



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 1, 2015 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the August 25, 2015, regular meeting.

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 August 18, 2015, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Cypress Meadows Phase 2. The property is 34.995± located in the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive between Custer Road and Shallowater Drive. (FP-4/14/15-20) [Cypress Meadows Phase 2]
4. Final Plat – Consider a request for a Final Plat for Lots 4 and 5X, Block A, Twin Creeks Crossing. The property is 14.677± acres located in the Michael Lee Survey, Abstract No. 544 and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (FP-8/11/15-52) [Twin Creeks Crossing Phase 2]

Regular Agenda

5. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 1R, 2X, and 3X, Block A, Twin Creeks Crossing, being a Replat of part of Lot 1 and all of Lots 2X, and 3X, Block A, Twin Creeks Crossing Phase 1. The property is 14.842± acres located in the Michael Lee Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (RP-7/15/15-48) [Twin Creeks Crossing Phase 1]
6. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 3R-1, 3R-2, and 3R-3, Block A, Watters Creek at Montgomery Farm Phase 1 & 2, being a Replat of Lot 3R, Block A, Watters Creek at Montgomery Farm Phase 1 & 2. The property is 7.457± acres, located in the Thomas G. Kennedy Survey, Abstract No. 500, and the Rufus Sewell Survey, Abstract No. 875, Collin County, City of Allen, Texas; generally located south of Bethany Drive and west of US 75. (RP-8/24/15-57) [Watters Creek]

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, August 28, 2015 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 8/25/2015 City Council Meeting

- There were no items taken to the August 25, 2015 City Council Meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
August 18, 2015**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 2nd Vice-Chair
John Ogrizovich
Luke Hollingsworth
Michael Orr
Stephen Platt, Jr.

Absent:

Shirley Mangrum, 1st Vice-Chair

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Madhuri Kulkarni, Planner
Kevin Laughlin, City Attorney
Tim Porter, Program Manager of Engineering
Brian Bristow, Assistant Director of Parks and Recreation

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the July 28, 2015, and August 11, 2015, regular meetings attached.

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. Capital Improvement Plan CIP Status Report.
3. Approve minutes from the July 21, 2015, regular meeting.
4. Request for Extension – Consider a request for a 60-day extension to file the Final Plat for Allen Center North Addition, Lot 6, Block A, being 1.9480± acres located in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; generally located south of Stacy Road and east of Greenville Avenue. (FP-4/17/15-21) [Allen Center North Addition]

Motion: Upon a motion by Commissioner Platt, and a second by 2nd Vice-Chair Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to an 8.142± acre portion of Lot 1-R-1, Block F, Bray Central One Addition, City of Allen, Collin County, Texas, generally located at the southeast corner of the intersection of Raintree Circle and Junction Drive. (Z-5/18/15-27) [Alders at Twin Creeks]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated that the item is a PD Amendment and a public hearing for the Alders at Twin Creeks. The property is located on the southeast corner of Raintree Circle and Junction Drive and to the west of US 75. The property is currently zoned PD-108 MIX. Surrounding zoning includes PD-54 IT to the north of Raintree Circle, PD-54 IT and PD-108 MIX to the west across Junction Drive, PD-54 IT to the south, and PD-108 MIX and to the east.

Ms. Kulkarni stated that the applicant is proposing a Senior Independent Living Facility and want to amend the development regulations of District E of PD-108 to allow the use and to adopt a Concept Plan and building elevations. The Concept Plan shows the development at approximately 8.14 acres. The plan shows a building that is roughly 260,000 square feet which will be 4 stories. There are a total of 243 units proposed with 164 one-bedroom units and 79 two-bedroom units. The density of this project will equate to 29.8 units per acre which complies with the standards of PD-108.

Ms. Kulkarni stated that the proposed parking ratio is 1.44 spaces per unit. A total of 351 parking spaces are provided through a combination of surface parking, covered carports, detached, and attached garages. There are a total of three access points to the site. There is one (1) access point on Raintree Circle and one (1) access point on Junction Drive. An access point is also provided on the southwestern portion of the property through an existing Firelane, Access, and Utility Easement on the adjacent property.

