



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
TUESDAY, SEPTEMBER 6, 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. 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.)*
  - 3.1 Receive the Director's Report on action taken on Planning and Zoning Commission items by City Council at the August 23, 2022, Regular Meeting.
  - 3.2 Approve Minutes from the August 16, 2022, Planning and Zoning Commission Regular Meeting.
  - 3.3 Consider a request for a Replat of The Farm, Lots 1 and 2, Block B, generally located at the northeast corner of Jilly Dog Lane and Johnson Road. (PL-081222-0017) [The Farm]
- 4. Regular Agenda.**
  - 4.1 Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a 2,080 square foot portion of a building located on Lot 8, Block A, Custer/McDermott Addition; generally located at the southeast corner of the intersection of McDermott Drive and Custer Road and commonly known as 2035 McDermott Drive, Suite 460, to be developed and used as a Fitness and Health Center. (SUP-071522-0003) [Hero Training]
  - 4.2 Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 64 with a base zoning of Garden Office to allow a "Massage Establishment" use by right for Lots 1 - 8, Block A, Alliance Office Center. (ZN-080522-0015) [Alliance Office Centre]
  - 4.3 Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 53 with a base zoning of Shopping Center to allow "Restaurant (with drive-in or drive-through)" as a Permitted Use on Lot 1R1, Block A, Kids R Kids Addition; generally located on the northwest corner of Exchange Parkway and Alma Drive. (ZN-061722-0011) [Restaurant-Office at Alma & Exchange]

**5. 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.*

**6. 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, September 2, 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:** September 6, 2022

**AGENDA CAPTION:** Receive the Director's Report on action taken on Planning and Zoning Commission items by City Council at the August 23, 2022, Regular Meeting.

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

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

**BACKGROUND**

No items were taken to the August 23, 2022 City Council Meeting.

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

**AGENDA DATE:** September 6, 2022

**AGENDA CAPTION:** Approve Minutes from the August 16, 2022, Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:** Jessica Johnsen, Planner

**STRATEGIC PLANNING GOAL:** Financially Sound and Transparent City Government.

**MOTION**

*I make a motion to approve the minutes from the August 16, 2022, Planning and Zoning Commission Regular Meeting.*

**ATTACHMENT(S)**

[Minutes of the August 16, 2022 Regular Meeting](#)

**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING**

**August 16, 2022**

**ATTENDANCE:**

**Commissioners Present:**

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

**Commissioners Absent:**

None.

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Hayley Angel, AICP, Planning Manager  
Kim Yockey, AICP, Senior Planner  
Jessica Johnsen, Planner  
Jordan Caudle, Planner  
Kevin Laughlin, City Attorney

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

With a quorum of the Commissioners present, Chairman Metevier 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. 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.)*

- 3.1 Approve Minutes from the August 2, 2022, Planning and Zoning Commission Regular Meeting.
- 3.2 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the August 9, 2022, Regular Meeting.
- 3.3 Consider a request for a Preliminary Plat for Wind of Changes being approximately 1.4348 acres in the James L. Read Survey Abstract No. 758; generally located on the southeast corner of Coats Drive and Butler Drive. [PL-Pre-062422-0005] (Townhomes)
- 3.4 Consider a request for a Preliminary Plat of The Avenue Addition, being approximately 12.53 acres located James W. Parsons Survey, Abstract No. 705; North of Ridgeview Drive and West of Alma Road. [PL-Pre-072222-0006] (The Avenue Single Family Subdivision)

- 3.5 Consider a Request for a Final Plat for Lot 1, Block A, and Lot 1, Block X, Allen Gateway Addition, Being 12.513 Acres in the S. Jackson Survey, Abstract No. 489, Generally Located at the Northwestern Corner of the Intersection of Ridgeview Drive and Exchange Parkway. [PL-051322-0008] (Allen Gateway Addition)
- 3.6 Consider a request for a Final Plat of Lots 1 - 3, Block A, 121 Technology Park, being 84.3632 acres located in the George Fitzhugh Survey, Abstract No. 321 and Francis Dosser Survey, Abstract No. 280; generally located at the southwestern corner of State Highway 121 and Chelsea Boulevard. [PL-072222-0015] (121 Technology Park)

**Motion:** Upon a motion by Commissioner Wright, and a second by Commissioner Cook, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda items as presented.

**The motion carried.**

**4. Regular Agenda.**

- 4.1 Conduct a Public Hearing and consider a request to amend the Development Regulations of PD-73 relating to the development and use of the Property to increase the maximum height of certain structures (net poles) allowed from 160 feet to 170 feet and adopt the related Concept Plan relating to the development and use of Lot 2RA, Block B, Saint Andrews Park Addition located at 1500 Andrews Parkway. [ZN-052722-0010] (Top Golf)

Ms. Johnsen presented the item to the Commission and stated that staff recommends approval of the item.

Chair Metevier opened the public hearing.

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

**Motion:** Upon a motion by Commissioner Wright, and a second by Commissioner Smiddy, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the request to amend the development regulations of PD-73 with a base zoning of SC for Lot 2RA, Block B, Saint Andrews Park Addition, as presented.

**The motion carried.**

- 4.2 Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 63 with a Base Zoning of Local Retail and Community Facilities; relating to the development and use of 17.145± acres located in the Jesse H. Gough Survey, Abstract No. 347, and the Chadrick Jackson Survey, Abstract No. 489 generally located directly south of Ridgeview Drive and directly east of Custer Road. [ZN-041522- 0006] (Advantage Storage Ridgeview)

Ms. Angel presented the item to the Commission and stated that staff recommends denial of the item.

Rick Jones, applicant for Advantage Storage, 3373 Princeton Avenue, Dallas, Texas, gave an overview of the project and answered Commissioners' questions.

Chair Metevier opened the public hearing.

The following individuals did not speak but wanted their opposition noted:

- S. Craig Gussow, 1113 Glenmont Court, Allen, Texas
- Cindy Gore, 2007 Glenmere Drive, Allen, Texas
- CW Gore, 2007 Glenmere Drive, Allen, Texas

The following individuals spoke in opposition of the item:

- Jerry Liou, 1928 Deercreek Drive, Allen, Texas
- Geno Coradini, 1111 Glenmont Court, Allen, Texas
- Linda Boggs, 2008 Glenshire Drive, Allen, Texas
- Melissa Merteley, 1110 Glenmont Court, Allen, Texas
- David Tilstone, 1930 Deercreek Drive, Allen, Texas
- Roman Lyubarsky, 1000 Barrymore Lane, Allen, Texas

Chair Metevier closed the public hearing.

The Commission discussed the following:

- The Comprehensive Plan;
- Trail connection;
- Maximum height of the building;
- Screening between uses; and
- Lighting requirements.

**Motion:**        **Upon a motion by Commissioner Berg, and a second by Commissioner Stocker, the Commission voted 6 IN FAVOR and 1 OPPOSED to recommend denial of the request to amend the development regulations of PD-63 with a base zoning of Local Retail and Community Facilities, as presented.**

**The motion carried.**

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

The Executive Session was not held.

**6.     Adjournment.**

The meeting adjourned at 8:35 p.m.

These minutes were approved this 6<sup>th</sup> day of September 2022.

---

**Dan Metevier, CHAIR**

---

**Jessica Johnsen, PLANNER**

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

<b>AGENDA DATE:</b>	September 6, 2022
<b>AGENDA CAPTION:</b>	Consider a request for a Replat of The Farm, Lots 1 and 2, Block B, generally located at the northeast corner of Jilly Dog Lane and Johnson Road. (PL-081222-0017) [The Farm]
<b>STAFF RESOURCE:</b>	Kim Yockey, AICP, Senior Planner
<b>BOARD/COMMISSION ACTION:</b>	February 23, 2021 - Final Plat Approved
<b>PREVIOUS COUNCIL ACTION:</b>	January 9, 2018 - Planned Development Approved - Ordinance No. 3542-1-18 July 14, 2020 - Planned Development Approved - Ordinance No. 3761-7-20
<b>STRATEGIC PLANNING GOAL:</b>	Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property is located at the northwest corner of Quail Covey Road and Johnson Road. The zoning designations of properties to the east, south, and west are all zoned Planned Development No. 134A (PD-134A) with a base zoning of Mixed Use. The property to the north (across State Highway 121) is located within the City of McKinney.

