



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 7, 2023 – 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 October 24, 2023, Regular Meeting.

3.2 Approve Minutes from the October 17, 2023, Planning and Zoning Commission Workshop Meeting.

3.3 Approve Minutes from the October 17, 2023, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda.

4.1 Conduct a Public Hearing and consider a request to establish a Planned Development for the development and use for Lots 1R, 2R1, and 3R, Block 1, Cyrus One Allen by changing the zoning from Planned Development No. 128 for Corridor Commercial and Agricultural/Open Space to Planned Development No. 128-A for Corridor Commercial. [Cyrus One]

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, November 3, 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: November 7, 2023

AGENDA CAPTION: Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the October 24, 2023, Regular Meeting.

STAFF RESOURCE: Marc Kurbansade, Community Development Director

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

BACKGROUND

At the October 24, 2023, Regular Meeting, City Council approved the requests to amend Specific Use Permit No. 176 for GTC Medical and Specific Use Permit No. 179 for CR Fitness Allen.

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: November 7, 2023

AGENDA CAPTION: Approve Minutes from the October 17, 2023, Planning and Zoning Commission Workshop Meeting.

STAFF RESOURCE: Kim Yockey, Senior Planner

STRATEGIC PLANNING GOAL: Financially Sound and Transparent City Government.

MOTION

I make a motion to approve the minutes from the October 17, 2023, Planning and Zoning Commission Workshop Meeting.

ATTACHMENT(S)

[October 17, 2023 Planning and Zoning Commission Workshop Meeting Minutes](#)

PLANNING AND ZONING COMMISSION

WORKSHOP MEETING

October 17, 2023

ATTENDANCE:

Commissioners Present:

Dan Metevier, Chair
Michael Smiddy, 1st Vice-Chair
Gary Stocker, 2nd Vice-Chair
Sandeep Kathuria
Kenneth Cook
Cynthia Walker
Danielle Westgard

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Kim Yockey, AICP, Senior Planner
Arabella Lopez, Senior Planner
Matt Bechtluft, Planner

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 6:19 p.m. in the Boardroom at Allen ISD Professional Learning and Auxiliary Services Building, 610 E. Bethany Drive, Allen, Texas, 75002.

2. Items of Interest.

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

3. Adjournment.

The meeting adjourned at 6:53 p.m.

These minutes were approved this 7th day of November, 2023.

Dan Metevier, Chair

Kim Yockey, Senior Planner

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: November 7, 2023

AGENDA CAPTION: Approve Minutes from the October 17, 2023, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE: Kim Yockey, Senior Planner

STRATEGIC PLANNING GOAL: Financially Sound and Transparent City Government.

MOTION

I make a motion to approve the minutes from the October 17, 2023, Planning and Zoning Commission Regular Meeting.

ATTACHMENT(S)

[October 17, 2023 Planning and Zoning Commission Regular Meeting Minutes](#)

PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 17, 2023

ATTENDANCE:

Commissioners Present:

Dan Metevier, Chair
Michael Smiddy, 1st Vice-Chair
Gary Stocker, 2nd Vice-Chair
Sandeep Kathuria
Kenneth Cook
Cynthia Walker
Danielle Westgard

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Kim Yockey, AICP, Senior Planner
Arabella Lopez, Senior Planner
Matt Bechtluft, Planner
Kaleb Smith, City Attorney

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 October 10, 2023, Regular Meeting.

3.2 Approve Minutes from the October 3, 2023, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by Commissioner Kathuria, and a second by Commissioner Walker, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda items as presented.**

The motion carried.

4. Regular Agenda.

4.1 Conduct a Public Hearing and consider a request to amend the regulations of Tract A1 of Planned Development No. 92 with a base zoning of Light Industrial, relating to the development and use of Lot 5, Block B, Starcreek Commercial, commonly known as 911 State Highway 121. [Starcreek Surgical Center]

Mr. Bechtluft, Planner, presented the item to the Commission and stated that staff recommends approval of the item.

Nathan Glen, applicant, 555 Republic Drive, Plano, Texas spoke on the item.

Chair Metevier opened the public hearing.

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

The Commission discussed the following:

- Clinic services;
- Definition change; and
- Adjacent zoning.

Motion: **Upon a motion by Commissioner Kathuria, and a second by Commissioner Cook, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend Planned Development No. 92, as presented.**

The motion carried.

- 4.2 Conduct a Public Hearing and consider a request to amend the regulations of Area 1 of Planned Development No. 3 with a base zoning of Light Industrial, relating to the development and use of Lot 1, Block A, Schumacher Addition, commonly known as 28 Prestige Circle. [SHB Office]

Mr. Bechtluft, Planner, presented the item to the Commission and stated that staff recommends approval of the item.

Chair Metevier opened the public hearing.

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

The Commission discussed parking requirements.

Motion: **Upon a motion by Commissioner Cook, and a second by 2nd Vice-Chair Stocker, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend Planned Development No. 3, as presented.**

The motion carried.

