



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, MAY 15, 2012
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the May 8, 2012 regular meetings.

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.)*

2. Approve minutes from the May 1, 2012 regular meeting.
3. Final Plat – Consider a request for a Final Plat for West Rowlett Creek Addition being 28.901± acres located north of Ridgeview Drive and east of Custer Road. (FP-5/4/12-35) [West Rowlett Creek Addition]

Regular Agenda

4. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a fitness and health center. The property is Lot 2, Greenway-Allen Retail Addition; and commonly known as 605 W. McDermott Drive, Allen, Texas. (SUP-4/27/12-33) [Fitness Connection]
5. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning for 19.237± acres of land, situated in the Mary Standifer Survey, Abstract No. 812, City of Allen, Collin County, Texas, from Agriculture-Open Space AO and Community Facilities CF to a Planned Development for Single Family Residential R-5 use and adopt a Concept Plan, development regulations, and building elevations for the property. The property is generally located north of Exchange Parkway and west of Twin Creeks Drive (Z-12/28/11-188) [Cumberland Crossing Phase V]
6. Replat/Public Hearing – Conduct a Public Hearing and consider a Replat for Watters Village, Lot 1R1-1R3, Block A; being 6.948± acres located south of Stacy Road and east of Watters Road. (FP-4/4/12-29)[Watters Village]

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 11, 2012, 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.

Director's Report from 5/8/12 City Council Meeting

There were two items taken to the May 8, 2012 City Council meeting for consideration:

- A request to adopt an Ordinance for Specific Use Permit SUP #123 for a martial arts studio (for Capoeira Allen) was approved.
- A request to adopt an Ordinance for Specific Use Permit SUP #124 for a fitness and health center (for Medi Moves) was approved.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
May 1, 2012**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Shirley Mangrum, 2nd Vice Chair
John Ogrizovich
Steven Platt, Jr.
Ben Trahan

Absent:

Jeff Cocking, 1st Vice Chair

City Staff Present:

Lee Battle, AICP, Assistant Director of Community Development
Chris Flanigan, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Patrick Blaydes, Planner
Shelby Griffin, Planner
Kevin Laughlin, Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Wendland called the meeting to order at 7:00 p.m. in the City Hall Council Chambers at Allen City Hall, 305 Century Parkway.

Director's Report

1. Director's Report is attached for action taken on the Planning & Zoning Commission items by City Council at the April 24, 2012 regular meeting.

Consent Agenda

2. Approve minutes of the April 17, 2012 regular meeting.

Motion: **Upon a motion by Commissioner Trahan, and a second by Commissioner Platt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

Agenda Item #3 Preliminary Plat – Consider a request for a Preliminary Plat for The Landings, being 70.254± acres located south of Stacy Road and west of Watters Road. (PP-3/2/12-22) [The Landings]

Shelby Griffin, Planner, presented to the Commission. The property is located south of Stacy Road and west of Watters Road.

Ms. Griffin described the plat as having two (2) phases, 230 residential lots, and four (4) Home Owner Association (HOA) maintained lots. There are two (2) access points shown. The primary access point to the subdivision is off of Stacy Road and the secondary access point is off of Blanco Drive; connecting to the Waterford Parks subdivision. An existing median break on Stacy Road will be relocated to align with the access point of the subdivision.

Ms. Griffin also identified the enhanced sidewalk running through the site and where the eight (8) foot masonry wall would be located. She stated that the plat also shows various utility, access, drainage and preservation easements.

The Preliminary Plat is consistent with the General Development Plan, has gone through the Technical Review Committee and meets the standards of the Allen Land Development Code.

Staff recommends approval.

Commissioner Ogrizovich inquired about the access into the existing residence on the site. Ms. Griffin informed the Commission that access to the existing residence will be provided through the Waterford Trails subdivision.

Commissioner Plat asked why the side yard setbacks are not shown on the plat. Ms. Griffin stated that because the property is straight zoned Single Family Residential R-5 the side yard would be consistent with the zoning regulations.

Motion: Upon a motion by 2nd Vice-Chair Mangrum, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for The Landings.

The motion carried.

Agenda Item #4 Public Hearing – Conduct a Public Hearing and consider amendments to various sections of the Allen Land Development Code, including Section 4.20.2, Schedule of Principal Uses, regarding the location of pawn shops, dance studios/martial arts, and gymnastics and sports training facility; Section 6.03.1, Private Club – Location, Term, Renewal, and Termination, regarding the location of private clubs; Section 6.04, Temporary Use Permits regarding the process and purposes for granting temporary use permits; Section 7.04.1, Vehicle Parking, regarding determination of minimum off-street parking requirements; Section 7.07.2, Construction of Screening Walls or Visual Barriers and Section 7.07.4, Screening Walls or Visual Barriers Required, regarding

location of walls and fences and allowable fence and wall materials; and Appendix A. Definitions, regarding the definition of dance studios/martial arts, gymnastics and sports training facility, and commercial indoor amusement.

Lee Battle, Assistant Director of Community Development, presented to the Commission. He described the proposed changes to the *Allen Land Development Code (ALDC)*.

Mr. Battle began by explaining the reason for the proposed land use changes concerning Commercial Amusement (indoor), Dance/Martial Arts Studios, and Gymnastic and Sports Training Centers. He explained the need to be able to classify many of the uses that come in with a more accurate use category in the *ALDC*. He also described the reason for taking Pawn Shops out of the shopping center zoning district.

Mr. Battle described the reason for changing the requirements for Private Clubs. He also described the changes that were being proposed concerning Temporary Use Permits.

