



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 19, 2021 - 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the October 12, 2021, Regular Meeting.

Consent Agenda

(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)

2. Approve Minutes from the October 5, 2021, Planning and Zoning Commission Workshop Meeting.
3. Approve Minutes from the October 5, 2021, Planning and Zoning Commission Regular Meeting.
4. Receive Capital Improvement Plan (CIP) Map.

Regular Agenda

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 108 Office "O", District F, to repeal Ordinance No. 3815-4-21, and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations Relating to the Use and Development of Lot 7, Block G, Bray Central One, Generally Located at the Southwestern Corner of the Intersection of Exchange Parkway and Raintree Circle. (ZN-072321-0013) [Convenience Store with Fuel Sales-905 Exchange Pkwy]

Executive Session (As needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, October 15, 2021 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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 19, 2021

SUBJECT:

Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the October 12, 2021, Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

The City Council approved the request to amend Planned Development PD No. 108 for Twin Creeks Watters.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 19, 2021

SUBJECT:

Approve Minutes from the October 5, 2021, Planning and Zoning Commission Workshop Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the October 5, 2021 Planning and Zoning Commission Workshop Meeting

PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
OCTOBER 5, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Dan Metevier, 2nd Vice-Chair
Brent Berg
Elias Shaikh
Jason Wright
Kenneth Cook
Michael Smiddy

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Hayley Angel, AICP, Planning Manager
Rolandrea Russell, Planner
Jessica Johnsen, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 6:00 p.m. in the City Hall Council Conference Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Items of Interest

1. Conduct a training workshop regarding laws, regulations and ordinances relating to land development within the City of Allen and Commission meeting procedures and process.

Marc Kurbansade, AICP, Director of Community Development, led the Commission through a discussion of the laws, regulations and ordinances relating to development in the City of Allen and the meeting procedures and process of the Commission.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 6:58 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

October 19, 2021

SUBJECT:

Approve Minutes from the October 5, 2021, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the 10/05/2021 P&Z Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 5, 2021

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Joseph Cotton, P.E., Assistant Director of Engineering
Hayley Angel, AICP, Planning Manager
Rolandrea Russell, Planner
Jessica Johnsen, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:02 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the September 28, 2021, Regular Meeting.

Election of Officers

2. Elect a Chair, First Vice-Chair, and Second Vice-Chair.

Chair Trahan opened the floor for nominations.

Motion: Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Trahan to appoint Mr. Ben Trahan to the Planning and Zoning Commission Chair position.

The motion carried.

Motion: Upon a motion by Commissioner Shaikh, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Metevier to appoint Mr. Dan Metevier to the Planning and Zoning Commission 1st Vice-Chair position.

The motion carried.

Motion: Upon a motion by 1st Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Shaikh to appoint Mr. Elias Shaikh to the Planning and Zoning Commission 2nd Vice-Chair position.

The motion carried.

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. Approve Minutes from the September 21, 2021, Planning and Zoning Commission Regular Meeting.
4. Replat - Consider a Request for a Replat of Lot 1B, Cottonwood Creek Village Shopping Center, Being Approximately 0.421 Acres; Generally Located on the West Side of Greenville Avenue and Approximately 256 Feet North of Main Street. (PL-091021-0012) [HTeaO]

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 approve the Consent Agenda items as presented.

The motion carried.

Regular Agenda

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 4 with a Base Zoning of Shopping Center to a Allow Day Care Facility as a Permitted Use on Lot 1, Block A, Christ the Servant Lutheran Church Addition, Generally Located at the Northeast Corner of the Intersection of Greenville Avenue and Hightrail Drive (and Commonly Known as 821 S. Greenville Avenue). (ZN-090321-0017) [Christ the Servant Lutheran Church]

Ms. Johnsen presented the item to the Commission and noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

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

Motion: Upon a motion by Commissioner Wright, and a second by Commissioner Berg, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of PD-4 with a base zoning of SC for Lot 1, Block A, Christ the Servant Lutheran Church Addition, as presented.

The motion carried.

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial and to Adopt Development Regulations, Concept Plan, and Building Elevations Relating to the Use and Development of Approximately 59.7157 Acres in the George Fitzhugh Survey, Abstract No. 321, and Francis Dosser Survey, Abstract No. 280; Generally Located on the North Side of Ridgeview Drive, Approximately 825 Feet West of the Intersection of Ridgeview Drive and Chelsea Drive. (ZN-061821-0006) [Chelsea 121 Warehouse]

Mr. Kurbansade presented the item to the Commission and noted that staff is in support of the agenda item.

Stephen Holley, Applicant, 4145 Travis Street, Dallas, Texas, gave a brief overview of the project.

Chair Trahan opened the public hearing.

Dave Scott, 852 Emporio Drive, Allen, Texas, spoke in support of the item.

The following individuals spoke in opposition of the item:

- Robert Winningham, 610 Comanche Drive, Allen, Texas; and,
- Henry Billingsley, 6701 Turtle Creek Boulevard, Dallas, Texas.

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

The Commission discussed the following:

- Pedestrian access;
- Future subdivision and development of the adjacent properties;
- Existing uses and regulations to the existing and surrounding PDs;
- Building height in proximity to the single-family base zoning; and,
- The conformance of this request with the future land use plan.