Screening for the property will consist of an 8' metal fence with 2' masonry columns to be built along the eastern property line. An 8' foot masonry wall is to be built on the southern property line. The screening on the southeastern property line will consist of a combination of a detached garage structure, a trash enclosure structure, and an eight foot (8') masonry wall.

Approximately 1.5 acres of open space will be provided mainly along the perimeter as well as the interior of the site. There is a 10' hike and bike trail along Raintree Circle and a 5' sidewalk will be constructed along Junction Drive. Park benches will be provided along both the sidewalk and the trail. PD-108 allows civic space to be counted towards open space requirements. For this project, civic space will be provided with enhancements that will be made to separate lot (Lot 6). The original PD has a stipulation that civic space has to be centrally located, with Lot 6 being identified in the plan.

Improvements to be made to the open space detention area include additional street furniture, shade structures as well as a walking trail. Twin Creeks will be repairing some of the existing furniture. Maintenance responsibility for the civic space will be shared between this property and surrounding properties through a future maintenance agreement. A connection point between the site and the open

space/detention area will include enhanced paving at the crosswalk, a park canopy, and landscaping to create a prominent focal point.

Ms. Kulkarni presented the elevations and stated that the primary building materials are brick, stone, and stucco. Roof materials include both standing seam metal roof and composite roof shingles.

Ms. Kulkarni summarized the development regulations as follows:

- Base zoning district: District E of PD-108 and ALDC
- Permitted uses: Senior Independent Living in addition to the permitted uses set forth in PD-108
- Setbacks: The building and accessory structures on the Property shall be set back from the property boundaries as shown on attached Concept Plan.
- Deed Restrictions: Limited to 55 years of age or older; restrictive covenants to be filed prior to or concurrently with the recording of the Plat
- Parking ratio: 1.44 spaces per unit
- Screening: 8' metal fence with 2' wide masonry columns on the eastern property line; 8' masonry wall on the southern property line; detached garage structure, a trash enclosure structure, and an 8' masonry wall on the southeastern property line
- Civic Space: No Plat approval until the Civic Space agreement is filed; no CO for any building on the Property until construction or installation of the Civic Space Improvements is completed

Commissioner Ogrizovich referenced the Civic Space, and asked why the three ponds were not included in the highlighted area.

Ms. Kulkarni stated that the ponds are currently platted as a separate lot. The Civic Space on the detention pond lot will be counted as a requirement for the main lot. Some of the improvements that will be made include walking trail, benches. The loop on the western pond already exists but they will be completing the loop on the second pond.

Commissioner Ogrizovich asked are if we are requiring that work (improvements to the civic space) for approval for the primary piece.

Ms. Kulkarni said yes.

Commissioner Ogrizovich then asked why the civic space lot was not included as part of the highlighted area on the property notification map provided.

Ms. Kulkarni stated that the detention pond lot was not included in the highlighted area because the property in question is only the property that is being developed [Senior Independent Living on Lot 1-R-1].

Commissioner Ogrizovich asked if the the improvements will also be made in the detention pond lot, that is outlined in blue, then why is not on the property notification map.

Ms. Kulkarni said the detention pond lot is tied to the lot in question (Lot 1-R-1) as well as the surrounding properties.

Chairman Cocking said that Twin Creeks was a unique property. When the area was originally designed, there was an approach to take to create a common detention center of water retention and drainage for the entire large scale area.

Mr. Bass added that the intent of the civic space was to be shared and the ponds were already in place. The independent living site is quite narrow, so it was negotiated with the Parks department to give credit for the detention area. The detention area will be shared with various surrounding owners.

Commissioner Ogrizovich asked who would maintain the detention area.

Ms. Kulkarni stated that there will be a maintenance agreement for the subject property and the surrounding properties. The maintenance agreement will be in place for all of the various owners.

