CITY OF ALLEN

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 2, 2024 – 7:00 PM
BOARDROOM
ALLEN ISD PROFESSIONAL LEARNING & AUXILIARY SERVICES BUILDING
610 E. BETHANY DRIVE
ALLEN, TEXAS 75002

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

2. **Pledge of Allegiance.**

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

   3.1 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the December 12, 2023, Regular Meeting.

   3.2 Approve Minutes from the December 5, 2023, Planning and Zoning Commission Regular Meeting.

4. **Regular Agenda.**

   4.1 Conduct a Public Hearing and consider a request to amend and restate the development regulations of Specific Use Permit No. 156 for an Automotive Repair, Minor use relating to the use of a 4,744± square foot portion of a building located on Lot 3, William F. Chester Addition, commonly known as 600 Central Expressway North. [Allen Car Care Center]

   4.2 Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Light Industrial, regulating the development and use of 14.048± acres, on Lot 1, Block 2, Millennium Business Park. [Strike Photonics]

   4.3 Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Single-Family Residential R-5, regulating the development and use of 34.050± acres in the Jesse H. Gough Survey, Abstract No. 347, generally located on the northeast corner of Custer Road and McDermott Drive. [Custer Ridge Estates]

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

6. **Adjournment.**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, December 29, 2023, at 5:00 p.m.

_____

Shelley B. George, City Secretary

Allen ISD Professional Learning & Auxiliary Services Building is wheelchair accessible. Access to the building and special parking are available at the entrance facing Bethany Drive. 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:	January 2, 2024
AGENDA CAPTION:	Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the December 12, 2023, Regular Meeting.
STAFF RESOURCE:	Marc Kurbansade, Community Development Director
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

No items were taken to the December 12, 2023, City Council meeting.

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	January 2, 2024
AGENDA CAPTION:	Approve Minutes from the December 5, 2023, Planning and Zoning Commission Regular Meeting.
STRATEGIC PLANNING GOAL:	Financially Sound and Transparent City Government.

MOTION

I make a motion to approve the minutes from the December 5, 2023, Planning and Zoning Commission Regular Meeting.

ATTACHMENT(S)

December 5, 2023 Planning and Zoning Commission Regular Meeting Minutes

PLANNING AND ZONING COMMISSION
REGULAR MEETING
December 5, 2023

ATTENDANCE:

Commissioners Present:
Dan Metevier, Chair
Michael Smiddy, 1st Vice-Chair
Sandeep Kathuria
Danielle Westgard

Commissioners Absent:
Gary Stocker, 2nd Vice-Chair
Kenneth Cook
Cynthia Walker

City Staff Present:
Marc Kurbansade, AICP, Director of Community Development

1. Call to Order and Announce a Quorum is Present.
With a quorum of the Commissioners present, Chair Metevier called the meeting to order at 7:00 p.m. in the Boardroom at Allen ISD Professional Learning and Auxiliary Services Building, 610 E. Bethany Drive, Allen, Texas, 75002.

2. Pledge of Allegiance.

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

3.1 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the November 28, 2023, Regular Meeting.

3.2 Approve Minutes from the November 21, 2023, Planning and Zoning Commission Regular Meeting.

3.3 Consider a request for a Final Plat of 0.8870± acres in the Catherine Parsons Survey, Abstract No. 711, generally located on the north side of McDermott Drive, approximately 670 feet west of the intersection of McDermott Drive and Benton Drive. [Retail & Restaurant Addition]

Motion: **Upon a motion by Commissioner Westgard, and a second by Commissioner Kathuria, the Commission voted 4 IN FAVOR and 0 OPPOSED to approve the Consent Agenda items as presented.**

The motion carried.

4. Executive Session. (As needed)

The executive session was not held.

5. Adjournment.

The meeting adjourned at 7:01 p.m.

These minutes were approved this 2nd day of January, 2024.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	January 2, 2024
AGENDA CAPTION:	Conduct a Public Hearing and consider a request to amend and restate the development regulations of Specific Use Permit No. 156 for an Automotive Repair, Minor use relating to the use of a 4,744± square foot portion of a building located on Lot 3, William F. Chester Addition, commonly known as 600 Central Expressway North. [Allen Car Care Center]
STAFF RESOURCE:	Matt Bechtlufft, Planner
BOARD/COMMISSION ACTION:	November 3, 1983 - Final Plat Approved August 2, 1984 - Replat Approved
PREVIOUS COUNCIL ACTION:	May 1, 1986 - Specific Use Permit No. 12 - Approved - Ordinance 699-5-86 October 10, 2017 - Specific Use Permit No. 156 - Approved - Ordinance 3525-10-17
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

The subject property is generally located east of State Highway 75 and south of Allen Drive. The surrounding properties are zoned as follows:

- North: Shopping Center (SC)
- East: SC
- South: SC
- West (across State Highway 75): Planned Development No. 108 with a base zoning of Mixed Use

The subject property is zoned Shopping Center and was granted Specific Use "SUP" Permit No. 156 in 2017 that allows the property to be used as a Automotive Repair, Minor use. Within this SUP, the Automotive Repair, Minor use is expressly limited to the owner/legal entity that was in control at time of SUP approval.

Recently, the business was sold to new owners but the use remains the same. However, in order for the business to operate legally, the new owner must get the SUP amended to remove the clause expressly limiting the use to a specific owner/legal entity. The applicant is proposing a text only amendment to the SUP.

The request has been reviewed by staff and is in general conformance with the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of an ordinance to amend Specific Use Permit No. 156, as presented.

ATTACHMENT(S)

Draft Ordinance
Notification Map

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED BY, AMENDING AND RESTATING THE DEVELOPMENT REGULATIONS OF SPECIFIC USE PERMIT NO. 156 FOR AN AUTOMOTIVE REPAIR, MINOR USE SET FORTH IN ORDINANCE NO. 3525-10-17 RELATING TO THE USE AND DEVELOPMENT OF 4,744± SQUARE FOOT PORTION OF A BUILDING LOCATED ON LOT 3, WILLIAM F. CHESTER ADDITION, PRESENTLY ZONED FOR SHOPPING CENTER "SC"; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Allen, Texas and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously adopted, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended, and is hereby further amended by amending and restating as follows and as attached in Exhibit "A" hereto the development regulations of Specific Use Permit No. 156 for an Automotive Repair, Minor as set forth in Section 1 and Section 2 of Ordinance No. 3525-10-17, inclusive of Exhibit "A" attached thereto and made a part of said ordinance:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin, County, Texas, be amended by granting Specific Use Permit No. 156 authorizing an approximately 4,744± square foot portion of the building located on Lot 3, William F. Chester Addition, shown on Exhibit "A," attached hereto and incorporated herein by reference (the "Property"), which is presently zoned Shopping Center "SC," to be used for a Minor Automotive Repair use.

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, if used for Minor Automotive Repair purpose, such use shall be limited to the area of the Property shown in Exhibit "A" and incorporated herein by reference.

A. The Specific Use Permit granted hereby is expressly limited to the area of the Property shaded in the SUP Site Plan attached hereto as Exhibit "A" and incorporated herein by reference.

B. This Specific Use Permit is limited to authorizing the use and development of the Property as a Minor Automotive Repair and not for any other use that may otherwise be within the definition of "Automotive Repair, Minor" as that use is defined in the Allen Land Development Code, as amended.

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SECTION 2. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance, or 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 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS 23RD DAY OF JANUARY 2024.

APPROVED:

_____

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

_____

Peter G. Smith, CITY ATTORNEY

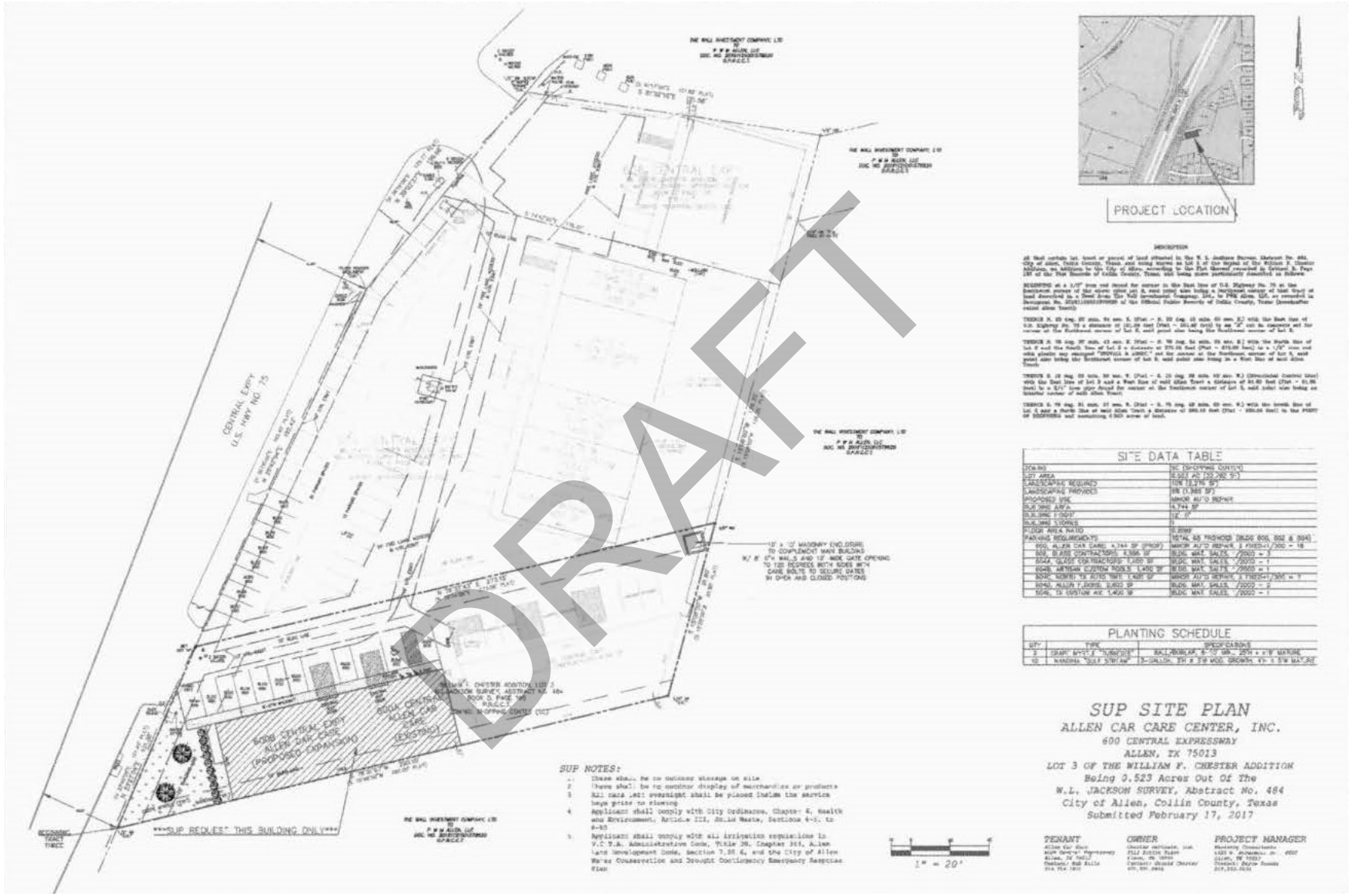
ATTEST:

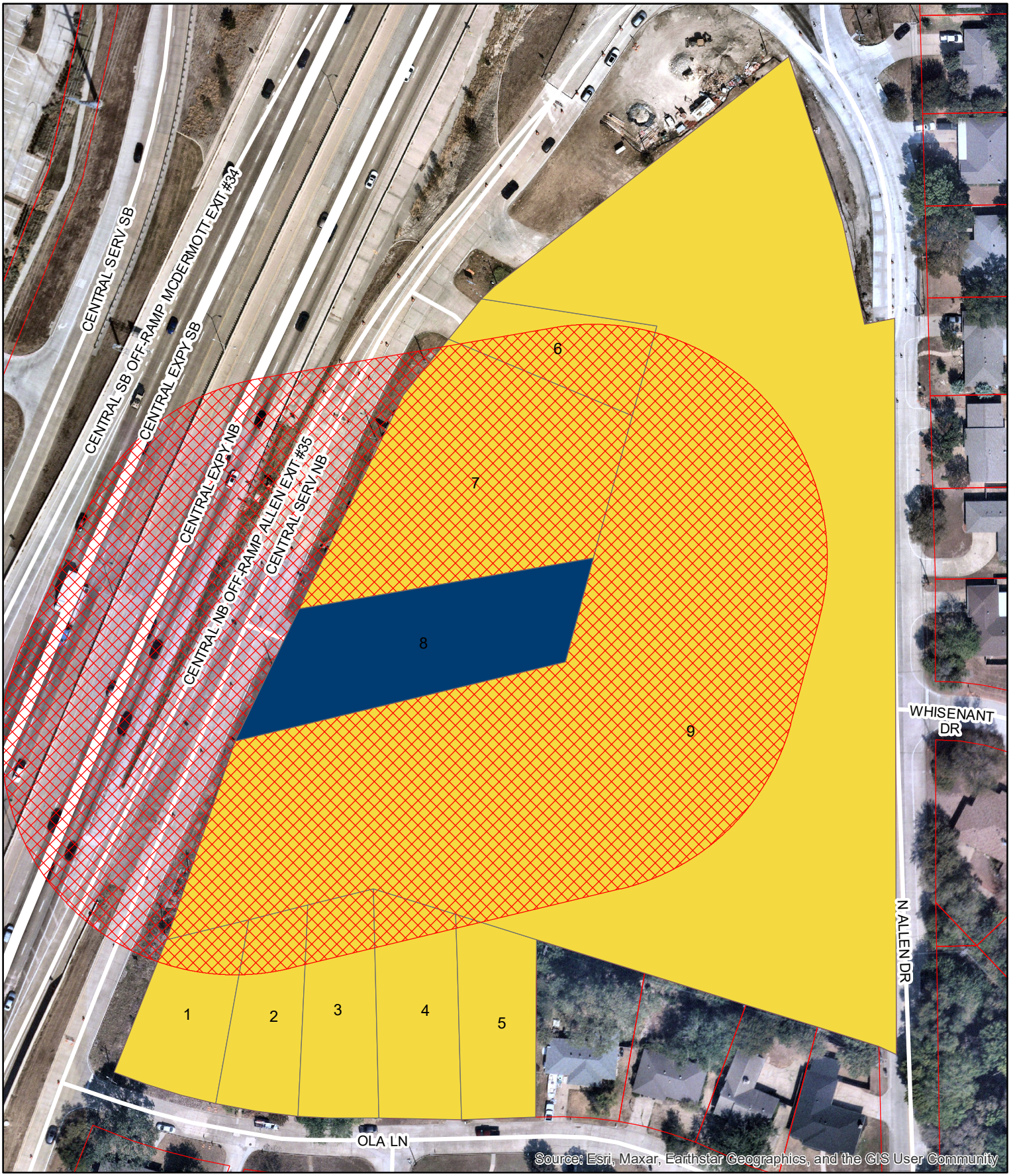
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Shelley B. George, TRMC, CITY SECRETARY

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EXHIBIT "A"
SUP SITE PLAN





CITY OF ALLEN

ALLEN CAR CARE CENTER
600 Central Expy N.

100 50 0 100
Feet

Public Notification Map

Subject Parcel
200' Buffer
Notification Properties
Collin CAD Parcels

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

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: January 2, 2024

AGENDA CAPTION: Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Light Industrial, regulating the development and use of 14.048± acres, on Lot 1, Block 2, Millennium Business Park. [Strike Photonics]

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

BACKGROUND

The 14.048+/- acre subject property is generally located on the northeast corner of Central Expressway and Millennium Drive. The surrounding properties are zoned as follows:

- North: Planned Development No. 117 (PD-117) with a base zoning of Light Industrial (LI).
- East: PD-117 with a base zoning of LI.
- South (across Millennium Drive): LI.
- West (across Central Expressway): Planned Development No. 55 with a base zoning of LI, Commercial, and Office.

The subject property has a zoning designation of LI. The applicant is requesting to establish a Planned Development (PD) that includes Development Regulations to allow "Electronic Assembly" uses as being permitted by right and to adopt a Concept Plan and a Screening Plan. The Allen Land Development Code does not permit "Electronic Assembly" uses in the LI zoning district.

The Concept Plan shows two, twenty-four (24) foot high scrubbers along the south building elevation. The northern scrubber yard will be screened with a ten foot high masonry screening wall and no less than five Brodie Juniper Evergreen trees. The southern scrubber yard is within the courtyard area of the building and will be screened with an eight foot high chain link fence. There are no other changes to the building or property.

The Ordinance establishes development regulations that allow "Electronic Assembly" as permitted uses. Notable regulations for this proposal are outlined in the Development Regulations and include the following:

- Creates Planned Development No. 150 that allows "Electronic Assembly" as a permitted use.
- Requires a ten foot (10’) high masonry screening wall and an eight foot (8') high chain link fence as shown on the Screening Plan.
- Requires no fewer than five (5), ten foot (10’) tall Brodie Juniper Evergreen trees.

Adopting a new PD and development regulations, as presented, allows the City to ensure that the proposed development will be compatible with the surrounding uses. As a result, Staff supports this request. This 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 establish a Planned Development with a base zoning of Light Industrial and to adopt Development Regulations, a Zoning Exhibit, Concept Plan, and Landscape Screening Plan, as presented.

ATTACHMENT(S)

Draft Ordinance
Notification Map

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF LOT 1, BLOCK 2, MILLENNIUM BUSINESS PARK BY CHANGING THE ZONING FROM LIGHT INDUSTRIAL "LI" TO PLANNED DEVELOPMENT "PD" NO. 150 FOR LIGHT INDUSTRIAL "LI"; ADOPTING DEVELOPMENT REGULATIONS, A ZONING EXHIBIT, A CONCEPT PLAN, AND A LANDSCAPE SCREENING PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended granting a change in zoning for Lot 1, Block 2, Millenium Business Park, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet Q, Page 147, Plat Records, Collin County, Texas, and depicted in Exhibit "A," (the "Zoning Exhibit") attached hereto and incorporated herein by reference ("the Property") from Light Industrial "LI" to Planned Development "PD" No. 150 for Light Industrial "LI" subject to the use and development regulations 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"), except to the extent modified as follows:

A. **BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the use and development regulations of Light Industrial "LI" except as otherwise provided in this Ordinance.

B. **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").

C. **PERMITTED USES:** In addition to all uses otherwise permitted or permitted following the approval of a specific use permit for property located within a Light Industrial "LI" zoning district, the Property may be developed and used for "Electronic Assembly" purposes as defined in the ALDC.

D. **SCREENING:** Construction of a ten foot (10') tall masonry screening wall and an eight foot (8') tall chain link fence in general conformance with the Landscape Screening Plan attached hereto as Exhibit

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"C" and incorporated herein by reference (the "Landscape Screening Plan") shall be completed prior to issuance of a certificate of occupancy for use of the Property for Electronic Assembly purposes.

E. **LANDSCAPING:** No fewer than five (5), ten-foot (10') foot tall Brodi Juniper Evergreen trees, spaced twelve (12) foot on center, shall be planted along the north perimeter masonry wall in general conformance with the Landscape Screening Plan prior to issuance of a certificate of occupancy for use of the Property for Electronic Assembly purposes.

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 9TH DAY OF JANUARY 2024.

