



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

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

**2. Pledge of Allegiance.**

**3. Director's Report.**

3.1 Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the February 22, 2022, and March 8, 2022, Regular Meetings.

**4. Consent Agenda.**

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

4.1 Receive Capital Improvement Plan (CIP) Status Report.

4.2 Approve Minutes from the February 15, 2022, Planning and Zoning Commission Regular Meeting.

**5. Regular Agenda.**

5.1 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 108 Office "O", District F, to repeal Ordinance No. 3879-11-21, 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-121721-0023) [Jackrabbit]

5.2 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 58 Shopping Center "SC", Tract 1, Relating to the Use and Development of Lot 1, Block A, Cornerstone / Allen Addition, Generally Located on the East Side of the US Highway 75 Northbound Frontage Road Approximately 565 feet North of the Intersection of Exchange Parkway and the US Highway 75 Northbound Frontage Road. (ZN-120820-0017) [1300 N. Central Expwy]

5.3 Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Car Wash on Lot 2, Block A, Stacy Chelsea Commercial Addition; Generally Located Directly North of

Stacy Road and West of Chelsea Blvd. Commonly known as 850 W. Stacy Road. (SUP-102921-0005) [Car Spa]

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

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

**7. Adjournment.**

*This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, March 11, 2022, at 5:00 p.m.*

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*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 REGULAR MEETING AGENDA  
COMMUNICATION**

**AGENDA DATE:** March 15, 2022

**AGENDA CAPTION:** Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the February 22, 2022, and March 8, 2022, Regular Meetings.

**STAFF RESOURCE:** Marc Kurbansade, Director

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

**BACKGROUND**

At the February 22, 2022 Regular Meeting, City Council approved the request to amend Planned Development No. 3 and adopt a Specific Use Permit for Vinum55.

At the March 8, 2022 Regular Meeting, City Council approved the request to amend Planned Development No. 108 for Twin Creeks Watters.

**PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA  
COMMUNICATION**

**AGENDA DATE:** March 15, 2022

**AGENDA CAPTION:** Receive Capital Improvement Plan (CIP) Status Report.

**STAFF RESOURCE:** Chris Flanigan, Director of Engineering

**STRATEGIC PLANNING GOAL:** Safe and Livable Community for All.

**BACKGROUND**

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

**ATTACHMENT(S)**

[March 2022 CIP Update](#)



**PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA  
COMMUNICATION**

**AGENDA DATE:** March 15, 2022

**AGENDA CAPTION:** Approve Minutes from the February 15, 2022, Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:** Hayley Angel, Planning Manager

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

**ATTACHMENT(S)**

[Minutes from the February 15, 2022 P&Z Meeting](#)

**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING**

**February 15, 2022**

**ATTENDANCE:**

**Commissioners Present**

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

**City Staff Present**

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

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

With a quorum of the Commissioners present, 1<sup>st</sup> Vice-Chair Metevier called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**2. Pledge of Allegiance.**

**3. Directors Report.**

3.1 The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the February 8, 2022, Regular Meeting.

**4. Consent Agenda.**

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

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

**Motion:** Upon a motion by Commissioner Berg, and a second by Commissioner Cook, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda items as presented.

**The motion carried.**

**5. Regular Agenda.**

5.1 Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of District G of Planned Development No. 108 with a Base Zoning of Mixed Use Relating to the Use and Development of Approximately 35.740 Acres of Land Generally Located

at the Northeast Corner of Exchange Parkway and Watters Road. (ZN-011422-0002) [Twin Creeks Watters]

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

1<sup>st</sup> Vice-Chair Metevier opened the public hearing.

The following individual spoke in favor of the item:

- David Hicks, 401 Woodlake Drive, Allen, Texas.

The following letter was received in support of the item:

- Amir Odeh, 945 Stockton Drive, Allen, Texas.

1<sup>st</sup> Vice-Chair Metevier closed the public hearing.

**Motion:**        **Upon a motion by Commissioner Smiddy, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of an Ordinance to amend the Development Regulations of Planned Development No. 108 with a base zoning of Mixed Use, as presented.**

**The motion carried.**

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

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

Melanie Bagley, Engineer for Developer, 2348 Arezzo Lane, Allen, Texas, gave an overview of the project.

Tim Donovan, Developer, answered the Commissioners' questions.

1<sup>st</sup> Vice-Chair Metevier opened the public hearing.

The following individuals spoke in favor of the item:

- Melanie Bagley, 2348 Arezzo Lane, Allen, Texas;
- Tim Donovan, 1211 S. White Chapel Boulevard, Southlake, Texas; and
- Kevin Patel, Applicant, 1782 W. McDermott Drive, Allen, Texas.

The following individual did not speak but wanted his support noted:

- Ethan Galanter, Developer, 6724 Kistler Lane, Allen, Texas.

The following individuals spoke in opposition of the item:

- Kirsten Fair, 1431 Luckenbach Drive, Allen, Texas;
- Deidre Rollins, 1419 Comanche Drive, Allen, Texas;
- James Hutfless, 1249 Wiltshire Drive, Allen, Texas;
- Alberto Marquez, 1301 Sunderland Court, Allen, Texas;
- David Ringrose, 910 Cross Plains Drive, Allen, Texas;
- Paula Cheek, 903 Glen Rose Drive, Allen, Texas;
- Elleen Canavan, 1431 Rogers Court, Allen, Texas;
- Anthony Gomez, 1203 Scottsman Drive, Allen, Texas;
- Alexandra Cantrell, 709 Wills Point Drive, Allen, Texas;
- Travis Dowell, 906 Kilgore Court, Allen, Texas;
- Ed Wright, 908 Kilgore Court, Allen, Texas;
- Jill Kelley, 1233 Greenway Drive, Allen, Texas;
- Steven McCord, 1300 Sunderland Court, Allen, Texas;
- Dr. Sylvia Gage, 1316 Granger Drive, Allen, Texas;
- James Wallace, 1501 Astoria Drive, Allen, Texas;
- Casey Fisher, 1310 W. Exchange Parkway, Texas;
- Ryan Richardson, 1014 Wimberly Court, Allen, Texas;
- Patrick Mylady, 609 Granbury Drive, Allen, Texas;
- Mark Smith, 1303 Neches Drive, Allen, Texas;
- Kelly Dickens, 905 Kilgore Court, Allen, Texas; and
- Matt Hunsaker, 1106 Krum Court, Allen, Texas.

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

- Shana Bentson, 1319 Marble Falls Drive, Allen, Texas;
- Jeff Fair, 1431 Luckenbach Drive, Allen, Texas;
- Jamie Hunsaker, 1106 Krum Court, Allen, Texas;
- Nicholas Ruta, 1407 Comanche Drive, Allen, Texas;
- Laura Heiser, 913 Kilgore Court, Allen, Texas;
- Allen Cooper, 810 Buffalo Springs Drive, Allen, Texas;
- Carol Lanier, 202 Fairfax Drive, Allen, Texas;
- Robert Harrison, 904 Kilgore Court, Allen, Texas;
- Jack Lamkin, 1218 Rio Grande Drive, Allen, Texas;
- Amy Dowell, 906 Kilgore Court, Allen, Texas;
- Liz Cao, 1300 Sunderland Court, Allen, Texas;
- James Rollins, 1419 Comanche Drive, Allen, Texas;
- Dolores Glandt, 1001 Cross Plains Drive, Allen, Texas; and
- Paulina Parker, 1239 N. Alma Drive, Allen, Texas.

The following letters were received in opposition to the item:

- Jill Vessels, 1410 Salado Drive, Allen, Texas;
- Gregg Lessly and Laurie Dragon, 1431 Alpine Drive, Allen, Texas;
- Jessica Julian, 1112 Copperas Cove Court, Allen, Texas;
- Kenneth Johnson, 1302 Sunderland Court, Allen, Texas;
- Steven McCord, 1300 Sunderland Court, Allen, Texas;
- Mulak Agha, 1223 N. Alma Drive, Allen, Texas;
- Mike Smith, 1200 Brenham Court, Allen, Texas;

- Kevin and Cary Conway, 1313 Comal Drive, Allen, Texas;
- Wang Haopenq, 1409 Tartan Drive, Allen, Texas;
- Rose Blackmore, 618 Conifer Lane, Allen, Texas;
- Jeff Bradley, 1108 Cross Plains Drive, Allen, Texas;
- Sylvia Gage, 1316 Granger Drive, Allen, Texas;
- Astra Zittlau, 1824 Palo Pinto Drive, Allen, Texas;
- Kimberly Boyd, 803 Paris Court, Allen, Texas;
- Alfred and Tennie Hamilton, 113 Italy Drive, Allen, Texas;
- Deaton Roden, 1209 Brenham Court, Allen, Texas;
- Brandi and James Gross, 1311 Marble Falls Drive, Allen, Texas;
- Zora Blankenship, 1336 Comanche Drive, Allen, Texas;
- Kaitlin R., Allen, Texas;
- James Miller, 905 Cross Plains Drive, Allen, Texas;
- Betsy Harrison, 904 Kilgore Court, Allen, Texas;
- Brian Rudloff, 1208 Conroe Drive, Allen, Texas;
- Erik Youn, 1304 Kenshire Court, Allen, Texas; and
- Terrill Shaw, 1304 Sunderland Court, Allen, Texas.