Another proposed change to the *ALDC* concerns vehicle parking. Mr. Battle described the amendment; allowing the applicant to submit a parking study to validate parking for a site. He explained the changes to the masonry screening wall requirements.

Commissioner Ogrizovich inquired about the decommission of temporary use facilities. Mr. Battle explained that most temporary use permits are limited to 30 days. At the end of their permit the site must be cleaned up. Code Enforcement would address it as a violation if the property was not cleaned up upon the end of the 30 day permit.

Chairman Wendland opened the Public Hearing.

With no one choosing to come forward, Chairman Wendland closed the Public Hearing.

Commissioner Platt asked about the removal of the requirement for tents to be approved by the Fire Marshal. Mr. Battle explained that the review of tents or temporary structures is part of the permit application process and is considered on a case by case basis.

Commissioner Platt inquired about construction trailer removal. He was concerned about the timing of installation and removal. Mr. Battle explained that typically, as long as there is construction occurring, the construction trailer stays.

Commissioner Ogrizovich asked for clarification that a construction trailer is allowed for residential or office development and would be removed 30 days after the construction of the last home. Mr. Battle stated the summary was correct and explained that each temporary office building is considered on a case by case basis; allowing staff to do what makes sense.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner Trahan, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.**

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:33 p.m.

These minutes approved this _____ day of _____ 2012.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 4/24/12 City Council Meeting

There were no items taken to the April 24, 2012 City Council meeting for consideration.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: May 15, 2012

SUBJECT: Final Plat – Consider a request for a Final Plat for West Rowlett Creek Addition being 28.901± acres located north of Ridgeview Drive and east of Custer Road. (FP-5/4/12-35) [West Rowlett Creek Addition]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 63 – October, 1997
Planned Development No. 63 Amendment – September, 2003
Planned Development No. 63 Amendment – November, 2011
Preliminary Plat Approved – April, 2012

PUBLIC NOTICE: None

BACKGROUND

The property is located at the northeast corner of Custer Road and Ridgeview Drive. The property to the north and east is zoned Planned Development PD No. 63 for Corridor Commercial CC and Single Family Residential R-6. The property to the south is zoned Planned Development No. 63 for Local Retail LR and the property across Ridgeview Drive is zoned Agriculture Open Space AO. The City of Plano is to the west.

The subject Final Plat is for West Rowlett Creek Addition and shows two (2) lots; Lot 1 (19.829± acres) being used for multi-family use and Lot 2 (9.072± acres) being dedicated to the City of Allen for park purposes. There are three (3) access points shown; one (1) access point off of Ridgeview Drive and two (2) access points off of Custer Road. The plat also shows various trail, drainage, utility, landscape, fire lane, & access easements for the development of this site.

The Final Plat has been reviewed by the Technical Review Committee, is consistent with the Preliminary Plat and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to approve the Final Plat for West Rowlett Creek Addition.

ATTACHMENTS

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: May 15, 2012

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for a fitness and health center. The property is Lot 2, Greenway-Allen Retail Addition; and commonly known as 605 W. McDermott Drive, Allen, Texas. (SUP-4/27/12-33) [Fitness Connection]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat – June, 1995

PUBLIC NOTICE: Property Owner Notices – Mailed May 4, 2012
Sign Installed – May 4, 2012

BACKGROUND

The property is located south of McDermott Drive and east of the U.S. Highway 75/Central Expressway service road. The properties to the north, south, east and west are zoned Shopping Center SC.

The applicant (Fitness Connection) is requesting a Specific Use Permit for a fitness and health center for the property located at 605 W. McDermott Drive. The property is currently zoned Shopping Center SC and the *Allen Land Development Code* requires a Specific Use Permit (SUP) for this particular use in the Shopping Center SC district.

Minor changes to the exterior façade are proposed by adding stucco veneer to portions of the building. This material meets the masonry standards of the *ALDC*. The parking ratio for the fitness and health center use is 1 space/200 square feet of gross area. This ratio has already been met with the development of the shopping center. Therefore, staff does not have any concerns regarding parking. The signage shown on the proposed elevations shall comply with the standards in the *ALDC*.

