



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 21, 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 September 14, 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 September 7, 2021, Planning and Zoning Commission Regular Meeting.
3. Receive Capital Improvement Plan (CIP) Status Report.

Regular Agenda

4. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of District G of Planned Development No. 108 with a Base Zoning of Mixed Use and to Adopt a Zoning Exhibit, Concept Plan, Building Elevations, Open Space Plan, Commercial Area Civic Spaces Plan, Commercial Area Enhanced Paving Exhibit, and Commercial Area Street "G" Cross Section for Approximately 35.740± Acres in the John Fyke Survey, Abstract No. 325, Generally Located at the Northeastern Corner of the Intersection of Exchange Parkway and Watters Road. [ZN-020819-0044] (Twin Creeks Watters)

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, September 17, 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:

September 21, 2021

SUBJECT:

Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the September 14, 2021, Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

At the September 14, 2021 meeting, the City Council approved the requests to adopt a PD Amendment for Walmart and a zoning change for Light Industrial to Heavy Industrial for Link Logistics.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: September 21, 2021

SUBJECT: Approve Minutes from the September 7, 2021,
Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE: Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the September 7, 2021 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION

REGULAR MEETING

September 7, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Dan Metevier, 2nd Vice-Chair
Elias Shaikh
John Ogrizovich
Michael Smiddy

Commissioners Absent:

Stephen Platt, Jr., 1st Vice-Chair

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 7:00 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 August 24, 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 August 17, 2021, Planning and Zoning Commission Regular Meeting.
3. Final Plat - Consider a Request for a Final Plat for The Avenue Addition Being 79.285± Acres Located in the John Phillips Survey, Abstract No. 718; Thomas Phillips Survey, Abstract No. 717; and James W. Parsons Survey, Abstract No. 705; Generally Located at the Southwestern Corner of the Intersection of State Highway 121 and Alma Drive. (PL-072321-0011) [The Avenue]

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

The motion carried.

Regular Agenda

4. Public Hearing - Conduct a Public Hearing and Consider a Request to Change the Zoning of Lot 1C, Block 1, Enterprises Addition No. 2 from Light Industrial "LI" to Heavy Industrial "HI", Generally Located East of Enterprise Boulevard and South of Bethany Drive, and Commonly Known as 915 Enterprise Boulevard. (ZN-073021-0014) [Link Logistics]

Ms. Angel, Planning Manager, presented the item to the Commission.

Ms. Angel 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.

The Commission clarified that no changes to the site are proposed at this time.

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to rezone Lot 1C, Block 1, Enterprises Addition No. 2, generally located east of Enterprise Boulevard and south of Bethany Drive, from Light Industrial "LI" to Heavy Industrial "HI," as presented.**

The motion carried.

5. Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Single-Family Residential (R5) and to Adopt Development Regulations, Zoning Exhibit, Concept Plan, Open Space Plan, and Screening Plan for 34.2± Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located at the Northwestern Corner of the Intersection of Watters Road and Stacy Road. (ZN-042321-0004) [The Reserve at Watters]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following individual registered their opposition and spoke on the item:

- Howard Hopkins, 981 Pembroke Lane, Allen, TX

The following letters were received in support of this item:

- Kathy Hutt, 2145 McCallum Drive, Allen, TX
- Jerry Huang, 969 Pembroke Lane, Allen, TX
- Laurie and Shawn Hanley, 967 Pembroke Lane, Allen, TX
- Melvin McArthur, 1002 Avalon Court, Allen, TX

The following letter was received in opposition of this item:

- Nurul Islam, 971 Pembroke Lane, Allen, TX

Chair Trahan closed the public hearing.

The Commission discussed the following:

- The applicant's request to not include building elevations in the proposed ordinance;
- Number of access points into the development;
- Rear yard setback, fencing and building height as it relates to the properties to the north; and
- Design of the drainage flume.

Bobby Samuel, Applicant, 2805 Dallas Parkway, Plano, TX, gave a brief overview of the project.

Motion: **Upon a motion by Commissioner Shaikh, and a second by Commissioner Ogrizovich, the Commission voted 4 IN FAVOR, and 1 OPPOSED, with 2nd Vice-Chair Metevier dissenting, to recommend approval of the request of an ordinance to establish a Planned Development with a base zoning of Single-Family Residential (R-5) for approximately 34.2± acres in the Francis Dosser Survey, Abstract No. 280, and to adopt Development Regulations, Zoning Exhibit, Concept Plan, Open Space and Screening Plan, as presented.**

The motion carried.

Commissioner Ogrizovich filed an Affidavit of Conflict of Interest with the Chair for Agenda Item No. 6 and left the dais.

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C Lots 1- 3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block L; Lot 1, Block M; Lot 1, Block N; and Lots 1 and 2, Block X, The Farm, Generally Located at the Southeastern Corner of the Intersection of State Highway 121 and Alma Drive. (ZN-062521-0008) [The Farm]

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following letter was received in support of this item:

- V. Elkin Fuller, CO Rd 149, Stacy Road, Allen, TX

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

The Commission discussed the following:

- Screening of the service entrances;
- The way the description of the property is written;
- Townhome fencing; and
- Providing flexibility in the development standards.

Motion: Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED, with Commissioner Ogrizovich's recusal, to recommend approval of the request to amend the development regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C, Lots 1-3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block L; Lot 1, Block M; Lot 1, Block N; and Lots 1 and 2, Block X, The Farm, Generally Located at the Southeastern corner of the intersection of State Highway 121 and Alma Drive, as presented.

The motion carried.

Executive Session *(As needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:52 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:	September 21, 2021
SUBJECT:	Receive Capital Improvement Plan (CIP) Status Report.
STAFF RESOURCE:	Chris Flanigan, PE Director of Engineering