Mr. Bass added that the Keller Williams facility has an undivided interest in all the property. This current developer also has an undivided interest. Currently, Twin Creeks owns the vast majority of the acreage. Ultimately, there will be multiple owners all with an equal interest in the detention area.

Commissioner Ogrizovich asked if the detention area is going to be maintained by private owners and not by the Parks department.

Mr. Bass stated that it is a private facility and at the time of platting, there will be an agreement that will be filed of record of the maintenance. He stated that the detention pond lot will not be a publicly owned facility.

Chairman Cocking stated this map (of the detention ponds) has been used before with Keller Williams with some improvements already in place. He asked if the map will be completed when the property is ready or if there is a concise list of what will be built.

Ms. Kulkarni stated with this project only what is shown on the rendering will be built. In the future, when other properties surrounding are built, there will be additional improvements.

Chairman Cocking asked if everything on the rendering is going to be built.

Michael Shafer, 1910 Bordeaux Court, Allen, Texas, stated that is correct. Everything that is in the rendering including the path around Ponds 2 and 3 is including a sitting area in the middle of Ponds 2 and 3, covered sitting area, and the enhanced entrance to the detention pond area will be constructed.

Chairman Cocking asked if the area will be wheelchair accessible, to which Mr. Shafer answered yes.

Mr. Bass clarified that a portion of the trail along the first pond is already in place. The ponds serve a regional purpose, and accept water from Exchange Parkway. The round facility is the gazebo facility. He also pointed out the new portion of the trail that will be expanded. The improvements shown on the detention pond area go beyond what was originally shown in the original PD.

Commissioner Orr asked about parking for the open space, and if there is an overage in the parking count for someone who might want to visit the space but not be a part of the senior independent living.

Ms. Kulkarni stated the parking ratio is 1.44 and there are 351 parking spaces for residents and visitors.

Chairman Cocking stated that this is a private park and it is not expected that people will drive to it from the neighboring area to use this facility.

Mr. Shafer stated that the Homewood Suites visitors may use the park as a walking trail. However, it is unlikely that people will visit this park as there are several other public parks in Allen.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking stated that no letters were received.

Commissioner Ogrizovich said that it is a nice project and is suitable for the area.

Chairman Cocking asked the applicant what would prevent garages from being used as storage buildings rather than as parking.

Mr. Shafer stated they would manage that. He also stated that there will be a lot of storage within the facility and built into the plan. The garages are not intended to be storage units.

Motion: **Upon a motion by Commissioner Orr, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the request to amend the development regulations of Planned Development No. 108 and adopt a Concept Plan and Building Elevations relating to an 8.142± acre portion of Lot 1-R-1, Block F, Bray Central One Addition, for Alders at Twin Creeks.**

6. 2016-2020 Capital Improvement Program Presentation.

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.

Mr. Tim Porter, Program Manager of Engineering, and Mr. Brian Bristow, Assistant Director of Parks and Recreation, presented the Proposed 2016-2020 Capital Improvement Program to the Commission.

Motion: **Upon a motion by Chairman Cocking, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the 2016-2020 Capital Improvement Program to the City Council.**

Adjournment

The meeting adjourned at 8:34p.m.

These minutes approved this _____ day of _____ 2015.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 7/28/2015 City Council Meeting

- The request to adopt an Ordinance to amend the Development and Use Regulations applicable to Tract 4 of Planned Development PD No. 53, from Community Facilities CF to Townhome Residential District TH, and adopt a Concept Plan, Building Elevations, and Development Regulations for Allen Stake Center, generally located west of Alma Drive and north of Exchange Parkway, was tabled.
- The request to adopt an Ordinance to amend the base zoning of a portion of Planned Development No. 3 from Shopping Center SC to a base zoning of Light Industrial LI, and adopt Development Regulations, Concept Plan, Landscape Plan and Building Elevations for a 6.5± acre tract of land generally located northwest of the intersection of Greenville Avenue and Bethany Drive for The Tech Center on Greenville was approved.