The following letters were received in support of the item:

- Kathy Marks, 1101 Winnsboro Court, Allen, Texas; and
- Frank Goeyvourts, 707 Buffalo Springs Drive, Allen, Texas.

1<sup>st</sup> Vice-Chair Metevier closed the public hearing.

Mr. Kurbansade clarified that alcohol sale is not part of the zoning request.

The Commission discussed the following:

- Traffic impact analysis, noise, and light pollution studies;
- Number of fueling pumps under the canopy;
- Other entitled or built fueling station uses;
- Adjacent properties' business hours; and
- Permitted uses under the existing Planned Development.

**Motion:** Upon a motion by Commissioner Wright, and a second by Commissioner Cook, the Commission voted 5 IN FAVOR, and 1 OPPOSED to recommend denial of an ordinance to amend the Development Regulations for a portion of Planned Development No. 53, Relating to the Use and Development of Lot 1R1, Block A, Kids R Kids Addition, Generally Located at the Northwest Corner of the Intersection of Exchange Parkway and Alma Drive.

**The motion carried.**

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

The Executive Session was not held.

7. **Adjournment.**

The meeting adjourned at 8:57 p.m.

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

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

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**Hayley Angel, AICP, PLANNING MANAGER**

**PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA  
COMMUNICATION**

- AGENDA DATE:** March 15, 2022
- AGENDA CAPTION:** 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. 3879-11-21, 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-121721-0023) [Jackrabbit]
- STAFF RESOURCE:** Marc Kurbansade, Director of Community Development
- PREVIOUS COUNCIL ACTION:** Planned Development No. 54 - Approved May, 1993  
Planned Development No. 108 - Approved October, 2011  
Planned Development No. 108 - Approved April, 2021  
Planned Development No. 108 - Approved November, 2021
- STRATEGIC PLANNING GOAL:** Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property is located at the southwestern corner of the intersection of Exchange Parkway and Raintree Circle. The zoning designations of the surrounding properties are as follows:

- North - Planned Development No. 108 (PD-108) with a base zoning designation of Mixed Use (MIX)
- South - PD-108 with a base zoning designation of Office (O)
- East - Planned Development No. 54 (PD-54) with a base zoning designation of Commercial Corridor (CC)
- West - PD-54 with a base zoning designation of Industrial Technology (IT)

The subject property is currently zoned PD-108 with a base zoning designation 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 November 2021, a Planned Development amendment was approved to remove the previously approved medical office building from the Concept Plan, thus having a convenience store with fuel sales as the sole use on the entire tract. The existing detention pond, with minor modifications was proposed to remain.

The current request is to replace the previously approved convenience store with fuel sales with a restaurant (drive-in or thru). This request includes a drive-through restaurant without dining facilities. While the Allen Land Development Code (ALDC) allows a restaurant with a drive-through, it does require indoor or outdoor dining facilities. For this reason, the applicant is requesting a Planned Development Amendment to amend the development regulations. Additionally, the existing detention pond will continue to remain in the same general location, with minor modifications.

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 primary building.

It is staff's position that the prior decision by City Council in November 2021 constitutes a change in policy direction from the original PD-108 approved in October 2011. Therefore, staff will be recommending approval of this request.

The request has been reviewed by the Technical Review Committee.

### **LEGAL NOTICES**

Public Hearing Sign - Installed March 4, 2022  
Property Owner Notices - Mailed March 4, 2022

### **STAFF RECOMMENDATION**

Staff recommends approval.

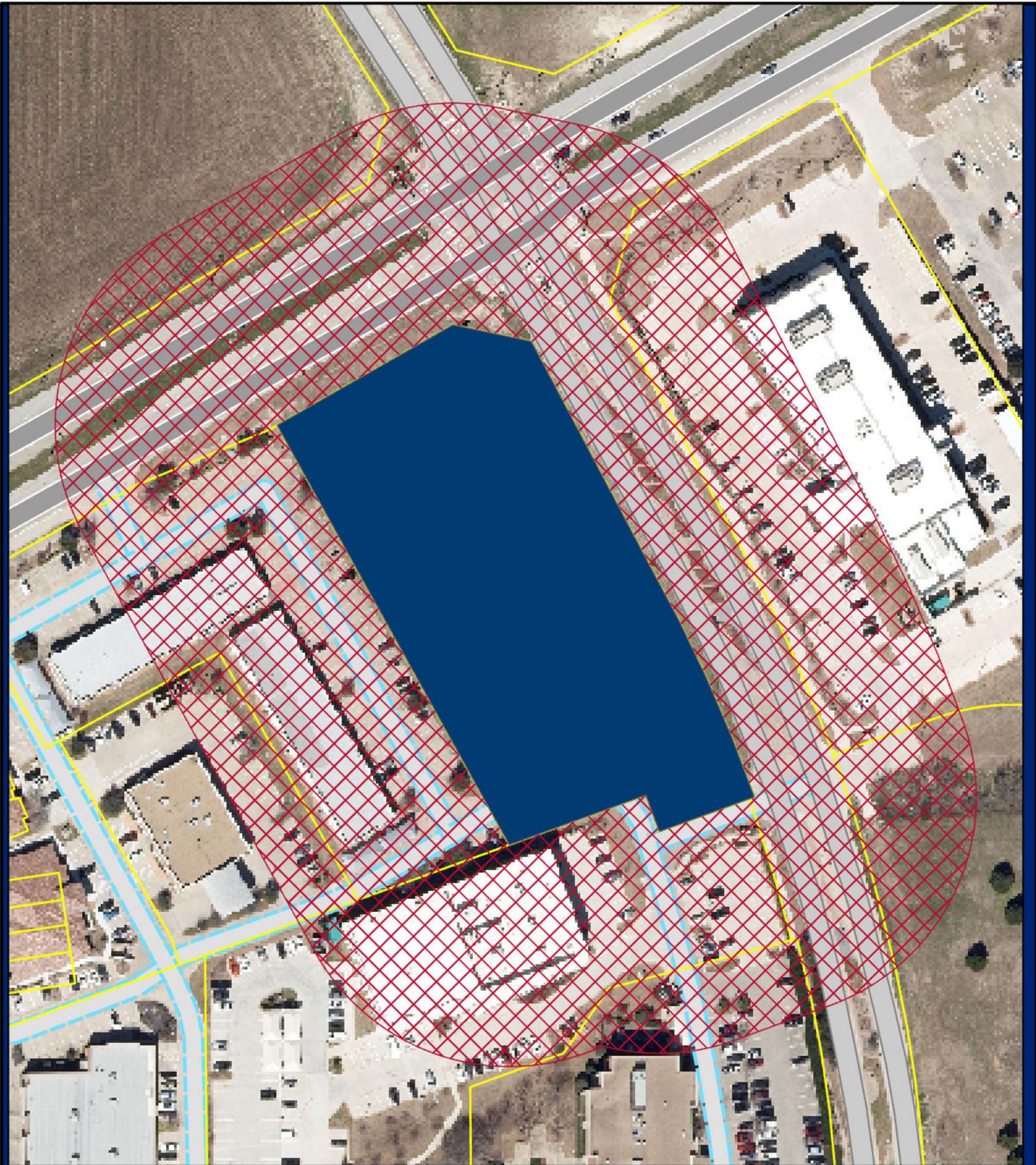
### **MOTION**

*I make a motion to recommend approval of an ordinance to amend the development regulations of District F of Planned Development No. 108, with a base zoning of Office, subject to the Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations as presented.*

### **ATTACHMENT(S)**

[Property Notification Map](#)



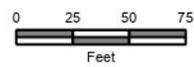


Public Notification Map

**Jackrabbit**  
905 W. Exchange Pkwy.

Legend

-  Collin CAD Parcels
-  200' Buffer
-  Subject Property



Community Development - Planning

Date Saved: 2/28/2022

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS, AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF LOT 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; REPEALING ORDINANCE NO. 3879-11-21 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”) described in “Exhibit A,” attached hereto and incorporated herein by reference presently 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 for a Restaurant (drive-in or drive-through) use. For purposes of this Section 2.D, “Restaurant (with a drive-in or drive-

through)” means an establishment serving food and/or beverages prepared on-site and served to customers at a walk-up or drive-through carry-out window(s) and/or to the customer remaining in the customer’s vehicle parked on the premises, which establishment may or may not have an on-premise dining area.