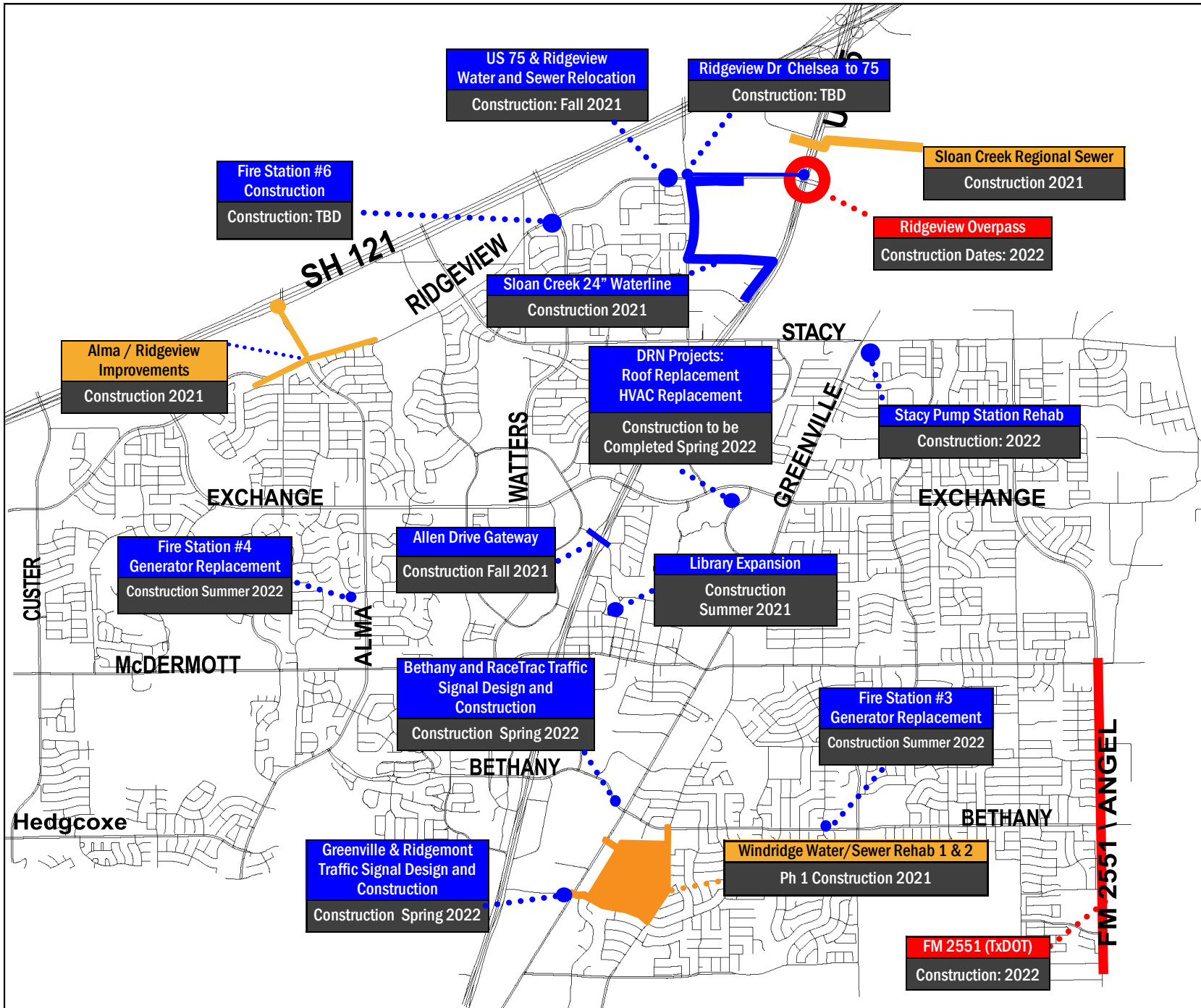
BACKGROUND

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

ATTACHMENTS:

CIP Map through September 2021

ENGINEERING CIP MONTHLY REPORT



September
2021

CONSTRUCTION

DESIGN

CONSTRUCTION
(By Others)

DESIGN
(By Others)

FUTURE

ENGINEERING
DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS
FLANIGAN



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	September 21, 2021
SUBJECT:	Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of District G of Planned Development No. 108 with a Base Zoning of Mixed Use and to Adopt a Zoning Exhibit, Concept Plan, Building Elevations, Open Space Plan, Commercial Area Civic Spaces Plan, Commercial Area Enhanced Paving Exhibit, and Commercial Area Street "G" Cross Section for Approximately 35.740± Acres in the John Fyke Survey, Abstract No. 325, Generally Located at the Northeastern Corner of the Intersection of Exchange Parkway and Watters Road. [ZN-020819-0044] (Twin Creeks Watters)
STAFF RESOURCE:	Marc Kurbansade, AICP Director of Community Development
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Planned Development No. 108 - Approved October, 2011
LEGAL NOTICES:	Public Hearing Signs - Installed September 3, 2021 Public Hearing Letters - Mailed September 3, 2021
ANTICIPATED COUNCIL DATE:	October 12, 2021

BACKGROUND

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

The property is currently zoned PD-108 with a base zoning of MIX. The applicant is requesting to amend the development regulations and adopt a Zoning Exhibit, Concept Plan, Building Elevations, Open Space Plan, Commercial Area Civic Spaces Plan, Commercial Area Enhanced Paving Exhibit, and Commercial Area Street "G" Cross Section, to allow for a mixed-use development consisting of office, retail, and single-family homes (both detached and attached).

The subject property is comprised of one unplatted tract with a land area of 35.740± acres. The applicant is proposing a mixed-use development comprised of approximately 25.52 acres of residential uses and approximately 10.22 acres of commercial uses. The residential uses depicted on the Concept Plan include 59 single-family

detached homes (31-ft x 110-ft typical lot size); 40 single-family attached townhomes (30-ft x 95-ft typical lot size); and 78 single-family attached townhomes (22-ft x 95-ft typical lot size). The commercial part of the development includes approximately 83,200 square feet included in seven buildings.

The development regulations include the following:

- Designation of a Single-Family Area, including a base zoning district of Single-Family R-7, for detached single-family homes, with the minimum lot sizes depicted on the face of the Concept Plan.
- Designation of a Townhome Area, including a base zoning district of Townhomes (TH), for attached single-family homes (townhomes), with the minimum lot sizes for both product types depicted on the face of the Concept Plan.
- Designation of a Commercial Area with a base zoning district of Commercial Corridor.
- Reference to attached Building Elevations, as well as the designation of 60-ft or four stories as the maximum building height for non-residential buildings.
- Reference to attached Open Space Plan and Commercial Area Civic Spaces Plan.
- Inclusion of general standards for enhanced paving in the Commercial Area (see Commercial Area Enhanced Paving Exhibit).
- Inclusion of street cross section standards for Street G, which is the primary street separating the Commercial Area and Single Family Area.
- Designation of permitted uses, including the definition of four additional new uses: banquet hall, microbrewery, microdistillery, and winery.
- Lot Design Criteria for the Single Family Area, Townhome Area, and Commercial Area.
- Minor deviations for landscaping adjacent to the Hike & Bike Trail along Bossy Boots Drive.

This request has been reviewed by the Technical Review Committee. 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

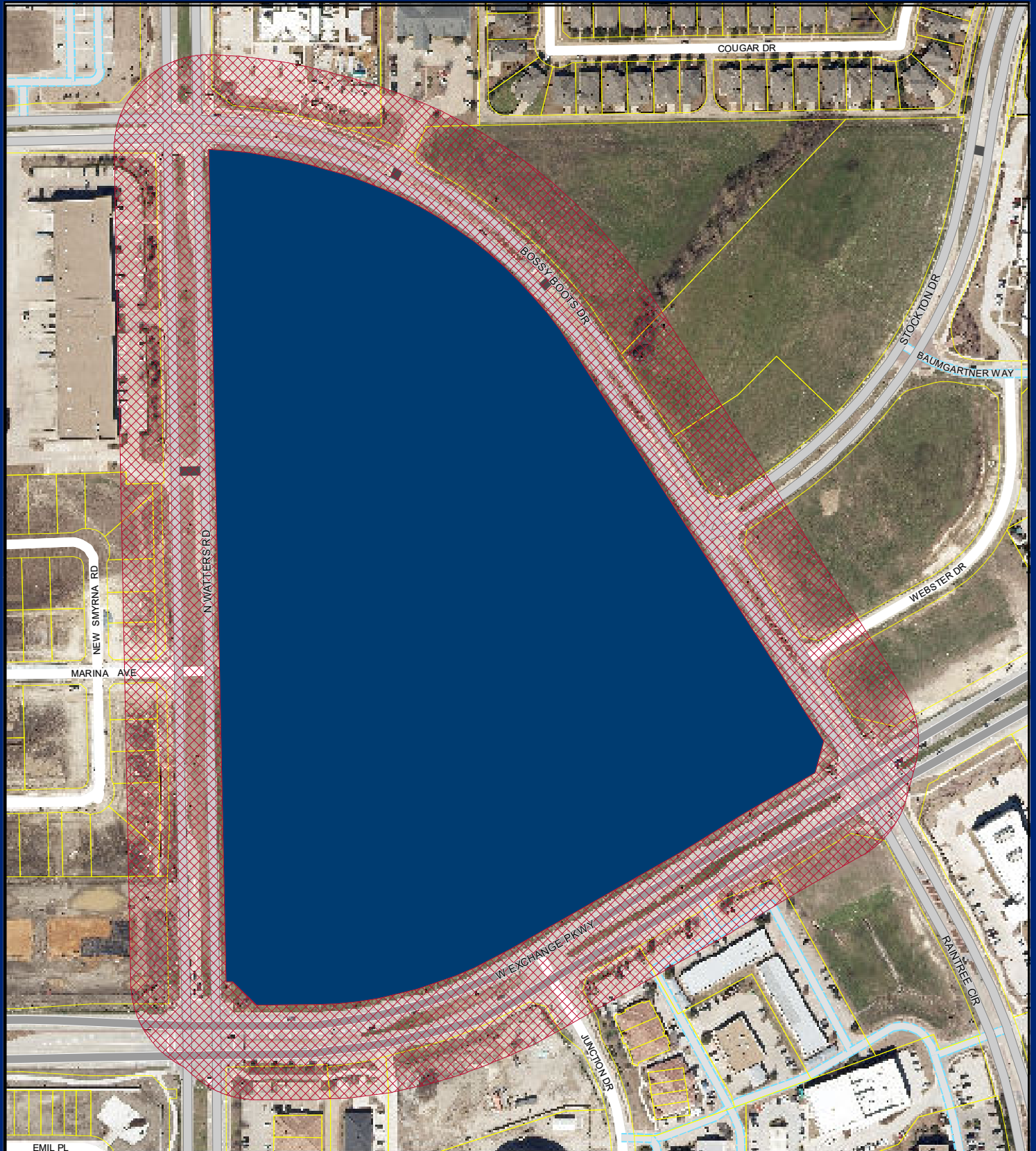
Staff recommends approval.