- 4.3 Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Corridor Commercial regulating the development and use of Lot 1R, Lot 2R1, and Lot 3R, Block 1, Cyrus One Allen, generally located on the southwest corner of Chelsea Boulevard and Ridgeview Drive. [Cyrus One]

Chair Metevier states the applicant's request to postpone the request to the November 7, 2023, Planning and Zoning Commission Meeting.

Chair Metevier opened the public hearing.

Motion: **Upon a motion by Commissioner Cook, and a second by Commissioner Walker, the Commission voted 7 IN FAVOR and 0 OPPOSED to postpone this item to the November 7, 2023, Planning and Zoning Commission Meeting at 7:00 p.m.**

The motion carried.

5. Executive Session. (As needed)

The executive session was not held.

6. Adjournment.

The meeting adjourned at 7:15 p.m.

These minutes were approved this 7th day of November, 2023.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	November 7, 2023
AGENDA CAPTION:	Conduct a Public Hearing and consider a request to establish a Planned Development for the development and use for Lots 1R, 2R1, and 3R, Block 1, Cyrus One Allen by changing the zoning from Planned Development No. 128 for Corridor Commercial and Agricultural/Open Space to Planned Development No. 128-A for Corridor Commercial. [Cyrus One]
STAFF RESOURCE:	Kim Yockey, Senior Planner
PREVIOUS COUNCIL ACTION:	May 9, 2017 - Planned Development No. 128 - Approved - Ordinance 3468-5-17
STRATEGIC PLANNING GOAL:	Vibrant Community with Lively Destinations and Successful Commercial Centers.

BACKGROUND

On October 17, 2023, the Planning and Zoning Commission opened the public hearing and continued this item to this meeting.

The subject property is generally located on the southwest corner of Chelsea Boulevard and Ridgeview Drive. The surrounding properties are zoned as follows:

- North (across Ridgeview Drive): Planned Development No. 139 with a base zoning of Mixed Use
- East: Community Facilities and Planned Development No. 124 with a base zoning of Corridor Commercial (CC)
- South (across Allen Commerce Parkway): Planned Development No. 102 with a base zoning of CC
- West (across Chelsea Boulevard): Planned Development No. 130 with a base zoning of Single-Family Residential (R-6), and Planned Development No. 92 with a base zoning of Single-Family Residential (R-7)

Lot 1R of the subject property has a zoning designation of Planned Development No. 128 (PD-128) with a base zoning of CC. Lots 2R and 3R of the subject property have a zoning designation of Agricultural/Open Space (A/O). The applicant is requesting to establish a Planned Development that includes Development Regulations to allow "Data Center" and "Public Facility Station (electrical substation)" uses as being allowed by right and to adopt a Concept Plan and Building Elevations. The Allen Land Development Code (ALDC) does not permit "Data Center" uses in the CC zoning district. The ALDC permits "Private Facility Services" in the CC zoning district with approval of a Specific Use Permit.

In 2017, Lot 1R was zoned PD-128 with a base zoning of CC. The development regulations and concept plan showed the property developed for a "Data Center" use. The Concept Plan shows the

existing building on lot 1R with the potential for two additional buildings on 63± acres and two "Public Service Facilities" on lots 2R1 and 3R comprising of 22.57± acres. There is one access point shown from Chelsea Boulevard for the "Public Service Facilities" and one access point shown on Ridgeview Drive for the "Data Center" use with an internal service drive.

While we cannot regulate building materials, the Data Center Building Elevations will be in general conformance with the elevation plan that primarily includes concrete and metal panels as materials, with a building height of approximately 26 feet.

The draft Ordinance establishes development regulations that allow "Data Center" and "Public Service Facility" as permitted uses. Notable regulations for this proposal are outlined in the Development Regulations and include the following:

- Creates Planned Development 128-A that will allow additional development of the properties.
- Requires a masonry screening wall around the "Public Service Facility" uses. Outlines the required screening of service courts, equipment yards, and loading docks.

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 Corridor Commercial and to adopt Development Regulations, a Zoning Exhibit, Concept Plan, and Building Elevations, as presented.

ATTACHMENT(S)