**SECTION 3.** Ordinance No. 3879-11-21 is hereby repealed.

**SECTION 4.** 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 5.** 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 6.** 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 7.** 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 8.** 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 12<sup>TH</sup> DAY OF APRIL 2022.**

**APPROVED:**

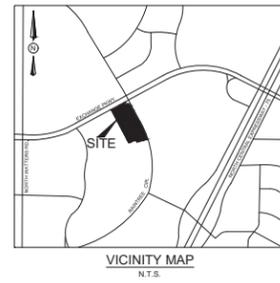
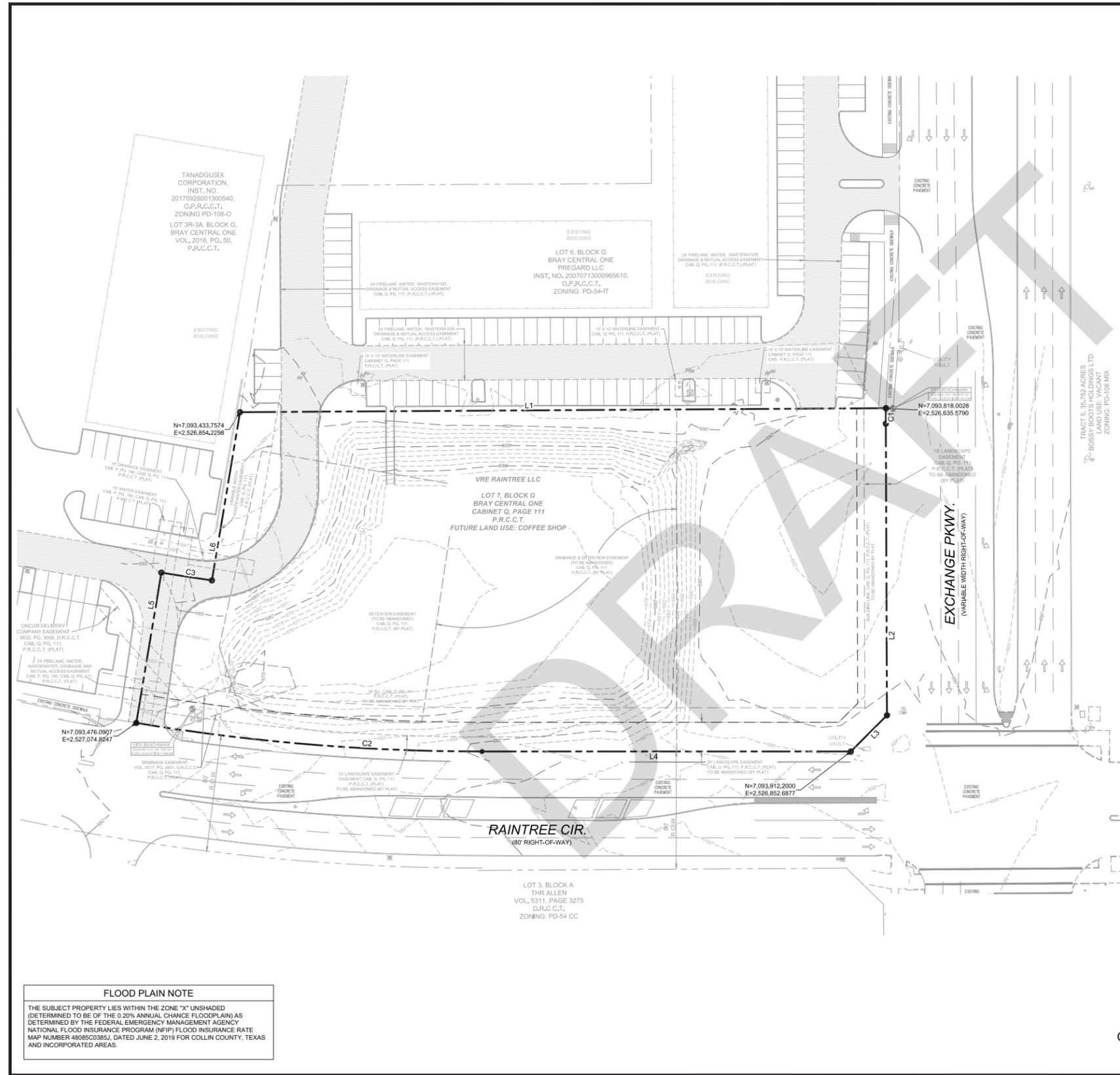
\_\_\_\_\_  
**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, CITY ATTORNEY**  
(kbl2/25/2022:128019)

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



**LEGAL DESCRIPTION**

Being Lot 7, Block G, BRAY CENTRAL ONE, an Addition to the City of Allen, Collin County, Texas, according to the replat thereof recorded in Cabinet Q, Page 111, Plat Records of Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the Northerly corner clip at the intersection of the Southeast line of Exchange Parkway, a variable width right-of-way, with the Southwest line of Raintree Circle, a 80' right-of-way;

Thence South 74°22'10" East, a distance of 35.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said Southwest line, at the Southerly corner of said corner clip;

Thence South 29°17'11" East along said Southwest line, a distance of 252.34' to a 1/2" iron rod found for corner at the beginning of a curve to the right, having a central angle of 09°27'45", a radius of 1439.72', and a chord bearing and distance of South 24°33'10" East, 237.50';

Thence Southeasterly, along said Southwest line and said curve to the right, an arc distance of 237.77' to a Mag Nail found at the Northeast corner of Lot 3R-3A, Block G, an addition to the City of Allen, Collin County, Texas, according to the replat thereof recorded in Volume 2016, Page 50, Plat Records of Collin County, Texas;

Thence South 70°10'32" West, a distance of 104.50' to an "X" found for corner at the beginning of a non-tangent curve to the left, having a central angle of 01°30'07", a radius of 1335.22', and a chord bearing and distance of North 20°34'30" West, 35.00';

Thence Northwesterly, along said curve to the left, an arc distance of 35.00' to an "X" found for corner;

Thence South 70°10'16" West, a distance of 116.91' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southeast corner of Lot 6, of said Block G;

Thence North 29°38'30" West, a distance of 442.10' to an "X" found in the said Southeast line of Exchange Parkway, at the Northeast corner of said Lot 6, Block G, and being at the beginning of a non-tangent curve to the left, having a central angle of 01°26'46", a radius of 420.00', and a chord bearing and distance of North 61°13'03" East, 10.60';

Thence Northeasterly, along said Southeast line and said curve to the left, an arc distance of 10.60' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 60°26'40" East, along said Southeast line, a distance of 200.05' to the PLACE OF BEGINNING and containing 110,440 square feet or 2.535 acres of land.

**PROJECT CONTACT LIST**

<b>ENGINEER</b>
TRIANGLE ENGINEERING LLC 1784 W. MCDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 468-331-8566
<b>OWNER/DEVELOPER</b>
VRE RAIN TREE LLC 1211 S WHITE CHAPEL BLVD SOUTHLAKE, TX - 76092 CONTACT: JASON KEEN PHONE: 817-912-0222
<b>SURVEYOR</b>
ASW SURVEYORS, INC. P.O. BOX 870029, MESQUITE, TX 75187 CONTACT: JOHN TURNER R.P.L.S. PHONE: 972-681-4975

**FLOOD PLAIN NOTE**

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OF THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48085C0385J, DATED JUNE 2, 2019 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.