MOTION

I move to recommend approval of an ordinance to amend the Development Regulations of District G of Planned Development No. 108 with a base zoning of Mixed Use for approximately 35.740± acres of land, subject to the Zoning Exhibit, Concept Plan, Building Elevations, Open Space Plan, Commercial Area Civic Spaces Plan, Commercial Area Enhanced Paving Exhibit, and Commercial Area Street "G" Cross Section, as presented.

ATTACHMENTS:




Property Notification Map
Draft Ordinance

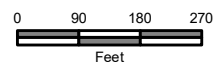


Location Map

Twin Creeks Watters

Map Legend

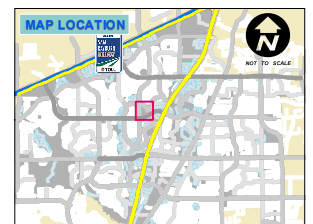
-  Buffer
-  Subject Property
-  CollinCAD Parcels



Community Development - Planning

Date Saved: 8/26/2021

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 A 35.740± ACRE TRACT SITUATED IN THE J. FRYE SURVEY, ABSTRACT NO. 325, AND PRESENTLY LOCATED IN AND ZONED AS DISTRICT G OF PLANNED DEVELOPMENT “PD” NO. 108, ADOPTING A ZONING EXHIBIT, CONCEPT PLAN, BUILDING ELEVATIONS, OPEN SPACE PLAN, COMMERCIAL AREA CIVIC SPACES PLAN, COMMERCIAL AREA ENHANCED PAVING EXHIBIT, AND COMMERCIAL AREA STREET “G” CROSS SECTION; 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 Zoning Map of the City of Allen, Texas, as heretofore amended, be amended by amending the regulations relating to the use and development of a 35.740± acre tract of land situated in the J. Frye Survey, Abstract No. 325 (“the Property”) described in “Exhibit A,” attached hereto and incorporated herein by reference presently located in and zoned as District G of Planned Development No. 108 as set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the development and use regulations for property located within District G of Planned Development “PD” No. 108 as set forth in Exhibit “B” to Ordinance No. 3044-10-11, as amended, (“the PD 108 Development Regulations”) except to the extent modified by this Section 2:

- 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”). Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.

B. BASE ZONING:

(1) Single-Family Area

- (a) The portion of the Property designated as “Detached Single Family” as shown on the Concept Plan (the “Single-Family Area”) shall be developed in accordance with the development standards of the “R-7” single-family residential district in the ALDC except as modified by this Ordinance.
- (b) The Single-Family Area shall be developed with no more than sixty (60) single-family dwelling units.

(2) Townhome Area

- (a) The portion of the Property designated as “Attached Townhomes A” and “Attached Townhomes B” as shown on the Concept Plan (the “Townhome Area”) shall be developed in accordance with the development standards of the “TH” Townhome residential district in the ALDC except as modified by this Ordinance.
- (b) The Townhome Area shall be developed with no more than 120 townhome units.

- (3) Commercial Area.** The portion of the Property designated as “Commercial” as shown on the Concept Plan (the “Commercial Area”) shall be developed in accordance with the development standards of the “CC” Commercial Corridor District except as modified by the PD 108 Development Regulations and this Ordinance.

C. BUILDING ELEVATIONS:

- (1) Residential buildings to be constructed on the Property shall be developed in general conformance with the architectural style set forth on the Elevations attached hereto as Exhibit “C” and incorporated herein by reference (the “Single Family and Townhome Residential Representative Elevations”).
- (2) Non-Residential buildings to be constructed on the Property shall be a maximum of four stories or 60 feet.
- (3) Townhome buildings shall be designed in general conformance with Elevations set forth in Exhibit “C” hereto;

D. OPEN SPACE AND CIVIC SPACE:

- (1) All open spaces within Single Family Area and Townhome Area on the Property shall be developed in general conformance with the Open Space Plan attached hereto as Exhibit “D”.
- (2) Open spaces within the Townhome Area of the Property must be evenly distributed, centrally located, and easily accessible. Open space areas less than 15 feet wide shall not be included in the calculation for determining compliance with required open space area;
- (3) Lots within the Townhome Area of the Property shall not back to an open space;
- (4) All civic spaces within the Commercial Area shall be developed in general conformance with the Commercial Area Civic Spaces Plan attached hereto as Exhibit “E”.

E. USES WITHIN THE COMMERCIAL AREA

- (1) The uses for which the Commercial Area may be developed shall comply with the uses for District G set forth in Table 1 of Section 2 of the PD-108 Development, subject to the following amending except as follows:

(a) Permitted by right:

1. Amusement Commercial Indoor
2. Antique Shop
3. Artisans and Artist Studio
4. Banks and Financial Institutions
5. Banquet Hall (less than 15,000 square feet)
6. Bicycle Shop and Repair Service
7. Book, Card or Novelty Shops
8. Catering
9. Dance and Martial Arts Studio (Less than 5,000 square feet)
10. Drug Store or Pharmacy (Less than 10,000 square feet)
11. Fitness and Health Center (Less than 10,000 square feet)
12. Florist
13. Food Hall or Cafeteria
14. Food Service
15. Food Truck Park in locations noted on Concept Plan
16. Furniture/Appliance Sales
17. Grocery (less than 40,000 square feet)
18. Gymnastics and Sports Training Facility (Less than 10,000 square feet)
19. Hardware Store
20. Laundry Cleaning Plant, Retail with Laundry/Dry Cleaning pickup only
21. Key shop / Locksmith
22. Office

23. Medical or Dental Office
24. Personal Service Business
25. Private Club
26. Public Service Facility/Public Restroom
27. Restaurant (with live music indoors)
28. Restaurant (with live music outdoors)
29. Retail Store
30. Massage establishment
31. Micro-Distillery
32. Micro-Brewery
33. Winery
34. Theatre (Cinema)
35. Theatre (Live)

(b) Permitted following approval of a specific use permit:

1. Daycare facility
2. Garage – Public Parking
3. Seasonal Sales
4. Teen Club
5. Restaurant (Drive-In or Through)

(c) For the purpose of this Ordinance, a “Banquet Hall” means an establishment which is rented by individuals or groups for the purpose of conducting private functions including, but not limited to, a party, banquet, reception, or social event, and shall be inclusive of patio areas, foyers and other entryways, bathrooms, dressing rooms, kitchens and other food preparation areas, and storage areas used on association with the operation of the establishment. A “Banquet Hall” shall be developed with off-street parking spaces equal to not less than one space per 100 square feet of gross floor area of the portion of the building used as the Banquet Hall and the area on the exterior of the building designed and intended for regular use as outdoor eating and event space.

