

**PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARINGS**

The public is invited to attend and participate or submit written comments for the public hearings listed below. For further information, contact the Department of Planning and Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Helen-Eve Liebman, at hliebman@cityofallen.org.

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**ZONING CASE Z-12/28/09-99 (Village at Allen)**

The Allen Planning & Zoning Commission will conduct a public hearing on June 15, 2010 at 7:00 p.m. in the Allen City Hall Council Chambers, 305 Century Parkway, Allen, Texas, to consider the zoning case as described below:

- The property is 181.341± acres located in the Village at Allen, Lots 1,2,3,4,5,6A, 7A-1, 7B, 7C, 7D, 7E, 7F, 7G, and 7H, Block A; and lots 1A, 1B, 1C, 1D, and 2A, Block B; and 4.825± acres located in the F. Wilmeth Survey, Abstract No. 999, and the L. Pegues Survey, Abstract No. 702; City of Allen, Collin County, Texas; located south of Stacy Road and east of US75.

**CURRENT ZONING:** 181.341± acres zoned PD Planned Development No. 73 for SC Shopping Center. 4.825± acres zoned PD Planned Development No. 45 for LC Light Commercial.

**REQUESTED ZONING:** The request is to add 4.825± acres from Tract 2, PD Planned Development No. 45 to PD Planned Development No. 73 for SC Shopping Center, and to amend the Sign Plan, Concept Plan and Development Regulations for PD Planned Development No. 73.

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**ZONING CASE Z-4/23/10-31 (Montgomery Farm)**

The Allen Planning & Zoning Commission will conduct a public hearing on June 15, 2010 at 7:00 p.m. in the Allen City Hall Council Chambers, 305 Century Parkway, Allen, Texas, to consider the zoning case as described below:

- The property is 197.74± acres of land situated in the David H. Nix Survey, Abstract No. 668, the T.G. Kennedy Survey, Abstract No. 500, the James Wilcox Survey, Abstract No. 1017, and the Michael See Survey, Abstract No. 543, City of Allen, Collin County, Texas; located north and south of Bethany Drive and west of US75.

**CURRENT ZONING:** The property is currently zoned PD Planned Development No. 96 for R-6 Residential, PD Planned Development No. 96 for Mixed Use Development, PD Planned Development No. 96 for R-5 Residential, AO Agriculture Open Space and FP-CF Flood Plain Community Facilities.

**REQUESTED ZONING:** The request is to create PD Planned Development No.105 and to adopt development regulations for the property.

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**ZONING CASE SUP-12/28/09-97 (Village at Allen – SUP for Rudy’s Fueling Station)**

The Allen Planning & Zoning Commission will conduct a public hearing on June 15, 2010 at 7:00 p.m. in the Allen City Hall Council Chambers, 305 Century Parkway, Allen, Texas, to consider the zoning case as described below:

- The property is 4.83± acres situated in the F. Wilmeth Survey, Abstract No. 999, and the L. Pegues Survey, Abstract No. 702, located south of Village Drive and east of US75.

**CURRENT ZONING:** The property is currently zoned PD Planned Development No. 45, Tract 2, for LC Light Commercial.

**REQUESTED ZONING:** The request is for an SUP Specific Use Permit for a fueling station.

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**ZONING CASE Z-6/1/10-40 (Stacy Road Pump Station Public Safety Radio Tower)**