TX PERM #11525

**TRIANGLE ENGINEERING LLC**

1784 W. MCDERMOTT DRIVE, SUITE 110, ALLEN, TX 75013  
W. 468-331-8566  
E. 468-331-8566  
www.triangle-engineering.com

Planning | Civil Engineering | Construction Management

NO.	DATE	DESCRIPTION
1	12/17/2021	1st CITY SUBMITTAL
2	01/18/2022	2nd CITY SUBMITTAL

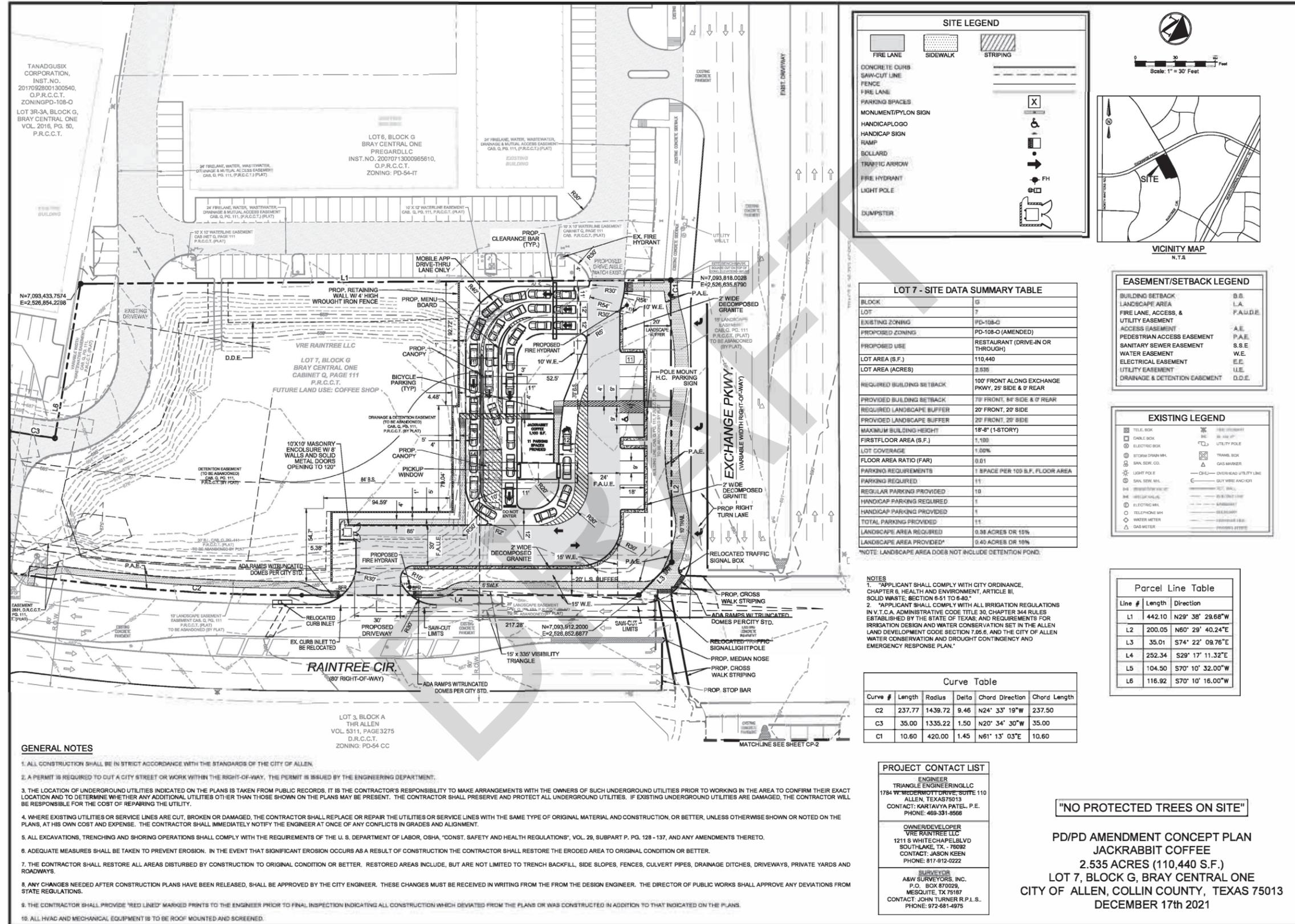


01/18/2022

PD/PD AMENDMENT CONCEPT PLAN  
JACKRABBIT COFFEE  
2.535 ACRES (110,440 S.F.)  
LOT 7, BLOCK G, BRAY CENTRAL ONE  
CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013  
DECEMBER 2nd 2021

DATE	PROJECT
01/18/22	128-21
DESIGN	DRAWN
KP	KR
SHEET #	
ZE	

# EXHIBIT "B" CONCEPT PLAN



TANADGUSIX CORPORATION, INST. NO. 20170928001300540, O.P.R.C.C.T. ZONING PD-108-O LOT 3R-3A, BLOCK G, BRAY CENTRAL ONE VOL. 2016, PG. 50, P.R.C.C.T.

LOT 6, BLOCK G BRAY CENTRAL ONE PREGARD LLC INST. NO. 2007071300095510, O.P.R.C.C.T. ZONING: PD-54-IT

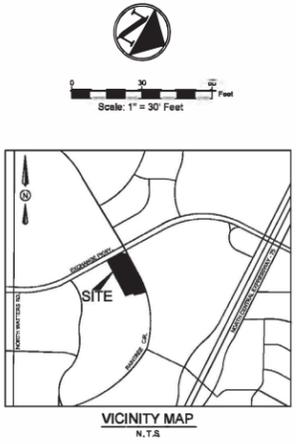
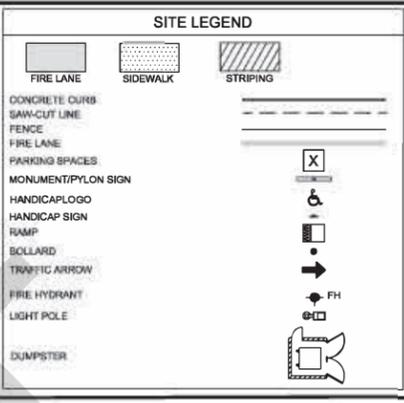
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N=7,093,818.0028 E=2,526,835.6790

LOT 3, BLOCK A THRU ALLEN VOL. 5311, PAGE 3275 D.P.R.C.C.T. ZONING: PD-54-CC

### GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ALLEN.
2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE ENGINEERING DEPARTMENT.
3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUBPART P, PG. 128 - 137, AND ANY AMENDMENTS THERETO.
6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.
7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
10. ALL HVAC AND MECHANICAL EQUIPMENT IS TO BE ROOF MOUNTED AND SCREENED.



### LOT 7 - SITE DATA SUMMARY TABLE

BLOCK	G
LOT	7
EXISTING ZONING	PD-108-O
PROPOSED ZONING	PD-108-O (AMENDED)
PROPOSED USE	RESTAURANT (DRIVE-IN OR THROUGH)
LOT AREA (S.F.)	110,440
LOT AREA (ACRES)	2.535
REQUIRED BUILDING SETBACK	100' FRONT ALONG EXCHANGE PKWY, 25' SIDE & REAR
PROVIDED BUILDING SETBACK	75' FRONT, 34' SIDE & REAR
REQUIRED LANDSCAPE BUFFER	20' FRONT, 20' SIDE
PROVIDED LANDSCAPE BUFFER	25' FRONT, 20' SIDE
MAXIMUM BUILDING HEIGHT	18'-8" (1-STORY)
FIRST FLOOR AREA (S.F.)	1,100
LOT COVERAGE	1.00%
FLOOR AREA RATIO (FAR)	0.01
PARKING REQUIREMENTS	1 SPACE PER 100 S.F. FLOOR AREA
PARKING PROVIDED	11
REGULAR PARKING PROVIDED	10
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
TOTAL PARKING PROVIDED	11
LANDSCAPE AREA REQUIRED	0.38 ACRES OR 15%
LANDSCAPE AREA PROVIDED*	0.40 ACRES OR 16%

\*NOTE: LANDSCAPE AREA DOES NOT INCLUDE DETENTION POND.

### EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE AREA	L.A.
FIRE LANE, ACCESS, & UTILITY EASEMENT	F.A.U.E.
ACCESS EASEMENT	A.E.
PEDESTRIAN ACCESS EASEMENT	P.A.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.



