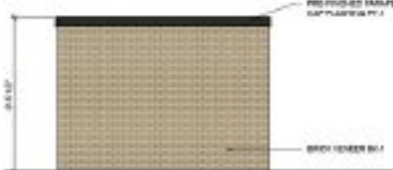


EXTERIOR MATERIALS SCHEDULE				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
BR-1	MANSION POSTINO	DURALAST	SWL 100L	WHITE
BK-1	BRICK VENEER	WILSON	FACE BRICK - FULL VENEER/SQUARE, 2 1/4" x 8 1/8" x 7 1/8" L	LIGHT VELOUR BRICK
BK-2	BRICK VENEER	WILSON	FACE BRICK - FULL VENEER/SQUARE, 2 1/4" x 8 1/8" x 7 1/8" L	C1088 100% BT
MP-1	PIEDRA CEMENT STONE	WILSON	ILLUMINATION, 1/4" x 1 1/2" x 1 1/2" L	COLOR: BLOSSOM BLAT
S-1	ALUMINUM SIDING	WILSON	45-CLARK FINE	
STU-1	STUCCO	T&B	BALANCE DESIGN SW 1001	
O-1	PREPARED ALUM. CANOPY	WILSON LUMBER CO. OR LOCAL		WHITE BLACK BAKED ENAMEL
HEWN	SOFFT	HEWN ELEMENTS	NATURAL, NORTH-WESTERN SPALICE	1/4" T&B, 1/8" REVEAL, SEALED
PT-1	PAINT	SHERWIN WILLIAMS	TRICORN BLACK SW 6085	

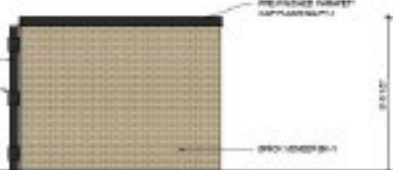


ARCHITECT  
CORALIC, LLC  
6000 CORALIC  
2100 WILSON ROAD, STE. 200  
ST. LOUIS, MO 63103  
P: 314.578.4300  
A: 314.578.4300






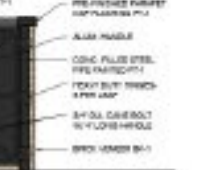
1 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND PER ELEVATION (REAR)			
TAG	MATERIAL	SQFT	PCT
BK-1 BK-2	BRICK	83.8	80%
PT-1	METAL CORNER	5.4	5%
TOTAL		89	100%

MATERIAL LEGEND PER ELEVATION (SIDE)			
TAG	MATERIAL	SQFT	PCT
BK-1 BK-2	BRICK	87.8	80%
PT-1	METAL CORNER	9.2	10%
TOTAL		97	100%

MATERIAL LEGEND PER ELEVATION (SIDE)			
TAG	MATERIAL	SQFT	PCT
BK-1 BK-2	BRICK	87.8	80%
PT-1	METAL CORNER	9.2	10%
TOTAL		97	100%

MATERIAL LEGEND PER ELEVATION (FRONT)			
TAG	MATERIAL	SQFT	PCT
BK-1 BK-2	BRICK	4.8	3%
PT-1	METAL CORNER	88.4	95%
TOTAL		93	100%

DUTCH BROS COFFEE  
New Free-standing Store  
EXCHANGE HWY 1 & ALMA DRIVE, CITY OF ALLEN,  
COULIN COUNTY, TEXAS  
for Dutch Bros Coffee  
1100 SW 4th St.  
Grand Pass, OR 97326

ISSUED FOR REVIEW:  
12.30.2021

REV	DATE	DESCRIPTION

TRASH ENCLOSURE  
ELEVATIONS

SHEET NUMBER:  
A6.1



EXTERIOR MATERIALS SCHEDULE FUEL			
ONLY ALL WITHIN NEW SCHEDULE ARE USED			
ID	MATERIAL	DESCRIPTION	NOTE
BR-1	BRICK	BRICK	WHITE
BR-2	BRICK	BRICK	BLACK
ST-1	STUCCO	STUCCO	WHITE
ST-2	STUCCO	STUCCO	BLACK
ST-3	STUCCO	STUCCO	GRAY
ST-4	STUCCO	STUCCO	RED
ST-5	STUCCO	STUCCO	BLUE
ST-6	STUCCO	STUCCO	GREEN
ST-7	STUCCO	STUCCO	PURPLE
ST-8	STUCCO	STUCCO	PINK
ST-9	STUCCO	STUCCO	BROWN
ST-10	STUCCO	STUCCO	BLACK
ST-11	STUCCO	STUCCO	WHITE
ST-12	STUCCO	STUCCO	GRAY
ST-13	STUCCO	STUCCO	RED
ST-14	STUCCO	STUCCO	BLUE
ST-15	STUCCO	STUCCO	GREEN
ST-16	STUCCO	STUCCO	PURPLE
ST-17	STUCCO	STUCCO	PINK
ST-18	STUCCO	STUCCO	BROWN
ST-19	STUCCO	STUCCO	BLACK
ST-20	STUCCO	STUCCO	WHITE