(d) For purposes of this Ordinance:

1. A “Microbrewery” means an establishment holding a “Brewer’s Permit or a Brewer’s Self-Distribution Permit” issued by the Texas Alcoholic Beverage Commission in accordance with the Texas Alcoholic Beverage Code, as amended;
 2. A “Microdistillery” means an establishment holding a “Distiller’s and Rectifier’s Permit” issued by the Texas Alcoholic Beverage Commission in accordance with the Texas Alcoholic Beverage Code, as amended; and
 3. A “winery” means an establishment holding a “Winery Permit” issued by the Texas Alcoholic Beverage Commission in accordance with the Texas Alcoholic Beverage Code, as amended.
- (e) Microbreweries, microdistilleries, and wineries are subject to the following development standards:
1. The maximum floor area per each individual occupancy is 15,000 square feet;
 2. All manufacture, blending, distilling, fermentation, processing, and packaging of alcoholic beverages activities shall occur wholly inside a building;
 3. Required off-street parking:
 - a. One space per 2,000 square feet of floor area used for storage
 - b. One space per 200 square feet of floor area used for retail sales and seating; and
 - c. One space per 1,000 square feet of floor area used for all other purposes.
 4. Each microbrewery, microdistillery, and winery use shall comply with all applicable requirements in the Texas Alcoholic Beverage Code;
 5. Retail sales of alcoholic beverages for on premises or off premises consumption and related items and tastings or sampling are allowed in accordance with Texas Alcoholic Beverage Commission regulations;
 6. Brewpubs are allowed to operate in association with the operation of a microbrewery, microdistillery, and winery to the extent the establishment otherwise qualifies for issuance of a Brewpub License under the Texas Alcoholic Beverage Code.
 7. Drive-through facilities are prohibited except as authorized by Sections 6.03.2 and 6.06.5 of the ALDC.
- (f) A retail, restaurant, microdistillery, microbrewery or winery use may provide outside dining, provided the calculation for determining the minimum number of required off-street parking spaces includes the gross area of outside dining areas.
- (g) Temporary uses and special events conducted on the Property shall be conducted in accordance with Section 6.04 of the ALDC, “Temporary Uses and Special Events” subject to the following:

1. Temporary Uses and Special Events shall not be limited by number or duration in a calendar year;
2. Temporary Use and Special Event locations may not obstruct fire lanes/emergency access points; and
3. Temporary Uses and Special Events may not occupy the public recreational trails developed on the Property without prior written permission from the Director of Parks and Recreation.

F. USES WITHIN THE SINGLE-FAMILY AREA. The principal uses and accessory uses for which the Single-Family Area may be developed shall comply with Section 4.20.2 “Schedule of Principal Uses” and Section 4.20.3 “Schedule of Accessory Uses” to the extent applicable to the “R-7” Single-Family Residential District.

G. USES WITH THE TOWNHOME AREA. The principal uses and accessory uses for which the Townhome Area may be developed shall comply with Section 4.20.2 “Schedule of Principal Uses” and Section 4.20.3 “Schedule of Accessory Uses” to the extent applicable to the “TH” Townhome Residential District.

H. LOT DESIGN CRITERIA AND BUILDING SETBACKS (SINGLE-FAMILY AND TOWNHOME AREAS): The design criteria for the lots shown on the Concept Plan within the Single-Family Area and Townhome Area shall be modified as follows:

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

Notes

1. Side setbacks for Single Family lots shall be either 3 feet and 3 feet (center loaded), 5 feet and 1 foot (offset), or 6 feet and 0 feet (zero lot line), with a minimum of 6 feet of separation between dwelling units. If not center loaded, the shorter side setback for each lot shall be designated with platting. All Single Family lots shall have a 3' private maintenance, drainage, access, wall maintenance, and aerial overhang easement on the lot adjacent to the zero-setback property line.
2. Side yards adjacent to street right-of-way shall have 10' side setback.
3. For attached product, there shall be a 10' minimum separation between buildings.
4. Front Porches and Stoops shall be allowed to encroach minimum front setback up to 4'.

I. TOWNHOME AREA REGULATIONS: Development of the Townhome Area shall be subject to the following.

- (1) Parallel parking and tree bump-outs shall be provided along all streets according to the street section details on the Concept Plan;
- (2) Trees shall be planted in tree planting areas not less than eight feet wide located between the curb and sidewalk (tree bump-outs) according to the detail shown on the Concept Plan;

- (3) A utility and pedestrian access easement not less than five feet wide must be located between the tree planting area and townhome but no closer than one foot from any structure, including any porches, steps or stoops, extending from the front of the dwelling unit;
- (4) All franchise utilities and telecommunication facilities shall be located in easements with a minimum width of five feet located in the rear (alley side) of the dwelling units. Such utility easements may bump out (i.e. widen) as needed at certain locations to accommodate electrical transformer sizing as may be required by service provider, provided such modification are approved by the Director of Engineering;
- (5) Visitor parking spaces shall be constructed subject to the following:
 1. One visitor parking space must be constructed for every two townhome units that are constructed on the Property with a driveway of at least 20-foot in length;
 2. One and one-half visitor parking spaces must be constructed for every two townhome units that are constructed on the Property with a driveway of at least six-foot by less than 20-foot in length;
 3. No townhome unit shall be located more than 100 feet from a visitor space; and
 4. On-street or off-street spaces located within the Townhome area, excluding driveways, may be in the calculation of the minimum number of required visitor parking spaces.
- (6) For lots fronting on a street right-of-way, the pavement width of alleys at the rear of such lots may be reduced to not less than 12 feet and the alley right-of-way width may be reduced to not less than 16 feet upon approval of the Fire Marshall and subject to a finding that hose lay-lengths from the street right-of-way to the rear of the lot as required by the Fire Code can be satisfied; and

J. COMMERCIAL AREA REGULATIONS: For the portion of the Property within the Commercial Area:

- (1) The minimum front setback shall be 70 feet along Watters Road, Exchange Parkway and Bossy Boot Drive; and
- (2) The minimum front setback shall be 20 feet along Junction Drive.
- (3) Enhanced Paving Areas within the Commercial Area of the Property as shown on the Concept Plan shall be improved in general conformance with the details shown on the Commercial Area Enhanced Paving Exhibit attached hereto as Exhibit "F".
- (4) Street G, as designated on the Concept Plan shall be improved in general conformance with the Section at Street G Exhibit attached hereto as Exhibit "G".

K. HIKE AND BIKE TRAIL ALIGNMENT:

- (1) The hike and bike trail along Bossy Boots Drive shall be allowed to be located within the Bossy Boots Drive right-of-way and meander within the 15-foot landscape buffer and the parkway of Bossy Boots Drive.

- (2) Portions of the hike and bike trail shall be permitted to be located immediately adjacent to the back of curb as depicted on the Concept Plan to allow for landscape plantings and screening wall.
- (3) The planting of shade trees and ornamental trees in the landscape buffer behind Block A, Lots 1-14 shall not be required in order to allow for a meandering trail alignment.

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 THE 12TH DAY OF OCTOBER 2021.