### Parcel Line Table

Line #	Length	Direction
L1	442.10	N29° 38' 28.66"W
L2	200.05	N60° 29' 40.24"E
L3	35.01	S74° 22' 09.76"E
L4	252.34	S29° 17' 11.32"E
L5	104.50	S70° 10' 32.00"W
L6	116.92	S70° 10' 16.00"W

### Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	237.77	1439.72	9.46	N24° 33' 19"W	237.50
C3	35.00	1335.22	1.50	N20° 34' 30"W	35.00
C1	10.60	420.00	1.45	N61° 13' 03"E	10.60

### PROJECT CONTACT LIST

ENGINEER  
TRIANGLE ENGINEERING LLC  
1784 W. WOODBERRY DRIVE, SUITE 110  
ALLEN, TEXAS 75013  
CONTACT: KARTAVYA PATEL, P.E.  
PHONE: 469-331-8568

OWNER/DEVELOPER  
VRE RAIN TREE LLC  
1211 S WHITE CHAPEL BLVD  
SOUTH LAKE, TX - 75082  
CONTACT: JASON KEEN  
PHONE: 817-912-0222

SURVEYOR  
A&W SURVEYORS, INC.  
P.O. BOX 870029,  
MESQUITE, TX 75167  
CONTACT: JOHN TURNER R.P.L.S.  
PHONE: 972-681-4975

"NO PROTECTED TREES ON SITE"

PD/PD AMENDMENT CONCEPT PLAN  
JACKRABBIT COFFEE  
2.535 ACRES (110,440 S.F.)  
LOT 7, BLOCK G, BRAY CENTRAL ONE  
CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013  
DECEMBER 17th 2021

TX PE FIRM #11525  
**TRIANGLE ENGINEERING LLC**  
T: 469-331-8568 | F: 469-331-7146 | E: info@triangleeng.com  
1784 W. WOODBERRY DRIVE, SUITE 110, ALLEN, TX 75013  
Planning | Civil Engineering | Construction Management

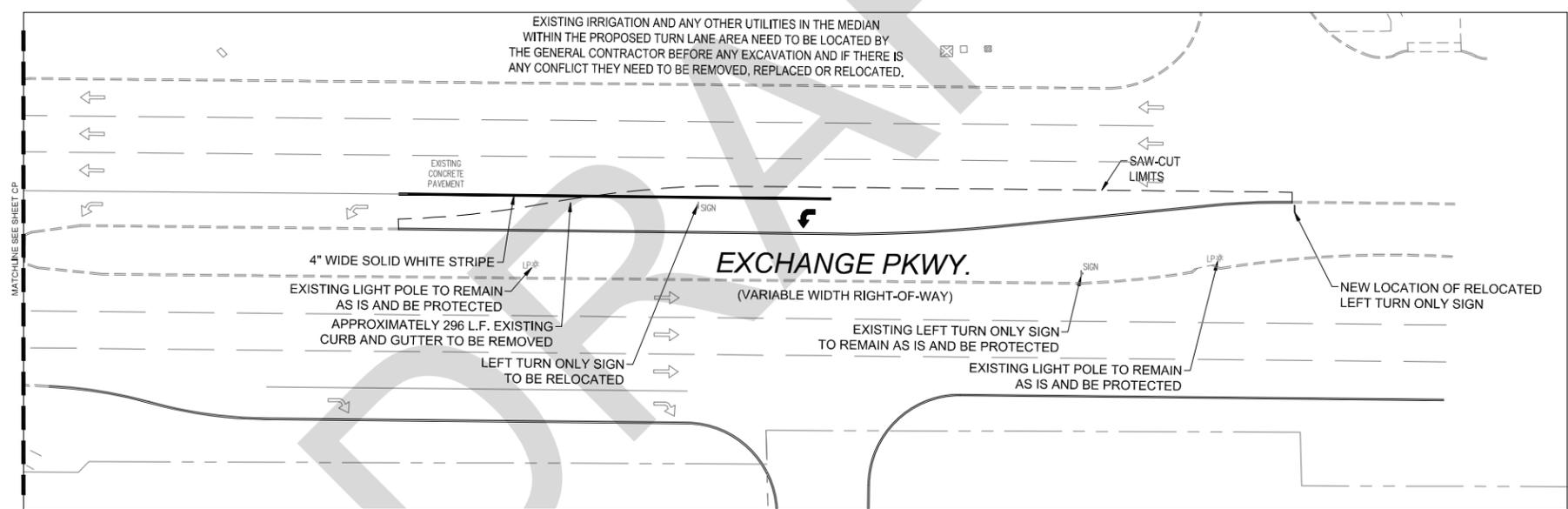
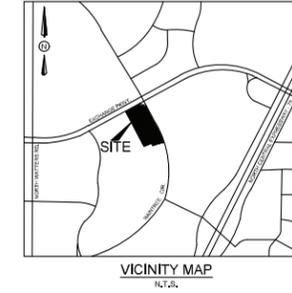
NO.	DATE	DESCRIPTION
1	12/17/2021	1st CITY SUBMITTAL
2	01/18/2022	2nd CITY SUBMITTAL



DATE	PROJECT
01/18/22	128-21
DESIGN	DRAWN
KP	KR

SHEET #  
CP

# EXHIBIT "B" CONCEPT PLAN



LEFT TURN LANE PLAN

PROJECT CONTACT LIST	
<b>ENGINEER</b>	TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DRIVE, SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566
<b>OWNER/DEVELOPER</b>	VRE RAINTREE LLC 1211 S WHITE CHAPEL BLVD SOUTHLAKE, TX, 75092 CONTACT: JASON KEEN PHONE: 817-912-0222
<b>SURVEYOR</b>	A&W SURVEYORS, INC. P.O. BOX 870029 MESQUITE, TX 75187 CONTACT: JOHN TURNER R.P.L.S., PHONE: 972-681-4975



PD/PD AMENDMENT CONCEPT PLAN  
 JACKRABBIT COFFEE  
 2.535 ACRES (110,440 S.F.)  
 LOT 7, BLOCK G, BRAY CENTRAL ONE  
 CITY OF ALLEN, COLLIN COUNTY, TEXAS 75013  
 OCTOBER 12th, 2021

TX PE FIRM #11525  
**TRIANGLE ENGINEERING LLC**  
 4603312501 F 469.331.7421 E info@triangleengineering.com  
 W 1784 W. McDERMOTT DRIVE SUITE 110 ALLEN, TEXAS 75013  
 Planning | CM Engineering | Construction Management