This request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

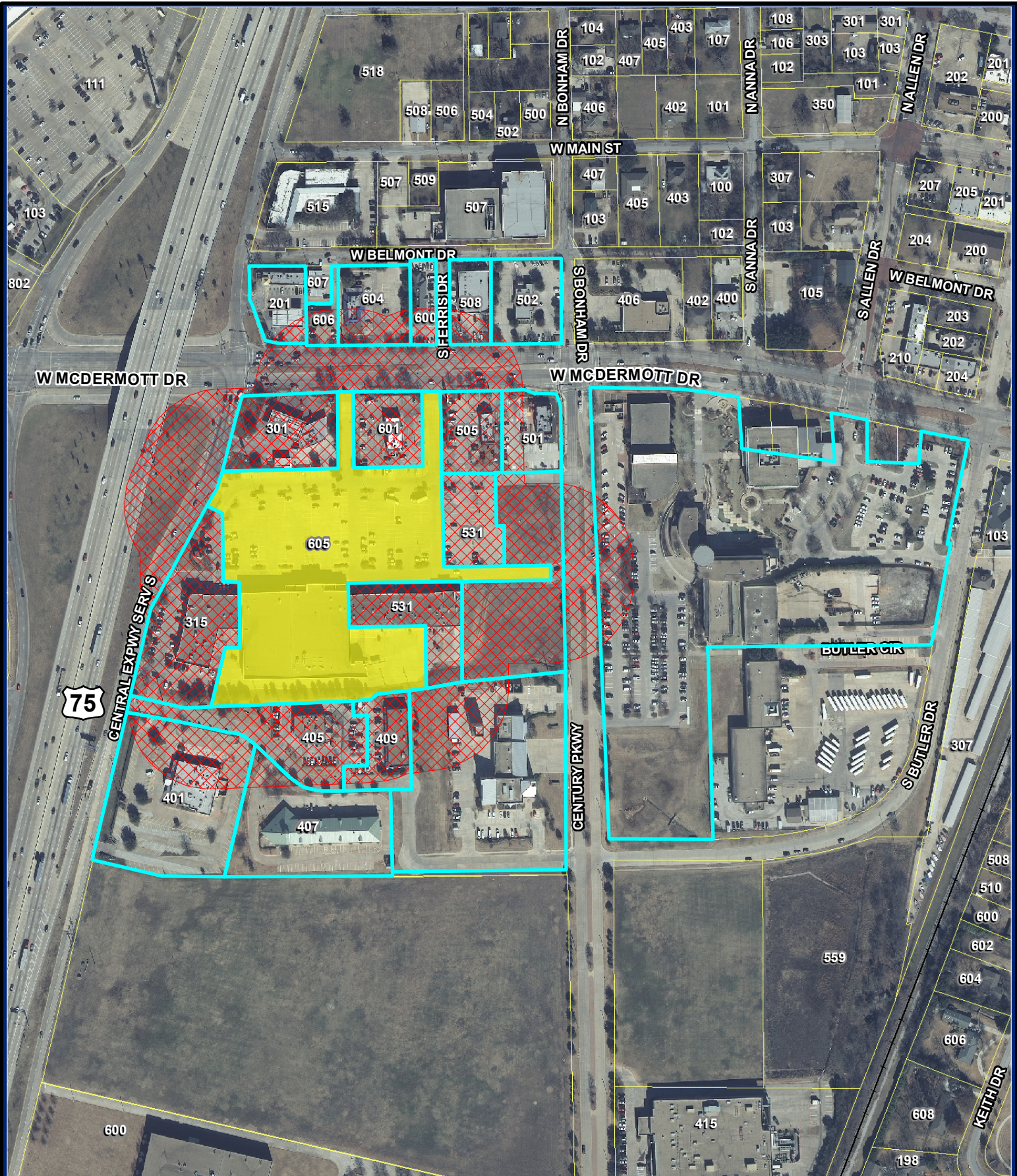
Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the Specific Use Permit for a fitness and health center.

ATTACHMENTS

Property Notification Map
Site Plan
Exterior Façade Elevations and Signage



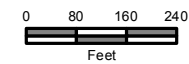
Property Ownership Notification

FITNESS CONNECTION

605 W McDermott Dr

Map Legend

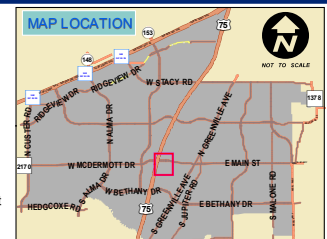
-  200' Notification Buffer
-  Fitness Connection
-  Railroad
-  CollinCAD Parcels