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 the request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial and to Adopt Development Regulations, Zoning Exhibit, Concept Plan, and Building Elevations Relating to the Use and Development of Approximately 59.7157 Acres in the George Fitzhugh Survey, Abstract No. 321, and Francis Dosser Survey, Abstract No. 280, as presented.

The motion carried.

Executive Session (As needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 8:07 p.m.

These minutes approved this 19th day of October 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	October 19, 2021
SUBJECT:	Receive Capital Improvement Plan (CIP) Map.
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering

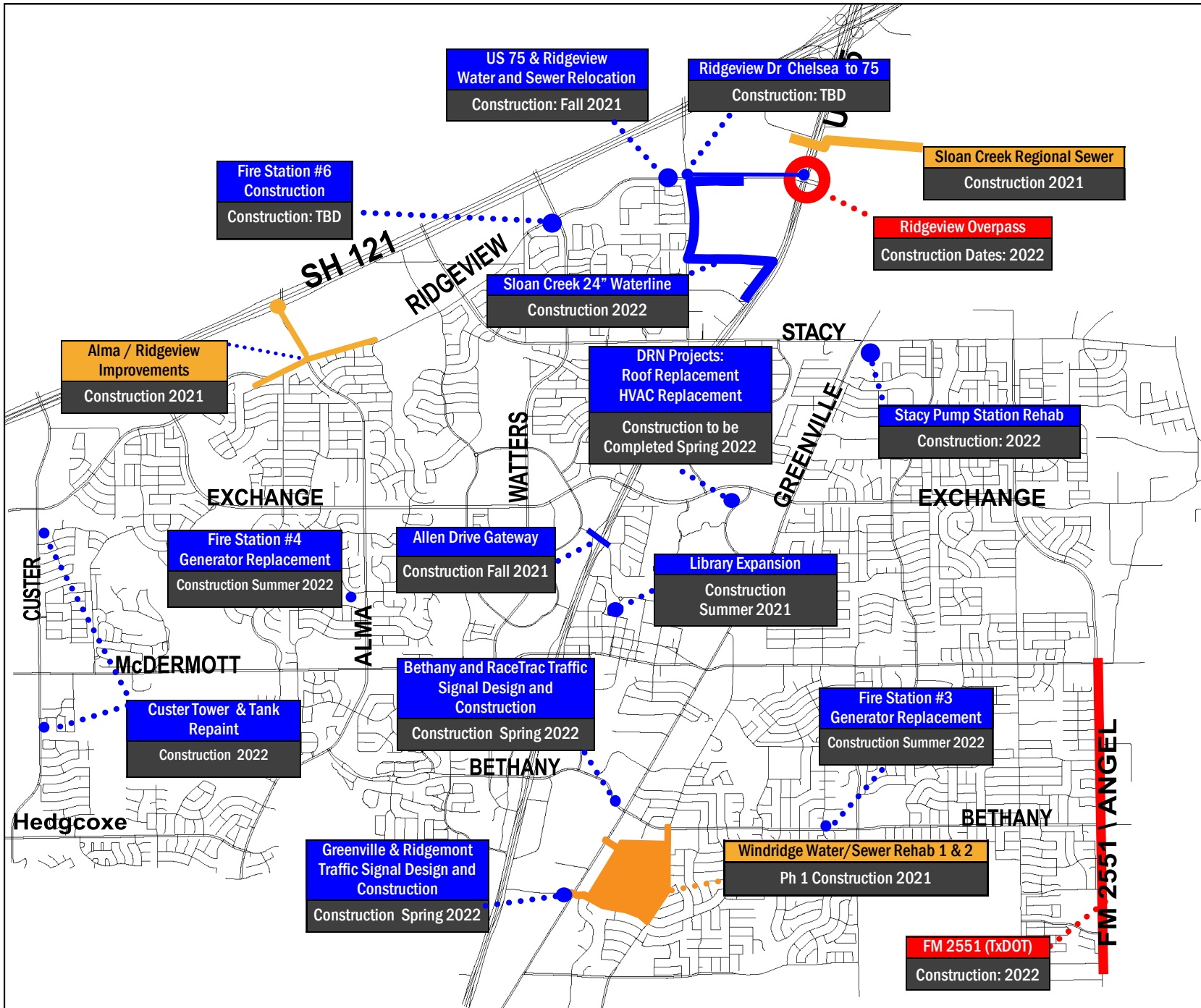
BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

ATTACHMENTS:

CIP Map through October 2021

ENGINEERING CIP MONTHLY REPORT



October
2021

CONSTRUCTION

DESIGN

CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE:	October 19, 2021
SUBJECT:	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 108 Office "O", District F, to repeal Ordinance No. 3815-4-21, and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations Relating to the Use and Development of Lot 7, Block G, Bray Central One, Generally Located at the Southwestern Corner of the Intersection of Exchange Parkway and Raintree Circle. (ZN-072321-0013) [Convenience Store with Fuel Sales-905 Exchange Pkwy]
STAFF RESOURCE:	Marc Kurbansade, AICP Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Replat - Approved September 2004 Planned Development No. 108 - Approved October, 2011 Planned Development No. 108 - Approved April, 2021
LEGAL NOTICES:	Public Hearing Sign - Installed October 8, 2021 Property Owner Notices - Mailed October 8, 2021
ANTICIPATED COUNCIL DATE:	November 9, 2021

BACKGROUND

The subject property is generally located at the southwestern corner of the intersection of Exchange Parkway and Raintree Circle. The property to the north across Exchange Parkway is zoned Planned Development No. 108 (PD-108) with a base zoning designation of Mixed Use (MIX). The property to the south is zoned PD-108 with a base zoning designation of Office (O). The property to the west is zoned Planned Development No. 54 (PD-54) with a base zoning designation of Industrial Technology (IT). The property to the east across Raintree Circle is zoned PD-54 with a base zoning designation of Commercial Corridor (CC).