[Draft Ordinance](#)
[Property 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 USE AND DEVELOPMENT OF LOTS 1R, 2R1, AND 3R, BLOCK 1, CYRUS ONE ALLEN, PRESENTLY ZONED AS PLANNED DEVELOPMENT “PD” 128 CORRIDOR COMMERCIAL AND AGRICULTURAL/OPEN SPACE BY CHANGING THE ZONING AND CREATING PLANNED DEVELOPMENT “PD” 128A FOR CORRIDOR COMMERCIAL “CC” USES AND ADOPTING DEVELOPMENT REGULATIONS, A ZONING EXHIBIT, CONCEPT PLAN, AND BUILDING ELEVATIONS; 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, are hereby further amended by changing the zoning regulations relating to the development and use of (a) Lot 1R, Block 1, Cyrus One Allen, an addition to the City of Allen, Collin County, Texas, in accordance with the plat thereof recorded in Book 2017, Page 895, Plat Records, Collin County, Texas, and (b) Lot 2R1 and Lot 3R, Block 1, Cyrus One Allen, an addition to the City of Allen, Collin County, Texas, in accordance with the plat thereof recorded in Book 2023, Page 791, Plat Records, Collin County, Texas, (the “Property”), which is presently zoned as Planned Development “PD” No. 128 Corridor Commercial and Agricultural/Open Space uses by changing the zoning and creating Planned Development 128A for Corridor Commercial uses 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 provisions of the Allen Land Development Code (“ALDC”), as amended, except as otherwise provided in this Ordinance:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with Corridor Commercial “CC” Zoning District regulations 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. HEIGHT REGULATIONS:** Buildings constructed on the Property shall comply with the regulations of the Corridor Commercial (CC) district, except that height regulations shall not apply to any electrical substation equipment and facilities constructed on the Property.

- D. BUILDING ELEVATIONS:** Buildings constructed on the Property other than buildings owned and operated by a public electric utility in association with operation and maintenance of an electrical substation facility shall be designed and constructed to general conform to the appearance of buildings depicted on the Building Elevations attached hereto as Exhibit “C,” and incorporated herein by reference.
- E. SCREENING:**
- (1) Screening walls, fences, and/or landscaping shall be constructed and/or installed on the Property in substantial conformance with the Concept Plan attached hereto as Exhibit “B,” and incorporated herein by reference.
 - (2) Service yards, loading docks, and equipment yards viewable from public streets shall be screened as shown on the Concept Plan.
- F. PERMITTED USES:** The Property may be developed and used for any purpose allowed in the Corridor Commercial “CC” Zoning District as well as the following additional uses:
- (1) Data Center, which for purposes of this Ordinance means a centralized repository for the storage, management, processing, conversion, and dissemination of data and information which may also house equipment that supports communications network infrastructure without being part of the physical network. A data center may:
 - (a) house equipment that includes, but is not limited to, computers, servers, data storage devices, and related equipment; and
 - (b) include, but shall not be limited to, accessory uses that include offices and accessory structures that include water storage tanks, cooling towers, network systems, fuel storage tanks, guardhouses and security offices, storage, chillers, electrical transformers, and engine generators. For purposes of this ordinance, the term “load bank” means a device that develops an electrical load, applies the load to an electrical power source, and converts or dissipates the resultant power output of the source for placing electrical systems under load for periodic maintenance testing;
 - (2) On-site electricity generation in accordance with the City’s noise ordinance, except as otherwise provided herein for emergencies. Any other on-site wind or solar generation must be clearly depicted on the Concept Plan or Site Plan;
 - (3) On-site water wells for irrigation and emergency use only; and
 - (4) Electrical Substation, which for purposes of this Ordinance means a public service facility for transforming electricity for distribution; provided such use is limited to the portions of the Property described as (i) Lot 2R1, Block 1 and (ii) Lot 3R, Block 1, Cyrus One Allen, an addition to the City of Allen, Collin County, Texas, in accordance with the plat thereof recorded in Book 2023, Page 791, Plat Records, Collin County, Texas.
- G. MINIMUM YARD DEPTH AND WIDTH:** Fencing, guardhouses, and electrical substations shall not be subject to minimum setback regulations; provided, however, the location of walls, fences, landscaping, substations, and guardhouses must comply with all traffic safety and site distance requirements set forth in the ALDC and the Code of Ordinances, if any. Guard houses and gates shall provide for a turnaround with a sufficient width and turning radius capable of allowing a WB-65 classified vehicle to turn around the guard house without the vehicle being required to reenter the street.

H. OFF-STREET PARKING AND LOADING: Off-street parking and loading areas shall be constructed as shown on the Concept Plan, or as subsequently approved on a Site Plan.

I. LANDSCAPING:

- (1) Landscaping shall comply with the Corridor Commercial “CC” Zoning District standards, except as otherwise provided in this Section 2.I, as shown on the Concept Plan or an approved Site Plan, or where modified as authorized by the Director of Community Development or the City Council to accommodate necessary security requirements for operation of a data center or electrical substation. Without limiting the generality of the foregoing, low water planting material selections and yard maintenance procedures may be approved as part of an approved Site Plan.
- (2) A landscape screening buffer shall be installed along portions of the Property adjacent to Ridgeview Drive containing one (1) evergreen shrub with a height at the time of planting of not less than 36-inches measured from the top of the root ball planted for every four (4) feet or portion thereof of the lot’s frontage along Ridgeview Drive. Shrubs shall not be planted in a continuous row in order to provide variability in design.

