



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, MAY 5, 2009
ALLEN CITY HALL – COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS**

Call to Order and Announce a Quorum is Present

1. **Directors Report:** Action taken on the Planning & Zoning items by City Council at the April 28, 2009 City Council meeting.

Consent Agenda

2. Approve minutes of the April 21, 2009 meeting.

Regular Agenda

3. Preliminary Plat – Consider a Preliminary Plat for Lots 2A & 3A, Block A, McCoy and Roth Addition, being 13.746± acres located at the southwest corner of Stacy Road and Goodman Drive. (PP-3/10/09-19, Goodyear)
4. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development for a data center use on property currently zoned CC Corridor Commercial. The property is 34.0± acres situated in the Joseph Dixon Survey, Abstract No. 276, Collin County, City of Allen, Texas; located north of Stacy Road and east of Chelsea Blvd. (Z-4/16/09-32, TX DC2)

Executive Session (As needed)

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

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, May 1, 2009, at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

May 5, 2009

SUBJECT:

Consider a Preliminary Plat for Lots 2A & 3A, Block A, McCoy and Roth Addition, being 13.746± acres located at the south of Stacy Road and between Angel Parkway and Goodman Drive. (PP-3/10/09-19, Goodyear)

STAFF RESOURCE:

Helen-Eve Liebman
Senior Planner, Planning and Development

**PREVIOUS COMMISSION/
COUNCIL ACTION:**

May 6, 2008 - Public Hearing held and SUP approved.

BACKGROUND

The property is located at the south of Stacy Road and between Angel Parkway and Goodman Drive. The property to the north is the Town of Fairview, the property to the east, across Goodman Drive, is zoned R-3 Residential, the property to the south is zoned PD Planned Development No. 61 for single family, and the property to the west is zoned PD Planned Development No. 69 for SC Shopping Center.

The Preliminary Plat meets all of the requirements of the *Allen Land Development Code* and is consistent with the SUP, Concept Plan, and the General Development Plan.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Preliminary Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 5, 2009

SUBJECT: Conduct a Public Hearing and consider a request to establish a Planned Development for a data center use on property currently zoned CC Corridor Commercial. The property is 34.0± acres situated in the Joseph Dixon Survey, Abstract No. 276, Collin County, City of Allen, Texas; located north of Stacy Road and east of Chelsea Blvd. (Z-4/16/09-32, TX DC2)

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director, Planning and Development

**PREVIOUS COMMISSION/
COUNCIL ACTION:** None

BACKGROUND

The property is located north of Stacy Road and east of Chelsea Boulevard. The property to the north is zoned AO Agriculture Open Space, the property to the east is zoned CC Corridor Commercial; the property to the south is zoned PD Planned Development No. 78 for CC Corridor Commercial; the property to the west, across Chelsea Blvd., is zoned PD Planned Development No. 92 for R7 Residential and SC Shopping Center; the property northwest of the subject property is zoned PD Planned Development No. 36 for IT Industrial Technology.

The applicant, TX DC2, is proposing to construct a data center on the 34 acre site which is currently zoned CC Corridor Commercial. Due to the particular individuality of the applicant’s use a Planned Development has been prepared to outline the uses and design for the property. The data center will store, manage, and process data and information. Additionally, on site electricity generation will occur and comply with the *Allen Land Development Code*. A Concept Plan is included in the PD application and illustrates the building location, site circulation, accessory uses, parking, phasing, and setbacks. The applicant is proposing to secure and screen the data center with a combination of an eight to ten foot wrought iron picket style fence with trees and landscaped berms.