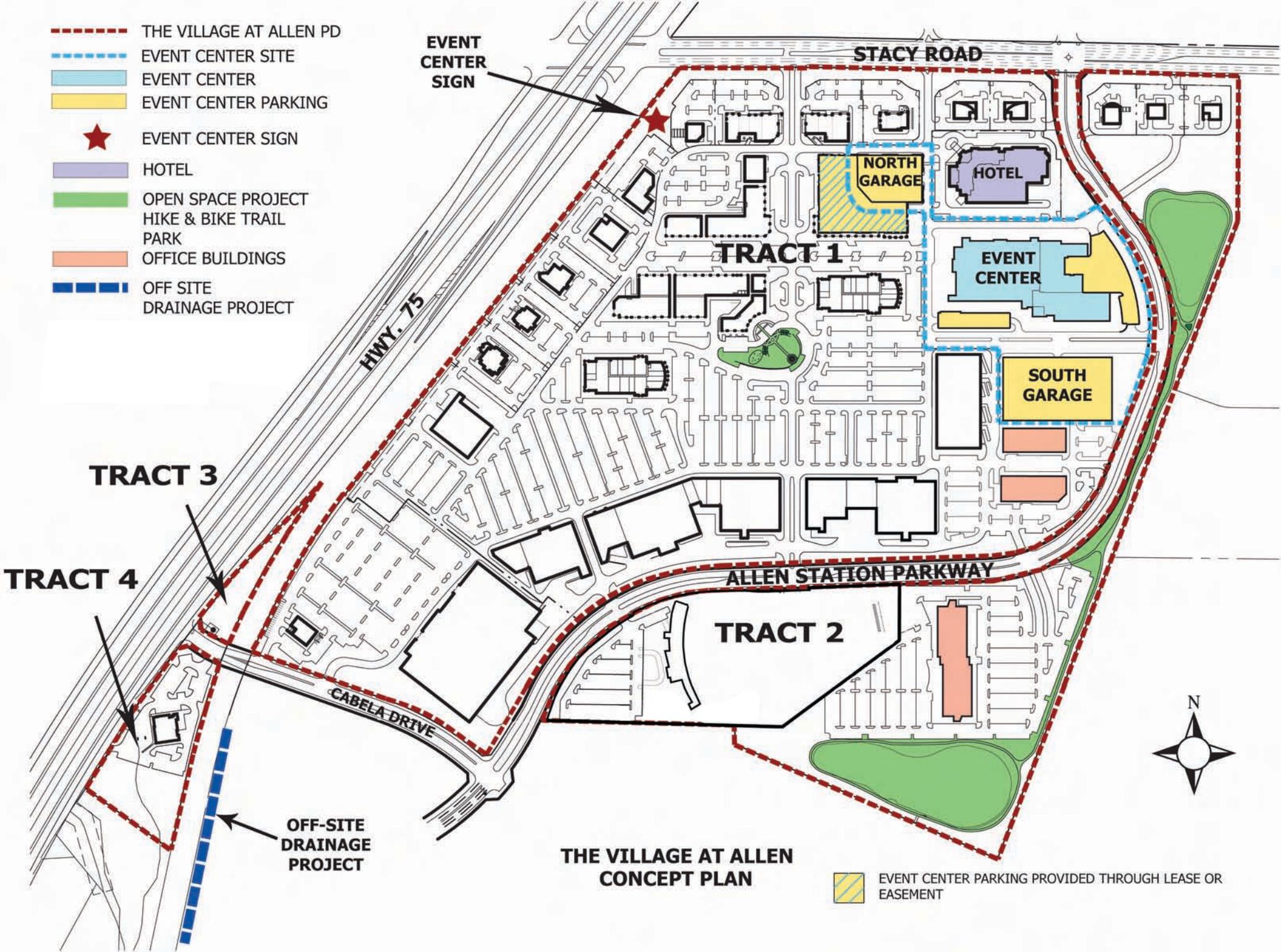
The Allen Planning & Zoning Commission will conduct a public hearing on June 15, 2010 at 7:00 p.m. in the Allen City Hall Council Chambers, 305 Century Parkway, Allen, Texas, to consider the zoning case as described below:

- The property is 5.974± acres situated in the James T. Roberts Survey, Abstract No. 777, Stacy Road Pump Station, City of Allen, Collin County, Texas; located east of Greenville Avenue and south of Stacy Road.

**CURRENT ZONING:** The property is currently zoned CF Community Facilities.

**REQUESTED ZONING:** The request is to create PD Planned Development No. 106 for CF Community Facilities for a public safety radio tower.