APPROVED:

Kenneth M. Fulk, MAYOR

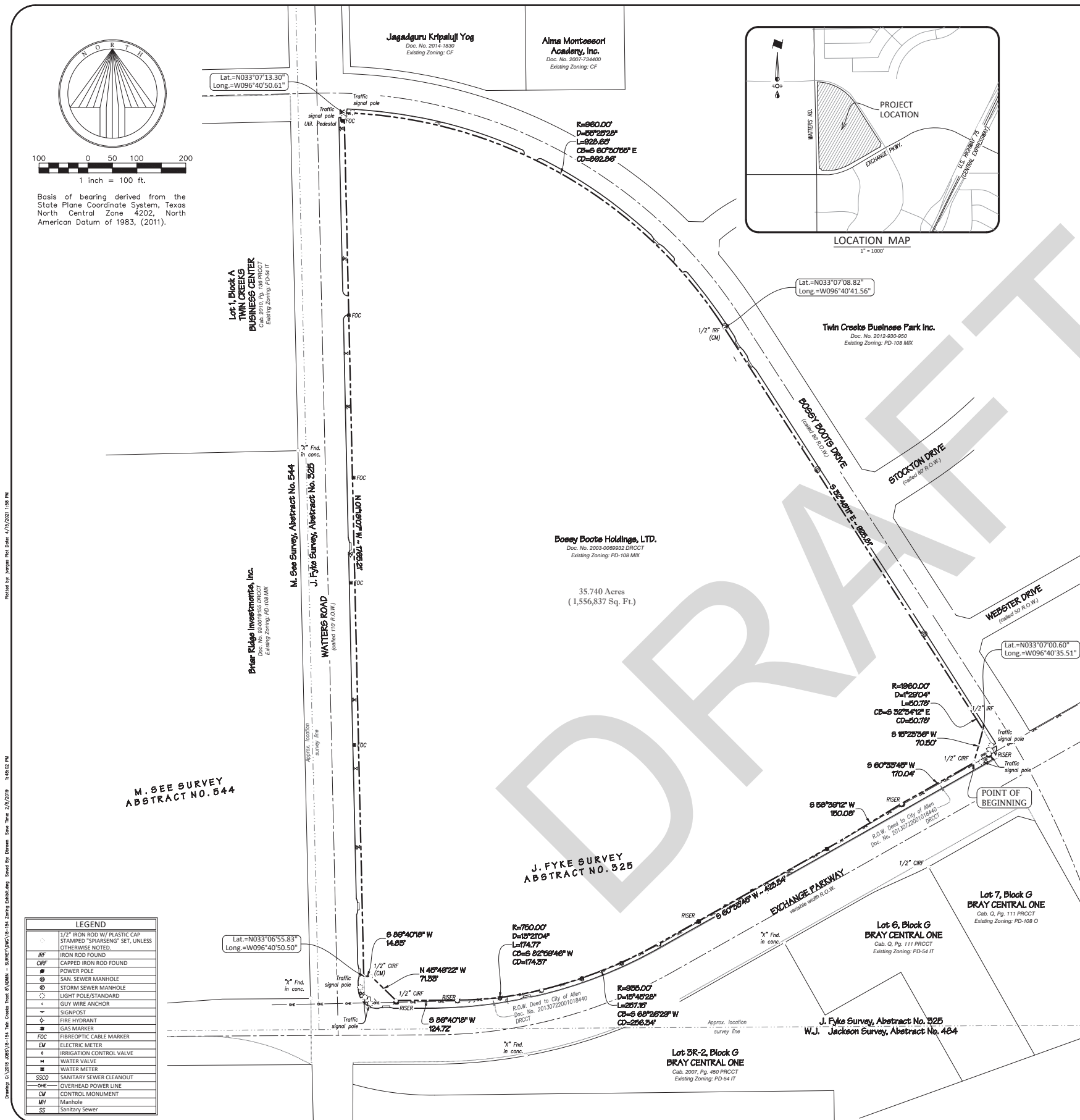
APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:9/14/21:124713)

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
ZONING EXHIBIT



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, being a portion of a tract conveyed to Bossy Boots Holdings, Ltd. according to the deed recorded in Document No. 2003-0069932 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

THENCE along the north line of Exchange Parkway and said right-of-way deed, the following:

S 60°33'45" W, 170.04 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 58°39'12" W, 150.08 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 60°33'45" W, 423.54 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the right having a central angle of 15°45'28", a radius of 935.00 feet, a chord of S 68°26'29" W - 256.34 feet, an arc length of 257.15 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 13°21'04", a radius of 750.00 feet, a chord of S 82°59'46" W - 174.37 feet, an arc length of 174.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 89°40'18" W, 124.72 feet to a 1/2" iron rod with plastic cap found for the east end of a corner clip being the intersection of Exchange Parkway with the east line of Watters Road, a called 110 foot right-of-way;

THENCE N 45°49'22" W, 71.33 feet along said corner clip to a 1/2" iron rod with plastic cap found;

THENCE S 89°40'18" W, 14.83 feet continuing along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 01°18'07" W, 1765.21 feet along the east line of Watters Road to the intersection thereof with the south line of Bossy Boots Drive, a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE along the south and west line of Bossy Boots Drive, the following:

A non-tangent curve to the right having a central angle of 55°25'28", a radius of 960.00 feet, a chord of S 60°30'55" E - 892.86 feet, an arc length of 928.65 feet to a 1/2" iron rod found;

S 32°48'11" E, 925.81 feet to a 1/2" iron rod found;

And a non-tangent curve to the right having a central angle of 01°29'04", a radius of 1960.00 feet, a chord of S 32°34'12" E - 50.78 feet, an arc length of 50.78 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the north end of the first mentioned corner clip;

THENCE S 15°23'36" W, 70.50 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 1,556,837 square feet or 35.740 acres of land.



darren.brown@
sparsengineering.com

ATTACHMENT B
PD AMENDMENT ZONING EXHIBIT

TWIN CREEKS WATTERS

35.740 GROSS ACRE TRACT
SITUATED IN THE
J. FRYE SURVEY ~ ABSTRACT NO. 325
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner

Bossy Boots Holdings, LTD
300 Twin Creeks
Allen, TX 75013
Telephone (972) 390-1190
Contact: Charles Nies

Applicant

David Hicks Company
401 Woodlake Drive
Allen, TX 75013
Telephone (214) 720-9977
Contact: David Hicks

Engineer / Surveyor

Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Matt Dorsett

February 8, 2019



DEVELOPMENT TEAM

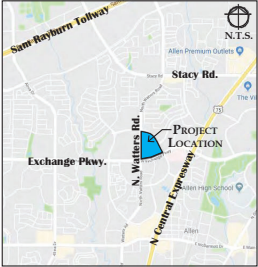
Owner:
Bossy Boots Holdings, LTD
c/o Beaird Harris
12221 Merit Drive, Ste. 750
Dallas, TX 75251

Owner Representative:
David Hicks Company
401 Woodlake Drive
Allen, TX 75013
(214) 720-9977
Contact: David Hicks

Land Planner:
Knapp Land Solutions
5381 Moss Glen Drive
Frisco, TX 75034
(972) 885-7537
Contact: James Knapp

Engineer / Surveyor:
Spiars Engineering
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077
Contact: Matt Dorsett, PE

LOCATION MAP



ABSTRACT

35,740 gross acre tract situated in the J. Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas

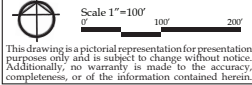
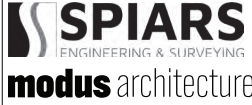
DATE:

Date Issued: October 09, 2020

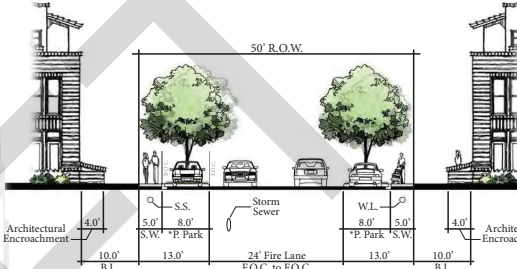
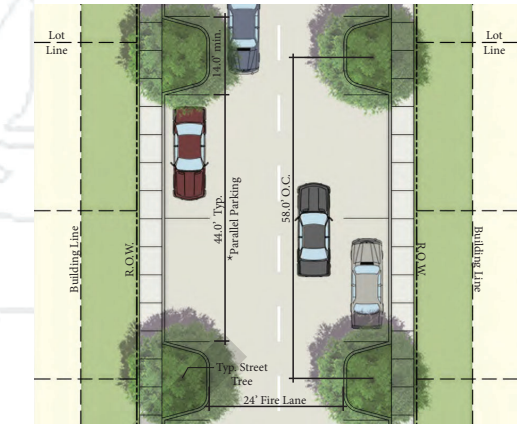
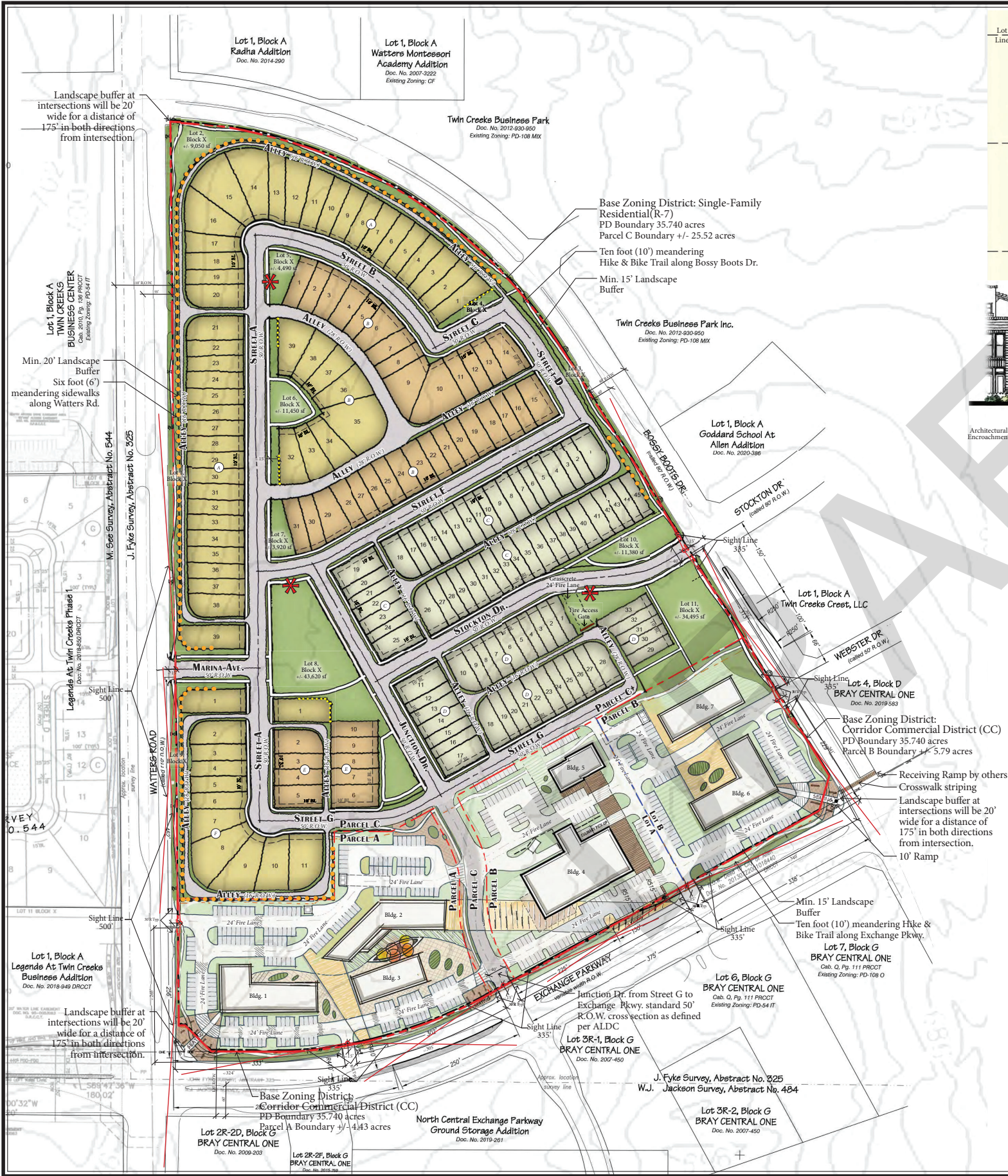
Revisions:
April 16, 2021 August 16, 2021
May 21, 2021 September 08, 2021
June 17, 2021 September 16, 2021
July 01, 2021
July 23, 2021

PROJECT

TWIN CREEKS WATTERS
ATTACHMENT C
PD AMENDMENT CONCEPT PLAN



This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



RESIDENTIAL STREET SECTION

COMMERCIAL/OFFICE SUMMARY (PARCEL A/B):

Parcel A	
Building 1: 11,000 sf. Retail: 4,400 sf. Restaurant: 6,600 sf.	Site Retail: 13,600 sf. 1/200 sf. = 68 parking req.
Building 2: 15,000 sf. Retail: 6,000 sf. Restaurant: 9,000 sf.	Site Restaurant: 20,400 sf. 1/100 sf. = 204 parking req.
Building 3: 8,000 sf. Retail: 3,200 sf. Restaurant: 4,800 sf.	Total Parking Required: 272 spots Total Parking Provided: 272 spots
Total: 34,000 sf.	
Parcel B - Lot A	
Building 4: 21,000 sf. Retail/Grocery: 21,400 sf.	Site Medical Office: 5,200 sf. 1/250 sf. = 21 parking req.
Building 5: 5,200 sf. Med. Office: 5,200 sf.	Site Retail/Grocery: 21,000 sf. 1/200 sf. = 105 parking req.
Total: 26,200 sf.	Total Parking Required: 126 spots Total Parking Provided: 126 spots
Parcel B - Lot B	
Building 6: 14,000 sf. Retail: 8,400 sf. Restaurant: 5,600 sf.	Site Medical Office: 9,000 sf. 1/250 sf. = 36 parking req.
Building 7: 9,000 sf. Med. Office: 9,000 sf.	Site Retail: 8,400 sf. 1/200 sf. = 42 parking req.
Total: 23,000 sf.	Site Restaurant: 5,600 sf. 1/100 sf. = 56 parking req.
	Total Parking Required: 134 spots Total Parking Provided: 134 spots

GENERAL NOTES:

- Existing Zoning: PD-108.
- See Attachment B - PD Amendment Zoning Exhibit for site survey and legal description.
- Contour Interval = two foot (2'). Source data compiled from NCTCOG DFW Maps database.
- No part of subject tract is located in a 100-year floodplain according to FEMA panel 48085C0385J dated 6/2/09.
- The development type boundaries shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat.
- Acresages, lot counts, density, plus/minus dimensions and tabulations are subject to change as a result of further engineering and are considered approximate.
- Front, side and rear setbacks on lots will be as shown in the "Typical Lot Detail" diagrams shown herein, for each Product Type.
- Shared / cluster mailboxes will be generally located in the areas identified. Locations are subject to change with detailed design and approval from the United States Postal Service.
- No A/C's in yards less than seven feet (7').
- Gas meters must be located next to the house.
- An eight foot (8') masonry wall will be provided where indicated.
- Ornamental iron fences.
- FY Setback, RY Setback, & SY Setback represent Front Yard Setback, Rear Yard Setback, and Street Side Yard Setback respectively.
- This concept plan is an illustration that does not intend to deviate from requirements of the Allen Land Development Code, unless specifically identified in the Planned Development Regulations.
- Fire apparatus access roads including 24' alleys dedicated as fire lane shall extend to within 150' of all portions of the exterior walls of the first story of the buildings as measured by fire hose lay from a single fire apparatus around the exterior of the building. This hose lay distance may be increased to 250' if buildings are equipped throughout with an approved automatic sprinkler system installed per applicable codes including but not limited to NFPA 13, 13R, or 13D.
- Sight visibility easements will be required and determined at the time of final plat.
- Applicant shall comply with City Ordinance, Chapter 6, Health and Environment; Article III, Solid Waste; Sections 6-51 to 6-80.
- Attached Townhome runs will not exceed max number of units per ALDC.
- 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 design 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.