DRAFT

APPROVED:

_____
Baine L. Brooks, MAYOR

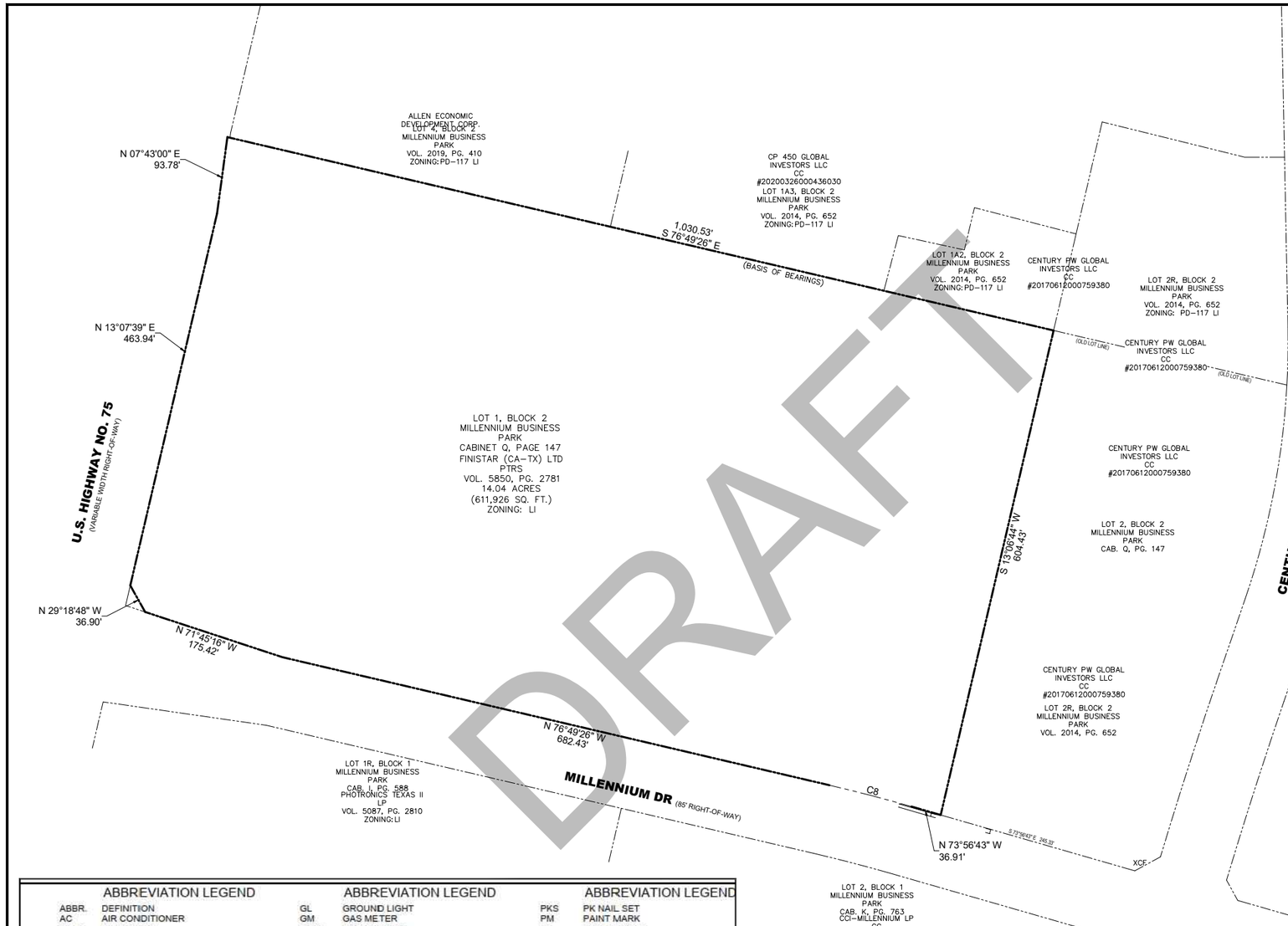
APPROVED AS TO FORM:

_____
Peter G. Smith, CITY ATTORNEY
(kbl:12/5/023:4856-0689-2805 v1)

ATTEST:

_____
Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
ZONING EXHIBIT



VICINITY MAP
N.T.S.

Legal Description

BEING a tract of land situated in the WILLIAM PERRIN SURVEY, ABSTRACT NO. 708, City of Allen, Collin County, Texas and being all of Lot 1, Block 2 of the Millennium Business Park, an addition to the City of Allen, according to the plat thereof recorded in Cabinet Q, Page 147, Plat Records, Collin County, Texas and being more particularly described as follows.

BEGINNING at a ½ iron rod found with a red plastic cap stamped " W.A.I. 5714" at a northerly end of a corner-clip located at easterly Right-of-Way line of U.S. HIGHWAY NO. 75 (variable width Right-of-Way) and the northerly Right-of-Way line of MILLENNIUM DRIVE (85' Right-of-Way);

THENCE departing said corner-clip and along the easterly Right-of-Way line of said U.S. HIGHWAY NO. 75 as follows;

North 13 deg 07 min 39 sec East a distance of 463.94 feet to a 5/8 inch iron rod found for corner;

North 07 deg 43 min 00 sec East a distance of 93.78 feet to a Mag Nail found with a shiner stamped "W.A.I. R.P.L.S. 5714" for the most northwesterly corner of said LOT 1, BLOCK 2;

THENCE departing the easterly Right-of-Way line of said U.S. HIGHWAY NO. 75 and along the northerly line of said LOT 1, BLOCK 2 South 76 deg 49 min 26 sec East a distance of 1,030.53 feet to a ½ iron rod found with a red plastic cap stamped " W.A.I. 5714" for the most northeast corner of said LOT 1, BLOCK 2;

THENCE departing the northerly line of said LOT 1, BLOCK 2 and along the easterly line of said LOT 1, BLOCK 2 South 13 deg 06 min 44 sec West a distance of 604.43 feet to a ½ iron rod found with a red plastic cap stamped " W.A.I. 5714" for the most southeasterly corner of said LOT 1, BLOCK 2, said point being found in the northerly Right-of-Way line of said MILLENNIUM DRIVE;

THENCE departing the easterly line of said LOT 1, BLOCK 2 and along the northerly line of said MILLENNIUM DRIVE as follows:

North 73 deg 56 min 43 sec West a distance of 36.91 feet to a ½ inch iron rod found for the beginning of a curve to the left having a radius of 2,042.50 feet and a chord bearing of North 75 deg 23 min 36 sec West and having a chord length of 102.97 feet;

CONTINUING along said curve to the left through a central angle of 02 deg 53 min 20 sec and an arc length of 102.98 feet to a ½ inch iron rod with a yellow plastic cap found for the point of tangency;

North 76 deg 49 min 26 sec West a distance of 682.43 feet to an "X" Cut found in concrete for corner:

North 71 deg 45 min 16 sec West a distance of 175.42 feet to a ½ iron rod found with a red plastic cap stamped " W.A.I. 5714" at the southerly end of said corner-clip;

THENCE along said corner-clip North 29 deg 18 min 48 sec West a distance of 36.90 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 14.041 acres or 611,615 square feet of land more or less.

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W McDERMOTT DR. ALLEN, TX. 75013 KIEW KAM 469-213-2268	KB WATTERS CREEK, LLC 1645 VILLAGE CENTER CIRCLE, SUITE 200 LAS VEGAS, NV 89134
ARCHITECT	**SURVEYOR**
McCALLA DESIGN GROUP ARCHITECTURE, PLLC GARRY D. McCALLA 780 N. WATTERS RD, SUITE 100 ALLEN, TEXAS 75013	WINKELMANN & ASSOCIATES, INC 6750 HILLCREST PLAZA DRIVE, SUITE 215, DALLAS, TEXAS

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ABBREVIATION LEGEND

ABBR.	DEFINITION
AC	AIR CONDITIONER
BILLB	BILLBOARD
Bol.	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
DS	DOWNSPOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
FP	FLAG POLE
G	GAS
GI	GRATE INLET

ABBREVIATION LEGEND

GL	GROUND LIGHT
GM	GAS METER
GMK	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
OHL	OVERHEAD LINES
PF	PIN FLAG
PKF	PK NAIL FOUND

ABBREVIATION LEGEND

PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
W	WATER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" UNSHADED (DETERMINED TO BE OUTSIDE 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, 2009 FOR THE COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.

BOUNDARY CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C8	2042.50'	102.98'	2°53'20"	N 75°23'36" W	102.97'

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	10–13–23	1st PD SUBMITTAL	KK
2.	11–03–23	2nd PD SUBMITTAL	KK
3.	11–24–23	3rd PD SUBMITTAL	KK
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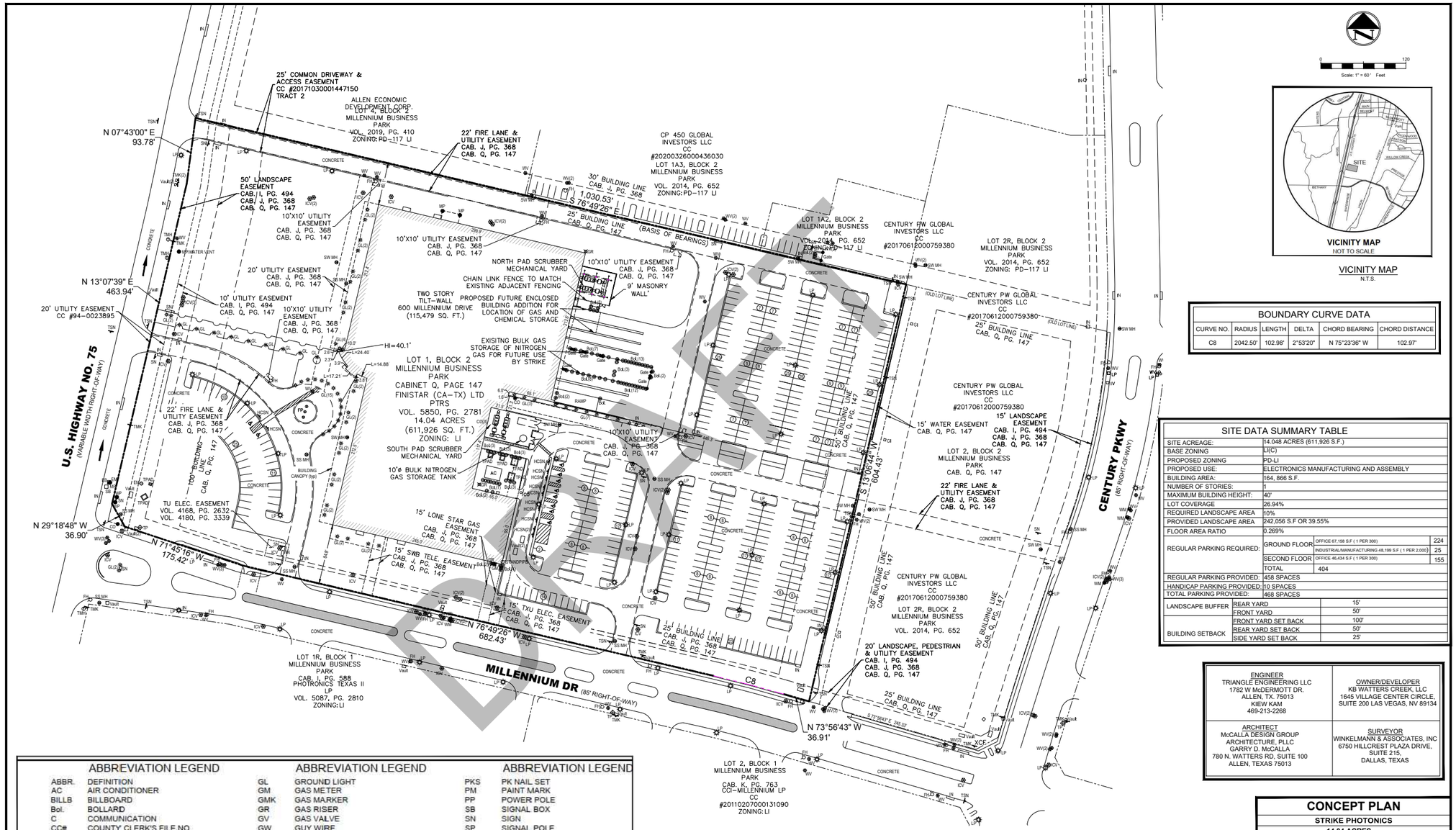
PD/ PD AMMENDMENT ZONING EXHIBIT