Director's Report from 8/11/2015 City Council Meeting

- The tabled item to adopt an Ordinance to amend the Development and Use Regulations Applicable to Tract 4 of Planned Development No. 53, from Community Facilities to Townhome Residential District, and adopt a Concept Plan, Building Elevations, and Development Regulations for Allen Stake Center, generally located west of Alma Drive and north of Exchange Parkway, was approved.
- The request to adopt an Ordinance to create Planned Development No. 121 for Single-Family, Multi Family, Office and Retail Uses for 91.3± acre, generally located north and south of Montgomery Boulevard and west of US Highway 75, for Montgomery Ridge Phase 2, was approved.

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: September 1, 2015

SUBJECT: Consider a request for a Final Plat for Cypress Meadows Phase 2. The property is 34.995± located in the J. Gough Survey, Abstract No. 347, City of Allen, Collin County, Texas; generally located north of McDermott Drive between Custer Road and Shallowater Drive. (FP-4/14/15-20) [Cypress Meadows Phase 2]

STAFF RESOURCE: Tiffany McLeod, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development PD No. 112 Approved – March, 2013
Preliminary Plat Approved – May, 2013
Ph. 1 Final Plat Approved – July, 2013
PD Amendment – October, 2014

BACKGROUND

The property is generally located north of McDermott Drive and between Custer Road and Shallowater Drive. The property to the north is zoned Single Family Residential R-5. The property to the east, across Shallowater Drive, is zoned Planned Development PD No. 88 Single Family Residential R-7. The property to the south is zoned Planned Development PD No. 112 Single Family Residential R-5. The property to the west (across Custer Road) is in the City of Plano.

The property was zoned Planned Development PD No. 112 Single Family Residential R-5 in March of 2013. A Preliminary Plat for both phases was approved in May of 2013. Phase 1 was final platted in July of 2013. The Final Plat is the last step in the development process for this second phase of the development.

The Final Plat is for 34.995± acres of land consisting of 139 single family residential lots. There are a total of three (3) access points for the property. One (1) access point is located on Shallowater Drive. The remaining two (2) access points are through streets within Phase 1. The plat also shows various easements required for development of the site.

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

STAFF RECOMMENDATION

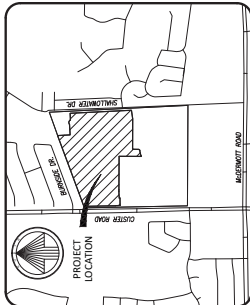
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Cypress Meadows Phase 2; generally located north of McDermott Drive between Custer Road and Shallowater Drive.

ATTACHMENTS

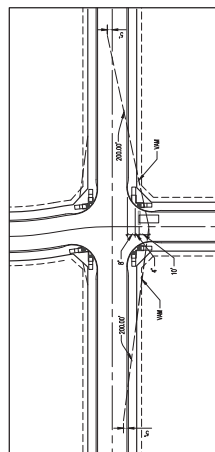
Final Plat



Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network - Texas State Plane Coordinate System, NAD83, North Central Zone (4202)

NOTES:

- [illegible]

[illegible]

TYPICAL VAM EASEMENT

FINAL PLAT
CYPRESS MEADOWS
PHASE 2

139 RESIDENTAL LOTS
34.995 ACRES OUT OF THE
J. GOUGH SURVEY ~ ABSTRACT NO. 347
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OWNER
JBGL Chateau, LLC
2805 N. Dallas Parkway, Suite 400
Plano, Texas 75093
Telephone: (469) 573-6755
Contact: Jed Doleen, P.E.