The subject property retains a zoning designation of PD-134A with a base zoning of Mixed Use. A Final Plat for the overall property was approved in February 2021. A site plan is under review for Lot 1R that is referred to as High 5 and includes a family entertainment center. A site plan has been approved for Lot 2R that includes 101,000 square feet of office space called FarmWorks One.

The Replat shows two lots at a total of 6.470 acres. Lot 1R is 3.089 acres and accessible from Jilly Dog Lane and Quail Covey Road. Lot 2R is 3.381 acres and accessible from Johnson Road, Jilly Dog Lane, and Quail Covey Road. Platting is the final step in the development process.

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

**STAFF RECOMMENDATION**

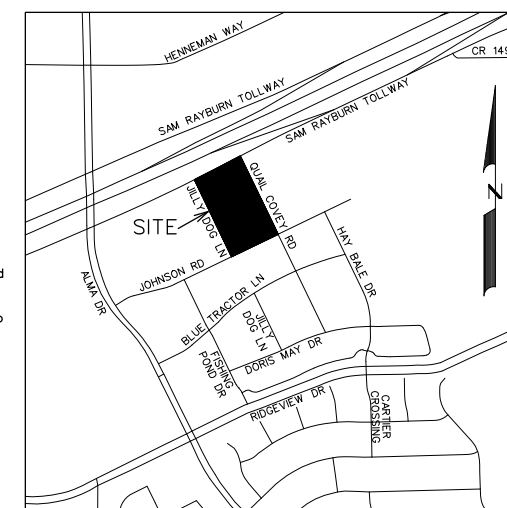
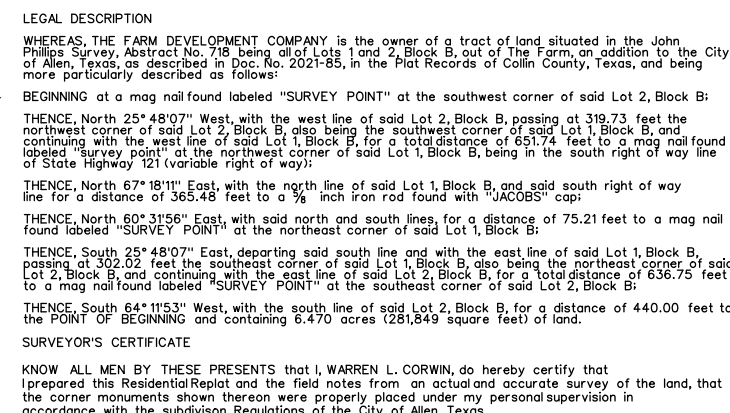
Staff recommends approval.

**MOTION**

*I make a motion to approve the Replat for The Farm, Lots 1 and 2, Block B, as presented.*

**ATTACHMENT(S)**





VICINITY MAP  
NOT TO SCALE

THE STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC, STATE OF TEXAS

**DEDICATION**  
**KNOW ALL MEN BY THESE PRESENTS:**  
 That **THE FARM DEVELOPMENT COMPANY**, through the undersigned authority, does hereby adopt this Replat designating the described property as "THE FARM, BLOCK B, LOTS 1R AND 2R", an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for the construction and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from, and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, petrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

This Replat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

THE FARM DEVELOPMENT COMPANY

By: \_\_\_\_\_  
Robert J. Johnson, Jr.

THE STATE OF  
COUNTY OF

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day personally appeared Robert J. Johnson, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

<p><b>Approved</b></p>  <hr/> <p>Chairperson Planning and Zoning Commission</p>  <hr/> <p>Date</p>  <p>Executed Pro-forma</p>  <hr/> <p>Mayor</p>	<p><b>Attest</b></p>  <hr/> <p>Secretary Planning and Zoning Commission</p>  <hr/> <p>Date</p>  <hr/> <p>Date</p>
---	---

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Replat of THE FARM, BLOCK B, LOTS 1R AND 2R, on addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**NOTES:**

1. Bearings are referenced to The Farm, on addition to the City of Allen, as described in Doc. No. in the Plat Records of Collin County, Texas.
2. Applicant shall comply with all irrigation regulations in V.T.C.A. Administrative Code Title 30, Chapter 344 rules established by the State of Texas; and requirements for irrigation and water conservation set in the Allen Land Development Code Section 7.05.6, and the City of Allen Water Conservation and Drought Contingency and Emergency Response Plan.
3. All landscaping, irrigation, landscape lighting and landscape drainage systems located within public street ROW shall be maintained by

THE FARM DEVELOPMENT COMPANY  
BLOCK E, LOT 3  
THE FARM  
VOL. 2021, PG. 85  
P.R.C.C.T.  
ZONING-PD 134A

---

THE FARM DEVELOPMENT COMPANY  
BLOCK E, LOT 2  
THE FARM  
VOL. 2021, PG. 85  
P.R.C.C.T.  
ZONING-PD 134A

THE FARM DEVELOPMENT COMPANY  
BLOCK E, LOT 4  
THE FARM  
VOL. 2021, PG. 85  
P.R.C.C.T.  
ZONING-PD 134A

THE FARM DEVELOPMENT COMPANY  
BLOCK F, LOT 1  
THE FARM  
VOL. 2021, PG. 85  
P.R.C.C.T.  
ZONING-PD 134A

THE PURPOSE OF THIS REPLAT IS TO MAKE THE FOLLOWING CHANGES:

1. MOVE LOT LINE BETWEEN LOTS 1R AND 2R, BLOCK B.
2. DEDICATE A 26' FIRE LANE, ACCESS AND UTILITY EASEMENT ALONG THE LOT 1R/2R LOT LINE.
3. DEDICATE A 10' WATER EASEMENT ON THE NORTH SIDE OF LOT 1R.
4. ABANDON A 10' DRAINAGE EASEMENT AT THE SOUTHEAST CORNER OF LOT 2B.

PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS FIRM #10031700  
TBPE FIRM #5951  
200 W. BELMONT, SUITE E  
ALLEN, TX 75013  
ALLEN, TEXAS 75013  
CONTACT: BRANDON DAVIDSON  
972-396-1200  
bdavidson@corwinengineering.com

PROPERTY OWNER  
THE FARM DEVELOPMENT  
COMPANY  
2095 N. COLLINS BLVD, SUITE 200  
RICHARDSON, TX 75080  
214-532-4430

DEVELOPER  
JARYCO  
714 S. GREENVILLE AVENUE, SUITE 120  
ALLEN, TX 75002  
CONTACT: BRUCE HELLER  
214-495-8581  
bruceheller@jaryco.com  
1ST SUBMITTAL: 08/12/2022

REPLAT  
THE FARM  
LOTS 1R AND 2R, BLOCK B  
BEING A REPLAT OF  
LOTS 1 AND 2, BLOCK B  
THE FARM ADDITION  
6.470 ACRES  
2 LOTS  
JOHN PHILLIPS SURVEY ABSTRACT NO. 718  
IN THE  
CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
SUBMITTAL DATE - AUGUST 24, 2022  
SCALE: 1"=40'

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

<b>AGENDA DATE:</b>	September 6, 2022
<b>AGENDA CAPTION:</b>	Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a 2,080 square foot portion of a building located on Lot 8, Block A, Custer/McDermott Addition; generally located at the southeast corner of the intersection of McDermott Drive and Custer Road and commonly known as 2035 McDermott Drive, Suite 460, to be developed and used as a Fitness and Health Center. (SUP-071522-0003) [Hero Training]
<b>STAFF RESOURCE:</b>	Kim Yockey, Senior Planner
<b>BOARD/COMMISSION ACTION:</b>	January 28, 1996 - Final Plat
<b>PREVIOUS COUNCIL ACTION:</b>	September 1, 1994 - Planned Development No. 56 Approved - Ordinance No. 1281-9-94
<b>STRATEGIC PLANNING GOAL:</b>	Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property is generally located on the southeastern corner of McDermott Drive and Custer Road, and is commonly known as 2035 McDermott Drive, Suite 460. The zoning designations of the surrounding properties are as follows:

- North: Planned Development No. 56 (PD-56) with a base zoning of Shopping Center (SC)
- East: PD-56 with a base zoning of SC and Single-Family (SF)
- South: PD-56 with a base zoning of SF
- West: City of Plano

The subject property retains a zoning designation of PD-56 with a base zoning of SC. The Allen Land Development Code requires an SUP for a Fitness and Health Center use within the SC zoning district. The establishment will offer individual training as well as small group instruction.