The subject property is currently zoned Planned Development PD-108 with a base zoning district of O. The original PD 108 was adopted in October 2011 and included eight districts (District A-H), of which the subject property is located in District F. Within the original PD-108, the stated Purpose of District F is as follows:

"District F is comprised of the remaining parcels of an area that has primarily been developed out as medical office. The development pattern and general land use type in place is intended to extend into these remaining individual parcels."

In April 2021, a Planned Development Amendment was approved to permit a convenience store with fuel sales

and a medical office building on this property. The southern portion of the lot (1.35 acres+/-) was to be occupied by a medical office use, and the remaining northern portion (1.18 acres +/-) was to be occupied by a convenience store with fuel sales use. This horizontally integrated mixed-use development, due to its medical office component, was viewed by staff to meet the Purpose of District F as previously stated.

In order for the medical office portion of the previously approved development to be feasible, the existing surface detention system would need to be reconstructed as a subsurface system. Subsequent to the prior zoning approval, it was determined by the property owner that this subsurface system would not be a cost-effective option. Therefore, the current proposed plan includes the surface detention system remaining in place, which results in the removal of the prior medical office building component of the development.

It is staff's interpretation that the removal of the medical office component of the previously approved mixed-used development sufficiently deviates from the PD-108, District F Purpose. Therefore, staff is recommending denial of this request.

The Concept Plan shows convenience store with fuel station use generally located on the northern half of the subject site, with the southern half of the site primarily serving to provide surface detention. The proposed convenience store and fuel station are currently not permitted in District F; therefore, the applicant is requesting to allow it as a permitted use. The convenience store is a single-story building with a gross floor area of 4,088 square feet, with 21 parking spaces provided, including two accessible spaces. With regard to site access, one access point is proposed from Raintree Circle, and one access point will be provided via a cross access easement to the western adjacent property.

The fuel sales part of the use is included in a canopy design that meets current design standards as detailed in Section 6.06.2 of the Allen Land Development Code. The proposed fuel sales will be provided via six fuel pumps, or 12 individual stations.

The development regulations include a Landscape Plan (Exhibit "C") and Building Elevations (Exhibit "D"). The primary purpose of the Landscape Plan is to depict the proposed plantings in excess of ALDC requirements surrounding the perimeter of the surface detention pond. Secondly, the Landscape Plan depicts the proposed plantings that are incorporated into the Hike and Bike Trail along Exchange Parkway and the pedestrian sidewalk along Raintree Circle. The Building Elevations provide a general range of architectural features incorporated into the final design of the proposed convenience store.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

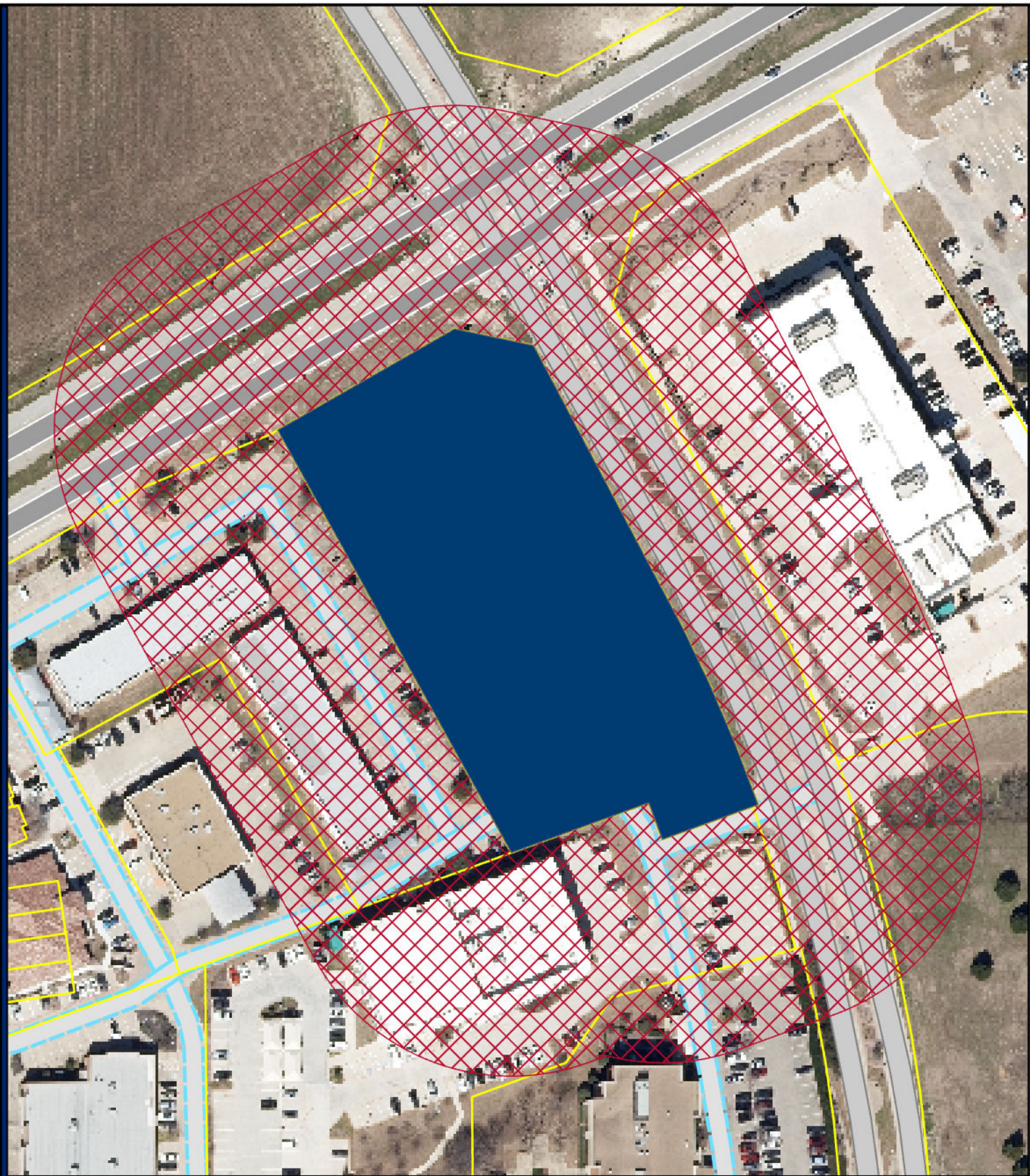
Staff recommends denial.