J. FENCING:

- (1) Fences are permitted at any location on the Property, including within 20 feet of intersections except where the fence location does not comply with all traffic safety and site distance requirements set forth in the ALDC and/or the Code of Ordinances.
- (2) Unless otherwise shown on an approved Concept Plan or Site Plan, fencing installed on the perimeter of the Property shall be not less than eight (8) feet nor greater than ten (10) feet in height excluding the height of the pickets.
- (3) Security fences may be topped with outward turned pickets which may extend an additional two (2) feet above the maximum height permitted by this Subsection J.
- (4) Perimeter fencing may be constructed of impact resistant steel, wrought iron, or any other material identified on the Concept Plan or an approved Site Plan.
- (5) Perimeter security bollards, vehicle barriers, boulders, knee-walls, and retaining walls shall be installed as part of a continuous perimeter security system on the Property.
- (6) An eight-foot-tall masonry wall with gate shall be constructed around the perimeter of an electrical substation facility constructed on the Property.

K. MISCELLANEOUS:

- (1) Outdoor storage is permitted within the equipment yards identified on the Concept Plan.
- (2) The Concept Plan satisfies and shall serve as the approved General Development Plan required by the Subdivision Regulations of the ALDC.
- (3) Lighting that does not comply with the technical requirements of ALDC Section 7.03.4 may be approved through the Site Plan approval process to the extent the modifications to lighting are found to be necessary for (a) security in connection with a data center or electrical substation use; or (b) for the typical operations of a data center or electrical substation use.

- (4) The operation of generators and other emergency equipment is allowed during and to the extent of any emergency as needed to maintain operations of the data center.
- (5) Except as otherwise set forth herein, there are no restrictions on the hours of operation of a data center or its accessory uses, including, but not limited to, the hours of operation for generators, water storage tanks, or other uses or structures. There are no restrictions on staging and use of emergency vehicles and structures on the Property, including, but not limited to, mobile water trucks, mobile generators, mobile load banks, and mobile chillers. In addition, noise levels associated with the use of emergency equipment, including, but not limited to, generators, are permitted to exceed the maximum noise levels authorized by the City of Allen Code of Ordinances for a period not to exceed 120 days. The City Manager may approve an extension of said 120-day period following receipt and review of a written request for such extension setting forth the nature of the emergency and the reasons for the extension. The City Manager shall act on a request for an extension within five business days after receipt of a request for an extension. If the City Manager denies a request for an extension, the applicant may appeal that decision to the City Council, and the appeal shall be placed on the next available City Council meeting agenda. In the event of a conflict between other City ordinances and the ordinance creating this PD, the ordinance creating this PD controls.
- (6) Maximum noise levels from normal testing of generators, or operation of any other equipment, shall comply with maximum noise levels authorized by the City of Allen Code of Ordinances.
- (7) Mechanical equipment, exhaust stacks, and water storage tanks may be visible above screen walls or parapet conditions, assuming the majority is screened from grade level view at the property line.
- (8) Fuel storage and water storage shall be allowed on site in either above or below ground tanks, assuming tank construction and installation comply with applicable State law. There shall be no volume limits on fuel or water storage, assuming use is restricted to providing power or water supply to the data center or its related operations. Storage facilities shall be located in the equipment yard and screened from public street view.
- (9) Gas well drilling is prohibited on the Property.
- (10) The Director of Community Development may approve changes to the Concept Plan without an amendment to this Ordinance provided such changes are limited to minor changes in:
 - (a) the location of (i) buildings, (ii) parking areas, (iii) internal circulation, (iv) screening walls, fences, and/or landscaping, (iv) site access points, and
 - (b) the orientation of buildings.

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

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

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

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

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 12TH DAY OF DECEMBER 2023.

APPROVED:

Baine L. Brooks, MAYOR

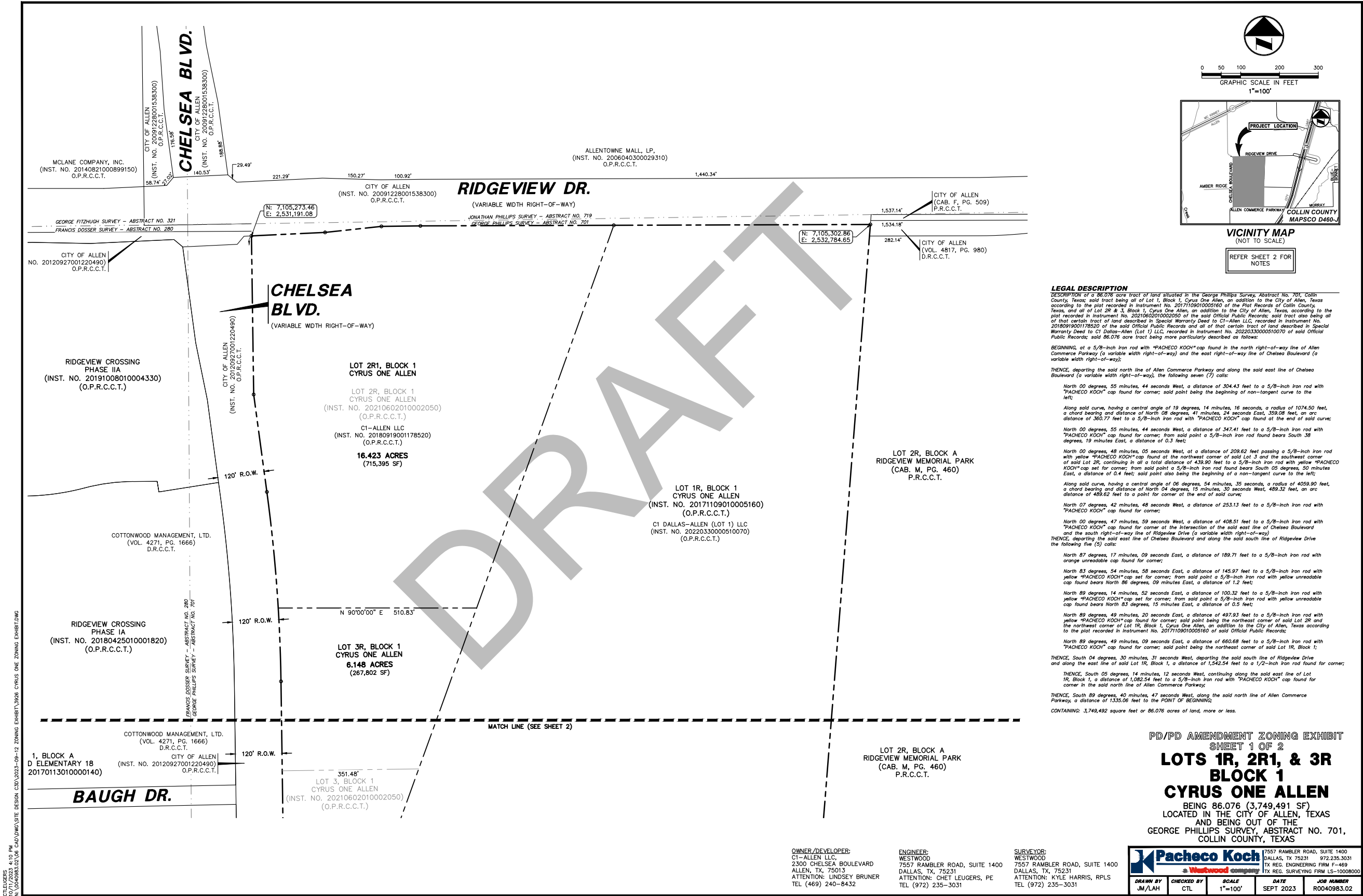
APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:10/10/2023:4894-9736-5382 v1)

