

August 19, 2014 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a public hearing and consider a request to create a Planned Development and adopt development regulations, a concept plan and building elevations. The property is Lot 1 A1 and Lot 2, Block 2, Millennium Business Park, an addition to City of Allen, Collin County, Texas; generally located northwest of the intersection of Century Parkway and Millennium Drive. (Z-10/14/13-71) [Allen Place Office Complex]

Mr. Ogden “Bo” Bass, Director of Community Development, presented to the Commission. He stated that the request is to change the zoning from a base zoning of Light Industrial to a Planned Development. The reason for the Planned Development zoning is to fit the facility effectively onto the site. None of the standards, however, are sacrificed or have a negative effect, and the plan has been thoroughly vetted.

The site is generally located south of McDermott Drive, north of Bethany Drive, and adjacent to Century Parkway, with some elements that can be seen from US 75. The subject property is zoned Light Industrial. It is roughly 22.5 acres. The property to the north is zoned Shopping Center. The property to the west across US 75 is PD-55 Commercial/Office. To the south is a Light Industrial zoning, and to the east, across Century Parkway, the zoning is also Light Industrial, developed as Millennium Business Park which sets a high standard in terms of quality. Mr. Bass stated that this project will add value to Millennium Business Park and to the City overall.

Access will generally be off Century Parkway. It is also bound on the north by Butler for a future phase. Eventually access will be off the service road for US 75, and on Millennium Drive off a fire lane easement that will be created.

The property is currently platted. It is roughly 22.5 acres. It is platted as Millennium Business Park. Block 2, Lot 1A1 includes about 11 acres, and Block 2, Lot 2 includes about 11 acres. The level of detail is shown on the Concept Plan, and if accepted, what is shown on the plan will be generally what is built. Specific site notes have been included, many of those negotiated – these clearly set standards of the development. Parking for the site either meets or exceeds the requirements. The plan shows a lighter toned area and a heavier tone, which depicts the break between the two phases – Phase 1, the pressing project, and a future phase. As expected, with any large tract of land, the City makes the applicant think through the entire development. In this case, the lighter toned area (future phase) shows three separate multi-story office structures (made of glass, steel, concrete) with structured parking and site amenities. Even though this is only a Concept Plan, it has been ensured that parking is adequate for the square footage shown. Future new users may want to alter the site – if this change is dramatic, the project will come back through the Planning and Zoning Commission. If not, staff can go through the process and make administrative decisions. Two of the buildings in this future phase have underground parking due to a ridge line on the east, allowing them to do so.

Mr. Bass stated that the current phase of the project is shown in a darker color, including 11 acres and comprising of three lots. Lot 1 will include a three-story roughly 102,000 square foot office building (made of glass, steel, concrete). A covered walkway connects it to a multi-story parking garage with 221 spaces. All of the structures have similar architectural features, giving the area more of a campus feel. Lot 2 will contain a three-story office building and a seven-story research test tower where things are dropped for the company's product development. It will have both administrative and laboratory/research elements. All of these individual lots have sufficient parking. Lot 3 will contain a one-story 121,852 square foot light industrial building. It is parallel to Century Parkway. The side facing Century was given special effort to look good. To do so, trash compactors, etc. are at the rear of the building and also screened off Millennium. The internal sides, then, will include these less desirable elements which are outside of public view. This building has office and industrial components. The building had to be a

specific dimension because of the process that occurs inside the building, which was hard to fit on the site. To accommodate this, there is a variable landscape width on the Century Parkway side. As a trade-off, enhanced landscaping will be required.

Mr. Bass then described the elevations and how they have evolved. This project has cosponsors including Allen Economic Development Corporation and Sentinel. Aluminum framing, tinted glass, scored and colored concrete panels, gray tone panels with scores for articulation, and so on are included.

Mr. Bass went through each of the elevations and described from where each could be seen. He mentioned that it is still unclear how much of the project will be seen from US 75. There will also be additional buildings in between the highway and this phase. Mr. Bass mentioned that the mechanical equipment is completely screened. He stated that the industrial building will have the same look, with glass elements. The 3-story office and 7-story, 128' high test tower also include glass elements. In terms of the parking garage, it is not just a parking garage – even this building still has same design theme: including, for example, glass and aluminum.

Every Planned Development has a use, concept plan, and development regulations. For these development regulations, the base zoning is Light Industrial. The buildings will be built as a campus, so the facilities are somewhat closer. Two important setbacks Mr. Bass mentioned include front yard setbacks – anything along Century will have a variable width landscape, and on US 75, where there will be a 100' setback to maintain the spaciousness. Building height will be 128 feet. Landscaping will include the variable easement on Century Parkway. There is a driveway throat off Century Parkway which is not as deep as the standard, but still falls within Engineering's standards. A detention study was done for drainage, and there is existing detention that has the capacity for Phase 1. After that, additional calculations will have to be done.