The applicant submitted a business summary in conjunction with the SUP application. The business summary is purely informational as the SUP will not regulate internal business operations. The following is a summary of the proposed business operations:

- Approximate Hours of Operation for members: 5:00 am to 6:00 pm daily (7:00 am to 12:00 pm Saturday and Sunday)
- Average Staff Count: 1
- Average people at any given time for the classes provided: 15
- Average trainer to athlete ratio: 1-1 or 15-1

There are no outdoor activities being proposed. The lease space of 2,080 square feet includes areas for a Fitness and Health Facility use which requires 10 parking spaces. The subject site has a total of 126 parking spaces. The site is part of McDermott Commons Shopping Center that consists of three attached commercial buildings and five outparcels, with an overall total of 710 parking spaces. The shopping center has an executed shared parking agreement for all eight lots on file.

Staff has reviewed the request.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to approve the request for a Specific Use Permit for a Fitness and Health Center use for a portion of Lot 8, Block A, Custer/McDermott Addition.*

**ATTACHMENT(S)**

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



**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 GRANTING SPECIFIC USE PERMIT NO. 184 FOR A FITNESS AND HEALTH CENTER AND DEVELOPMENT OF A 2,080± SQUARE FOOT PORTION OF A BUILDING LOCATED ON LOT 8, BLOCK A, CUSTER/MCDERMOTT ADDITION, PRESENTLY ZONED FOR PLANNED DEVELOPMENT “PD” NO. 56 SHOPPING CENTER “SC” USE; PROVIDING 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 of the City of Allen, Texas 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 adopted, 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 and Zoning Map of the City of Allen, Collin County, Texas, be amended, and is hereby further amended by granting Specific Use Permit No. 184 for a Fitness and Health Center relating to the use of a 2,080± square foot portion of a building located on Lot 8, Block A, Custer/McDermott Addition, an Addition to the City of Allen, Collin County, Texas, according to the Plat recorded in Volume 389, Page 499, Collin County, Texas, (also known as 2035 McDermott Road, Suite 460, Allen, Texas) as shown on Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is presently zoned for and located in Planned Development “PD” No. 56 Corridor Commercial “SC”.

**SECTION 2.** The Property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code Zoning Regulations, as heretofore amended, and the use and development regulations of Planned Development “PD” No. 56 as amended, and, if developed and used for Fitness and Health Center purposes, such use shall be further subject to the following:

- A. The use of the Property for a Fitness and Health Center shall be limited to the area of the Property shown in the SUP Site Plan attached hereto as Exhibit “A” and incorporated herein by reference; and
- B. Except for parking by customers and employees, no activity related to the Fitness and Health Facility shall occur on the exterior of 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 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 said ordinance or the Allen Land Development Code Zoning Regulations, 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 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 7.** 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 27<sup>th</sup> DAY OF SEPTEMBER 2022.**

**APPROVED:**

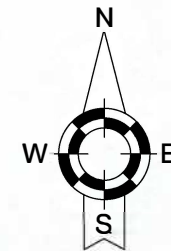
\_\_\_\_\_  
**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, CITY ATTORNEY**  
(kbl:8/22/2022:131128)

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



Company/ Suite Number	Use and Parking Space Per Sq. Ft. Gross Area	Total Sq. Ft. Of Building	Parking Spaces Required/ Parking Space Available/ Total Parking in Entire Shopping Center
Emily's Pizza (300)	Restaurant- 100 SF	1095 SF	11 Required, 136 Available, 710 TOTAL
Smoke One/Liquor Store (310)	Convenience Store-200 SF	1400 SF	7 Required, 136 Available, 710 TOTAL
Zip Code Mail Center (320)	Retail-200 SF	1547 SF	8 Required, 136 Available, 710 TOTAL
Z Massage (330)	Massage Establishment- 200 SF	991 SF	5 Required, 136 Available, 710 TOTAL
Subway (340)	Restaurant- 100 SF	1400 SF	14 Required, 136 Available, 710 TOTAL
Blue Jug (410)	Retail-200 SF	1554 SF	8 Required, 136 Available, 710 TOTAL
Transforme Foods (415)	Restaurant- 100 SF	1119 SF	11 Required, 136 Available, 710 TOTAL
H&R Block (420)	Office-300 SF	2000 SF	7 Required, 136 Available, 710 TOTAL
Tobacco World (430)	Retail- 200 SF	1487 SF	7 Required, 136 Available, 710 TOTAL
Vacant (440)	Vacant-200 SF	1116 SF	6 Required, 136 Available, 710 TOTAL
Train to Ingram (450)	Indoor Amusement-100 SF	2480 SF	25 Required, 136 Available, 710 TOTAL
Hero Training (460)	Fitness and a Health Center-200 SF	2080 SF	10 Required, 136 Available, 710 TOTAL
Imaginations VR (470A)	Indoor Amusement-100 SF	1468 SF	15 Required, 136 Available, 710 TOTAL
Q Tee Pies (470B)	Bakery- 200 SF	1252 SF	6 Required, 136 Available, 710 TOTAL

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #f0f0f0; padding: 2px;">COMPANY NAME</td> <td style="background-color: #f0f0f0; padding: 2px;">TOWN</td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 10px;">HERO TRAINING LLC</td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;"> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> 2035 W MC DERMOTT DRIVE, SUITE #460 ALLEN, TX 75013 </div> </td> </tr> <tr> <td colspan="2" style="text-align: center; padding: 5px;"> CONTACT: DENIS BECIRVIC 469-534-7598 </td> </tr> </table>	COMPANY NAME	TOWN	HERO TRAINING LLC		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 2035 W MC DERMOTT DRIVE, SUITE #460 ALLEN, TX 75013 </div>		CONTACT: DENIS BECIRVIC 469-534-7598		<div style="text-align: center; padding: 20px; font-size: 1.2em;">COLLIN COUNTY</div>
COMPANY NAME	TOWN								
HERO TRAINING LLC									
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 2035 W MC DERMOTT DRIVE, SUITE #460 ALLEN, TX 75013 </div>									
CONTACT: DENIS BECIRVIC 469-534-7598									

PROJECT NAME	HERO TRAINING LLC		
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">2035 W MC DERMOTT DRIVE, ALLEN, TX 75013</div>		

B-221 TYPE	SUP SITE PLAN		
SUBMISSIONS	CUSTY/ MC DERMOTT ADDITION	ELOGS	A
LOT NUMBER	8	TOWN PROJECT NUMBER	
SCALE	1"=50'	AREA	2080 SF
DRAWN BY	XX	DATE	07-15-2022
CHECKED BY	XX	JOB NUMBER	
DATE	07-15-2022		
FILE NAME			

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

<b>AGENDA DATE:</b>	September 6, 2022
<b>AGENDA CAPTION:</b>	Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 64 with a base zoning of Garden Office to allow a "Massage Establishment" use by right for Lots 1 - 8, Block A, Alliance Office Center. (ZN-080522-0015) [Alliance Office Centre]
<b>STAFF RESOURCE:</b>	Jordan Caudle, Planner
<b>BOARD/COMMISSION ACTION:</b>	June 24, 1999 - Final Plat Approved
<b>PREVIOUS COUNCIL ACTION:</b>	December 18, 1997 - Planned Development No. 64 Approved - Ordinance No. 1560-12-97 December 17, 1998 - Planned Development No. 64 Approved - Ordinance No. 1667-12-98
<b>STRATEGIC PLANNING GOAL:</b>	Vibrant Community with Lively Destinations and Successful Commercial Centers.