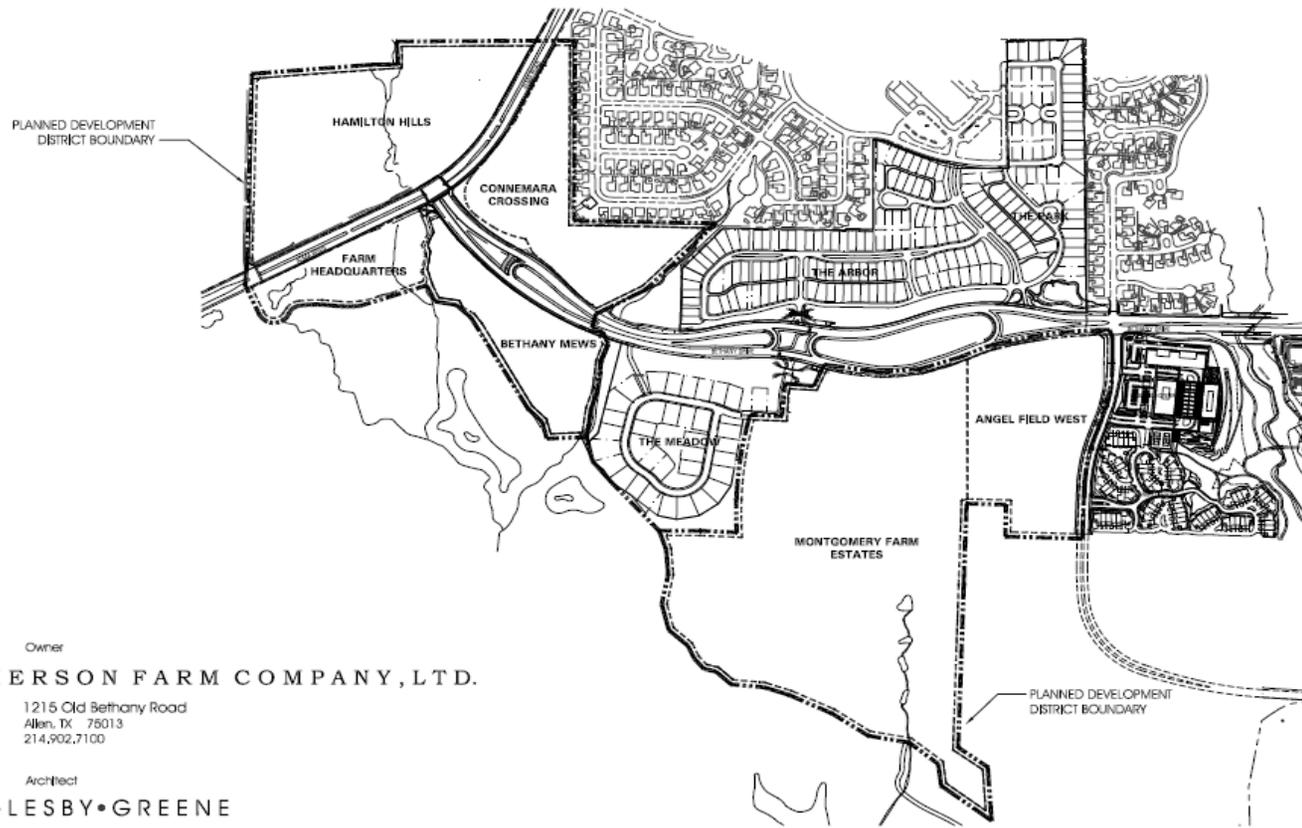
- - - THE VILLAGE AT ALLEN PD
- - - EVENT CENTER SITE
- █ EVENT CENTER
- █ EVENT CENTER PARKING
- ★ EVENT CENTER SIGN
- █ HOTEL
- █ OPEN SPACE PROJECT  
HIKE & BIKE TRAIL  
PARK
- █ OFFICE BUILDINGS
- - - OFF SITE  
DRAINAGE PROJECT



**THE VILLAGE AT ALLEN  
CONCEPT PLAN**

█ EVENT CENTER PARKING PROVIDED THROUGH LEASE OR EASEMENT

# MONTGOMERY FARM



Owner  
**EMERSON FARM COMPANY, LTD.**  
1215 Old Bethany Road  
Allen, TX 76013  
214.902.7100