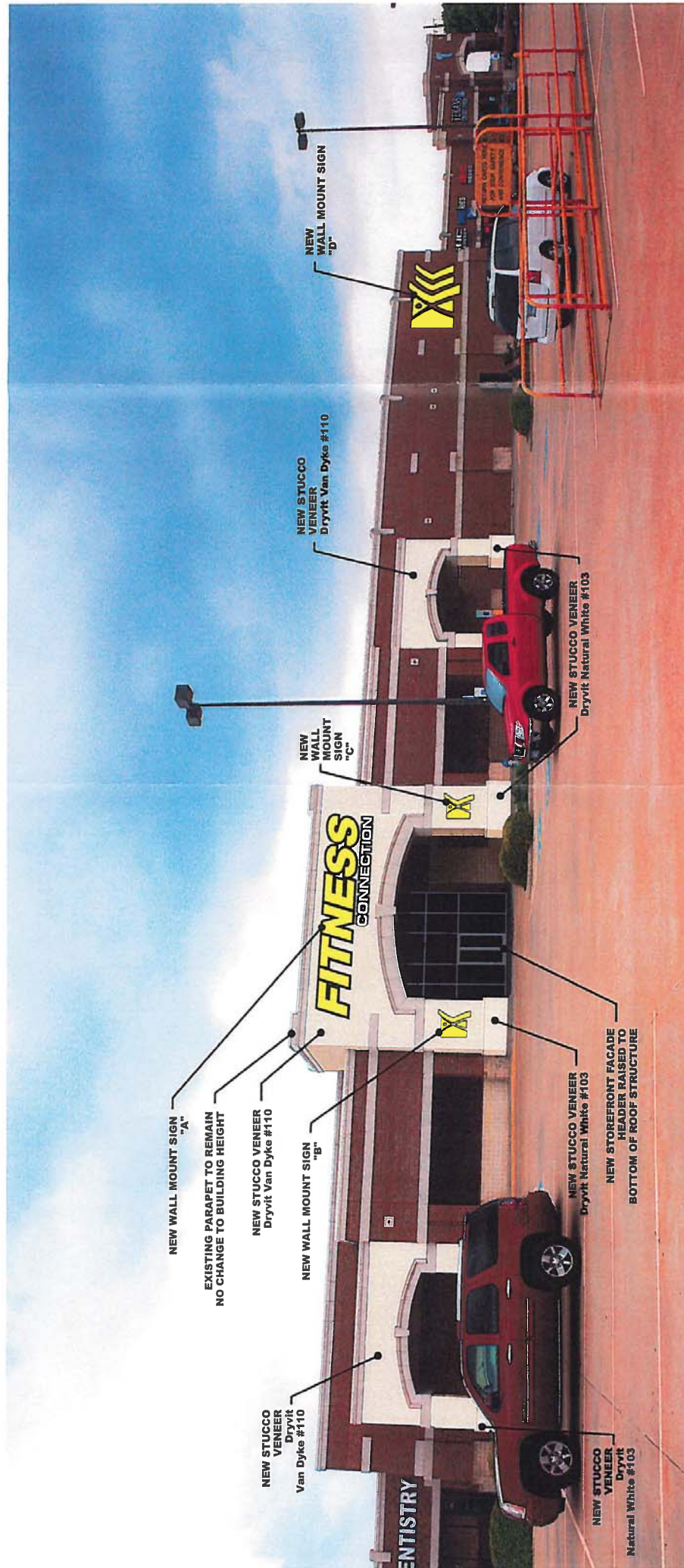


Community Development - GIS

Date Saved: 4/30/2012

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





Fitness Connection - Allen TX
Proposed New Front Elevation and Signage

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: May 15, 2012

SUBJECT: Public Hearing – Conduct a Public Hearing and consider a request to change the zoning for 19.237± acres of land, situated in the Mary Standifer Survey, Abstract No. 812, City of Allen, Collin County, Texas, from Agriculture-Open Space AO and Community Facilities CF to a Planned Development for Single Family Residential R-5 use and adopt a Concept Plan, development regulations, and building elevations for the property. The property is generally located north of Exchange Parkway and west of Twin Creeks Drive (Z-12/28/11-188) [Cumberland Crossing Phase V]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: Property Owner Notices – Mailed May 4, 2012
Sign Installed – May 4, 2012

BACKGROUND

The property is generally located north of Exchange Parkway and west of Twin Creeks Drive. The property to the north is zoned Planned Development No. 98 Single Family Residential R-4. The property to the east is zoned Planned Development No. 98 Single Family Residential R-4 and Community Facilities CF. The property to the south (across Exchange Parkway) is zoned Planned Development No. 54 Community Facilities and Planned Development No. 54 Single Family Residential. The property to the west is zoned Agriculture-Open Space AO.

The property is currently zoned as Agriculture-Open Space AO (Tract 1) and Community Facilities CF (Tract 2). The applicant is requesting to create a Planned Development with a base zoning of Single Family Residential R-5. The applicant is also requesting the following development regulations as it relates to the proposed development:

- A maximum density of forty-two (42) single family residential lots.
- A minimum lot width of sixty-five feet (65'); with exception to cul de sac and knuckle lots (as identified on the Concept Plan) which shall be allowed a minimum lot width of sixty feet (60').
- A minimum lot depth of one hundred twenty feet (120'); with exception to cul de sac and knuckle lots which shall have a minimum lot depth in accordance with base zoning district.
- A maximum seventy-five percent (75%) lot coverage.
- The provision that a sidewalk will not be required on the western edge of the single loaded street abutting the open space floodplain
- Permission to reclaim floodplain.

The subject property is 19.237± acres. The attached Concept Plan shows thirty-seven (37) single family residential lots and approximately 2± acres of open space; to be owned and maintained by the HOA. There are two access points into the site from Cumberland Crossing Phase IV.

The Concept Plan shows lots located within the existing floodplain limits along Rowlett Creek. Due to this the developer is requesting to reclaim some of the floodplain and adjust the floodplain limit line. This reclamation can only occur if the new floodplain limit line is reviewed and approved by the Engineering Department. This adjusted line would result in 6.74± acres of floodplain; which will be dedicated to the City of Allen and maintained by the HOA. In addition a fifteen (15') foot strip of land, along the single loaded street, will be mowed and maintained by the HOA.

A trail will be constructed, within the dedicated floodplain, along the western boundary of the property. The trail will connect at the northwest corner of the site to the existing trail in Cumberland Crossing Phase I. Access from the subdivision to the trail is provided at three (3) locations along the west end of the development. In addition, trail will be constructed at the southern end of the site where it will tie into existing trail running along Exchange Parkway.

A six (6) foot tubular steel fence will be constructed along the northern property boundary to serve as a buffer between the existing subdivision and this site. A six (6) foot tubular steel fence will also be constructed along the eastern property boundary adjacent to the First Christian Church property. A detail of the proposed fence is included with this communication. An eight (8) foot masonry wall will be constructed along the southernmost residential lots adjacent to Exchange Parkway.

Product photos, which are included with this communication, illustrate the type of housing product proposed for this development. Brick and stone are the primary building materials.