### **BACKGROUND**

The subject property is generally located at the southeastern corner of the intersection of Greenville Avenue and Buckingham Lane. The surrounding properties are zoned as follows:

- North (across Buckingham Lane): Agricultural Open Space (AO)
- East: Planned Development No. 51 with a base zoning of Single Family Residential R-2
- South: AO
- West (across Greenville Avenue): Planned Development No. 107 with a base zoning of Community Facilities

The subject property is zoned PD-64 with a base zoning of Garden Office (GO). The site is partially developed and has 23,000± square feet allocated to three buildings. The applicant is requesting to add the Massage Establishment use as being allowed by right at this location for both existing and future buildings.

PD-64 was approved in December of 1998 and allowed for development consistent with the GO zoning district with a few additional restrictions. The Massage Establishment land use was not a separately defined land use at the time of the initial zoning. The land use is now subject to more strict requirements as provided for in the Allen Land Development Code Section 6.06.16. Staff has reviewed the proposed change and found the requested additional land use to be compatible with the other land uses for this planned development.

No physical changes to the site are being proposed with this amendment.

This request has been reviewed by Staff. The request is in general conformance with the future land use

map in the adopted Comprehensive Plan and is compatible with the surrounding uses.

**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. 64 with a base zoning of Garden Office, as presented.*

**ATTACHMENT(S)**

Property Notification Map  
Draft Ordinance



Alliance Office Center  
1504 - 1518 N. Greenville Ave.

### Legend

- Collin CAD Parcels
- Subject Property
- 200' Buffer

0 50 100 200  
Feet



Note: This map is for illustrative purposes only please contact Community Development for more details. 214-509-4160

**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 REGULATIONS OF PLANNED DEVELOPMENT “PD” NO. 64 WITH A BASE ZONING OF GARDEN OFFICE “GO” TO BE DEVELOPED AND USED AS A MASSAGE ESTABLISHMENT USE; 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 and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by amending the development regulations of Planned Development “PD” No. 64 with a base zoning of Garden Office “GO,” relating to the development and use of Lots 1 through 8, Block A, Alliance Office Center, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet L, Page 717, Map Records, Collin County, Texas (“the Property”) by authorizing the Property to be developed and used as a Massage Establishment in addition to the uses for which property located within Planned Development “PD” No. 64 may otherwise be used and developed.

**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 27<sup>th</sup> DAY OF SEPTEMBER 2022.**

**APPROVED:**

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

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, CITY ATTORNEY**  
(kbl:8/23/2022:131133)

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

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

<b>AGENDA DATE:</b>	September 6, 2022
<b>AGENDA CAPTION:</b>	Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 53 with a base zoning of Shopping Center to allow “Restaurant (with drive-in or drive-through)” as a Permitted Use on Lot 1R1, Block A, Kids R Kids Addition; generally located on the northwest corner of Exchange Parkway and Alma Drive. (ZN-061722-0011) [Restaurant-Office at Alma & Exchange]
<b>STAFF RESOURCE:</b>	Jessica Johnsen, Planner
<b>BOARD/COMMISSION ACTION:</b>	Replat - Approved November, 2019
<b>PREVIOUS COUNCIL ACTION:</b>	Planned Development No. 53 - Approved May, 1993 Planned Development No. 53 - Approved May, 2019
<b>STRATEGIC PLANNING GOAL:</b>	Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property is generally located at Lot 1R1, Block A, Kids R Kids Addition, generally located on the northwest corner of Exchange Parkway and Alma Drive, and commonly known as 1205 N. Alma Drive. The zoning designations of the surrounding properties are as follows:

- North: Planned Development No. 53 (PD-53) with a base zoning of Shopping Center (SC)
- South: Planned Development No. 54 with a base zoning of Single Family (SF)
- East: SC
- West: PD-53 with a base zoning of SC

The subject property retains a zoning designation of PD-53 with a base zoning of SC. The applicant is requesting to amend the Development Regulations of PD-53 to allow “Restaurant (with drive-in or drive-through)” as a Permitted Use and to adopt a Concept Plan, Landscape Plan, and Building Elevations.

The Concept Plans show an approximately 3.041± acre site with three lots. The applicant is proposing to develop the three lots as follows:

- 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 ±): Restaurant (Drive-In or Through)

There are 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.

While we cannot regulate building materials, the Building Elevations for Lot 1R1-1 include primarily brick, stucco, and metal accents, and an approximate height of 24 feet. The Building Elevations for Lot 1R1-2 include a mix of differing composite wall panel systems with metal accents, and an approximate height of 28 feet. The Building Elevations for Lot 1R1-3 include primarily stucco panels and metal accents, and an approximate height of 22 feet.

The development regulations include the permitted uses previously mentioned in this communication. Additionally, the proposed Ordinance includes a Landscape Plan due to multiple utility easements conflicts. The proposed plan material is equivalent to what is required in the ALDC, and allows for flexibility in this location due to the utility easements.

The request has been reviewed by the Technical Review Committee.

#### **STAFF RECOMMENDATION**

Staff recommends approval.

#### **MOTION**

*I make a motion to recommend approval of the request to amend the development regulations of PD-53 with a base zoning of Shopping Center, as presented.*

#### **ATTACHMENT(S)**

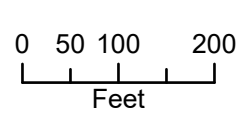
[Property Notification Map](#)  
[Draft Ordinance](#)



## Restaurant Office at Alma and Exchange

### Legend

- Collin CAD Parcels
- Subject Property
- 200' Buffer



Note: This map is for illustrative purposes only please contact Community Development for more details. 214-509-4160

**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 FOR TRACT 5 OF PLANNED DEVELOPMENT “PD” NO. 53 SHOPPING CENTER “SC” RELATING TO THE USE AND DEVELOPMENT OF LOT 1R1, BLOCK A, KIDS R KIDS ADDITION; AND ADOPTING A 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 of Tract 5 of Planned Development “PD” No. 53 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”).

**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 Tract 5 of Planned Development “PD” No. 53, as previously amended, 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, Block A, as identified on the Concept Plan, the Property may be developed and used for a Restaurant (drive-in or drive-through) use. For purposes of this Section 2.D., “Restaurant (with a drive-in or drive-through)”, means an establishment serving food prepared on-site and served to customers at a walk-up or drive-through carry-out window(s) and/or to the customer remaining in the

customer's vehicle parked on the premises, which establishment may or may not have an on-premise dining area.