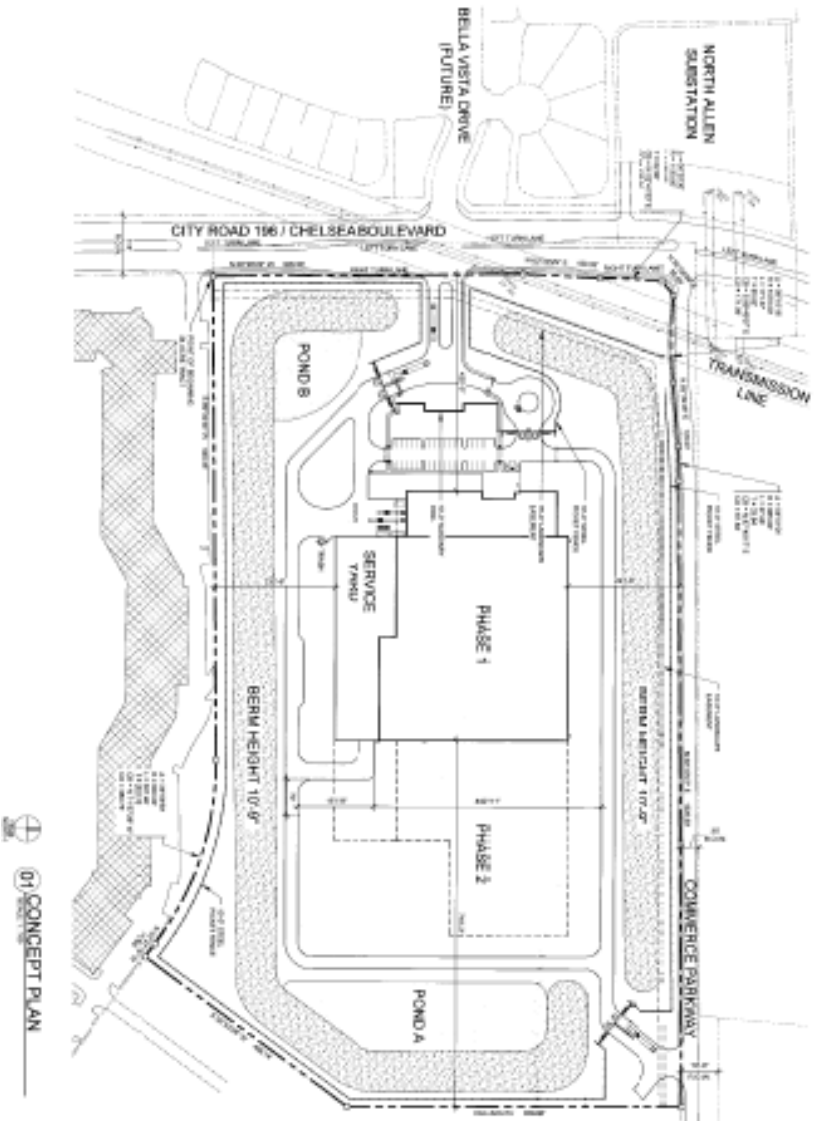
The use and site are compatible with adjacent land uses and zoning and staff supports the PD request.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

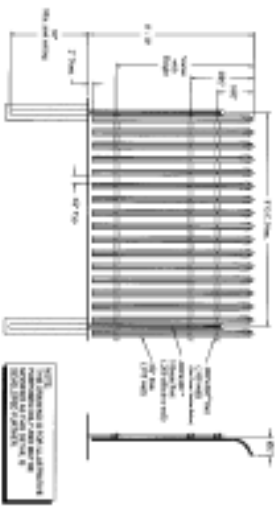
Concept Plan
Landscape Sections
Building Elevations



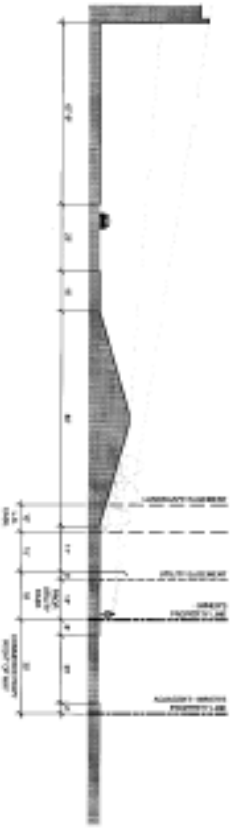
EXISTING ZONING	00	DATA CENTER
PROPOSED ZONING	P0	
LAND USE		DATA CENTER
ACRES	24 ACRES	
BUILDING AREA	99,000 S.F.	
LOT COVERARGE	4.1% ACRES (24 ACRES) = 29%	
F.A.R.	1.8% ACRES (24 ACRES) = 17%	
BUILDING HEIGHT	APPROXIMATELY 9'	
PARKING SPOTS	42 SPACES PROVIDED ON 1 SP/ACRE PER 4000 S.F.	