The Concept Plan and supplementary development regulations have been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

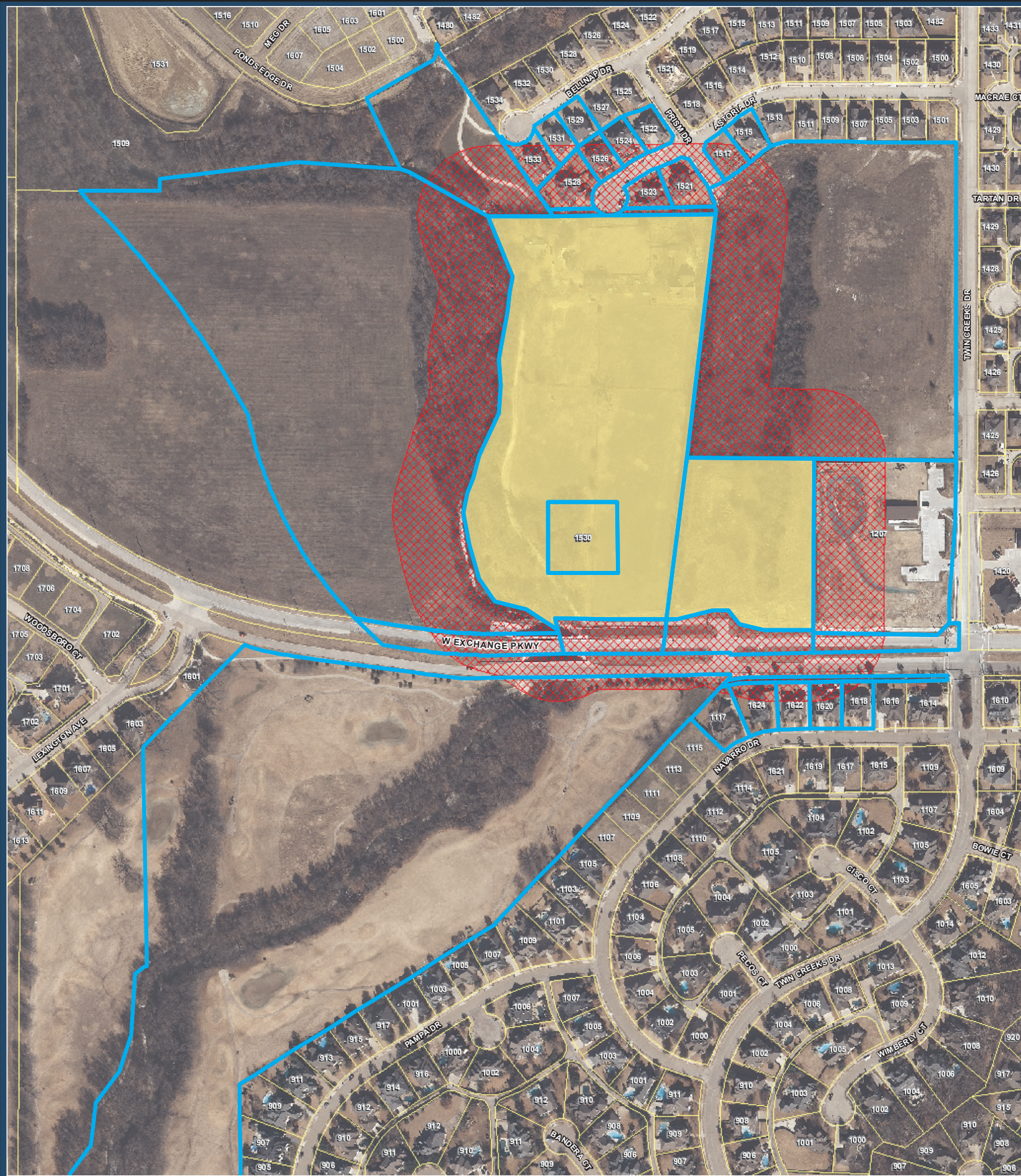
The conversion to single family residential zoning is consistent with what is shown on the Future Land Use Plan. Staff recommends approval of the request.

RECOMMENDED MOTION

I make a motion to recommend approval of the request to change the zoning for 19.237± acres from Agriculture-Open Space AO and Community Facilities CF to a Planned Development for Single Family Residential R-5.

ATTACHMENTS

Property Owner Notification Map
Concept Plan
Development Regulations
Product Photos
Fence Detail

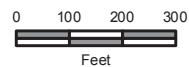


Property Ownership Notification

**CUMBERLAND CROSSING,
PHASE V**

MAP LEGEND

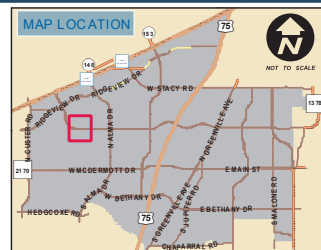
- Cumberland Crossing Subdivision
- 200' Notification Buffer
- CollinCAD Parcels