**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, extension 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.
- (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 27<sup>TH</sup> DAY OF SEPTEMBER 2022.**

**APPROVED:**

---

**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

---

**Peter G. Smith, CITY ATTORNEY**

kbl:8/26/2022:131178)

---

**Shelley B. George, CITY SECRETARY**

DRAFT





**PD AMENDMENT CONCEPT PLAN**  
905 EXCHANGE PARKWAY  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

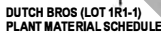
**ISSUE:**  
FOR APPROVAL 06.13.2022  
CITY COMMENTS 07.14.2022  
CITY COMMENTS 08.05.2022

**DATE:**  
08.05.2022

**SHEET NAME:**  
LANDSCAPE PLAN

**SHEET NUMBER:**

## L.1



TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container; 13 ht., 5 spread, 8 clear straighttrunk
CM	2	Crape Myrtle	<i>Lagerströmia speciosa</i>	4" cal.	container; 8 ht., 3-6' trunks, 1-6 form
LEB	3	Lacebark Elm	<i>Ulmus parvifolia</i>	4" cal.	container; 13 ht., 5 spread, 8 clear straighttrunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
GMG	55	Gulf MuhlyGrass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
GR	4	Leopardskin	<i>Leopoldium obscurum</i> Poir	3 gal.	container; 20" ht., 20" spread
NPH	63	Needropseed Holly	<i>Ilex cornuta 'Needropseed'</i>	5 gal.	container; 24" ht., 24" spread
NS	17	Nellie R. StevensHolly	<i>Ilex 'Nellie R. Stevens'</i>	5 gal.	container; 30" ht., 24" spread
SV	3	Yucca	<i>Yucca rostrata</i>	24" cal.	container; 24" ht., 24" spread

SUBRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
GMG	55	Gulf Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
LOR	34	Loropetalum	<i>Loropetalum chinensis Ruby</i>	3 gal.	container, 20", ht., 20" spread
NPH	63	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24", ht., 24" spread
NPH	63	Nellie R. Stevens Holly	<i>Ilex 'Nellie R. Stevens'</i>	7 gal.	container, 26", ht., 24" spread
SY	22	Seaside Yucca	<i>Yucca rostrata</i>	5 gal.	container, 24", ht., 24" spread

LIR	230	Liriope	<i>Liriope muscari</i>	4" pots	container full, well rooted, 12" o.c.
WC	1175	Purple Wintercreeper '419' Bermudagrass	<i>Eucynorus fortunei</i> 'Colbratus' <i>Cynodon dactylon</i> '419'	4" pots	3-5 runners min, 12" o.c. solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**DUTCH BROS (LOT 1R1-1)**  
**LANDSCAPE TABULATIONS**

TOTAL SITE AREA (44,562 s.f.)	
Requirements: 10% of total site area to be landscaped	
Required	Provided
4,456 s.f. (10%)	11,500 s.f. (25.8%)

**STREET FRONTAGE - Exchange Parkway (125.25 l.f.)**  
**Requirements:** For lots greater than 100 feet of street frontage, one (1) shade tree per 40 l.f. of street frontage is required  
**Required**

Landscape Buffer: 2505 s.f.	Provided
Landscape Buffer Turf: 1252.5 s.f. (50%)	1167 s.f. turf (47%)
Landscape Buffer: 125 l.f. X 20' Landscape Buffer	

**MEDICAL OFFICES (LOT 1 RI-2)**  
**LANDSCAPE TABULATIONS**

TOTAL SITE AREA (53,827 s.f.)	
Requirements: 10% of total site area to be landscaped	
Required	Provided
5,383 s.f. (10%)	14,650 s.f. (27.21%)

**STREET FRONTAGE - Alma Parkway (304.1f)**  
**Requirements:** For lots greater than 100 feet of street frontage, one (1) shade tree per 40 lf. of street frontage and one (1) ornamental tree for every two (2) shade trees is also required.  
 50% max turf in landscape buffer

Required	Provided
(8) trees	(8) trees
(4) ornamental trees	(5) ornamental trees
Landscape Buffer: 4,560 s.f.	Provided
Landscape Buffer Turf: 2,280 s.f. (50%)	2210 s.f. turf
Landscape Buffer: 304 l.f. X 15' Landscape Buffer	

## MEDICAL OFFICE (LOT 1R1-2) PLANT MATERIAL SCHEDULE

TREES		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE	QTY				
CE	10	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container, 13' ht., 5' spread, 6' clear straight trunk
CM	8	Chaple Myrtle	<i>Lagerstromia indica</i>	8" ht., 3-5 trunks,	tree form
LBE	3	Lacebark Elm	<i>Ulmus parvifolia</i>	4" cal.	container, 13' ht., 5' spread, 6' clear straight trunk
LO	4	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 13' ht., 5' spread, 6' clear straight trunk

SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
GMG	96	Gulf Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
LOR	34	Loropetalum	<i>Loropetalum chinensis</i> 'Ruby'	3 gal.	container, 20" ht, 20" spread
NPH	139	Needlepoint Holly	<i>Ilex cornuta</i> 'Needlepoint'	5 gal.	container, 24" ht, 24" spread
NRS	14	Nellie R Stevens Holly	<i>Ilex x 'Nellie R Stevens'</i>	7 gal.	container, 36" ht, 24" spread

SY	37	Softest Yucca	Yucca rostrata	5 gal.	container, 24" ht., 24" spread
<b>GROUNDCOVERS</b>					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	785	Liriope	<i>Liriope muscari</i>	4" pots	container full, well rooted, 12" o.c.
WC	2100	Purple Wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	3-5 runners min., 12" o.c.
		1/19; Bermuda grass	<i>Cynodon dactylon</i>		self-seeder

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

S&G (LOT 1R1-3)  
LANDSCAPE TABULATIONS

TOTAL SITE AREA (49,763.49 s.f.)	
Requirements: 10% of total site area to be landscape	
Required	Provided
4,977 s.f. (10%)	19,166 s.f. (38.5%)

**STREET FRONTAGE - ALMA DRIVE (181 Lf.)**  
Requirements: For lots greater than 100 feet of street frontage, one (1) shade tree per 40 Lf. of street frontage and one (1) ornamental tree for every two (2) shade trees is also required.

Required	Provided
(5) trees	(5) trees
(3) ornamental trees	(3) ornamental trees

**STREET FRONTAGE - Exchange Parkway (242 l.f.)**  
Requirements: For lots greater than 100 feet of street frontage, one (1) shade tree per 40 l.f. of street frontage and one (1) ornamental tree for every two (2) shade trees is also required.

Required	Provided
(5) trees	(5) trees
(2) ornamental trees	(2) ornamental trees
Landscape Buffer: 7555 s.f.	Provided
Landscape Buffer Turf: 3,777.5 s.f. (50%)	2330 s.f. turf (3)
Landscape Buffer: 181 Lt. X 15' Landscape Buffer + 242 Lt. X 15'	

**S&G (LOT 1R1-3)**  
**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	4' cal.	container, 13' ht., 5" spread, 6 clear straight trunk
CM	8	Crape Myrtle	<i>Lagerströmia indica</i>	3' cal.	container, 8' ht., 3-5 trunks, tree form
LBE	2	Lacebark Elm	<i>Ulmus parvifolia</i>	4' cal.	container, 13' ht., 5" spread, 6' clear straight trunk

LO	5	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 13' ht., 5' spread, 6' clearstraighttrunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
GMG	126	Gulf MuhlyGrass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted

LGR	50	Loropetalum	<i>Loropetalum chinensis</i> 'Ruby'	3 gal.	container, 20" ht., 20" spread
NPH	148	Needlepoint Holly	<i>Ilex cornuta</i> 'Needlepoint'	5 gal.	container, 24" ht., 24" spread
NRS	12	Nellie R Stevens Holly	<i>Ilex</i> x 'Nellie R Stevens'	7 gal.	container, 36" ht., 24" spread
SY	114	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	container, 24" ht., 24" spread
GROUND COVERS					

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1255	Liriope	<i>Liriope muscari</i>	4" pots	container full, wellrooted, 12" o.c.
W	1256	Double Metastemone	<i>Eschscholzia fedata</i> (Colombia)	4" pots	

NOTE: Plant list is an aid to bidders only. Contractor shall  
All plant material shall meet or exceed remarks as indicated

**PARKING LOT (17 spaces)**  
Requirements: One (1) shade tree and one (1) ornamental tree for every 30 parking spaces. Each parking space shall be more than 100 sq. ft.