ID	MATERIAL	QTY	UNIT
BR-1	BRICK	100	SF
BR-2	BRICK	100	SF
ST-1	STUCCO	100	SF
ST-2	STUCCO	100	SF
TOTAL		200	SF

ID	MATERIAL	QTY	UNIT
BR-1	BRICK	100	SF
BR-2	BRICK	100	SF
ST-1	STUCCO	100	SF
ST-2	STUCCO	100	SF
TOTAL		200	SF

ID	MATERIAL	QTY	UNIT
BR-1	BRICK	100	SF
BR-2	BRICK	100	SF
ST-1	STUCCO	100	SF
ST-2	STUCCO	100	SF
TOTAL		200	SF

ID	MATERIAL	QTY	UNIT
BR-1	BRICK	100	SF
BR-2	BRICK	100	SF
ST-1	STUCCO	100	SF
ST-2	STUCCO	100	SF
TOTAL		200	SF

VERDAD  
A REBUILT STORE  
10000 E. 100th Ave. Suite 100  
Denver, CO 80231  
Tel: 303.440.0000

NOT FOR CONSTRUCTION

12/29/2021

R0.01

DEVELOPMENT @ EXCHANGE & ALMA  
ALMA, TX 76010

VERDAD REAL ESTATE AND CONSTRUCTION SERVICES  
1201 SOUTH WHITEHILL BLVD. SOUTHLAKE, TX 76088  
REVIEW BOARD ELEVATION - C-STORE W/

[illegible]



Bryant Institutional Care, Inc.  
10440 N. Central Expressway  
Dallas, TX 75241  
Tel. 214.888.9100

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

[illegible]

**Paragon Dentistry**  
Alma Drive & West Exchange Pkwy  
Allen, Tx 75013

[illegible]

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE JOB SITE ARE NOT IN THE ARCHITECT'S OR ANY CONSULTANT, ENGINEER, OR ARCHITECT'S BEFORE BEGINNING OF FABRICATING ANY WORK. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CONTRACTOR'S EQUIPMENT OR PERSONNEL.