NO.	DATE	DESCRIPTION	BY
1	12/17/2021	1st CITY SUBMITTAL	KP
2	01/18/2022	2nd CITY SUBMITTAL	KP

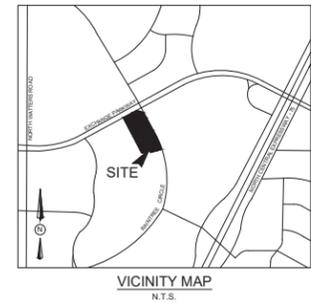
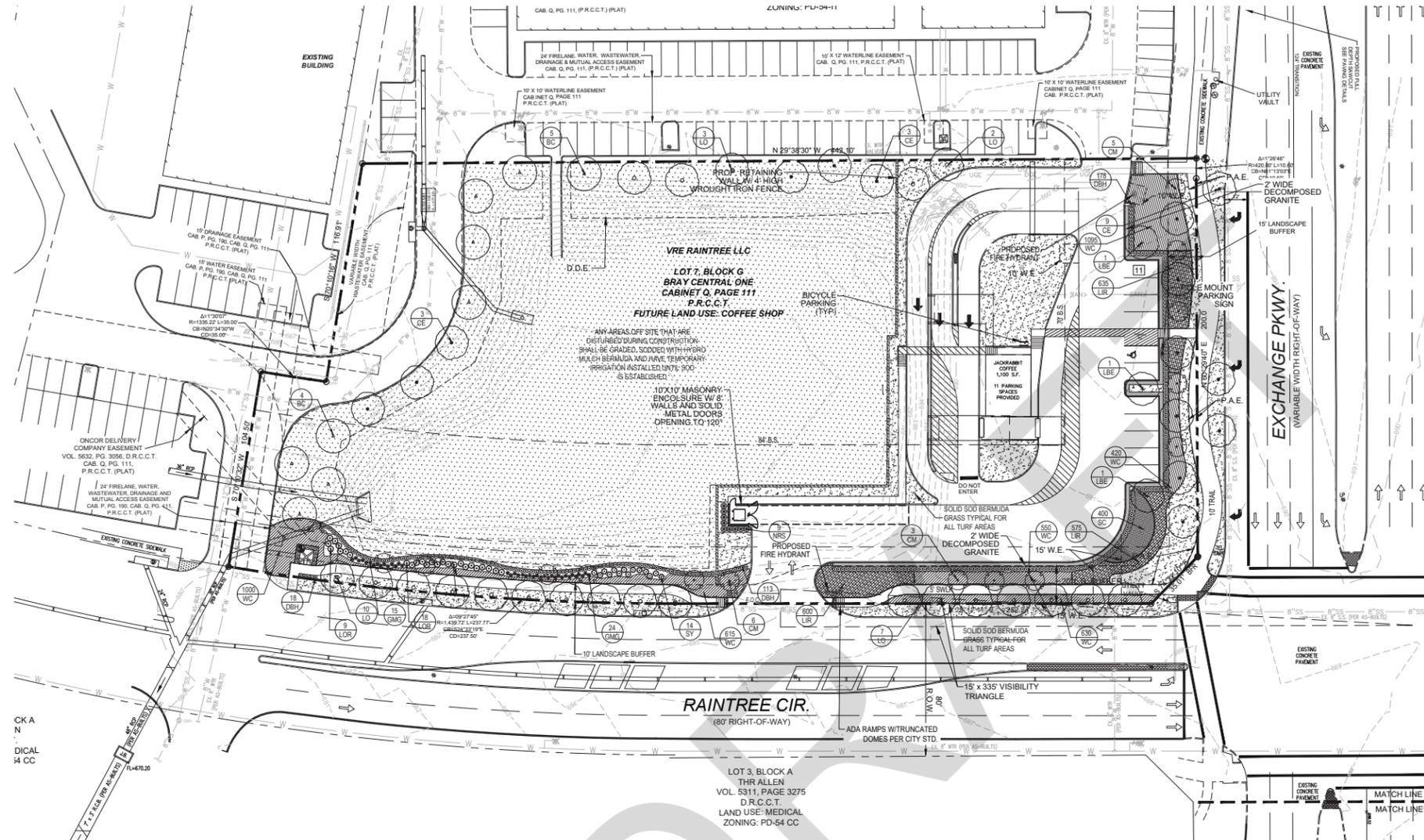


01/18/2022

DATE	PROJECT
01/18/22	128-21
DESIGN	DRAWN
KP	KR

SHEET #  
CP-2

# EXHIBIT "C" LANDSCAPE PLAN



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



- 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 GAPS.
  - 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.

**JACKRABBIT COFFEE CONCEPT  
PLAN  
905 EXCHANGE PARKWAY  
CITY OF ALLEN, COLLIN COUNTY, TEXAS**

**ISSUE:**  
FOR APPROVAL 12.02.2021  
CITY COMMENTS 01.17.2022

**DATE:**  
01.17.2022

**SHEET NAME:**  
CONCEPT LANDSCAPE PLAN

**SHEET NUMBER:**

**L.1**

**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%)	17,516 s.f. (16%)

**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 (9) ornamental trees 3,538 s.f.- 50% max. turf	(17) trees (9) ornamental trees 3,010 s.f.- 45% turf proposed and concrete sidewalk

**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 (5) ornamental trees 1,699 s.f.- 50% max. turf	(9) trees (5) ornamental trees 1,420 s.f.- 42% turf proposed

**PARKING LOT (11 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. (1) ornamental trees 24" ht. evergreen screen	(3) trees, 3" cal. (1) ornamental trees 24" ht. evergreen screen

**CORNER LOT**  
Requirements: Enhanced planting bed area at corner.  
900 s.f. Required, 1,000 sf Provided  
THERE ARE NO EXISTING TREES ON SITE

**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	9	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	container, 14" ht., 6" spread, 5' clear straight trunk
CE	15	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 13" ht., 5' spread min., 5' clear trunk
CM	14	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 8' ht., 4' spread min., 3 or 5 trunks
LBE	3	Lacandon Elm	<i>Ulmus parvifolia</i> 'Emer II'	4" cal.	container, 14" ht., 6" spread, 5' clear straight trunk
LO	22	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 14" ht., 6" spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	309	Dwarf Burford Holly	<i>Ilex cornuta burfordii</i> 'hans'	5 gal.	container grown, 24" ht., 24" spread
GMG	39	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gal.	container full, well rooted
LOR	27	Loropetalum 'Ruby'	<i>Loropetalum chinensis</i> 'Ruby'	5 gal.	container, 24" ht., 20" spread
NRS	9	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread
SY	14	Softleaf yucca	<i>Salkia Greggii</i>	5 gal.	container full, well rooted
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1810	Liriope	<i>Liriope muscari</i>	4" pots	container full, well rooted, 12" o.c.
SC	400	Seasonal Color	<i>Eustoma fortunei</i> 'Coloratus'	4" pots	selection by owner, 12" o.c.
WC	4310	Purple Wintercreeper	<i>Cynodon dactylon</i> '419'	4" pots	container, 3-12" runners min., 12" o.c. Solid Sod refer to notes

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





**PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA  
COMMUNICATION**

- AGENDA DATE:** March 15, 2022
- AGENDA CAPTION:** Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 58 Shopping Center "SC", Tract 1, Relating to the Use and Development of Lot 1, Block A, Cornerstone / Allen Addition, Generally Located on the East Side of the US Highway 75 Northbound Frontage Road Approximately 565 feet North of the Intersection of Exchange Parkway and the US Highway 75 Northbound Frontage Road. (ZN-120820-0017) [1300 N. Central Expwy]
- STAFF RESOURCE:** Marc Kurbansade, Director of Community Development
- PREVIOUS COUNCIL ACTION:** Planned Development No. 58 - Approved March, 1996  
Planned Development No. 58 - Approved June, 2007
- STRATEGIC PLANNING GOAL:** Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property is generally located on the east side of the US Highway 75 Northbound Frontage Road approximately 565 feet north of the intersection of Exchange Parkway and the US Highway 75 Northbound Frontage Road. More specifically, the subject property is located in Lot 1, Block A of the Cornerstone / Allen Addition. The zoning designations of the surrounding properties are as follows:

- North - Community Facilities (CF)
- South - Planned Development No. 58 (PD-58) with a base zoning designation of Shopping Center (SC)
- East - PD-58 with base zoning designations of SC and CF
- West (across US75) - Planned Development No. 54 with a base zoning designation of Corridor Commercial

The subject property is approximately 5.6247 acres and retains a zoning designation of PD-58 with a base zoning designation of SC. The site is currently developed with an existing structure that is approximately 70,200 square feet in floor area. No construction modifications to the current site are being proposed.

The purpose of this request is twofold:

1. Amend the Development Regulations to permit an "Electronic Manufacturing and Assembly" use.
2. Amend the Development Regulations to permit an Office-Showroom/Warehouse use, provided

that the storage and warehouse uses are limited to a maximum of 75% of the gross floor area.

The request has been reviewed by the Technical Review Committee.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MOTION**

*I make a motion to recommend approval of an ordinance to amend the development regulations of Planned Development No. 58 with a base zoning of Shopping Center, as presented.*

**ATTACHMENT(S)**

Property Notification Map  
Draft Ordinance

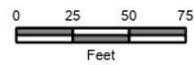


Public Notification Map

1300 N. Central Expy.

Legend

-  Subject Property
-  Collin CAD Parcels
-  200' Buffer



Community Development - Planning

Date Saved: 2/28/2022

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS, AND ZONING MAP, AS PREVIOUSLY AMENDED, RELATING TO THE USE AND DEVELOPMENT OF LOT 1, BLOCK A, CORNERSTONE/ALLEN ADDITION, LOCATED WITHIN TRACT 1 OF PLANNED DEVELOPMENT “PD” NO. 58 WITH A BASE ZONING DISTRICT OF SHOPPING CENTER “SC” AND ADOPTING A ZONING EXHIBIT; 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 1, Block A, Cornerstone/Allen, an addition to City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume M, Page 316, Plat Records, Collin County, Texas (“the Property”) located in District 1 of Planned Development “PD” No. 58 Shopping Center “SC”.