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
ZONING EXHIBIT





JHET

ARCHITECTS

3640 E Broad St, Suite 120-333, Mesquite, TX 76063
E: info@jharch.com | www.jharch.com

CONSULTANTS

MEP

KW

Mission Critical Engineering
Member of WSP

STRUCTURAL

AG/E

AGGREGATE ENGINEERS

TELECOM

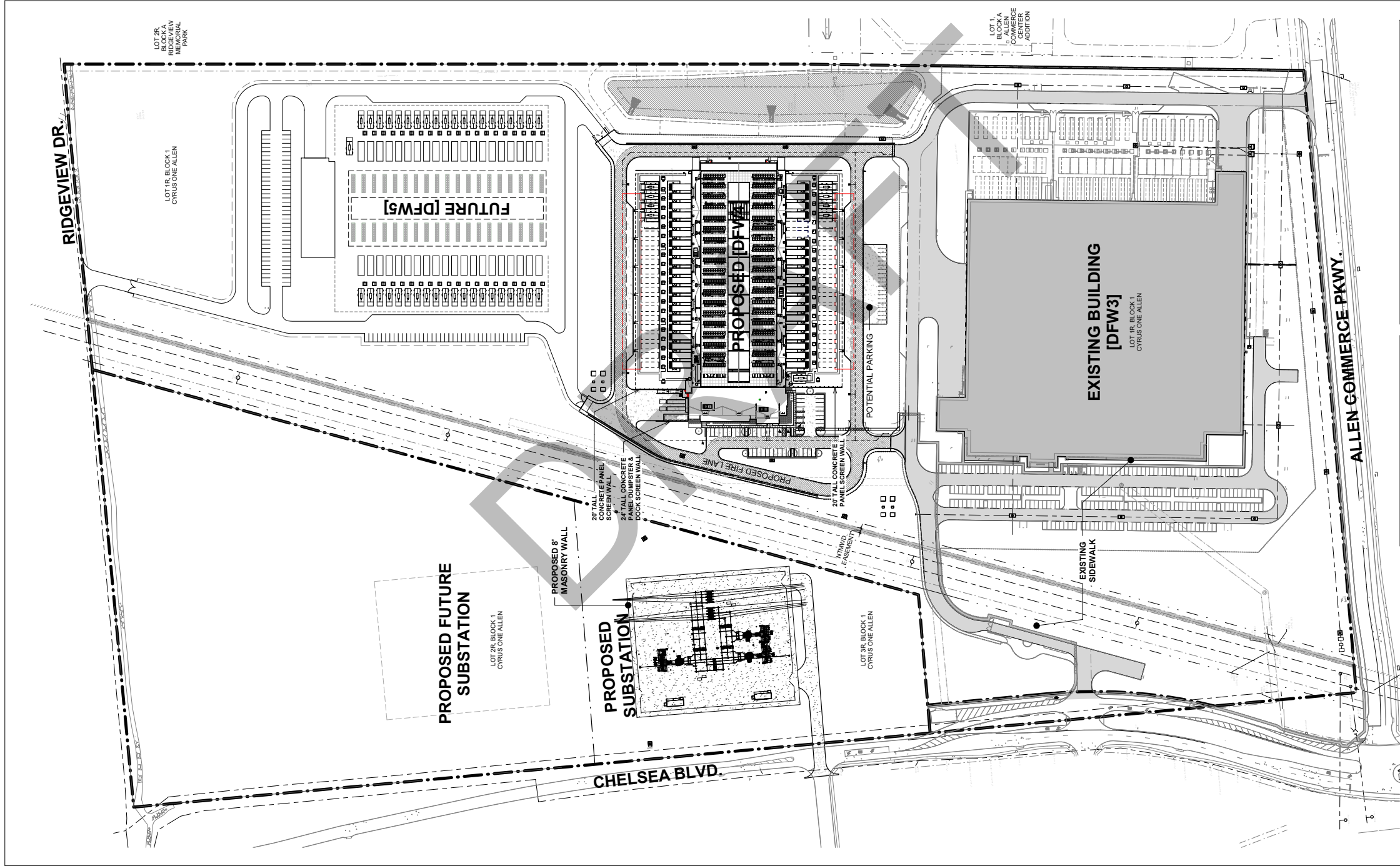
TCD

DESIGN CONSULTING LLC

CIVIL

Pacheco Koch

REDWOOD CONSULTING GROUP
PACHECO KOCH GROUP



SITE DATA					
CURRENT ZONING		PD 128, AO			
PROPOSED USE		DATA CENTER			
LOT AREA		ACRES		SQUARE FOOTAGE	
		86.076		3,749,492	
FRONT YARD		SIDE YARD		REAR YARD	
SETBACKS		50'		25'	
BUILDING HEIGHT		MAXIMUM			
SUBSTATION HEIGHT		+/- 56'			
		NOT LIMITED			

LEGEND



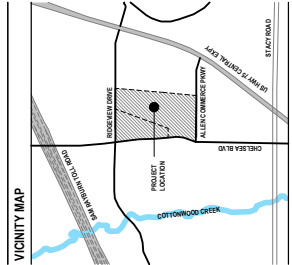
PROPOSED FIRE LANE LOOP



PROPOSED AERIAL ACCESS



QUESTION TO REVIEWER:
ARE DOOR LOCATIONS AT SERVICE YARD PERIMETER SUFFICIENT FOR HOSE LAY COVERAGE TO THE BUILDING FAÇADE? ANY ISSUES WITH THE YARD LAYOUT FROM A FIRE ACCESS/HOSE LAY STANDPOINT?



CyrusOne

DFW4 | SHELL & UFIT

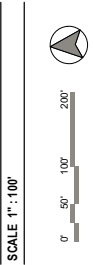
CHELSEA BLVD., ALLEN, TX 75013

SITE DATA SUMMARY

Proposed Use: Data Center
Existing Zoning District: PD 128, AO
Total Project Area: 86.074 acres / 3,749,492 SF
Required Landscape Area (acre and percentage): 14.1% (1,000,000 SF)
Landscape area required: 14.1% (1,000,000 SF)
Approximately 518,889 SF of landscape area (14.1% of the site) (3,749,492 X 10%) 374,949 SF (8.6 acres) of landscape area required.
Paving: ALDC "CC"
Paving Ratio per use: 3,230,793 SF
parking spaces provided per ALDC "CC": 1,076
Paving provided: 3,230,793 SF
Maximum height (in feet and stories): +/- 56'-0"
Substation Height: Not limited
PARK: ALDC "CC"
Setbacks: 50' (Front), 25' (Side), 25' (Rear)

PROPERTY INFORMATION

Project Name: DFW4 - Shell and Ufit
Project Address: 3640 E Broad St, Suite 120-333, Mesquite, TX 76063
Subdivision Name, lot and block, or survey name, abstract number: Lot 1R, 2R and 3R, Block 1, CyrusOne Allen
City of Allen, Collin County
Owner: CyrusOne
2865 N Harwood St, Suite 2200
Mesquite, TX 76061
T: 855-564-3198
City Engineer: Westwood
7567 Hamber Road, Suite 1400
Mesquite, TX 76061
T: 972-235-3031