(1) trees, 3" cal.	(4) trees, 3" cal.
(1) ornamental trees	(2) ornamental
24" ht. evergreen screen	24" ht. evergre



ARCHITECT  
CORALIC, LLC  
EDIN CORALIC  
9700 MAGNOLIA ROAD, STE. 222  
ST. LOUIS, MO 63123  
p: 314.578.4953  
e: edin@coralicarchitecture.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 C1088

(C-1) MATTE BLACK

(STU-1) STUCCO "BALANCE BEIGE"

(P-1) SW TRICORN BLACK

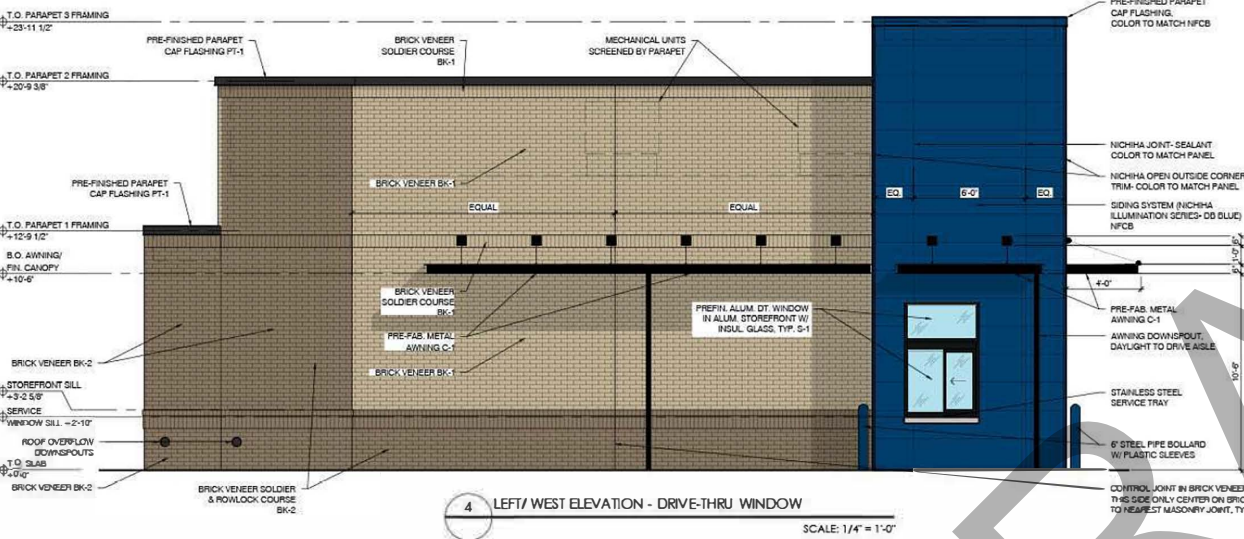
(NFCB) NICHHA FIBER CEMENT BOARD (SW DB BLUE)

(HEWN) SOFFIT MATERIAL UNDER THE LARGE CANOPY

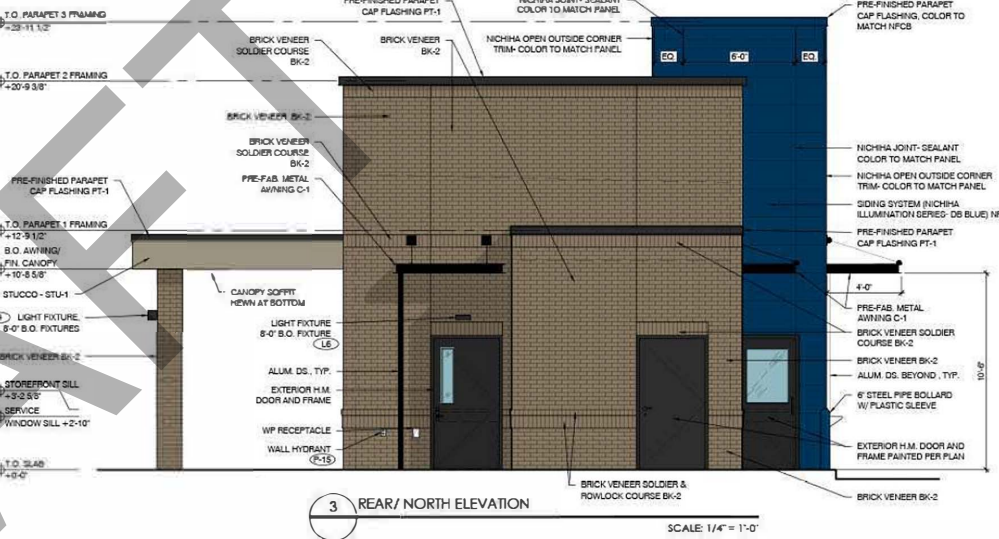
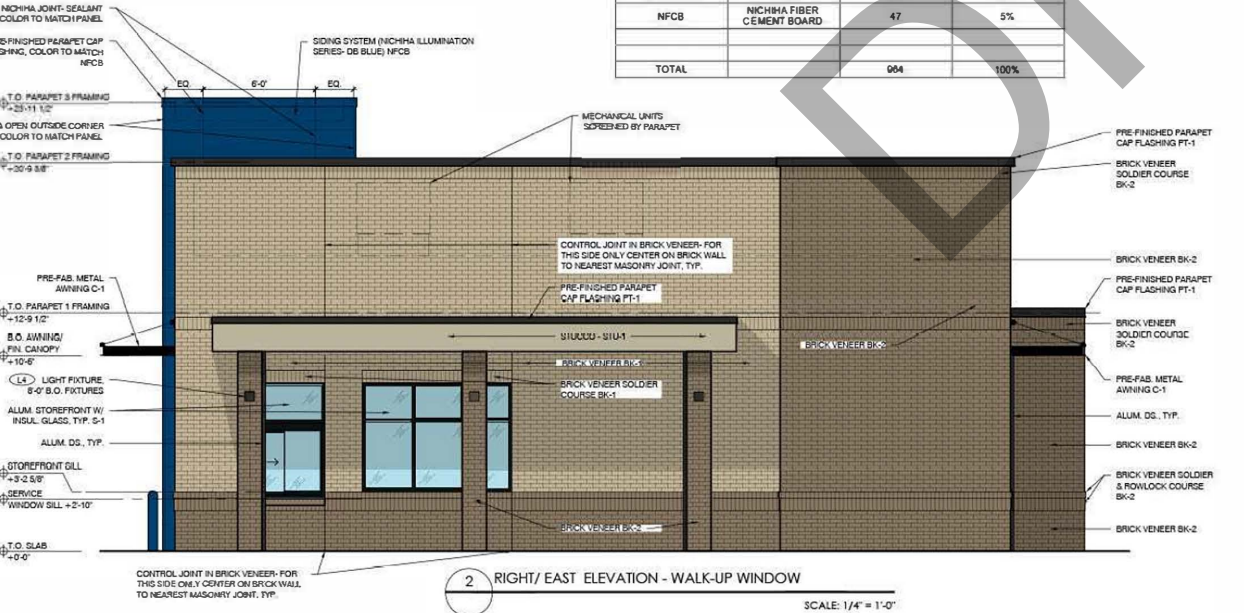
TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	780	78%
NFCB	NICHHA FIBER CEMENT BOARD	225	22%
TOTAL		1011	100%