**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 Tract 1 of Planned Development “PD” No. 58 as set forth in Ordinance No. 2636-6-07 and Ordinance No. 1409-3-96, as such regulation have been amended; provided, however, in addition to the uses permitted by the PD 58 Ordinance applicable to Tract 1, the Property may also be developed as an “Electronic Manufacturing and Assembly” use and/or an Office-Showroom/Warehouse use. For purposes of this Ordinance, “Office-Showroom/Warehouse” means a building with (a) not more than 75 percent of its total floor area devoted to storage and warehousing use which is not accessible to the general public and (b) the remaining floor area being used for retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

**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 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 12<sup>TH</sup> DAY OF APRIL 2022.**

**APPROVED:**

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

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, CITY ATTORNEY**  
(kbl:3/2/2022:128115)

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

**PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA  
COMMUNICATION**

<b>AGENDA DATE:</b>	March 15, 2022
<b>AGENDA CAPTION:</b>	Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Car Wash on Lot 2, Block A, Stacy Chelsea Commercial Addition; Generally Located Directly North of Stacy Road and West of Chelsea Blvd. Commonly known as 850 W. Stacy Road. (SUP-102921-0005) [Car Spa]
<b>STAFF RESOURCE:</b>	Hayley Angel, Planning Manager
<b>PREVIOUS COUNCIL ACTION:</b>	Planned Development No. 92 – Approved March, 2004 Planned Development No. 92 – Approved December, 2004
<b>STRATEGIC PLANNING GOAL:</b>	Vibrant Community with Lively Destinations and Successful Commercial Centers.

**BACKGROUND**

The subject property Lot 2, Block A within the Stacy-Chelsea Commercial Addition (commonly known as 850 W. Stacy Road) and has a zoning designation of Planned Development PD No. 92 (PD-92) with a base zoning district of Shopping Center (SC). The surrounding properties are zoned as follows:

- North - PD-92 with a base zoning designation of SC
- West - PD-92 with a base zoning designation of SC
- South - Planned Development No. 45 with a base zoning designation of SC
- East - PD-92 with a base zoning designation of SC

The subject property currently houses a Car Wash use (Car Spa). When the property was developed a Specific Use Permit (SUP) was not required; therefore, this property does not currently have an SUP. Current ALDC regulations now require an SUP for a Car Wash use. Since the existing business is requesting to expand the use by adding additional vacuuming stations, an SUP tied to a specific business and/or legal entity is now required.

The proposed expansion of the vacuuming stations is generally located in the northwest corner of the site and can be seen on the Concept Plan exhibit in the attached draft ordinance. There are no proposed changes to the existing 5,750± square-foot building. Although a noise study is not required for an SUP, the applicant has performed this study to demonstrate that the noise produced by the additional vacuuming stations would not exceed the standard in Sec. 7.08 of the Allen Land Development Code (ALDC).

The Specific Use Permit request has been reviewed by the Technical Review Committee and meets the standards of the ALDC.

**STAFF RECOMMENDATION**

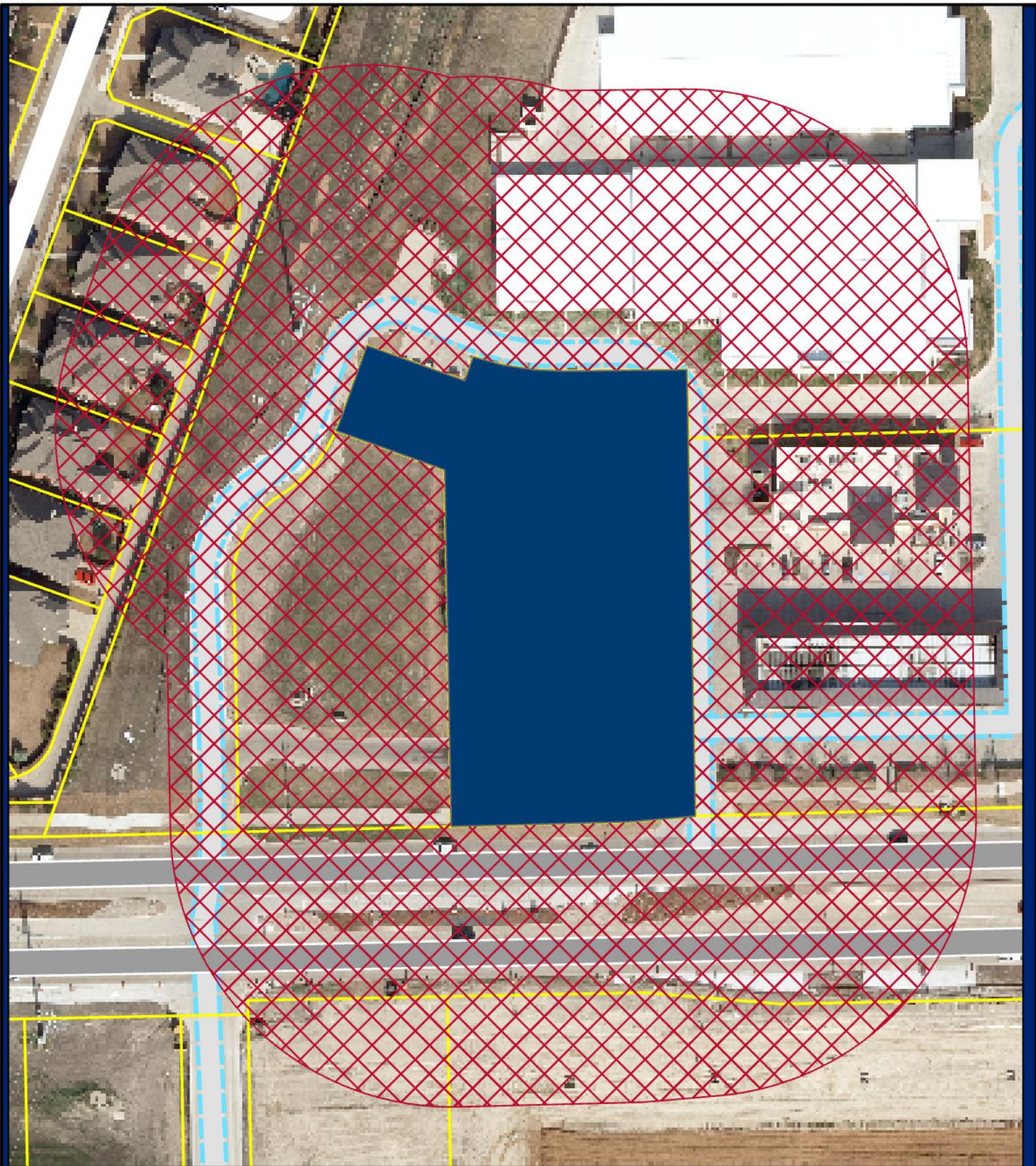
Staff recommends approval.

**MOTION**

*I make a motion to recommend approval of a Specific Use Permit request for a Car Wash use located on Lot 2, Block A, Stacy-Chelsea Commercial Addition, and commonly known as 850 W. Stacy Road.*

**ATTACHMENT(S)**

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

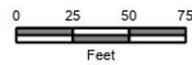


Public Notification Map

**Car Spa**  
850 W. Stacy Rd.

Legend

-  Subject Property
-  Collin CAD Parcels
-  200' Buffer



Community Development - Planning

Date Saved: 2/28/2022

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP AS PREVIOUSLY AMENDED RELATING TO THE DEVELOPMENT AND USE OF LOT 2, BLOCK A, STACY-CHELSEA COMMERCIAL ADDITION, CURRENTLY ZONED PLANNED DEVELOPMENT 92 WITH A BASE ZONING OF SHOPPING CENTER “SC” OF BY GRANTING SPECIFIC USE PERMIT NO. 183 FOR A CAR WASH; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Allen, Texas, and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously 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, Collin County, Texas, be amended relating to the use and development of Lot 2, Block A, Stacy-Chelsea Commercial Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2012, Slide 420, Plat Records, Collin County, Texas (“the Property”) by granting Specific Use Permit No.183 for a Car Wash subject to the provisions of Section 2, below.

**SECTION 2.** The Property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code Zoning Regulations, as heretofore amended, and the use and development regulations of Planned Development “PD” No. 92 as amended, and, if developed and used for Car Wash purposes as authorized pursuant to Section 1, above, shall be subject to the following special conditions:

- A.** The development and use of the Property shall be in substantial compliance with the SUP Site Plan attached hereto as Exhibit “A” and incorporated herein by reference.
- B.** The use of the Property as a Car Wash pursuant to this Specific Use Permit No. 183 shall be subject to termination as provided in Sections 6.01.4.3. and 6.01.4.6 of the ALDC.