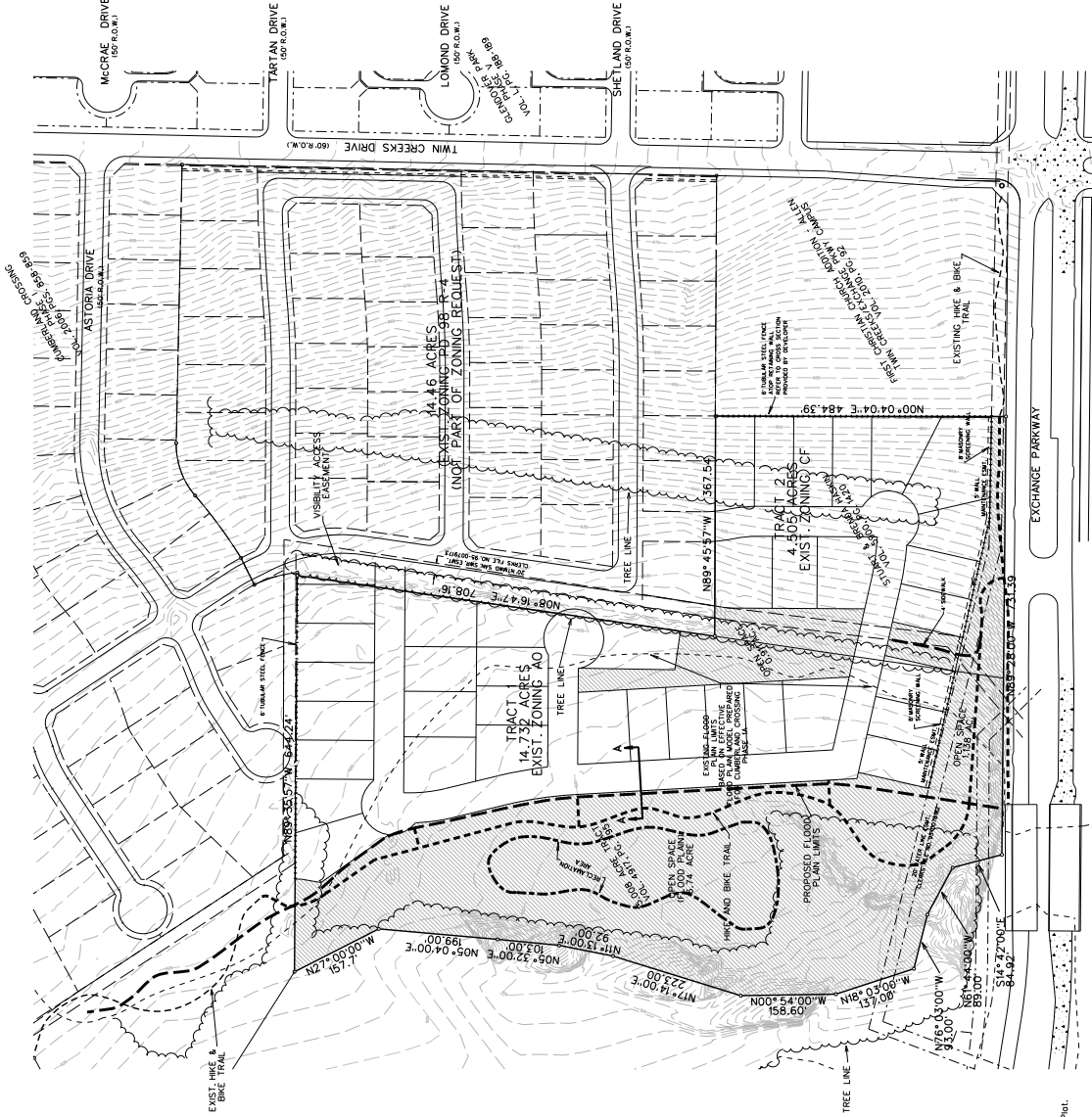
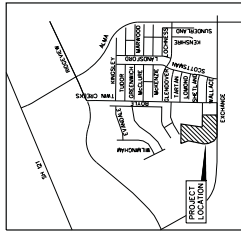


Community Development - GIS

Date Saved: 1/24/2012

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





SECTION 'A-A'

NOTES:
1. SIDEWALK TO BE LOCATED ON THE WEST SIDE OF SHELLE ROAD STREET.

SITE DATA SUMMARY TABLE

OVERALL TRACT ACREAGE	19.237			
OPEN SPACE TOTALS	2.869			
SINGLE FAMILY FLOOD PLAN	6.74			
TRACT SUMMARY				
TRACT	ZONING	ACRES	MIN. LOT SIZES	NET ACREAGE
1	R-5	14.732	65'x120'	6.987
2	R-5	4.505	65'x120'	3.525

27 LOTS
DENSITY 1.32
NET AC 19.237
DENSITY 3.51

CONCEPT PLAN

CUMBERLAND CROSSING PHASE V

BECOMING AN AMENDMENT
CUMBERLAND CROSSING/BOYLE FARM PD 99
OUT OF THE
CITY OF ALLEN
IN THE
CITY OF ALLEN
COLLIN COUNTY, TEXAS

MARY STANDIFER SURVEY ABSTRACT NO. 812

OWNERS
STUART C. & BRENDA C. HASKIN
1530 W. EXCHANGE PKWY.
ALLEN, TEXAS 75013

SKORBURG RETAIL CORP.
824 WESTCHESTER SUITE 710
DALLAS, TEXAS 75225
214-522-4945

CORWIN ENGINEERING, INC.
200 N. W. EXCHANGE PKWY.
ALLEN, TEXAS 75013
972-396-1000

APRIL 2012 SCALE 1" = 100'

NOTES

1. Lot configuration is subject to change based on final survey and associated with the greenbelt/open-space area.
2. Open Space identified as floodplain/reclamation area shall be dedicated to the City of Allen and maintained by the HOA. The City of Allen shall own and maintain the floodplain, and the HOA shall own and maintain the reclamation area.
3. Screening to be located along the north right-of-way of Exchange Parkway, eastern property line bordering the City of Allen, and northern property line bordering Cumberland Crossing Phase I.
4. Any trail outside City of Allen property shall be in a 20' trail easement.
5. No public needed underneath Exchange Parkway bridge on the east side of the creek.
6. Minor variations in lot layout and lot count may occur at time of Preliminary Plat.
7. Trail final location to be determined at time of platting.
8. HOA to mow and maintain 15' strip along single loaded street.
9. The flood plain area shall be maintained in accordance with flood plain standards.
10. Swale areas remaining as a result of floodplain reclamation are illustrative and not to scale. Final location and dimensions shall be determined at the time of Engineering Department review.