A Traffic Impact Analysis was also conducted. Based on this design, there is no significant impact to the Bethany or McDermott signals.

Mr. Bass concluded that staff recommends approval. If this project is approved, it will go to City Council on August 26.

Commissioner Orr commented that even though this plan is not a final version, it is nice that everything is tied down with strong architectural elements. This is an industrial area which can normally be boring, but he appreciates that the architectural detail is considered and elevated.

Commissioner Platt asked about the height of the tower and asked if anything else besides water towers is a similar height. Mr. Bass stated that water towers are within the same height range. Mr. Bass mentioned that there was concern over how the height might read, but with the styling of the tower and with it being embedded between other buildings, it will not command the horizon. Mr. Bass also mentioned the stadium's height as roughly 125' as an example.

Chairman Cocking opened the public hearing.

Mr. Greg Jones, 600 Millennium Drive, Allen, Texas, represented Finisar Corporation. He stated they had been in communication with the developer on this lot, but they did not include Lot 3 in previous concept plans, which Mr. Jones believes changes the entire development aspect of this project. Mr. Jones stated that the density of the construction on this property will eliminate a lot of the existing green aspect which is prevalent along US 75 and Century – sacrificing mature trees for concrete parking lots. Looking at the construction of Lot 3, the Light Industrial Building, it looks like there will not be enough parking for the 121,000 square foot building. There are only 90 spaces. Being an adjacent land owner, Mr. Jones stated

that they are concerned that this development's employees will spill into their parking lot for additional parking. The buildings on this development are 45 feet tall and only 30 feet off the street. Finisar's building, he stated, is 100 foot off Central Expressway and only 35 feet tall. Another concern Mr. Jones stated was that the property seems to have a limited number of access points. Other questions brought up included percentage of landscape that will be offered, signage, and intended use for the light industrial facility, such as air emissions or other elements. There is a screen wall along the dock area, but it is very short. Mr. Jones concluded by stating that the site looks different than what was shared last year.

Chairman Cocking closed the public hearing.

Mr. Bass counterpointed the concerns. The landscape standards are not shown on this plan, but meet the standards. There is no requirement to screen between industrial uses, but there is a requirement to screen mechanical equipment from public view, which is why the screening was limited. It might be worthy to enhance it. There is no landscape plan, but the concept plan shows a wrought iron fence with landscape plantings that could be integrated. Finisar looks great off 75, and this project will too because the same 100' setback and the luxurious "front yard feel" will be maintained. It is tight on the Century side, but there are no anticipated trees that will be damaged. Ultimately this project will go to site plan and it will be thoroughly vetted. Regarding Finisar's awareness, the Allen Economic Development Corporation and Sentinel have had contact with Finisar at some level about a future agreement. The plan has notes that reflect some agreements. The Traffic Impact Analysis shows that a connection off US 75 is currently not needed and that the access points currently shown work. These are big buildings, but the architecture detail adds visual interest.

Chairman Cocking asked about the concern of the adjacent landowners over parking.

Mr. Bass stated that if there was a desire to come to some agreement between this project and Finisar, it can be done in a private parking agreement that the City would "memorialize" as a joint parking agreement for record to be enforced. If that is not the case, then it is a trespass issue. Each one of those three lots can stand alone with regards to parking. Lot 1 exceeds and the other two lots meet the requirement. Trespassing is a private property issue.

Chairman Cocking then asked about the concern over traffic – and whether most of it would be on Century, not Millennium. Mr. Bass stated that most of the industrial traffic would be on Millennium and the employee/visitor would be off Century.

Mr. Ogrizovich asked if Mr. Bass could speak about the operations of the building and if there would be any air emissions. Mr. Bass stated that the site plan process would vet all of those concerns. He stated that the company builds elevators. Some documents have already been submitted to the Fire Department on materials and so on, and nothing looks unusual. Mr. Bass told the applicant that if he would like to join the process for vetting in the future, he would be welcome to do so.

Mr. Orr asked about the intersection of the new boulevard to the north and Century, and if there would be a break in the area – in the median. Mr. Poe stated there are pavers there, so there is no barrier. A deceleration lane on Century would also be in place to get into the site.

Chairman Cocking stated this looks like a good area for office space for Allen.

Motion: **Upon a motion by 1st Vice-Chair Mangrum, and a second by Commissioner Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to create a Planned Development and adopt development regulations, a concept plan**

and building elevations for the property known as Lot 1A1 and Lot 2, Block 2, Millennium Business Park, and generally located northwest of the intersection of Century Parkway and Millennium Drive, for the Allen Place Office Complex.

The motion carried.

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