CONCEPT PLAN

DATE	10/20/23
PROJECT NUMBER	23005.0201
SHEET NUMBER	00.00

EXHIBIT "C"
ELEVATIONS

JHET
ARCHITECTS

3540 E Broad St., Suite 120-333, Mansfield, TX 76063
E: info@jhetch.com | www.jhetch.com

CyrusOne

DFW4 | SHELL & UPFIT
CHELSEA BLVD., ALLEN, TX 75013

SITE DATA SUMMARY

Proposed Use: Data Center
Existing Zoning District: PD 128, AO
Gross Site Area (acres and square feet):
86.074 acres / 3,749,492 SF
Required Landscape Area (acres and percentage):
Minimum landscaping area shall not be less than 10% of the site (3,749,492 X 10%) 374,949 SF (9.6 acres) of landscape area required.
Provided Landscape Area (acres and percentage):
Approximately 518,699 SF of landscape area (14% of the site)
Lot Coverage: 3,230,793 SF
Parking Ratio per use:
parking spaces provided per PD Concept Plan
Parking Required: 49
Parking Provided: 49
Maximum height (in feet and stories):
43'-6" (2 story office, 1 story data center)
Substation Height: Not limited
FAR: 12.5%
Setbacks: 50' (Front); 25' (Side); 25' (Rear)

PROPERTY INFORMATION

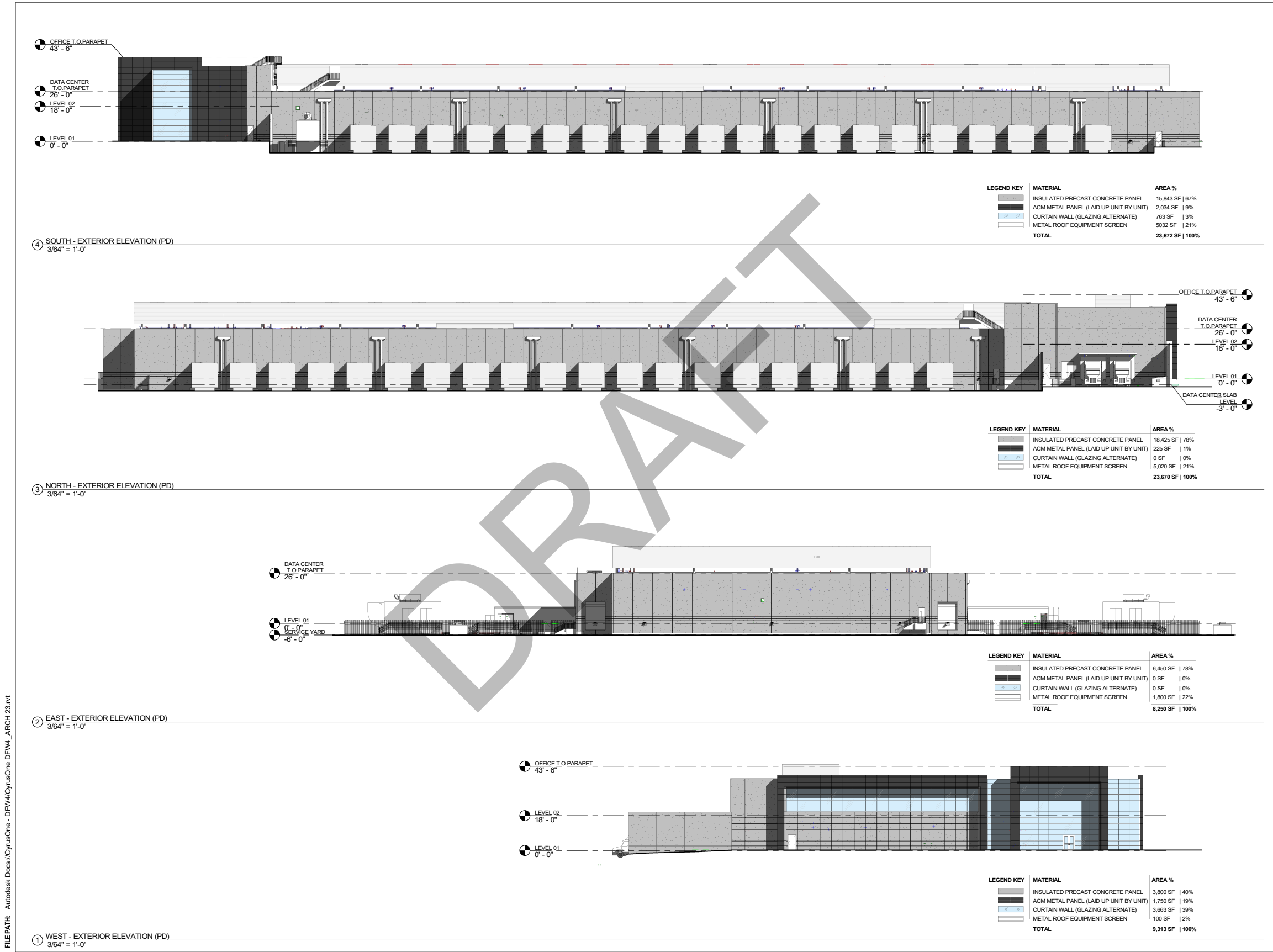
Project Name: DFW4 - Shell and Upfit
Acres: 86.074 Acres
Subdivision Name, lot and block, or survey name, abstract number: Lot 1R, 2R and 3, Block 1, CyrusOne Allen
City of Allen, Collin County
Owner:
CyrusOne
2850 N Harwood St., Suite 2200
Dallas, Texas 75201
T: 855-564-3198
Civil Engineer:
Westwood
7557 Rambler Road, Suite 1400
Dallas, Texas 75231
T: 972-235-3031