STRIKE PHOTONICS
14.04 ACRES
LOT 1, BLOCK 2 MILLENIUM BUSINESS PARK
WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
CITY OF ALLEN, COLLIN COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management
TX. P.E. FIRM #11525

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	RA	10–13–23	SEE SCALE BAR	113–023	C-3.0

EXHIBIT "B"
CONCEPT PLAN



VICINITY MAP
N.T.S.

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C8	2042.50'	102.98'	2°53'20"	N 75°23'36" W	102.97'

SITE DATA SUMMARY TABLE			
SITE ACREAGE:	14.048 ACRES (611,926 S.F.)		
BASE ZONING	LI(C)		
PROPOSED ZONING	PD-LI		
PROPOSED USE:	ELECTRONICS MANUFACTURING AND ASSEMBLY		
BUILDING AREA:	164, 866 S.F.		
NUMBER OF STORIES:	1		
MAXIMUM BUILDING HEIGHT:	40'		
LOT COVERAGE	26.94%		
REQUIRED LANDSCAPE AREA	10%		
PROVIDED LANDSCAPE AREA	242,056 S.F OR 39.55%		
FLOOR AREA RATIO	0.269%		
REGULAR PARKING REQUIRED:	GROUND FLOOR	OFFICE 67,158 S.F (1 PER 300)	224
		INDUSTRIAL/MANUFACTURING 48,199 S.F (1 PER 2,000)	25
	SECOND FLOOR	OFFICE 46,434 S.F (1 PER 300)	155
	TOTAL	404	
REGULAR PARKING PROVIDED:	458 SPACES		
HANDICAP PARKING PROVIDED:	10 SPACES		
TOTAL PARKING PROVIDED:	468 SPACES		
LANDSCAPE BUFFER	REAR YARD	15'	
	FRONT YARD	50'	
BUILDING SETBACK	FRONT YARD SET BACK	100'	
	REAR YARD SET BACK	50'	
	SIDE YARD SET BACK	25'	

ABBREVIATION LEGEND		ABBREVIATION LEGEND		ABBREVIATION LEGEND	
ABBR.	DEFINITION	GL	GROUND LIGHT	PKS	PK NAIL SET
AC	AIR CONDITIONER	GM	GAS METER	PM	PAINT MARK
BILLB	BILLBOARD	GMK	GAS MARKER	PP	POWER POLE
Bol.	BOLLARD	GR	GAS RISER	SB	SIGNAL BOX
C	COMMUNICATION	GV	GAS VALVE	SN	SIGN
CC#	COUNTY CLERK'S FILE NO.	GW	GUY WIRE	SP	SIGNAL POLE
CIRF	IRON ROD FOUND WITH CAP	HI	BUILDING HEIGHT	SS	SANITARY SEWER
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"	HC	HANDICAPPED	SW	STORM WATER
		ICV	IRRIGATION CONTROL VALVE	TMK	TELEPHONE MARKER
CM	CONTROLLING MONUMENT	IN	INLET	TP	TELEPHONE PEDESTAL
CO	CLEANOUT	IRF	IRON ROD FOUND	TPAD	TRANSFORMER PAD
DS	DOWNSPOUT	LP	LIGHT POLE	TSN	TRAFFIC SIGN
E	ELECTRIC	MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"	UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX			W	WATER
EM	ELECTRIC METER	MB	MAIL BOX	WM	WATER METER
FH	FIRE HYDRANT	MH	MANHOLE	WP	WOOD POST
FOMK	FIBER OPTIC MARKER	MP	METAL POST	WV	WATER VALVE
FP	FLAG POLE	OHL	OVERHEAD LINES	XCF	"X" CUT IN CONCRETE FOUND
G	GAS	PF	PIN FLAG	XCS	"X" CUT IN CONCRETE SET
GI	GRATE INLET	PKF	PK NAIL FOUND		

ENGINEER	OWNER/DEVELOPER
TRIANGLE ENGINEERING LLC 1782 W McDERMOTT DR. ALLEN, TX. 75013 KIEW KAM 469-213-2268	KB WATTERS CREEK, LLC 1645 VILLAGE CENTER CIRCLE, SUITE 200 LAS VEGAS, NV 89134
ARCHITECT	SURVEYOR
McCALLA DESIGN GROUP ARCHITECTURE, PLLC GARRY D. McCALLA 780 N. WATTERS RD, SUITE 100 ALLEN, TEXAS 75013	WINKELMANN & ASSOCIATES, INC 6750 HILLCREST PLAZA DRIVE, SUITE 215, DALLAS, TEXAS

Know what's **below.**
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	10-13-23	1st PD SUBMITTAL	KK
2.	11-03-23	2nd PD SUBMITTAL	KK
3.	11-24-23	3rd PD SUBMITTAL	KK
4.	12-04-23	4th PD SUBMITTAL	KK
.	.	.	.
.	.	.	.
.	.	.	.

CONCEPT PLAN

STRIKE PHOTONICS
14.04 ACRES
LOT 1, BLOCK 2 MILLENIUM BUSINESS PARK
WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
CITY OF ALLEN, COLLIN COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

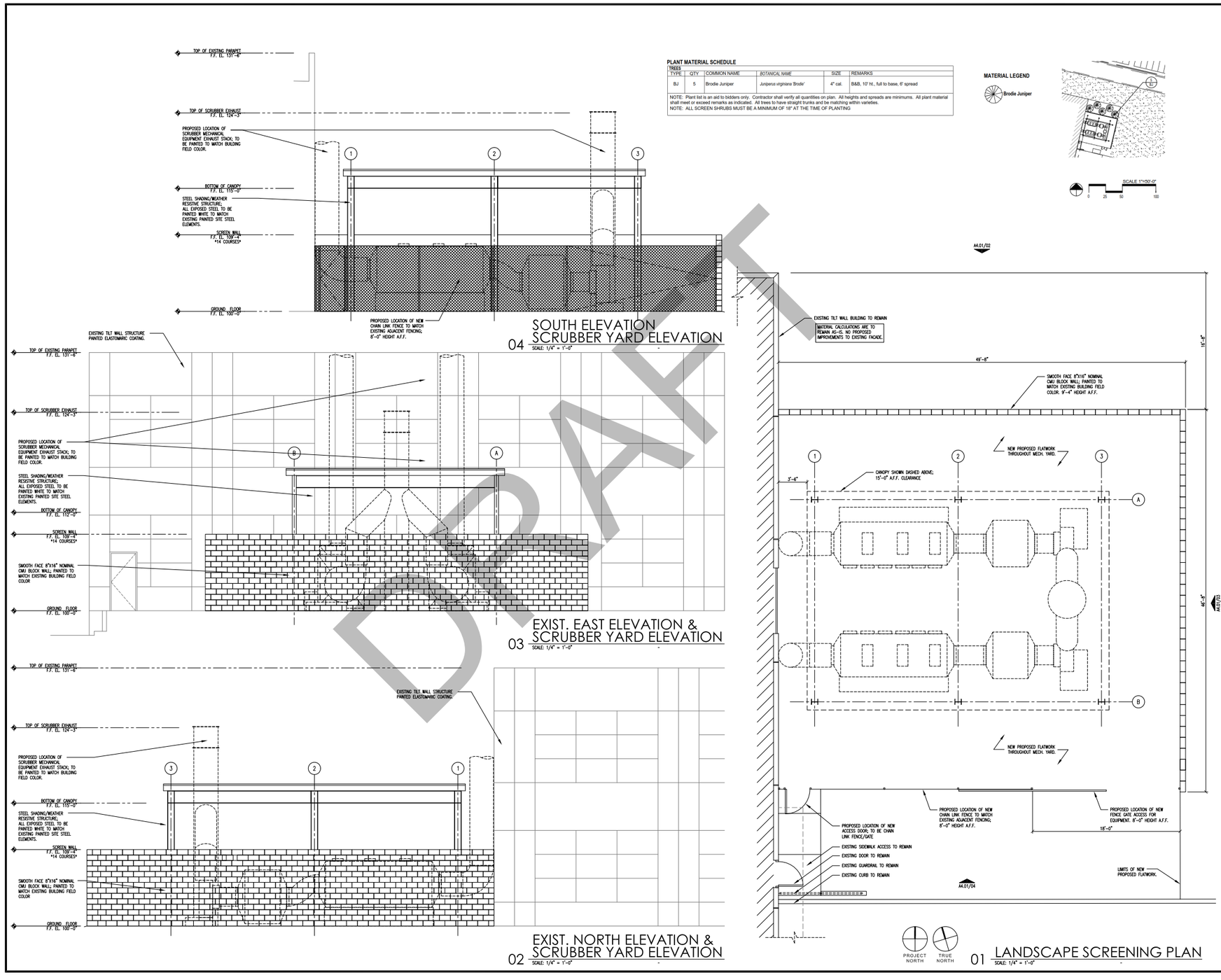
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	RA	10-13-23	SEE SCALE BAR	113-023	C-3.0