EXHIBIT "C"
BUILDING ELEVATIONS

Single Family Representative Elevations



EXHIBIT "C"
BUILDING ELEVATIONS



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EXHIBIT "C"
BUILDING ELEVATIONS

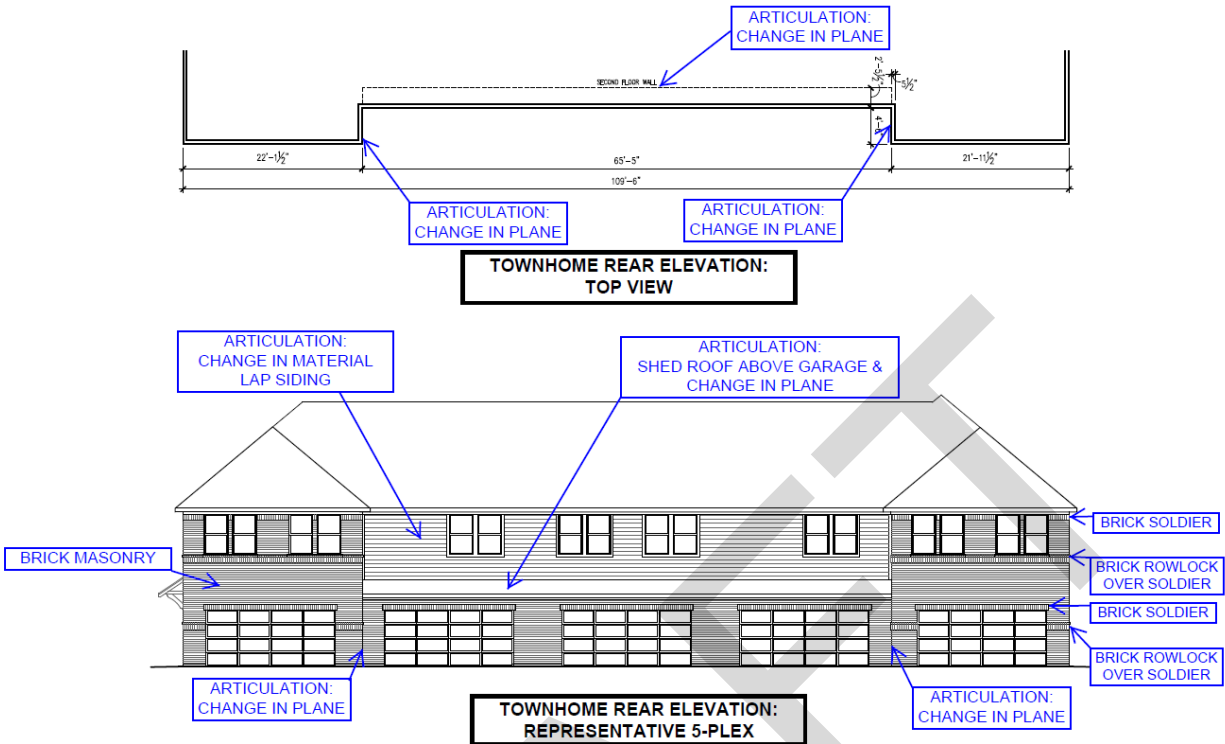
Townhome Representative Elevations



TOWNHOME FRONT RENDERINGS

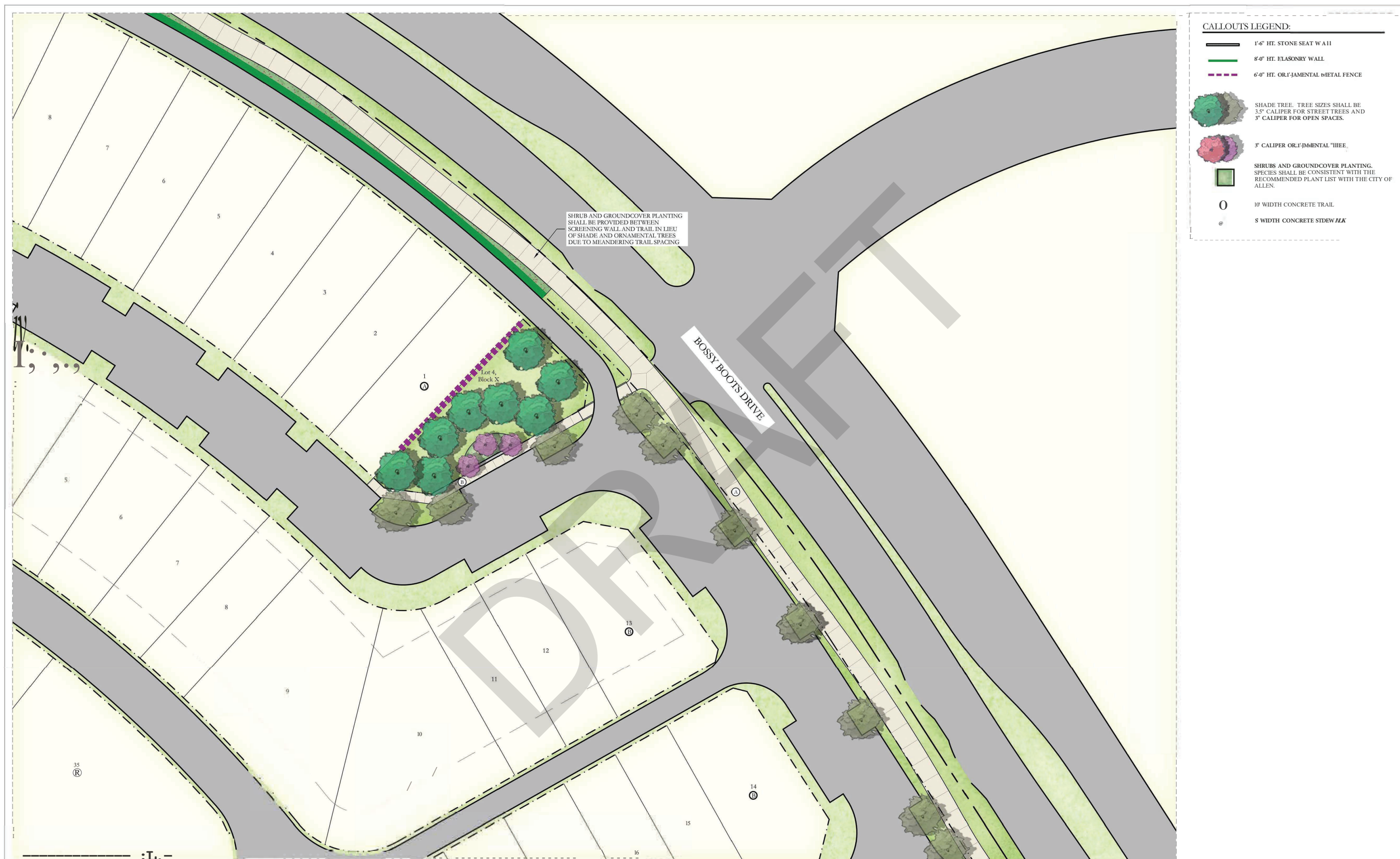
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EXHIBIT "C"
BUILDING ELEVATIONS