**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 12<sup>TH</sup> DAY OF APRIL 2022.**

**APPROVED:**

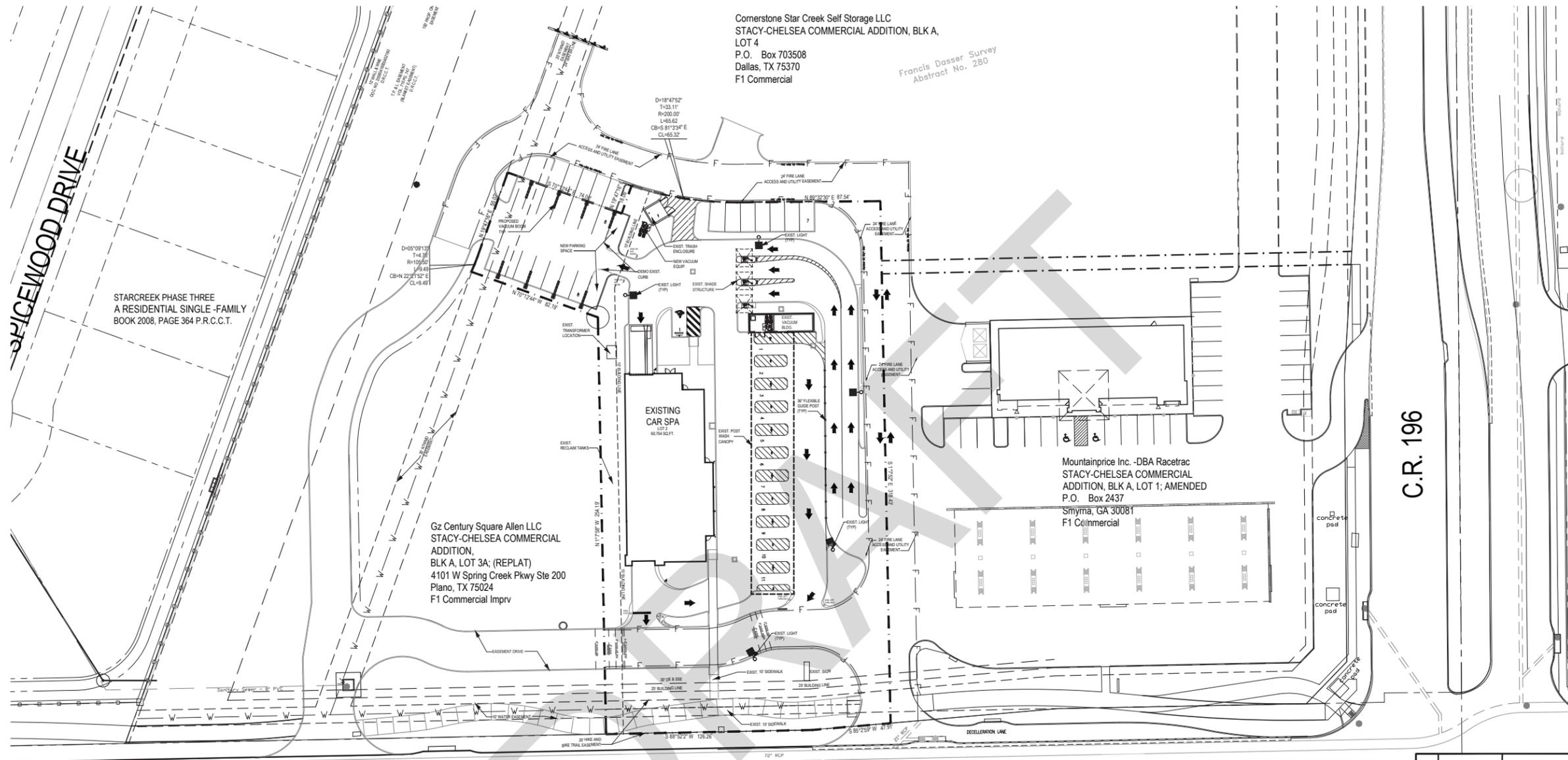
\_\_\_\_\_  
**Kenneth M. Fulk, MAYOR**

**APPROVED AS TO FORM:**

**ATTEST:**

\_\_\_\_\_  
**Peter G. Smith, CITY ATTORNEY**  
(kbl:3/3/2022:127307)

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



Cornerstone Star Creek Self Storage LLC  
STACY-CHELSEA COMMERCIAL ADDITION, BLK A,  
LOT 4  
P.O. Box 703508  
Dallas, TX 75370  
F1 Commercial

Francis Dasser Survey  
Abstract No. 280

STARCREEK PHASE THREE  
A RESIDENTIAL SINGLE-FAMILY  
BOOK 2008, PAGE 364 P.R.C.C.T.

Gz Century Square Allen LLC  
STACY-CHELSEA COMMERCIAL  
ADDITION,  
BLK A, LOT 3A; (REPLAT)  
4101 W Spring Creek Pkwy Ste 200  
Plano, TX 75024  
F1 Commercial Imprv

Mountainprice Inc. -DBA Racetrac  
STACY-CHELSEA COMMERCIAL  
ADDITION, BLK A, LOT 1; AMENDED  
P.O. Box 2437  
Smyrna, GA 30081  
F1 Commercial

C.R. 196

STACY RD.

**LANDSCAPE (EXISTING)**

TOTAL SITE AREA (80,754 s.f.)  
Requirements: 15% of total site area to be landscaped  
Required  
9,113 s.f. (15%)

**STREET FRONTAGE**  
Requirements: For lots less than 100 feet of street frontage, one (1) shade tree per 33 l.f. of street frontage and one (1) ornamental tree for every two (2) shade trees is also required.  
For lots greater than 100 feet of street frontage, one (1) shade tree per 40 l.f. of street frontage and one (1) ornamental tree for every two (2) shade trees is also required

Stacy Road (174 l.f.)  
**REQUIRED**  
EXISTING  
(5) trees, 3" cal.  
(3) ornamental trees

**PARKING LOT (22 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**  
EXISTING  
(1) trees, 3" cal.  
(1) ornamental trees  
24" H. screen  
(3) ornamental trees  
SHRUBS 24" ht.



NIMBUS PARTNERS, L.P.  
VOLUME 5156, PAGE 3437  
(DOCUMENT NO.  
2002-0060618)  
D.R.C.C.T.

Francis C. Wilmet Dasser Survey  
Abstract No. 999

NIMBUS PARTNERS, L.P.  
VOLUME 5156, PAGE 3442  
(DOCUMENT NO.  
2002-0060619)  
D.R.C.C.T.

**USE AND PARKING DATA**

EXISTING USE: CAR WASH (NO PROPOSED CHANGE)  
CAR WASH = 5,417 SQ. FT.  
OCCUPIED SPACE = 1,992 SQ. FT.  
GROSS FLOOR AREA 1,992 S.F. / 200 = 10  
TOTAL PARKING REQUIRED 10  
PARKING PROVIDED (EXIST) 22  
PARKING ADDED 2

LOT AREA = 60,754 SQ. FT.  
MIN. LANDSCAPING AREA = 9,113 SQ. FT.  
PROVIDED LANDSCAPE AREA = 10,446 SQ. FT.



**SUP SITE PLAN**  
**CAR SPA-SELF SERVE VACUUM AREA**  
**STACY-CHELSEA, BLOCK A, LOT 2**  
**1,395 GROSS ACRES**  
SITUATED IN THE FRANCIS DASSER SURVEY, ABSTRACT NUMBER 280, CITY OF ALLEN, COLLIN COUNTY, TEXAS  
SUBMISSION DATE: 29 OCTOBER, 2021

**OWNER:**  
CAR SPA, INC.  
4535 LBJ FREEWAY  
SUITE 650  
DALLAS, TX 75244  
PH: 409.316.2245  
CONTACT: CARLOS CORTEZ

**ARCHITECT:**  
NCA PARTNERS-ARCHITECTURE  
5646 MILTON ST.  
SUITE 610  
DALLAS, TX 75206  
PH: 214.361.9901  
CONTACT: KYLE A. BRUNS

DATE	DESCRIPTION
2021-10-29	SUP APPLICATION

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

NCA JOB #: 21074

**SITE PLAN**

**A101**

**NCA Partners**  
ARCHITECTURE

5646 MILTON ST.  
SUITE 610  
DALLAS, TX 75243  
214.361.9901  
214.361.9906 FAX  
ncapartners.com

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**FREE VACUUM SPACES**  
850 W. STACEY RD.  
ALLEN, TX 75013