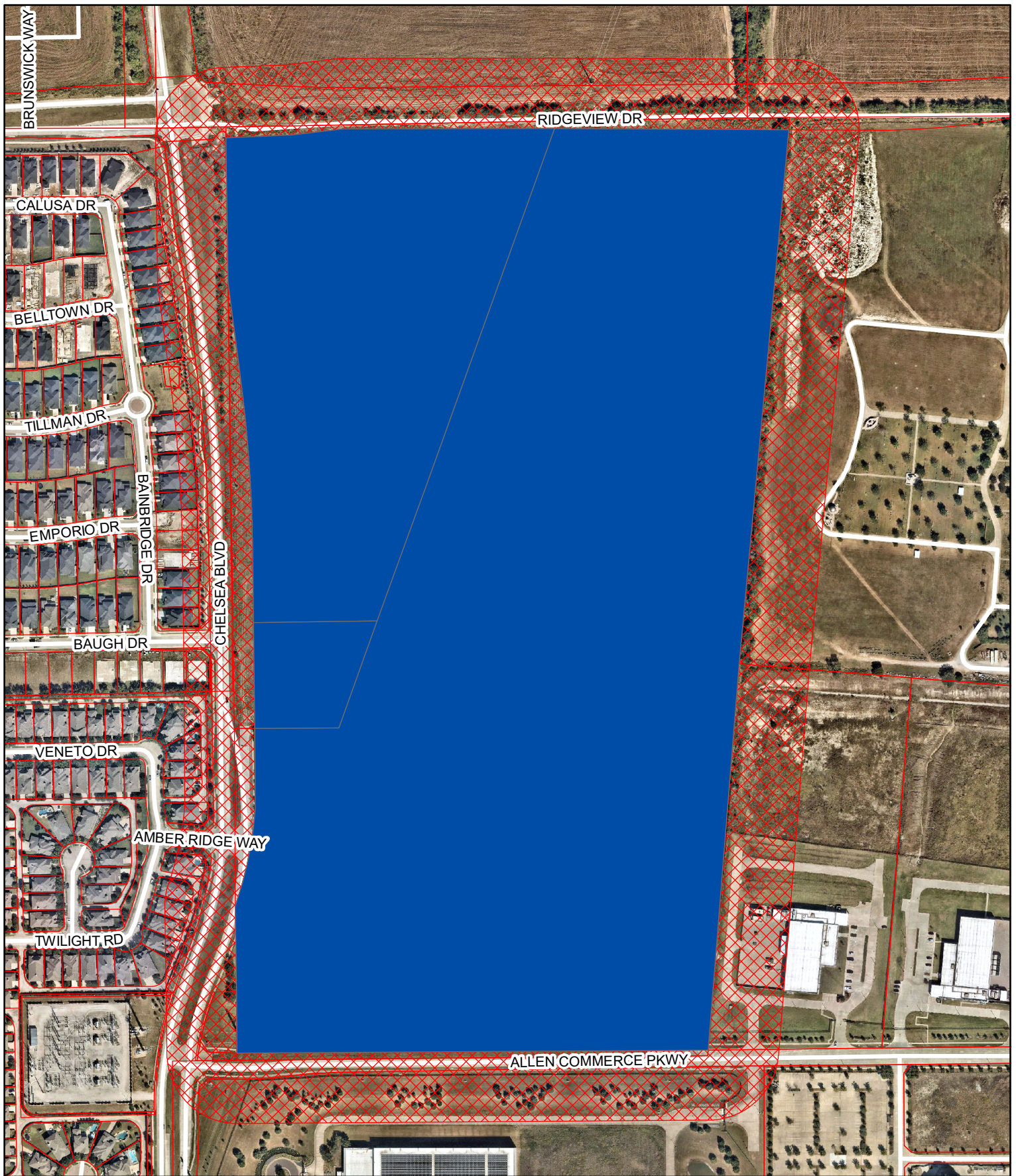
SCALE: 3/64" = 1'-0"

PD / PD
AMENDMENT
ELEVATIONS

DATE 09/20/23
PROJECT NUMBER 23005.0201
SHEET NUMBER

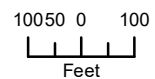
00.03





Cyrus One Allen
NE corner of Chelsea Blvd. and Allen Commerce Pkwy.

-  200' Buffer
-  Subject Parcel
-  Collin CAD Parcels



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