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
MR-1	MEMBRANE ROOFING	DUROLAST	50 MIL. MIN.	WHITE
BK-1	BRICK VENEER	BELDON	FACE BRICK - FULL VENEER MODULAR- 2 1/4" H. x 3 5/8" W. x 7 5/8" L.	LIGHT VELOUR BRICK
BK-2	BRICK VENEER	BELDON	FACE BRICK - FULL VENEER MODULAR- 2 1/4" H. x 3 5/8" W. x 7 5/8" L.	C1088 "821 BR"
NFCB	FIBER CEMENT SIDING	NICHHA	ILLUMINATION: AWP 1818 WITH OPEN OUTSIDE CORNERS (PAINTED DB. BLUE)	COLOR: BLDG DB BLUE
S-1	ALUMINUM STOREFRONT	KAWNEER	#29 BLACK FINISH	
STU-1	STUCCO	TBD	BALANCED BEIGE SW 7037	
C-1	PREFINISHED ALUM. CANOPY	MAPES LUMISHADE OR EQUAL		MATTE BLACK BAKED ENAMEL
HEWN	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL SEALED
PT-1	PAINT	SHERWIN WILLIAMS	TRICORN BLACK SW 6258	

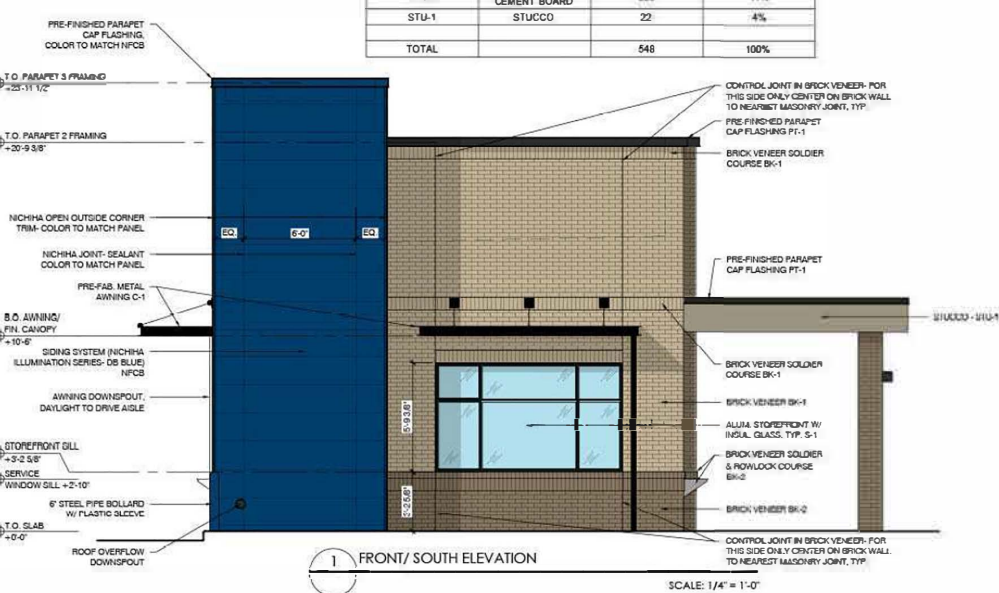
TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	407	77%
NFCB	NICHHA FIBER CEMENT BOARD	102	19%
STU-1	STUCCO	21	4%
TOTAL		530	100%



TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	917	95%
NFCB	NICHHA FIBER CEMENT BOARD	47	5%
TOTAL		964	100%



TAG	MATERIAL	SQFT	PCT.
BK-1/BK-2	BRICK	301	56%
NFCB	NICHHA FIBER CEMENT BOARD	225	41%
STU-1	STUCCO	22	4%
TOTAL		548	100%



BAC

Bryant Architectural Consultants  
10440 N. Central Expressway  
Suite 800  
Dallas, TX 75231  
P: 214.649.9150

INTERIM REVIEW ONLY  
These documents are incomplete, and  
are released for interim review only and  
are not intended for regulatory approval,  
bidding, permit, or construction purposes.  
Architect: D. Graham Bryant  
Arch. Reg. No.: Texas # 15114  
Date: July 6, 2022

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

OWNER

CIVIL ENGINEER

Rev.	Date	Description
01	11-3-2021	Initial Site Plan Approval Submitted
02	1-4-2022	Revised Site Plan Approval Submitted

CONTRACTOR SHALL VERIFY ALL CONDITIONS  
AND DIMENSIONS AT THE JOB SITE AND  
NOTIFY THE ARCHITECTS OF ANY  
DIMENSIONAL ERRORS, OMISSIONS OR  
DISCREPANCIES BEFORE BEGINNING OF  
FABRICATING ANY WORK.  
DO NOT SCALE OFF DRAWINGS.