---

**Abstract**

### Facade Plan

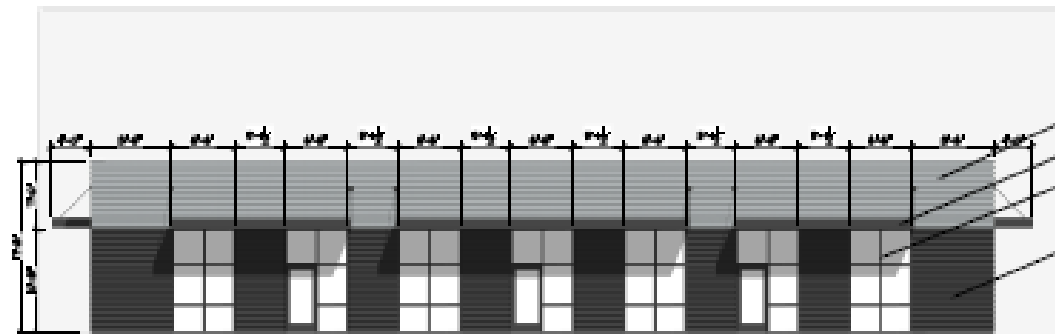
---

1991
JANUARY 1, 1991

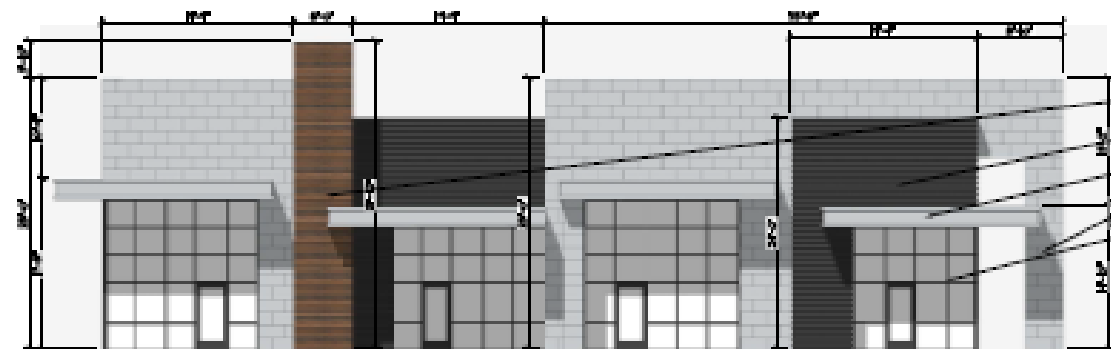
1000

2021-06

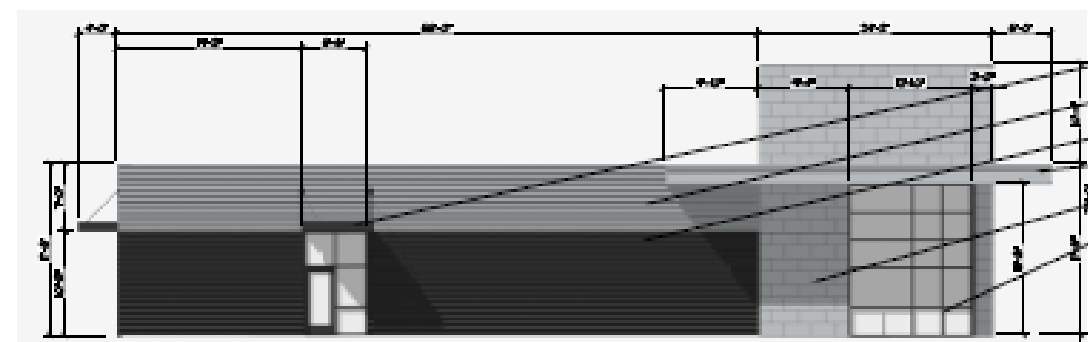
**Abstract**



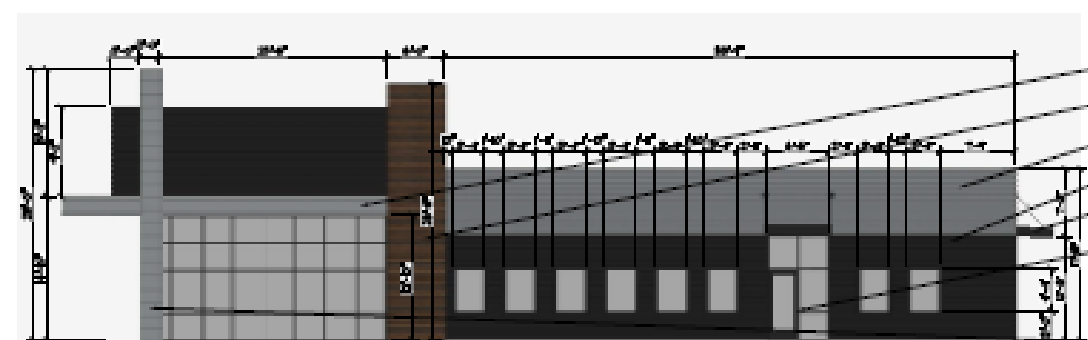
WEST ELEVATION      100' - 140'



EAST ELEVATION      WF - TW



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



**NORTH ELEVATION** 18" x 78"

INSTRUMENTAL	DEPT	FY
WIDE WALL FLOOR	000	00
WIDE WALL FLOOR	000	00

INTERNAL LACING FOR REMOVAL - INET		
INTERNAL	INFT	ICF
INFT WALL PAPER	IN	IN
INFT WALL PAPER	IN	IN
INFT WALL PAPER	IN	IN

MATERIAL, LENGTH AND WEIGHT - CONT.		
MATERIAL	WGT	PCF
WSP-2 WALL PANELS	400	200
WSP-3 WALL PANELS	600	300
WSP-4 WALL PANELS	400	200

NATIONAL LEADERSHIP FOR INNOVATION - NLI		
NATIONAL	ENFT	PCF
NIP-0 SMALL FUNDING	200	100
NIP-0 SMALL FUNDING	400	200
NIP-0 SMALL FUNDING	700	300

JOURNAL LEADS PER SECTION - WEEK		
SECTION	DEPT	PCN
WFOE NEWS FRONT	56	WFOE
WFOE NEWS FRONT	49	WFOE



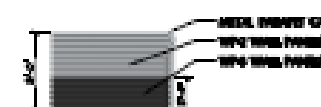
**DUMPSTER ENCLOSURE FRONT** 100'-100'

Activity	Day	Notes
Work on Wall Paper	14	10:00
Work on Wall Paper	15	10:00



DUMPSTER ENCLOSURE SIDE 18" - 18"

DESCRIPTION	QTY	UNIT
TYPE WALL PANEL	10	SQ. FT.
TYPE WALL PANEL	40	SQ. FT.



DUMPSTER ENCLOSURE NEAR 100-100

## MATERIAL LEGEND

MR-1 

## S.1

**C**

**C2**

MP-1WP-1 ~~WP-1~~WP-2 1115WP-3 11/11/11