MOTION

I move to recommend denial of an ordinance to amend the Development Regulations of District F of Planned Development No. 108 Office for approximately 2.535± acres of land, subject to the Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations, as presented.

ATTACHMENTS:




Property Notification Map
Draft Ordinance

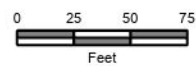


Public Notification Map

**Convenience Store
with Fuel Sales
905 W. Exchange Pkwy.**

Map Legend

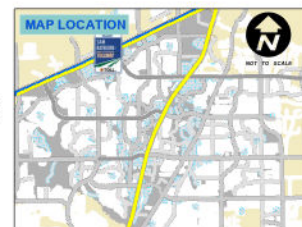
-  CollinCAD Parcels
-  200' Buffer
-  Railroad



Community Development - Planning

Date Saved: 9/29/2021

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 7, BLOCK G, BRAY CENTRAL ONE, LOCATED IN DISTRICT F OF PLANNED DEVELOPMENT “PD” NO. 108 OFFICE “O” 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 7, Block G, Bray Central One, an addition to City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Slide 111, Plat Records, Collin County, Texas (“the Property”) located in District F of Planned Development “PD” No. 108 Office “O”.

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 District F of Planned Development “PD” No. 108 as set forth in Ordinance No. 3044-10-11, as amended (collectively “the PD 108 Ordinance”), 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 “B” 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 “C” 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 “D” and incorporated herein by reference (the “Building Elevations”).
- D. PERMITTED USES:** In addition to the uses permitted within District F of Planned Development “PD” No. 108, Block G, Lot 7, as identified on the Concept Plan, may be developed and used as a Convenience store with Fuel Sales.

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

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

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

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE ____ DAY OF _____ 2021.