TX. P.E. FIRM #11525

DRAFT

EXHIBIT "C"
LANDSCAPE SCREENING PLAN



DRAFT

MCCALLA DESIGN GROUP ARCHITECTURE
760 NORTH WATTERS ROAD SUITE 100
ALLEN, TEXAS 75013 (972) 294-3537
OBA FIRM REG. NO. GA 03182
TBAE FIRM REG. NO. BR 2244

STRIKE PHOTONICS, INC.
PD SUBMITTAL
600 MILLENNIUM DRIVE
ALLEN, TEXAS 75013

CLIENT
STRIKE PHOTONICS, INC.
600 Millennium Dr.
Allen, TX 75013
P: (903) 870-2600

CIVIL ENGINEER
TRIANGLE ENGINEERING, LLC
1784 McDermott Dr., Suite 110
Allen, Texas 75013
P: (469) 331-8566
F: (469) 213-7145

MEP ENGINEER
ACS ENGINEERING
5020 Tennyson Pkwy.
Dallas, Tx. 75024
P: (214) 432-3030

EQUIPMENT VENDOR
LASCO SERVICES
601 Compton Ave.
Irving, TX 75061
P: (972) 513-1875
F: (972) 513-1877

REGISTERED ARCHITECT
STATE OF TEXAS
12511
15 NOVEMBER 2023

Issue Date:
03 NOVEMBER 2022

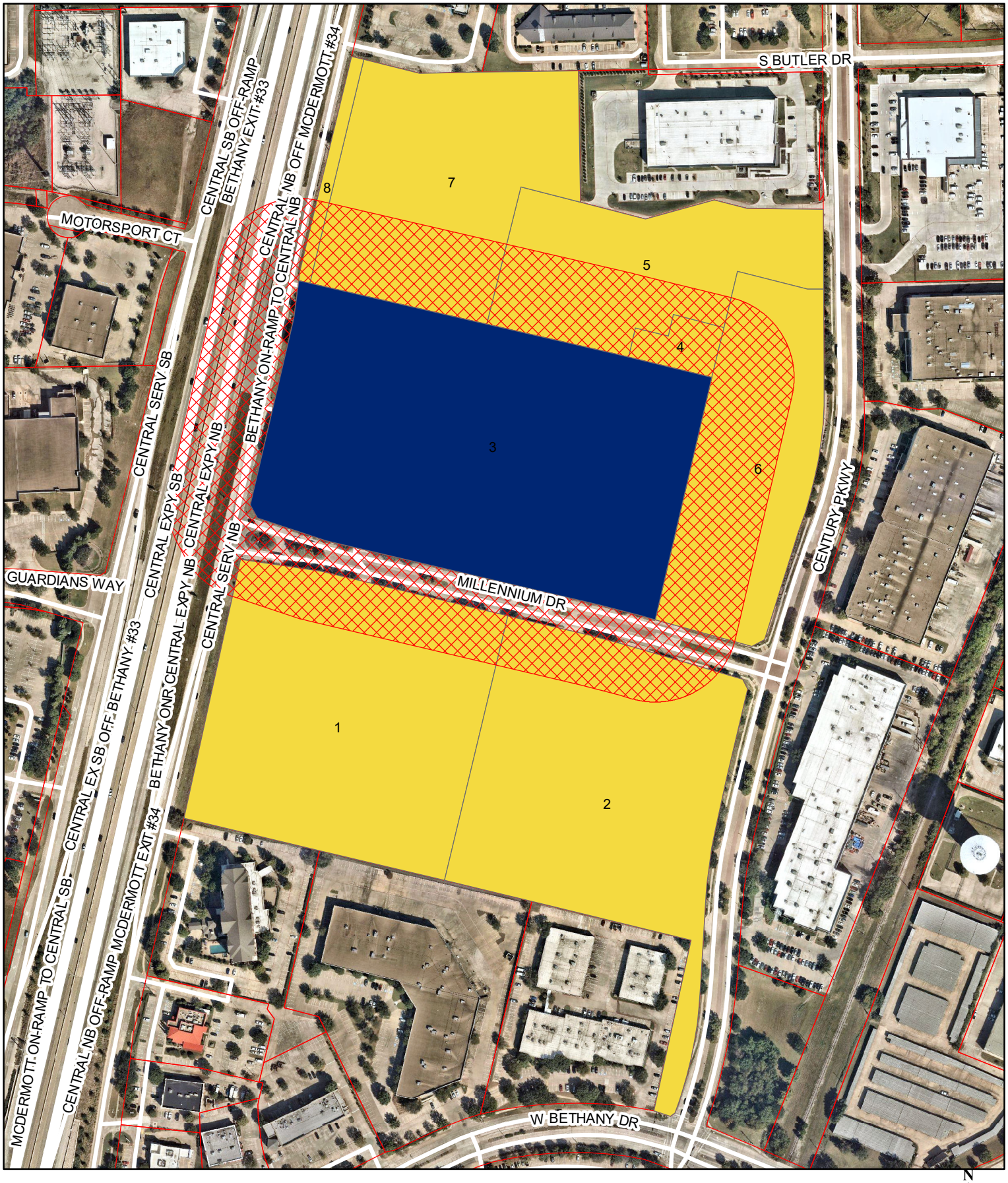
Revisions:

1 CITY COMMENTS #1 15 NOVEMBER 2023
2 CITY COMMENTS #2 04 DECEMBER 2023

Project No:
22GS7A

Sheet Title:
SCRUBBER/MECH. YARD PLAN, ELEVATIONS & EXIST. ELEVATIONS

Sheet No:
A4.01



CITY OF ALLEN

Public Notification Map

STRIKE PHOTONICS
600 Millennium Dr.

Subject Parcel
200' Buffer
Notification Properties
Collin CAD Parcels

100 50 0 100
Feet

N
W E
S

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

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: January 2, 2024

AGENDA CAPTION: Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Single-Family Residential R-5, regulating the development and use of 34.050± acres in the Jesse H. Gough Survey, Abstract No. 347, generally located on the northeast corner of Custer Road and McDermott Drive. [Custer Ridge Estates]

STAFF RESOURCE: Kim Yockey, Senior Planner

STRATEGIC PLANNING GOAL: Safe and Livable Community for All.

BACKGROUND

The subject property is generally located on the northeast corner of Custer Road and McDermott Drive. The surrounding properties are zoned as follows:

- North: Planned Development No. 112 with a base zoning of Single-Family Residential (R-5).
- East: Community Facilities and Planned Development No. 97 with a base zoning of Single-Family Residential (R-7).
- South (across McDermott Drive): Planned Development No. 56 with a base zoning of Shopping Center and R-5, and Agriculture-Open Space (A/O).
- West (across Custer Road): City of Plano.

The subject property is currently 34.05+/- acres and has a zoning designation of A/O. The applicant is requesting to rezone the property to a Planned Development with a base zoning of R-5. To evaluate this request, staff reviewed the Future Land Use Map and the surrounding properties. The Future Land Use Map, adopted as part of the Comprehensive Plan, designates this area as Suburban Residential. Suburban Residential focuses on single-family detached land uses at a density of one to five units per acre. The proposed R-5 base zoning includes a density that is consistent with the Suburban Residential Future Land Use.

The Concept Plan shows 105 single-family lots with 5.32+/- acres of open space. With the exception of ten lots identified in the Development Regulations, all of the proposed lots will comply with the minimum lot requirements for the R-5 zoning district. Minimum requirements for the R-5 zoning district include:

- Minimum lot area of 7,500 square feet;
- Minimum lot width of 65 feet;
- Maximum lot coverage of 55%, and
- Maximum density of 5.2 dwellings units per acre.

There are two points of access into the development, one off McDermott Drive, and one off Bent Horn Drive. Sidewalks are proposed within the interior of the development with connections to new sidewalks and trails on the perimeter of the development. An eight-foot tall masonry wall is proposed

along McDermott Drive, Custer Road, and Bent Horn Drive. There are over 200 feet of open space between Shallowater Drive and the existing single family residential lots. As a result, a masonry wall is not proposed along Shallowater Drive. The Open Space Plan shows shows approximately three acres of usable open space that will be developed with several required amenities.

The proposed Planned Development establishes development regulations that allow single family residential development for the entire subject property. Notable regulations for this proposal are outlined in the Development Regulations and include the following:

- Creates Planned Development 151 that will allow development of the property.
- Sets R-5 as the base zoning of the Planned Development.
- Allows a deviation from the lot width for Lots 6-15, Block F, as identified on the Concept Plan of not less than sixty-two and one-half feet (62.5'). Requires all other lots to have a minimum lot width of sixty-five feet (65').
- Requires minimum building setbacks.
- Requires the Property to be developed in general conformance with the Open Space Plan.

Adopting a new Planned Development and development regulations, as presented, ensures that the proposed development will be compatible with the surrounding uses. Staff has determined that the request is compatible with both the Future Land Use Map and the surrounding properties. As a result, Staff supports this request.

This 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 establish a Planned Development with a base zoning of Single-Family R-5, and to adopt Development Regulations, a Zoning Exhibit, Concept Plan, and an Open Space Plan, as presented.

ATTACHMENT(S)

Draft Ordinance
Notification Map

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 AMENDED, BY CHANGING THE ZONING OF 34.050± ACRES IN THE JESSE H. GOUGH SURVEY, ABSTRACT NO. 347, FROM AGRICULTURAL/OPEN SPACE "AO" TO PLANNED DEVELOPMENT "PD" NO. 151 FOR SINGLE-FAMILY RESIDENTIAL "R-5"; ADOPTING DEVELOPMENT REGULATIONS, A ZONING EXHIBIT, CONCEPT PLAN, AND OPEN SPACE PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended granting a change in zoning for 34.050± acres in the Jesse H. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas, described and depicted in Exhibit "A," (the "Zoning Exhibit") attached hereto and incorporated herein by reference ("the Property") from Agricultural-Open "AO" to Planned Development No. 151 for Single-Family Residential "R-5" subject to the use and development regulations 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"), except to the extent modified as follows:

A. **BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the Single-Family Residential R-5 zoning district regulations of the zoning regulations of the Allen Land Development Code, except as otherwise provided in this Ordinance.