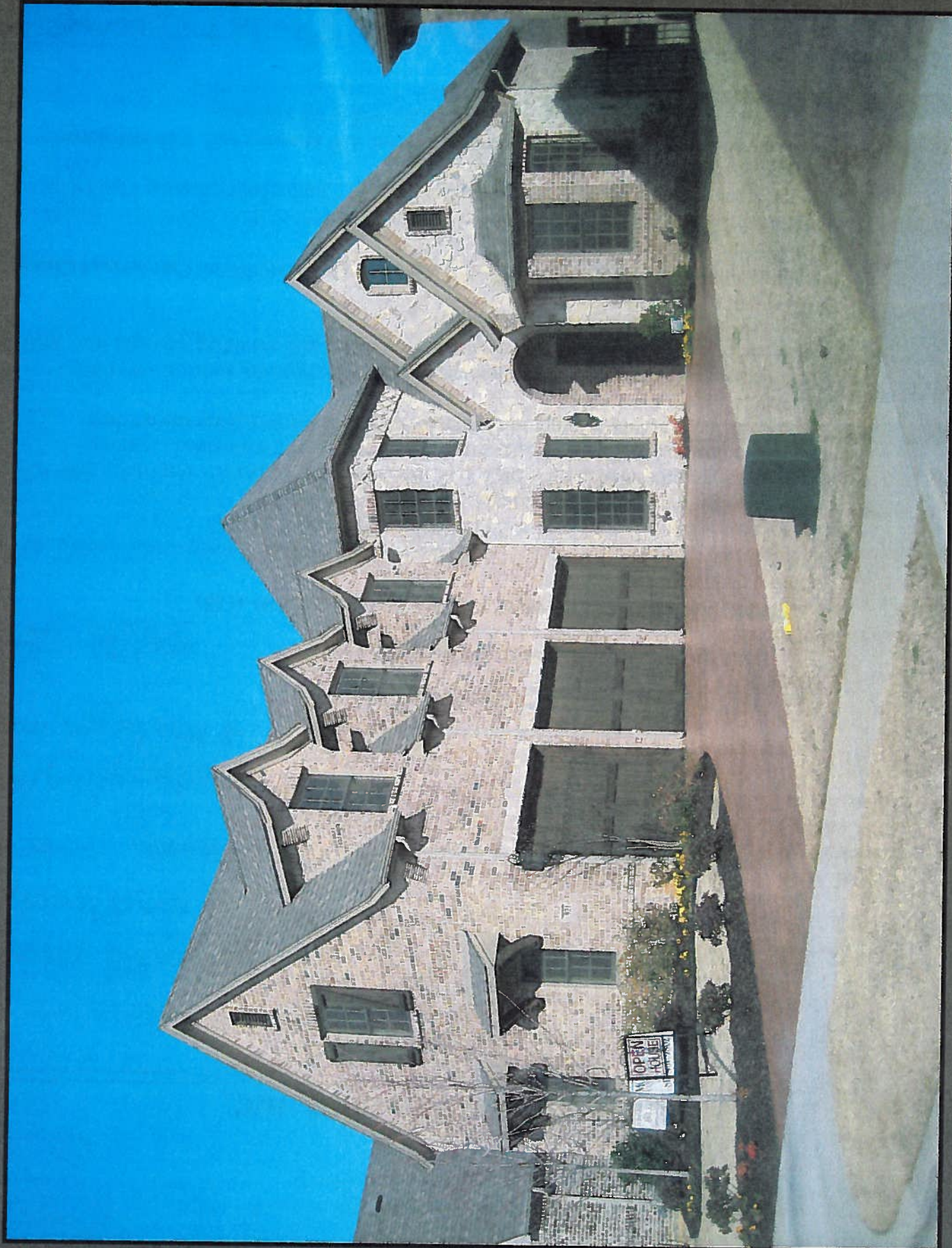
DEVELOPMENT REGULATIONS

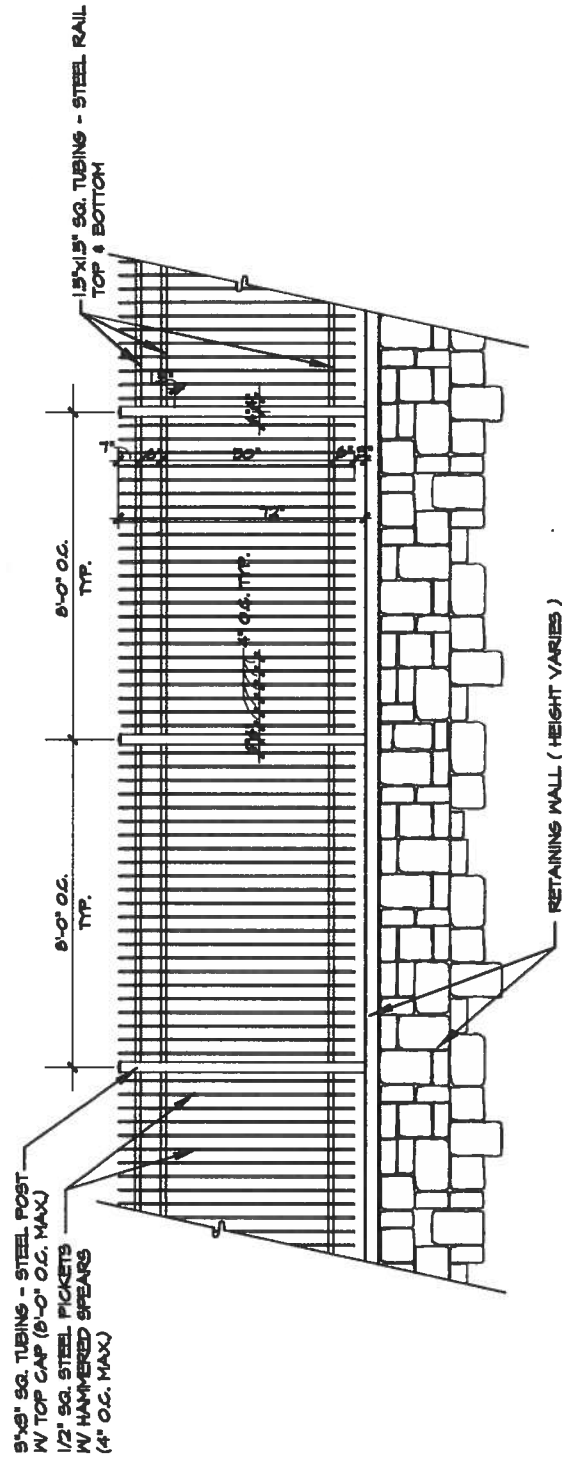
1. **BASE ZONING DISTRICT:** The property shall be developed and used only in accordance with the R5 Single-Family Residential zoning district regulations of the zoning regulations of the Allen Land Development Code, except as otherwise provided herein.
2. **PERMITTED USES:** The only uses permitted on the property are those uses permitted in the R5 Single-Family Residential zoning district except as otherwise provided herein. Rear alleys are not required.
3. **CONCEPT PLAN:** The property shall be developed in general conformance with the Concept Plan. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
4. **DENSITY:** The maximum number of units shall be 42.
5. **LOT WIDTH:** The minimum lot width shall be sixty-five feet (65'); with exception to cul de sac and knuckle lots (as identified on the Concept Plan) which shall be allowed a minimum sixty feet (60') lot width.
6. **LOT DEPTH:** The minimum lot depth shall be one hundred twenty feet (120'); with exception to cul de sac and knuckle lots which shall have a minimum lot depth in accordance with base zoning district.
7. **MAXIMUM LOT COVERAGE:** 75 percent
8. **OPEN SPACE AND MINIMUM PARKLAND:** Open Space, as set forth on the Concept Plan, shall satisfy the Open Space dedications for the Property provided the City and the property owner(s) enter into an agreement prior to the submission of a site plan for any portion of the property governing, the dedication and maintenance of open space, flood plain and park land, otherwise the property shall be subject to the Allen Land Development Code requirements for open space, dedication of flood plain and park land, or payment of fees in lieu of park land dedication.

The Open Space identified on the attached Concept Plan as floodplain/reclamation area shall be dedicated to the City of Allen. The HOA will be responsible for maintaining open space (floodplain/reclamation area) to the City of Allen floodplain maintenance standard. A fifteen (15) foot strip along the single loaded street shall be mowed on a frequency to keep vegetative growth less than 12 inches. All other open space, not designated as open space floodplain, shall be owned and maintained by the HOA.

9. **SIDEWALK:** A sidewalk will not be required on the western edge of the single loaded street abutting the open space floodplain.