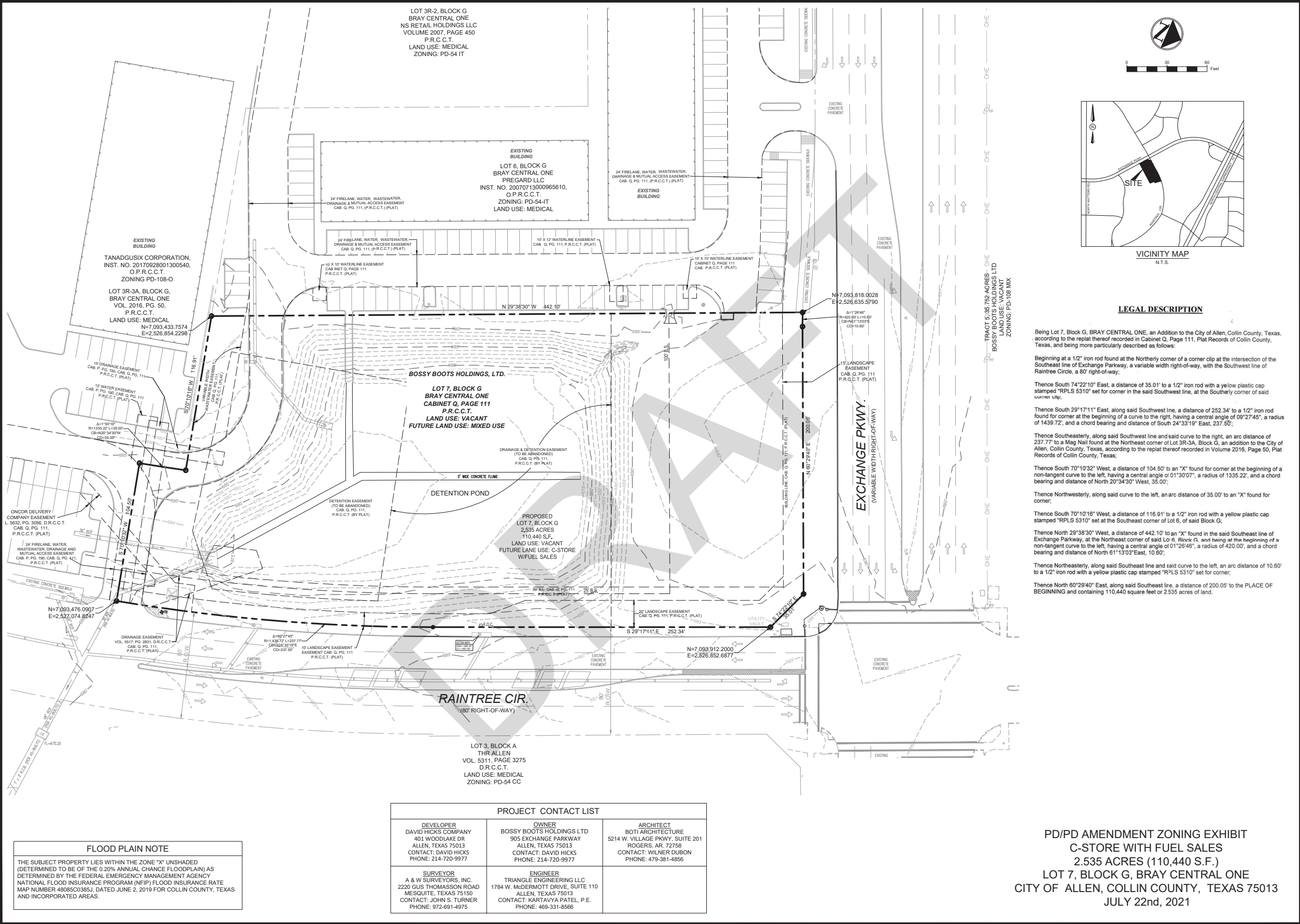
APPROVED:

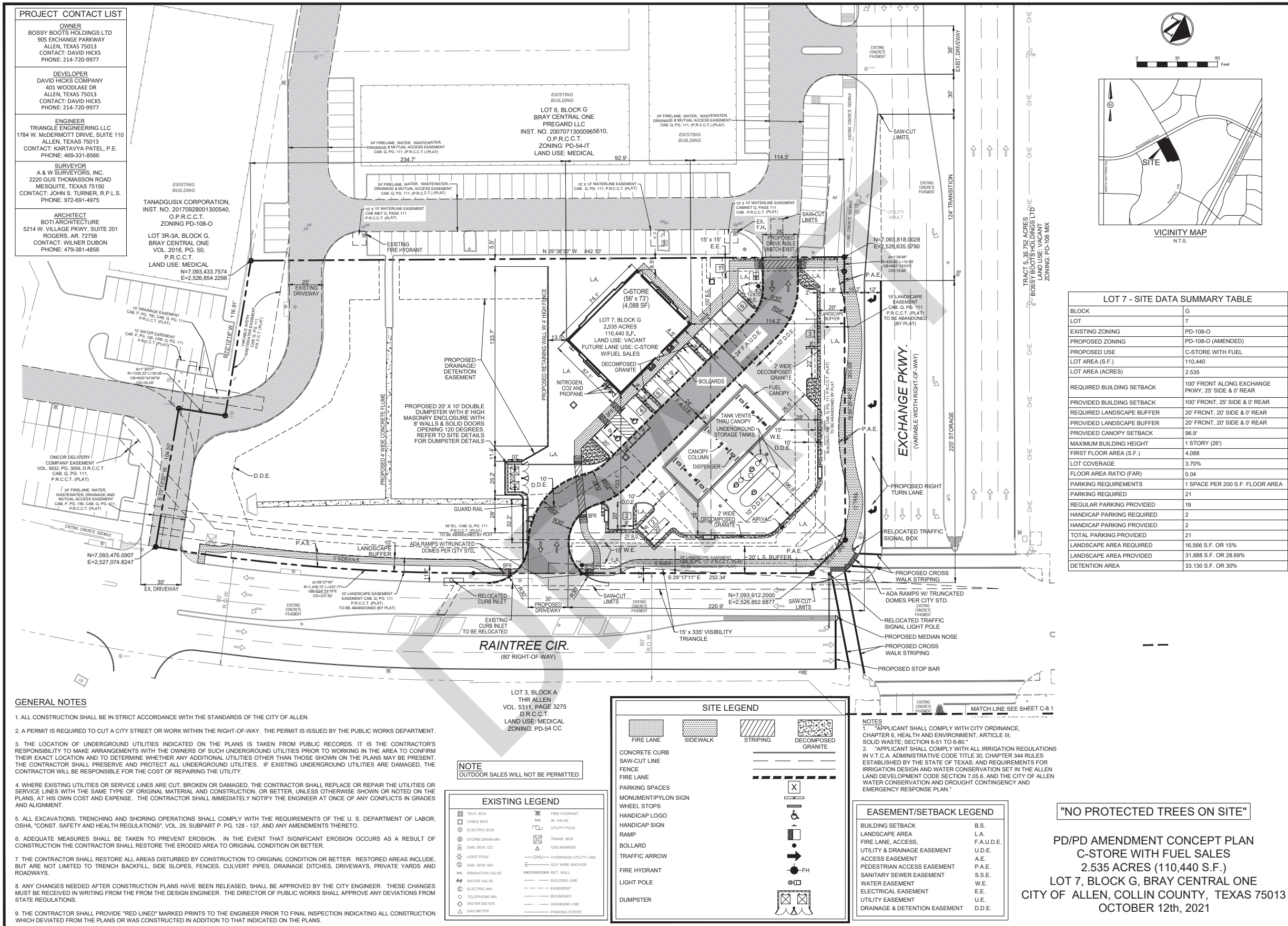
Kenneth M. Fulk, MAYOR

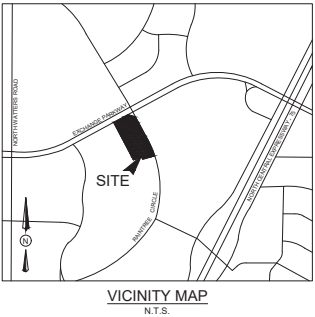
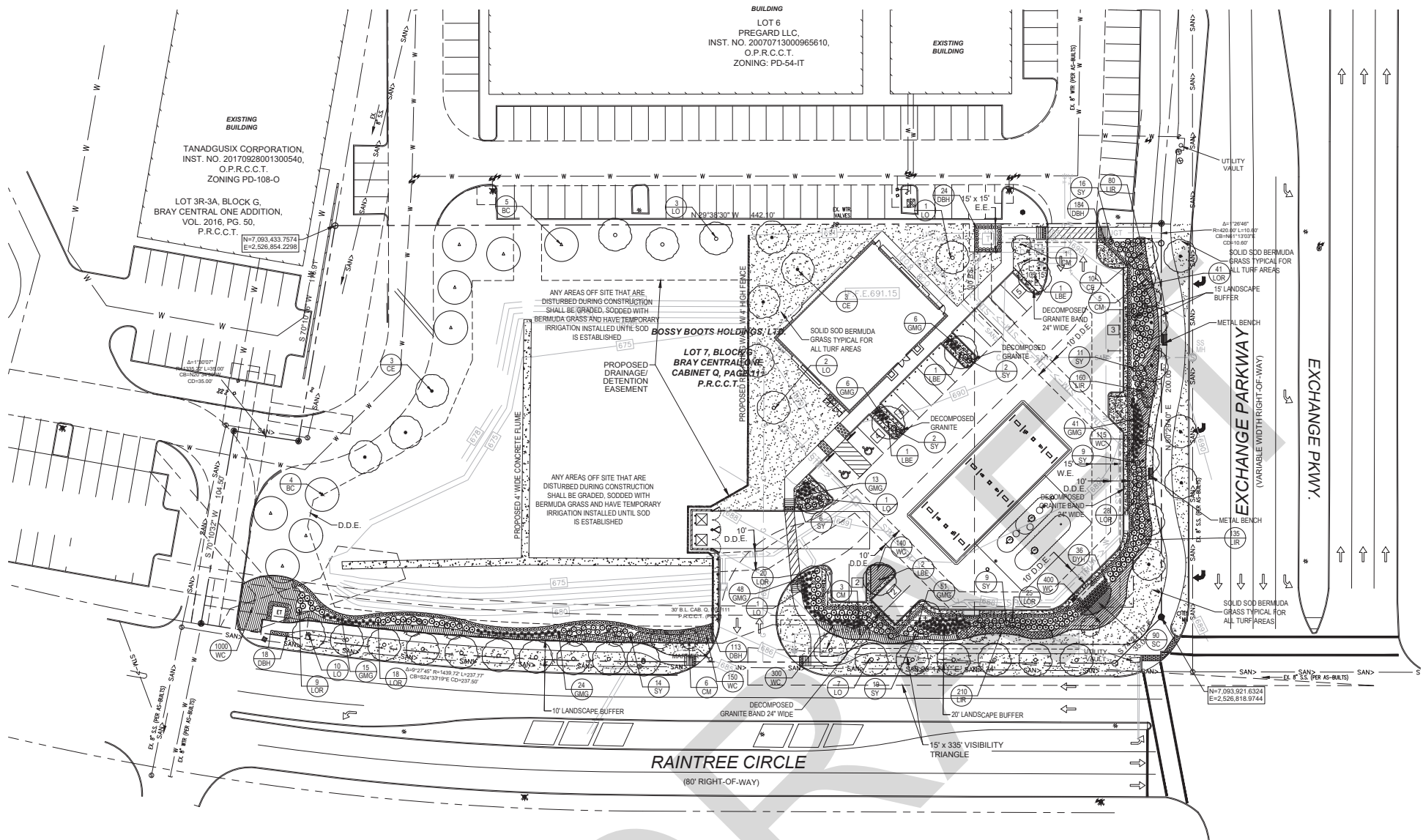
APPROVED AS TO FORM: ATTEST:

Peter G. Smith, CITY ATTORNEY
(xxx:mm/dd/yyyy:xxxxxx)

Shelley B. George, CITY SECRETARY







- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
 - SOD INSTALLED DURING DORMANT PERIOD SHALL NOT BE OVER-SEEDED WITH RYE GRASS PER CITY OF ALLEN STANDARDS.