B. **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 the location of streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Final Plat approval.

C. **MINIMUM LOT WIDTH:**

(1) Lots 6-15, Block F, as identified on the Concept Plan: Not less than sixty-two and one-half feet (62.5').
(2) All remaining lots: Not less than sixty-five (65) feet.

D. **MINIMUM LOT DEPTH:** One hundred ten feet (110').

DRAFT

E. MINIMUM FRONT YARD SETBACK: Twenty feet (20').

F. MINIMUM REAR YARD SETBACK: Twenty feet (20').

G. MINIMUM SIDE YARD SETBACK:

(1) Side yard adjacent to another lot: Ten percent (10%) of the lot width.

(2) Side yard adjacent to a street on a corner lot: Fifteen feet (15').

H. OPEN SPACE PLAN: The Property shall be developed in general conformance with the Open Space Plan attached hereto as Exhibit "C" and incorporated herein by reference (the "Open Space Plan").

I. OPEN SPACE: The Property shall be developed with not less than 1.4 acres of open space area as shown on the Open Space Plan in accordance with applicable provisions of the ALDC and shall be developed with at least five of the following amenities:

(1) a fifteen thousand (15,000) square foot dog park;

(2) dog waste receptacles;

(3) a drinking fountain;

(4) a grill station;

(5) a gas fire pit;

(6) an outdoor seating area with a minimum of four seats;

(7) a minimum eight hundred and fifty (850) square feet tot lot playground;

(8) a shade structure, with a minimum structure area of four hundred and fifty (450) square feet;

(9) a minimum one (1) acre nature preserve; or

(10) pedestrian lighting along the trail spaced one hundred (100) feet on center with triangular spacing.

DRAFT

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 9TH DAY OF JANUARY 2024.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

Peter G. Smith, CITY ATTORNEY
(kbl:12/11/2023:4863-5179-3810 v1)

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

DRAFT

EXHIBIT "A"
ZONING EXHIBIT

PROPERTY DESCRIPTION:

BEING SITUATED IN THE JESSE H. GOUGH SURVEY, ABSTRACT NUMBER 347, IN ALLEN, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 119.19 ACRE TRACT OF LAND DESCRIBED AS PARCEL 4 IN DEED TO MARY MCDERMOTT, OF RECORD IN VOLUME 790, PAGE 796, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF CUSTER ROAD (110' RIGHT-OF-WAY), AT THE SOUTHWEST CORNER OF CYPRESS MEADOWS, PHASE 1, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2013, PAGE 454, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°44'31" EAST ALONG THE SOUTH LINE OF SAID CYPRESS MEADOWS ADDITION, A DISTANCE OF 1,713.02 FEET TO AN "X" SET FOR CORNER AT THE SOUTHEAST CORNER THEREOF, IN THE EAST LINE OF SAID 119.19 ACRE TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE SHALLOWATER DRIVE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 02°16'04" EAST ALONG THE EAST LINE OF SAID 119.19 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID SHALLOWATER DRIVE, A DISTANCE OF 567.46 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST EASTERN NORTHEAST CORNER OF ALLEN FIRE STATION NO. 5, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2009, PAGE 409, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID ALLEN FIRE STATION NO. 5, THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 87°43'56" WEST, A DISTANCE OF 74.25 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 77°26'31" WEST, A DISTANCE OF 109.45 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 37°37'50" WEST, A DISTANCE OF 54.62 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 80°50'47" WEST, A DISTANCE OF 58.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 11°10'13" WEST, A DISTANCE OF 115.46 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 30°18'12" EAST, A DISTANCE OF 108.69 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 55°53'17" WEST, A DISTANCE OF 130.61 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 11°23'42" WEST, A DISTANCE OF 128.22 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 00°30'20" WEST, A DISTANCE OF 12.14 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF MCDERMOTT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AT THE MOST SOUTHERN SOUTHWEST CORNER OF SAID ALLEN FIRE STATION NO. 5;

THENCE NORTH 89°35'47" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MCDERMOTT ROAD, A DISTANCE OF 800.73 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 02°37'23", AND A CHORD WHICH BEARS NORTH 88°17'05" WEST, A DISTANCE OF 111.93 FEET;

THENCE IN A WESTERLY DIRECTION ALONG THE CURVING NORTH RIGHT-OF-WAY LINE OF SAID MCDERMOTT ROAD, AN ARC DISTANCE OF 111.94 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,555.00 FEET, A CENTRAL ANGLE OF 02°37'25", AND A CHORD WHICH BEARS NORTH 88°17'05" WEST, A DISTANCE OF 116.98 FEET;

THENCE IN A WESTERLY DIRECTION ALONG THE CURVING NORTH RIGHT-OF-WAY LINE OF SAID MCDERMOTT ROAD, AN ARC DISTANCE OF 116.99 FEET TO A 5/8" IRON ROD SET FOR CORNER;

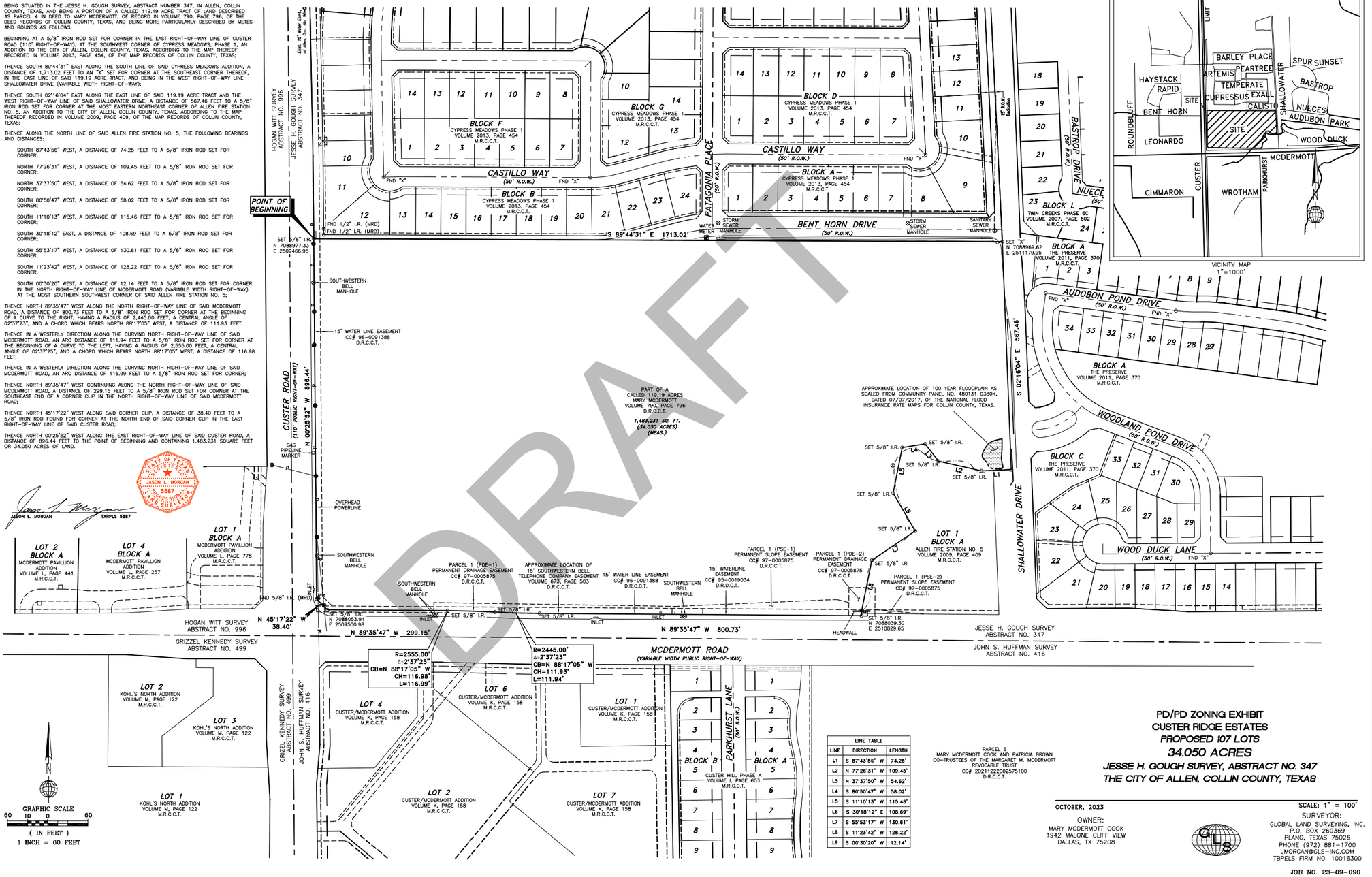
THENCE NORTH 89°35'47" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MCDERMOTT ROAD, A DISTANCE OF 299.15 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHEAST END OF A CORNER CLIP IN THE NORTH RIGHT-OF-WAY LINE OF SAID MCDERMOTT ROAD;

THENCE NORTH 45°17'22" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 38.40 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTH END OF SAID CORNER CLIP IN THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD;

THENCE NORTH 00°25'52" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CUSTER ROAD, A DISTANCE OF 896.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,483,231 SQUARE FEET OR 34.050 ACRES OF LAND.