01 CONCEPT PLAN

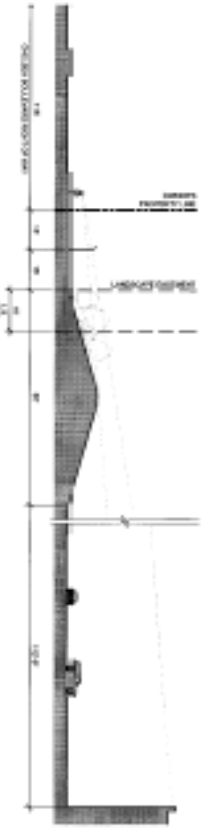
<p>TX DC2</p> <p>ALLEN, TEXAS</p>	<p>CORRAN CONSULTING ARCHITECTS, INC. 10000 W. HIGHTWAY 190, SUITE 100 DALLAS, TEXAS 75241</p>
<p>CONCEPT PLAN</p>	<p>DATE: 09/05/2009 DATE: April 17, 2009 SHEET: A01-00</p>



03 FENCE SECTION



02 SITE SECTION - COMMERCE PARKWAY EASEMENTS



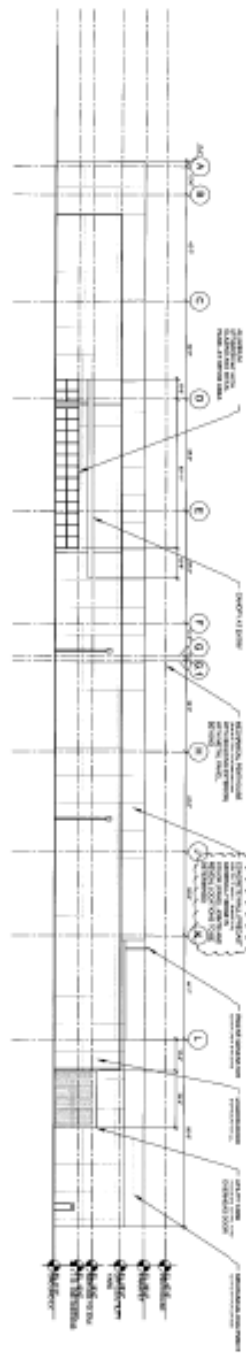
01 SITE SECTION - CHEL SEA BOULEVARD EASEMENTS



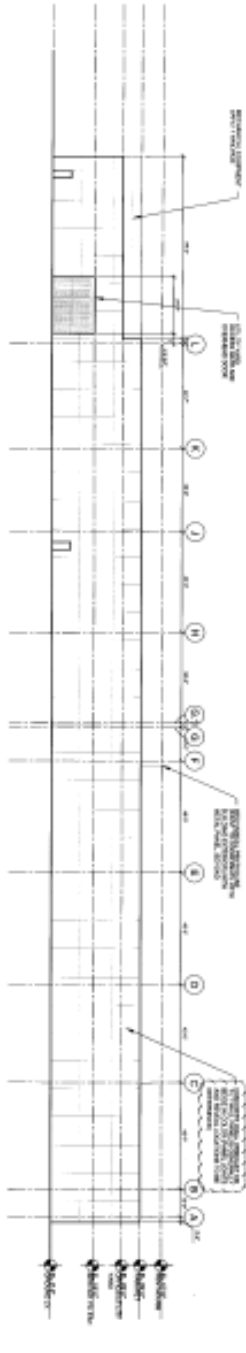
TX DC2
ALLEN, TEXAS

SECTIONS

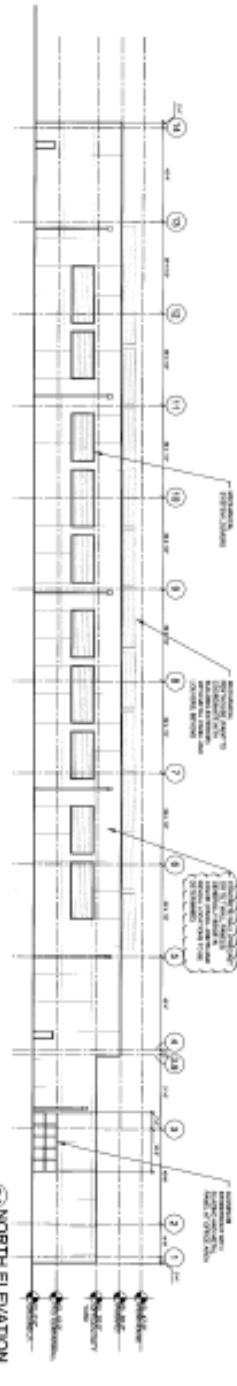
JOB: 09036.0000
DATE: April 17, 2009
SHEET
A01-01



03 WEST ELEVATION



02 EAST ELEVATION



01 NORTH ELEVATION



TX DC2
ALLEN, TEXAS

FR ELEVATIONS
 03R 06061000
 DATE: April 17, 2009
 SHEET:
A05-01