10. **FLOODPLAIN RECLAMATION:** Floodplain reconfiguration shall be permissible, only to the extent illustrated in the attached Concept Plan, upon successful determination through a hydrologic and hydraulic analysis by a registered professional engineer that water surface elevation, velocity and valley storage of Rowlett Creek are not ultimately diminished, when computed using fully-developed watershed conditions. Furthermore, the developer shall successfully document any revisions to the Flood Insurance Rate Map (FIRM) with appropriate Letters of Map Change (LOMCs), as deemed necessary by the City of Allen Engineering Department, prior to the Community Development Department granting occupancy to any homes shown to reside within the 100-year regulatory floodplain, as would otherwise be depicted in the current Digital Flood Insurance Rate Map, dated June 2, 2009.







NOTE: ALL STEEL FENCE PARTS
TO BE BLACK POWDER COAT

6' METAL SCREEN FENCE

DETAIL
SCALE: 1/4"=1'-0"

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: May 15, 2012

SUBJECT: Replat/Public Hearing – Conduct a Public Hearing and consider a Replat for Watters Village, Lot 1R1-1R3, Block A; being 6.948± acres located south of Stacy Road and east of Watters Road. (FP-4/4/12-29)[Watters Village]

STAFF RESOURCE: Patrick Blaydes
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 86 Approved – March, 2000
Planned Development No. 86 Amendment Approved– January, 2010
GDP Approved – March, 2010
Preliminary Plat Approved – September, 2010
Final Plat Approved – December, 2010
Planned Development No. 86 Amendment Approved – January, 2012

BACKGROUND

The property is located at the southeast corner of Stacy Road and Watters Road. The property to the north (across Stacy Road) is zoned Planned Development No. 92 Shopping Center SC and Planned Development No. 92 Single Family Residential R-7. The property to the east is zoned Planned Development PD No. 86 Shopping Center SC. The property to the south is zoned Planned Development PD No. 86 Single Family Residential R-7. The property to the west (across Watters Road) is zoned Planned Development PD No. 86 Single Family Residential R-5.

The property is currently zoned Planned Development No. 86 Shopping Center SC. The purpose of the Replat is to divide Lot 1 into three smaller lots (Lot 1R1, Lot 1R2, and Lot 1R3) and create/adjust easements in preparation for the development of Lot 1R3. Access points remain consistent with the existing Final Plat.

The Replat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to approve the Replat for Watters Village, Lots 1R1-1R3, Block A.

ATTACHMENTS

Replat