STATE OF TEXAS · REGISTERED · JASON L. MORGAN · 5587 · LICENSED PROFESSIONAL LAND SURVEYOR

JASON L. MORGAN TXRPLS 5587



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 87°43'56" W	74.25'
L2	N 77°26'31" W	109.45'
L3	N 37°37'50" W	54.62'
L4	S 80°50'47" W	58.02'
L5	S 11°10'13" W	115.46'
L6	S 30°18'12" E	108.69'
L7	S 55°53'17" W	130.61'
L8	S 11°23'42" W	128.22'
L9	S 00°30'20" W	12.14'

PD/PD ZONING EXHIBIT
CUSTER RIDGE ESTATES
PROPOSED 107 LOTS
34.050 ACRES
JESSE H. GOUGH SURVEY, ABSTRACT NO. 347
THE CITY OF ALLEN, COLLIN COUNTY, TEXAS

OCTOBER, 2023

SCALE: 1" = 100'

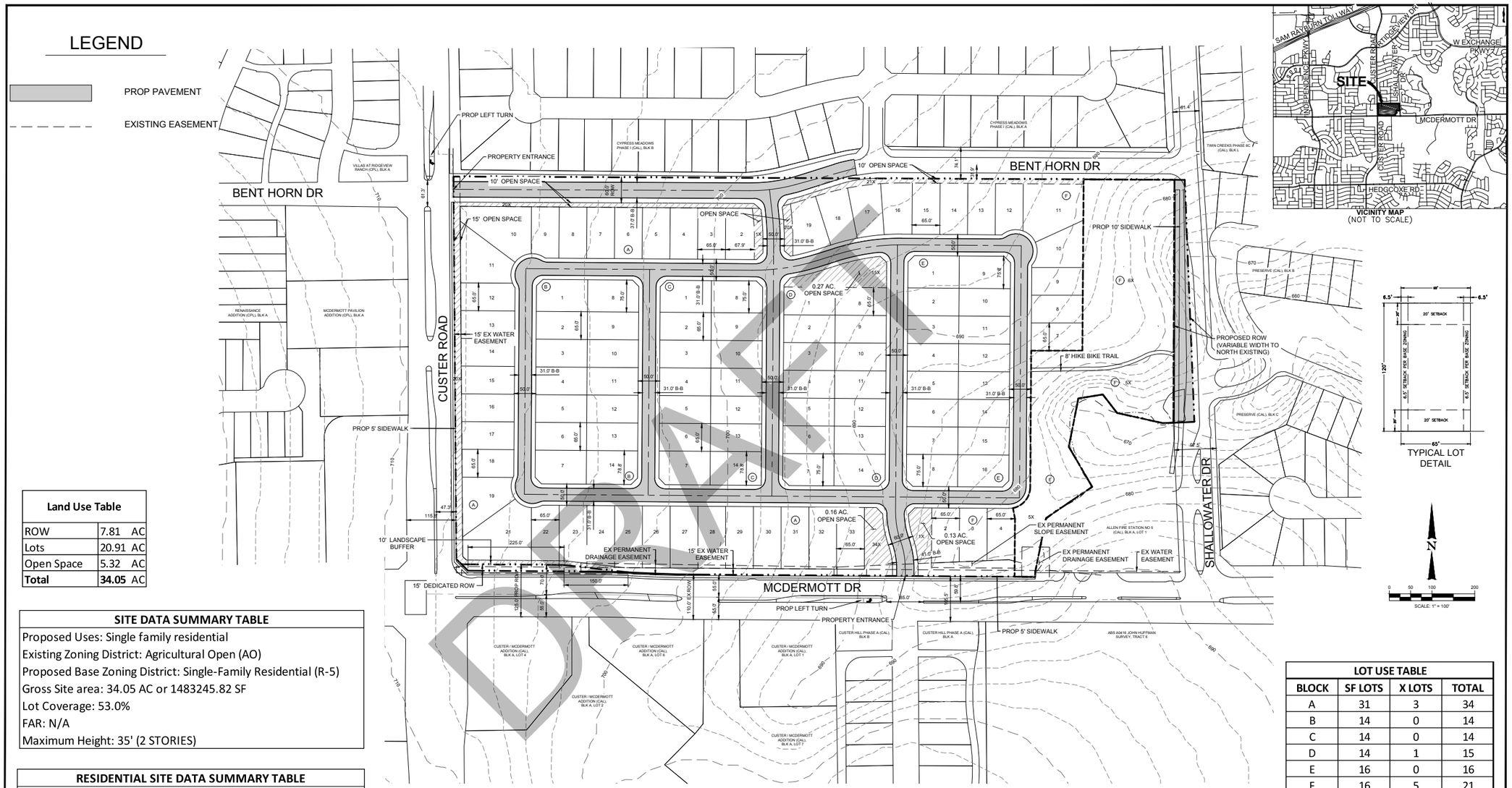
OWNER:
MARY MCDERMOTT COOK
1942 MALONE CLIFF VIEW
DALLAS, TX 75208

SURVEYOR:
GLOBAL LAND SURVEYING, INC.
P.O. BOX 260369
PLANO, TEXAS 75026
PHONE (972) 881-1700
JMORGAN@GLS-INC.COM
TBPELS FIRM NO. 10016300

JOB NO. 23-09-090

DRAFT

EXHIBIT "B"
CONCEPT PLAN



DRAFT

Land Use Table	
ROW	7.81 AC
Lots	20.91 AC
Open Space	5.32 AC
Total	**34.05** AC

SITE DATA SUMMARY TABLE
Proposed Uses: Single family residential
Existing Zoning District: Agricultural Open (AO)
Proposed Base Zoning District: Single-Family Residential (R-5)
Gross Site area: 34.05 AC or 1483245.82 SF
Lot Coverage: 53.0%
FAR: N/A
Maximum Height: 35' (2 STORIES)

RESIDENTIAL SITE DATA SUMMARY TABLE
Required Open Space: 1.4 Ac (1 Ac /75 lots)
Provided Open Space: 1.46 Ac or 4.3%
Total Gross Density: 3.08 du / Ac
Total Net Density: 3.48 du / Ac
Total Number of Dwelling Units by Type: 105 Lots
Lot Count by Typical Lot Size: 105 (65' X 120') lots

LOT USE TABLE			
BLOCK	**SF LOTS**	**X LOTS**	**TOTAL**
A	31	3	34
B	14	0	14
C	14	0	14
D	14	1	15
E	16	0	16
F	16	5	21
TOTAL	**105**	**9**	**114**

DEVELOPER
Mr. Will Shaddock
Shaddock Acquisitions, LLC
2400 Dallas Parkway, STE 560
Plano, Tx 75093

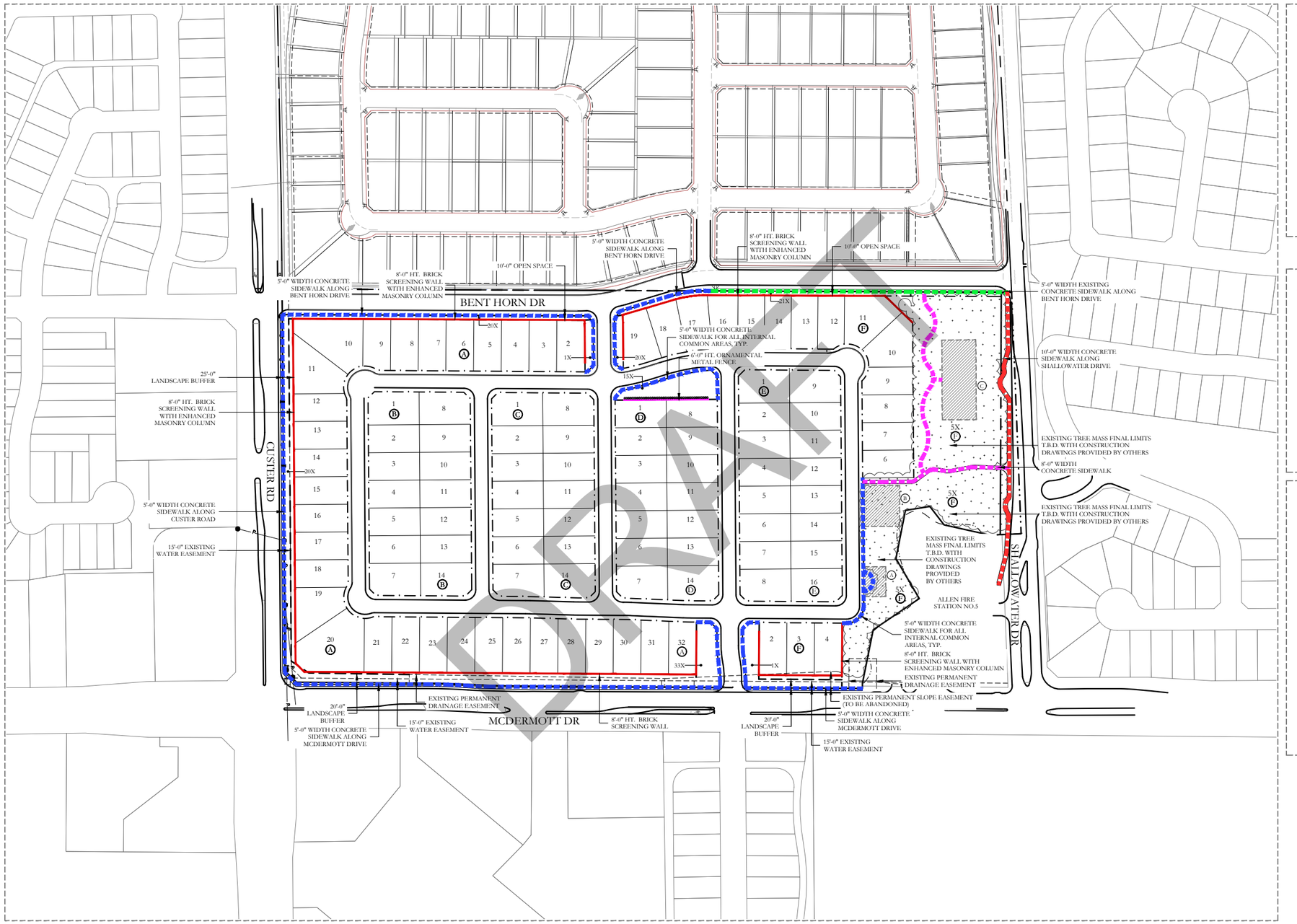
OWNER
Mary McDermott Cook
1942 Malone Cliff View
Dallas, Tx 75208

ENGINEER
BGE, Inc.
2595 Dallas Pkwy, Suite 101
Frisco, TX 75034
TBPE Registration No. F-1046
Contact: Garrett Scoggins ● (972)-464-4858

PD/PD AMENDMENT CONCEPT PLAN EXHIBIT

MCDERMOTT 33 AC
BEING 34.050 ACRES OF LAND SITUATED IN THE JESSE H. GOUGH SURVEY, ABSTRACT NO. 347
CITY OF ALLEN, COLLIN COUNTY, TEXAS
OCTOBER 13, 2023