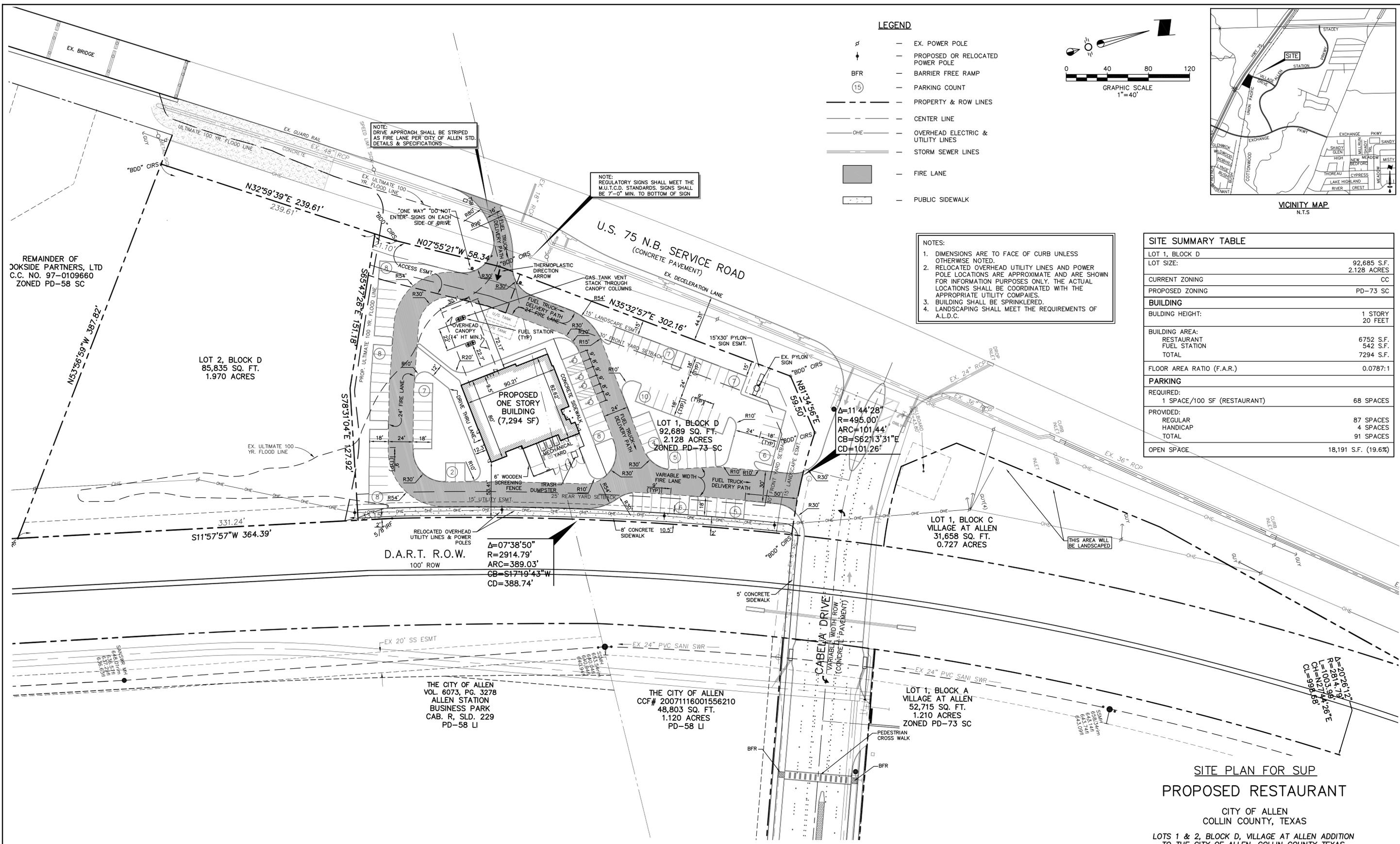
Architect  
**OGLESBY • GREENE**  
1925 San Jacinto  
Dallas, TX 75201  
214.954.0430 vc,  
214.720.0182 fax

## ZONING EXHIBIT



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# EXHIBIT "C" SUBAREA MAP



SITE SUMMARY TABLE	
LOT 1, BLOCK D	
LOT SIZE:	92,685 S.F. 2.128 ACRES
CURRENT ZONING	CC
PROPOSED ZONING	PD-73 SC
<b>BUILDING</b>	
BUILDING HEIGHT:	1 STORY 20 FEET
<b>BUILDING AREA:</b>	
RESTAURANT	6752 S.F.
FUEL STATION	542 S.F.
TOTAL	7294 S.F.
FLOOR AREA RATIO (F.A.R.)	0.0787:1
<b>PARKING</b>	
REQUIRED:	
1 SPACE/100 SF (RESTAURANT)	68 SPACES
PROVIDED:	
REGULAR	87 SPACES
HANDICAP	4 SPACES
TOTAL	91 SPACES
OPEN SPACE	18,191 S.F. (19.6%)

**SITE PLAN FOR SUP  
PROPOSED RESTAURANT**

CITY OF ALLEN  
COLLIN COUNTY, TEXAS  
LOTS 1 & 2, BLOCK D, VILLAGE AT ALLEN ADDITION  
TO THE CITY OF ALLEN, COLLIN COUNTY TEXAS  
4.098 ACRES  
SITUATED IN THE F.C. WILMETH SURVEY, ABSTRACT NO. 999  
HENRY WETSEL SURVEY, ABSTRACT NO. 1026

DEVELOPER  
M.G. Herring Group  
5710 LBJ Freeway, Suite 450  
Dallas, Texas 75240  
(972)448-0200  
(972)448-0248 (Fax)

ENGINEERS / SURVEYORS  
Brockette/Davis/Drake, Inc.  
Texas Registered Engineering Firm F-841  
4144 N. Central Expressway Suite 1100  
Dallas, Texas 75204  
(214) 824-3647  
(214)824-6047 (Fax)

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