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TWIN CREEK WATTERS/ CONCEPTUAL OPEN SPACE PLANS

City of Allen, Collin County, Texas

SHEET 2 OF 5
Submittal 08-09-2021



CODY JOHNSON
s · t · u · d · i · o

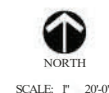


TWIN CREEK WAITERS/ CONCEPTUAL OPEN SPACE PLANS

City of Allen, Collin County, Texas

SHEET 3 OF 5
Submittal 08-09-2021





TWIN CREEK WATTERS/ CONCEPTUAL OPEN SPACE PLANS

City of Allen, Collin County, Texas

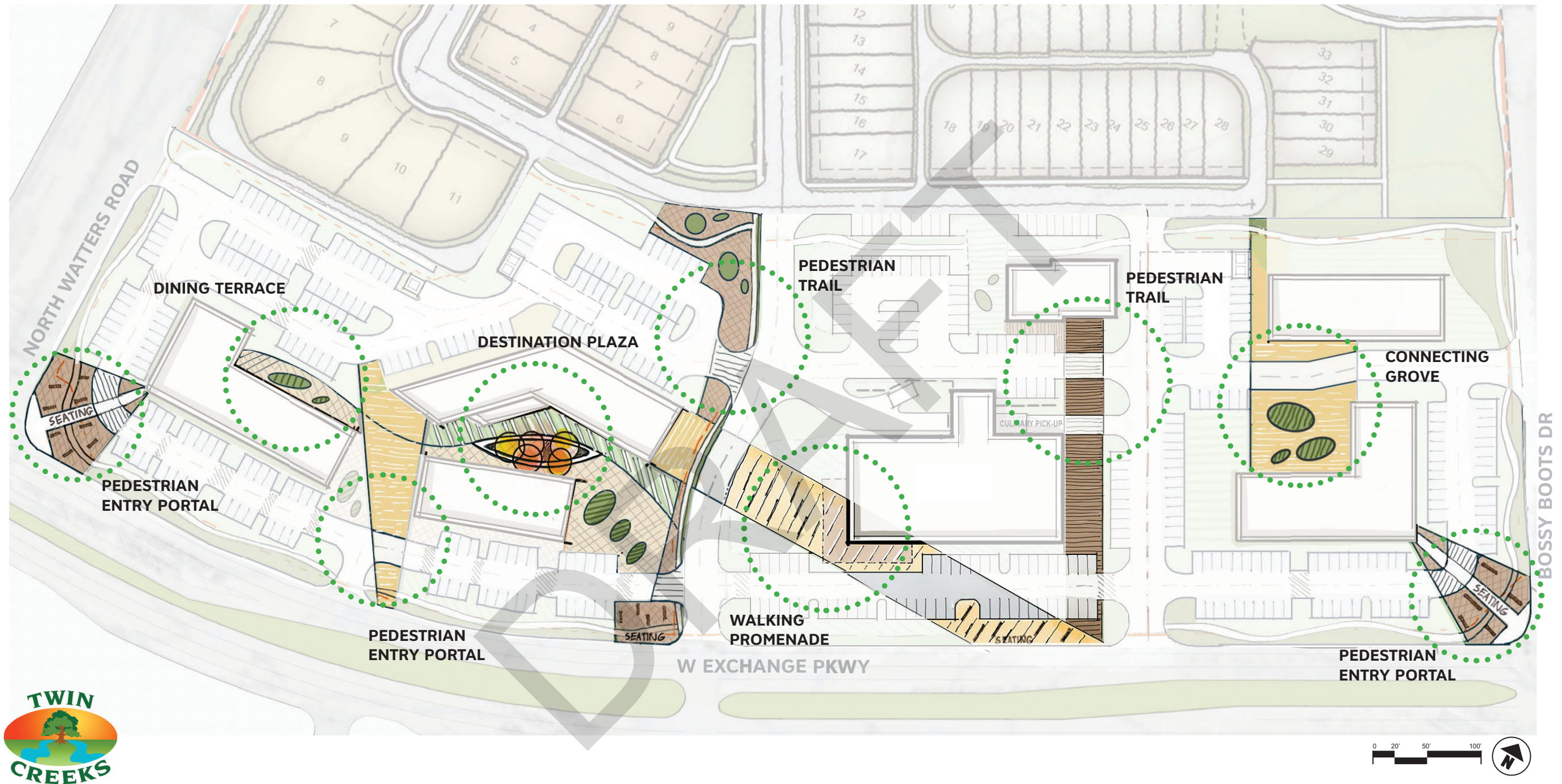
SHEET 4 OF 5
Submittal 08-09-2021





CIVIC SPACES EXHIBIT

USE OF ENHANCED PAVING IN ALL CIVIC SPACES.
REFERENCE ENHANCED PAVING EXHIBIT.



TWIN CREEKS WATERS MASTER PLAN DEVELOPMENT

ALLEN, TEXAS

modus architecture

CONCEPTUAL PLANS AND IMAGES ARE FOR INFORMATIVE PURPOSES ONLY. OWNER TO VERIFY SITE PLANNING AND CODE COMPLIANCE WITH LOCAL JURISDICTION. NOT FOR CONSTRUCTION OR PERMITTING.

DATE: 09/07/2021

5

ENHANCED PAVING EXHIBIT

ENHANCED PAVING THROUGHOUT CIVIC SPACES
(PLAZAS, PROMENADES, TRAILS, ETC.) SHOULD PROMOTE
WALKABILITY AND PEDESTRIAN FRIENDLY ACTIVITIES
THROUGHOUT THE DEVELOPMENT.

MATERIAL EXAMPLES, BUT
NOT LIMITED TO:

- SCORED CONCRETE
- STAINED CONCRETE
- STAMPED CONCRETE
- PAVERS
- COBBLESTONE
- ORNAMENTAL STONE
- CRUSHED GRAVEL

EXAMPLE IMAGES:



TWIN CREEKS WATERS MASTER PLAN DEVELOPMENT

ALLEN, TEXAS

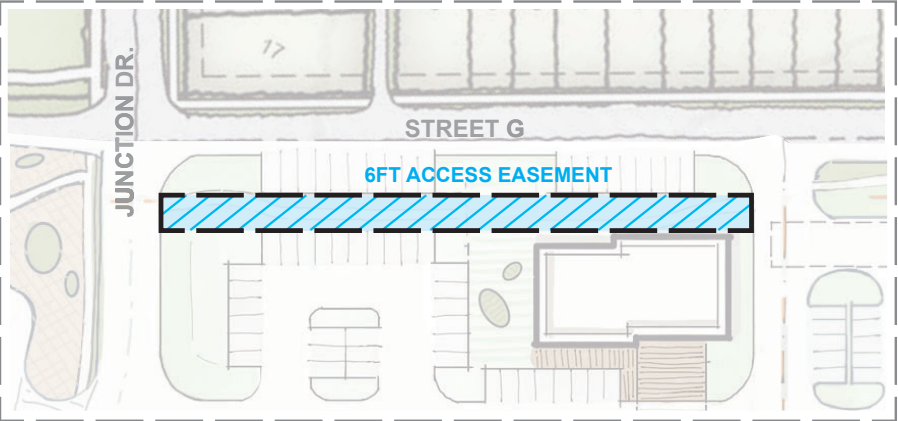
modus architecture

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DATE: 09/07/2021

6

SECTION AT STREET G EXHIBIT



DEDICATED PUBLIC ACCESS EASEMENT EXHIBIT
(6FT EASEMENT WITHIN 40FT OF PROPERTY LINE)