EXHIBIT "C"
OPEN SPACE PLAN



CALLOUTS LEGEND:

- 8'-0" HT. BRICK SCREENING WALL WITH ENHANCED MASONRY COLUMN
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH LIVING SCREEN
- 6'-0" HT. ORNAMENTAL METAL FENCE
- 5'-0" WIDTH EXISTING CONCRETE SIDEWALK
- 5'-0" WIDTH CONCRETE SIDEWALK
- 8'-0" WIDTH CONCRETE TRAIL
- 10'-0" WIDTH CONCRETE SIDEWALK
- 3" CALIPER SHADE TREE. (1) - 3" SHADE TREES PER 40 FEET OF FRONTAGE SHALL BE REQUIRED.
- 3" CALIPER ORNAMENTAL TREE. (1) - 3" ORNAMENTAL TREES PER 40 FEET OF FRONTAGE SHALL BE REQUIRED.
- 48" HT. EVERGREEN SHRUB ROW AT TIME OF PLANTING,

GENERAL SCREENING NOTES:

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ALLEN ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ALLEN AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF ALLEN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT. ALL MASONRY SCREENING WALLS SHOWN ON THESE EXHIBITS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TREE SURVEY PLANS WILL BE SUBMITTED AT A LATER DATE.
- ALL OPEN SPACE AREAS SHALL RECEIVE 100% COVERAGE OF SHRUBS, GROUNDCOVER, AND/OR TURF GRASS.
- TREES SHOWN ON CONCEPT PLAN ARE ILLUSTRATIVE ONLY. EXACT QUANTITIES WILL BE ESTABLISHED DURING LANDSCAPE PLAN REVIEW WITHIN THE CIVIL SET.
- ALL EXISTING TREES WILL BE UNDERBRUSHED AND MANICURED.

AMENITIES LIST:

THE OPEN SPACE AREA (LOT 5X, BLOCK F) SHALL BE CONSTRUCTED TO INCLUDE AT LEAST FIVE OF THE FOLLOWING AMENITIES:

1. DOG PARK FACILITY WITH PERIMETER FENCING
2. DOG WASTE RECEPTACLES
3. DRINKING FOUNTAIN
4. GRILL STATION
5. GAS FIRE PIT
6. OUTDOOR SEATING
7. TOT LOT
8. CEDAR SHADE STRUCTURE
9. NATURE PRESERVE
10. PEDESTRIAN LIGHTING

(A) AMENITY AREA #1. APPROXIMATELY 0.1-ACRES. ACCEPTABLE USES ARE THE FOLLOWING: PASSIVE SEATING AREA, CEDAR SHADE STRUCTURE, GAS FIRE PIT, AND NATURE PRESERVE.

(B) AMENITY AREA #2. APPROXIMATELY 0.2-ACRES. ACCEPTABLE USES ARE THE FOLLOWING: PASSIVE SEATING AREA, TOT LOT, AND NATURE PRESERVE.

(C) AMENITY AREA #3. APPROXIMATELY 0.35-ACRES. ACCEPTABLE USES ARE THE FOLLOWING: PASSIVE SEATING AREA, DOG PARK, AND NATURE PRESERVE.

DRAFT

NORTH
SCALE: 1" = 100'-0"

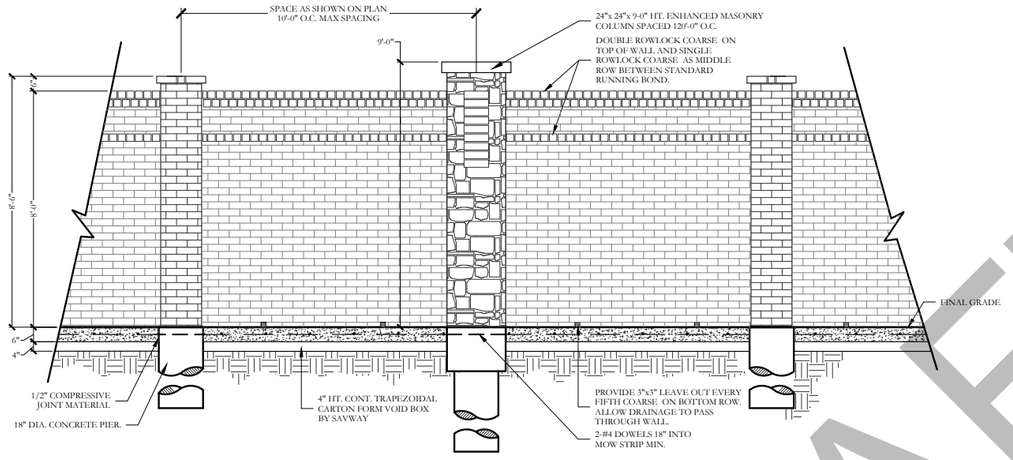
100 50 0 100
SCALE: 1" = 100'

ALLEN TRACT / CONCEPTUAL SCREENING AND BUFFERING

City of Allen, Collin County, Texas

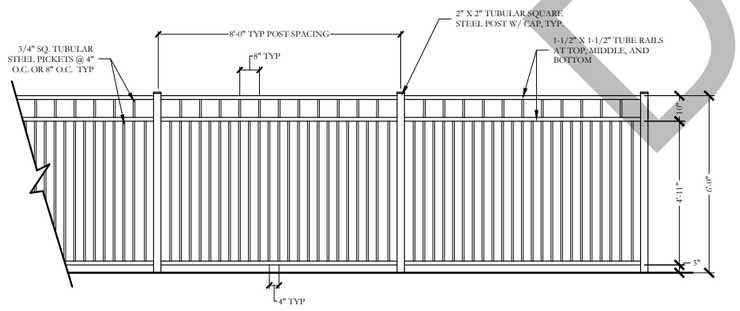
SHEET 1 OF 6
Owner Submittal 11-28-2023

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



1 8'-0" BRICK SCREENING WALL WITH ENHANCED MASONRY COLUMN
ELEVATION

SCALE: 1/2" = 1'-0"

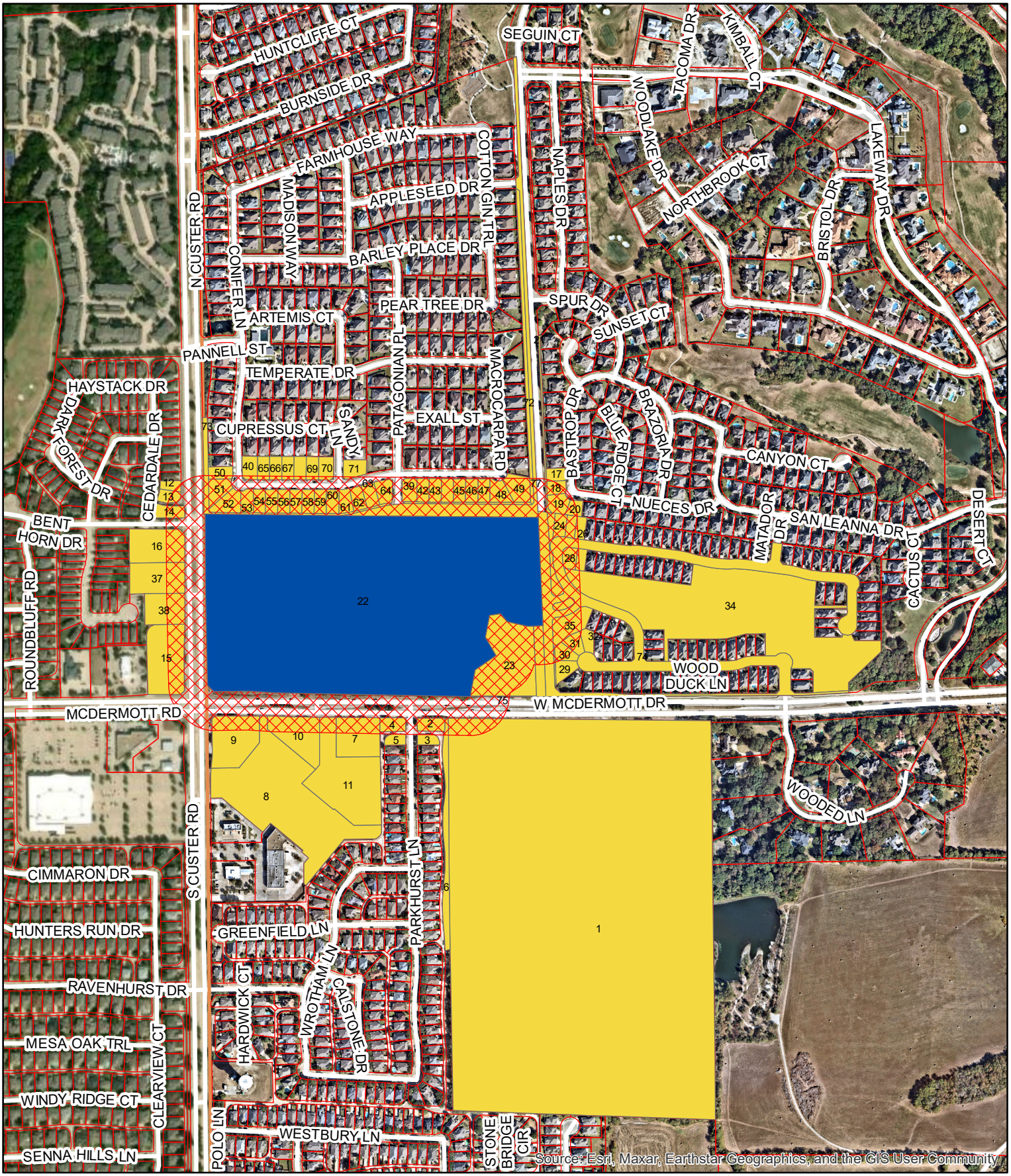


2 6'-0" HT. ORNAMENTAL METAL FENCE WITH LIVING SCREEN
ELEVATION

SCALE: 1/2" = 1'-0"

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CITY OF ALLEN

Custer Ridge Estates
NEC of W. Mcdemott Dr. and S. Custer Rd.

500 250 0 500
Feet

Subject Parcel
200' Buffer
Notification Properties
Collin CAD Parcels

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

Public Notification Map