CONVENIENCE STORE LANDSCAPE TABULATIONS			
TOTAL SITE AREA (110,440 s.f.)			
Requirements: 15% of total site area to be landscaped			
Required	Provided		
16,566 s.f. (15%)	31,688 s.f. (28.69%)		
STREET FRONTAGE - Raintree Circle (490 l.f.)			
Landscape buffer (7,076 s.f.)			
Requirements: For lots greater than 100 feet of street frontage, one (1) shade tree per 30 l.f. of street frontage and one (1) ornamental tree for every two (2) shade trees is also required. Landscape buffer can not be more than 50% turf.			
Required	Provided		
(17) trees	(17) trees		
(9) ornamental trees	(9) ornamental trees		
3,538 s.f.- 50% max. turf	2,263 s.f.- 31% turf proposed		
STREET FRONTAGE - Exchange Parkway (245.7 l.f.)			
Landscape buffer (3,398 s.f.)			
Requirements: For lots greater than 100 feet of street frontage, one (1) shade tree per 30 l.f. of street frontage and one (1) ornamental tree for every two (2) shade trees is also required. Landscape buffer can not be more than 50% turf.			
Required	Provided		
(9) trees	(10) trees		
(5) ornamental trees	(5) ornamental trees		
1,699 s.f.- 50% max. turf	1,290 s.f.- 38% turf proposed		

PARKING LOT (21 spaces)			
Requirements: One (1) shade tree and one (1) ornamental tree for every 30 parking spaces. No parking space shall be more than 50 feet from any tree. A headlight screen shall be provided by means of shrubs or berm.			
Required	Provided		
(1) trees, 3" cal.	(7) trees, 3" cal.		
(1) ornamental trees	(1) ornamental trees		
24" ht. evergreen screen	24" ht. evergreen screen		
CORNER LOT			
Requirements: Enhanced planting bed area at corner.			
Required	Provided		
900 s.f.	1,000 sf		
THERE ARE NO EXISTING TREES ON SITE			

CONVENIENCE STORE LANDSCAPE MATERIAL SCHEDULE					
TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	9	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	container, 13" ht., 5" spread, 6" clear straight trunk
CE	16	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container, 13" ht., 5" spread, 6" clear straight trunk
CM	15	Crape Myrtle	<i>Lagerstromia indica</i>	3" cal.	container, 3-5 trunks, tree form
LBE	5	Lacebark Elm	<i>Ulmus parvifolia</i>	4" cal.	container, 13" ht., 5" spread, 6" clear straight trunk
LO	25	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
DYH	36	Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	3 gal.	container, 18" ht., 18" spread
GMG	204	Gulf Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted
LOR	141	Longestatum	<i>Longestatum chinensis 'Ruby'</i>	3 gal.	container, 20" ht., 20" spread
DBH	339	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordiana'</i>	5 gal.	container, 24" ht., 24" spread
SY	88	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	container, 24" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	585	Liriope	<i>Liriope muscari</i>	4" pots	container full, well rooted, 12" o.c.
SC	90	Seasonal Color		4" pots	3-5 runners min., 12" o.c.
WC	2105	Purple Wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	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.					



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



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

ISSUE:
FOR APPROVAL 07.16.2021
CITY COMMENTS 09.14.2021
CITY COMMENTS 10.11.2021








DATE:
10.11.2021

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

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(SR-1) STANDING SEAM ROOFING	(N-1) STUCCO "AESTHETIC WHITE"	(B-1) BELDEN BRICK C1088	(MR-1) MEMBRANE ROOFING	(S-1) ELDERADO STONE	(P-6) SW ENDURING BRONZE	(C-1) BRONZE BAKED ENAMEL

EXTERIOR MATERIALS SCHEDULE			
(NOT ALL MATERIALS IN SCHEDULE ARE USED)			
NO.	MATERIAL	MANUFACTURER	COLOR
MR-1	MEMBRANE ROOFING	DURULAST	WHITE
C-1	MAPES LUMBER CANOPY WITH REAR GUTTER CONNECTION	MAPES	BROWN BAKED ENAMEL
S-1	ALUMINUM STOREFRONT GLAZING	KAWNEER	451T VG
F-1	FUEL CANOPY FASCIA	REYNOLBOND	EASTMAN WHITE PY-25
B-1	BRICK	BELDON	C1088 "8621 BR"
STU-1	STUCCO	MERLEX	PAINTED SW "AESTHETIC WHITE"
P-6	EXTERIOR HOLLOW METAL DOORS, FRAMES, SCULPERS, DOWNPOUTS, CANOPIES, CORNICE COPINGS, PARAPET CABS, EXTERIOR BOLLARDS AND TRASH ENCLOSURE GATES	SHERWIN WILLIAMS	ENDURING BRONZE SW7055
ST-1	BLUFFSTONE NEUTRAL GRAYS, WINE & HINT OF APRICOT	ELDORADO STONE	LA PLATA "BUFFSTONE"
SR-1	STANDING SEAM ROOFING	TBD	

[illegible]

PROTO:10-23-2019 (2019-02)

C-STORE W/FUEL STATION #41360
EXCHANGE PARKWAY & RAINTREE CIRCLE

REVIEW BOARD BUILDING ELEVATIONS

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

The seal and signature apply only to the document to which they are affixed and we expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the project.