Sheet Name

Facade Plan

Date:	JULY 6, 2022
Job No.	2021-06
Sheet No.	1

MATERIAL  
LEGEND

MR-1

MEMBRANE ROOFING  
DURABLAST WHITE

S-1

ALUM STOREFRONT GLAZING  
KAWNEER #29 BLACK

C-1

AVADEK CANOPY  
ZINC 3998345

C-2

AVADEK CANOPY  
DARK BRONZE 387942

MP-1

COMPOSITE ALUMINUM PANEL  
ALUCOR - LARSON  
DESIGN WOOD COLONIAL RED

WP-1

WALL PANEL SYSTEM  
METCO - LEGACY SHINGLE  
ZINC

WP-2

WALL PANEL SYSTEM  
METCO - 22 RIB  
100 ZINC GLACIER GRAY

WP-3

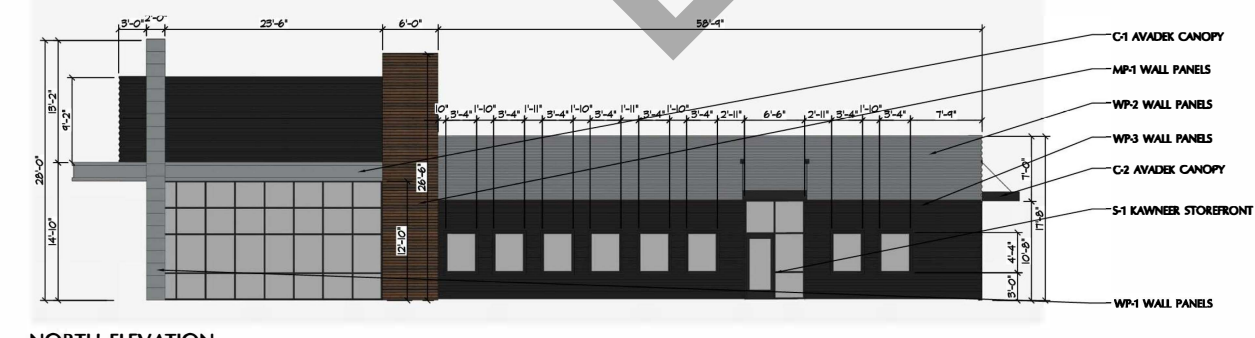
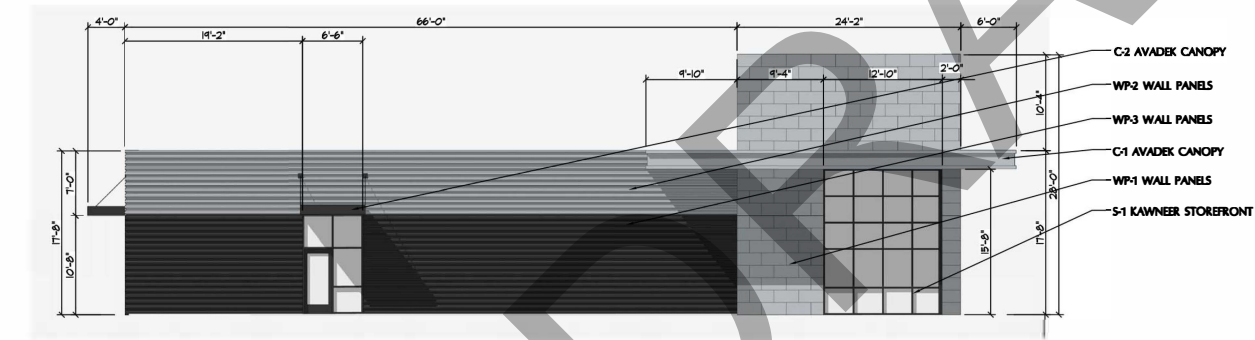
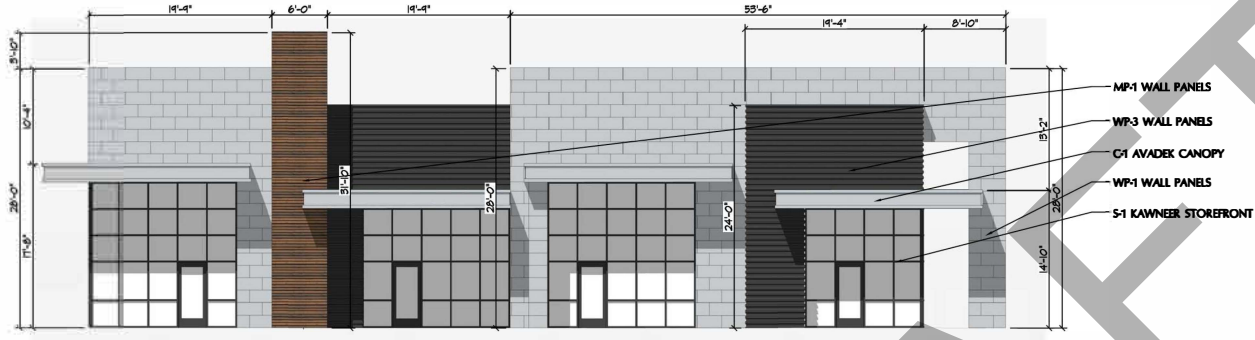
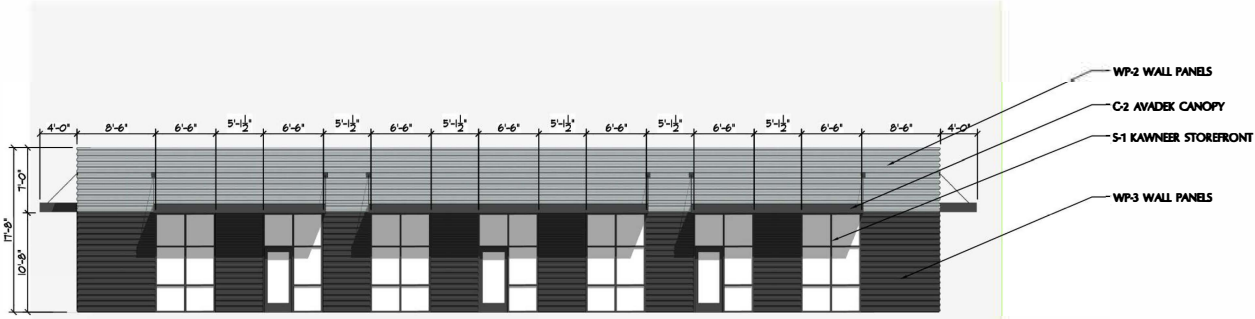
WALL PANEL SYSTEM  
METCO - 22 RIB  
100 EPIC BRONZE

MATERIAL LEGEND PER ELEVATION - WEST		
MATERIAL	SQFT	PCT
WP-2 WALL PANELS	658	57%
WP-3 WALL PANELS	503	43%

MATERIAL LEGEND PER ELEVATION - EAST		
MATERIAL	SQFT	PCT
MP-1 WALL PANELS	191	11%
WP-3 WALL PANELS	569	33%
WP-1 WALL PANELS	990	56%

MATERIAL LEGEND PER ELEVATION - SOUTH		
MATERIAL	SQFT	PCT
WP-2 WALL PANELS	435	25%
WP-3 WALL PANELS	642	42%
WP-1 WALL PANELS	449	29%

MATERIAL LEGEND PER ELEVATION - NORTH		
MATERIAL	SQFT	PCT
MP-1 WALL PANELS	159	12%
WP-2 WALL PANELS	405	32%
WP-3 WALL PANELS	718	56%



ALLEN, TX 75013

PROTOTYPE VERSION 2.00



513 MAIN STREET, SUITE 300  
FT. WORTH, TX 76102  
817.320.0433  
[www.rogersarchitects.com](http://www.rogersarchitects.com)

**SEAL**

THIS DRAWING IS A DESIGN  
DEVELOPMENT DOCUMENT.  
SITE SPECIFIC MODIFICATIONS  
MADE UNDER THE RESPONSIBLE  
CHARGE OF THE ARCHITECT  
AND/OR ENGINEER-OF-RECORD  
WILL BE REQUIRED PRIOR TO  
USING THIS DOCUMENT FOR  
BIDDING, PERMITTING, OR  
CONSTRUCTION.

FACADE PLAN: 6/09/2022

CONTRACTOR SHALL VERIFY ALL  
CONDITIONS AND DIMENSIONS AT THE  
JOB SITE AND NOTIFY THE ARCHITECT  
OF ANY DIMENSIONAL ERRORS,  
OMISSIONS OR DISCREPANCIES BEFORE  
BEGINNING OR FABRICATING ANY WORK.  
DO NOT SCALE DRAWINGS.

[illegible]

PROJECT INFORMATION	PROJECT NO.	DATE	SHEET NO.	SHEET TOTAL	PROJECT NAME	PROJECT LOCATION	PROJECT DESCRIPTION	PROJECT OWNER
---------------------	-------------	------	-----------	-------------	--------------	------------------	---------------------	---------------

PROJECT NO:	1451
ORIGINAL ISSUE:	05/19/22
SCALE:	AS NOTED
DRAWN BY:	S. PAWELSKI
CHECKED BY:	J. JEFFERY

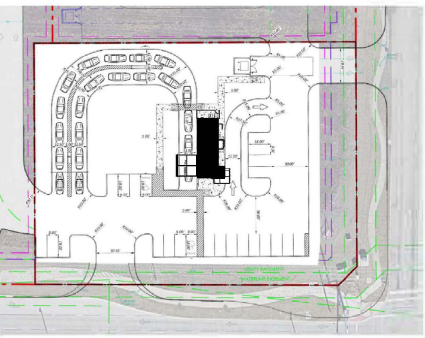
## FACADE PLAN

SHEET NUMBER

**FP001**



VE THRU		WALK UP		REAR		TOTAL	
%	S.F.	%	S.F.	%	S.F.	%	S.F.
100	955	100	403	100	2708	100	
0	28	3	0	0	28	1	
4	15	2	0	0	63	2	
100	912	100	403	100	2617	100	
63	270	28	296	73	1183	44	
12	0	5	1	122	5		
1	192	20	102	25	504	19	
20	450	47	0	0	808	30	



WEST EXCHANGE PKWY

ALMA DRIVE

**5** | KEY SITE PLAN  
1" = 60'-0"

### FACADE PLAN NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE WHEN PERMITTED. EXPOSED UTILITY BOXES AND COILS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

**RESTAURANT WITH DRIVE-THRU  
KIDS R KIDS ADDITION  
LOT 1R1 BLOCK A**

PREPARATION DATE: JUNE 09, 2022

**ARCHITECT:**  
**ROGUE ARCHITECTS**  
513 MAIN STREET, STE 300  
FORT WORTH, TX 76102  
817-820-0433  
ASHLEY MORELAND

**OWNER:**  
**SALAD AND GO**  
**5555 EAST VAN BUREN STREET**  
**PHOENIX, AZ 85008**  
**504-432-3611**  
**ANDYHULSEY**

APPLICANT:

**ENGINEER:**  
**JONES|CARTER INC.**  
**4500 MERCENTILE PLAZA DRIVE,**  
**SUITE210**  
**FORT WORTH, TX 76137**  
**882-288-2207**  
**RYAN J. ALCALA, PE**