NOT FOR
CONSTRUCTION

12/16/2020

JOB#:	20090
DATE:	12/16/2020
SHEET:	

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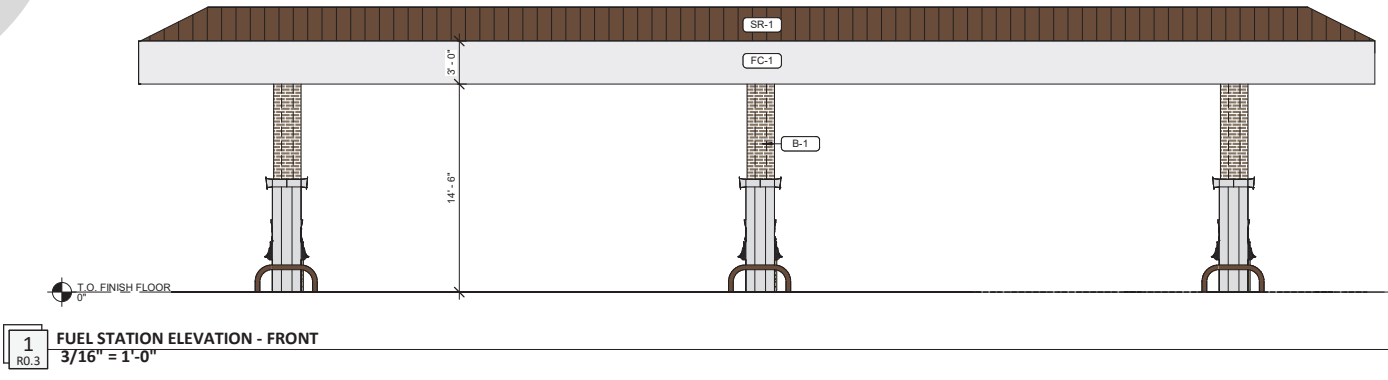
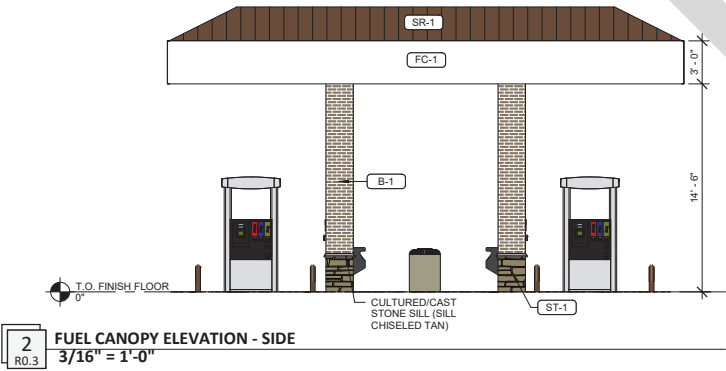
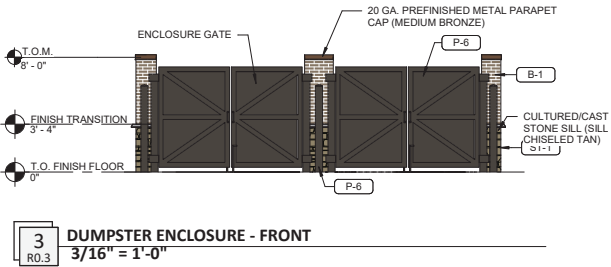
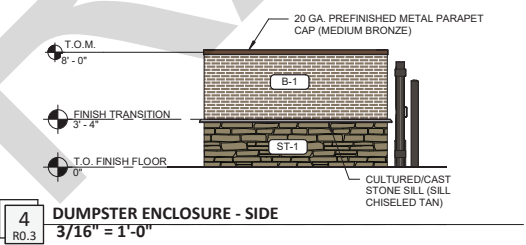
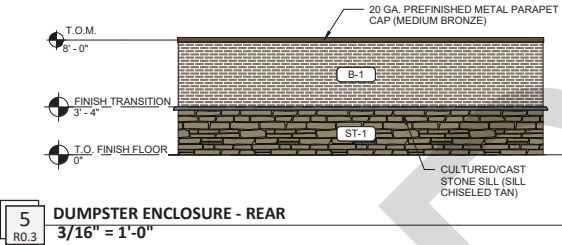
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SR-1	STANDING SEAM ROOFING	TBD	

REV. #	DATE	DESCRIPTION
PROTO:10-23-2019 (2019-02)		

C-STORE W/FUEL STATION #41360
EXCHANGE PARKWAY & RAINTREE CIRCLE
ALLEN, TX 75013

REVIEW BOARD ELEVATIONS



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NOT FOR CONSTRUCTION

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SHEET:

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