ENGINEER/SURVEYOR
 Jones Engineering, Inc. TPE No. F-2121
 765 Ouster Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 Contact: Matt Dorsett

Scale: 1"=100' August 12, 2015 SEI Job No. 14-004
Contact: Matt Dorsett

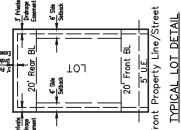


Line #	Length	Direction
BL1	11.2T	NT 321TTE
BL2	212.54'	S02 44100 E
BL3	105.81'	S00 19 24' W
BL4	22.04'	S42 50 19' W
BL5	8.50'	S64 24 16' W
BL6	67.46'	S68 51 14' W
BL7	50.00'	S63 37 15' W
BL8	176.40'	S66 51 14' W

BENCH MARKS:

1. 'X' cut on top of the southeast corner of an inlet on the east side of Carney Parkway S 00°09'04" W a distance of 45.85' from the northwest corner of Cypress Meadows Phase 1. Elev. = 688.64

2. 'X' cut on top of the southeast corner of an inlet on the east side of Carney Parkway S 00°38'23" W a distance of 1597.24' from the northwest corner of Cypress Meadows Phase 1. Elev. = 703.60



Front Property Line/Street

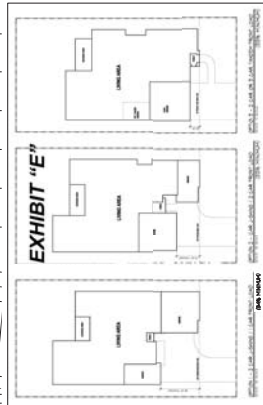


EXHIBIT "E"

REFERENCES

Lot Area Table			
Lot #	Block #	Square Feet	Average
27	A	9,007	0.207
28	A	2,550	0.072
29	A	2,550	0.072
30	A	2,550	0.072
31	A	2,550	0.072
32	A	2,550	0.072
33	A	6,544	0.089
34	A	15,465	0.202
35	A	10,729	0.247
36	A	5,441	0.088
37	A	5,100	0.086
38	A	5,100	0.086
39	A	5,100	0.086
40	A	5,100	0.086
41	A	5,100	0.086
42	A	5,100	0.086
43	A	9,247	0.212

Lot Area Table			
Lot #	Block #	Square Feet	Average
1	C	7,552	0.180
4	C	7,584	0.179
5	C	7,584	0.179
6	C	7,582	0.179
7	C	7,582	0.179
8	C	7,582	0.179
9	C	7,582	0.179
10	C	7,582	0.179
11	C	7,584	0.178
12	C	7,584	0.178
13	C	7,582	0.179
14	C	7,582	0.179
15	C	7,582	0.179
16	C	7,582	0.179
17	C	7,582	0.179
18	C	7,582	0.179
19	C	7,582	0.179
20	C	7,582	0.179
21	C	7,582	0.181
22	C	7,582	0.180
23	C	7,582	0.180
24	C	7,582	0.180
25	C	7,582	0.180
26	C	7,582	0.180
27	C	7,582	0.180
28	C	7,582	0.180
29	C	7,582	0.180

Lot Area Table			
Lot #	Block #	Square Feet	Average
13	E	9,202	0.211
14	E	2,550	0.074
15	E	2,550	0.072
16	E	2,550	0.072
17	E	2,550	0.072
18	E	2,550	0.072
19	E	2,550	0.072
20	E	2,550	0.072
21	E	2,550	0.072
22	E	2,550	0.072
23	E	2,550	0.072
24	E	2,550	0.072
25	E	2,550	0.072
26	E	2,550	0.072
27	E	2,550	0.072
28	E	2,550	0.072
29	E	2,550	0.072

Lot Area Table			
Lot #	Block #	Square Feet	Average
1	O	9,465	0.218
2	O	7,550	0.172
3	O	7,550	0.172
4	O	7,550	0.172

Lot Area Table			
Lot #	Block #	Square Feet	Average
1	J	10,531	0.242
2	J	8,291	0.202
3	N	2,822	0.180
4	N	2,822	0.180
5	N	2,822	0.180
6	N	2,822	0.180
7	N	6,617	0.222
8	N	13,537	0.246
9	N	5,500	0.195
10	N	5,500	0.195
11	N	5,500	0.195
12	N	5,500	0.195

Centrifuge Curve Table			
Lot #	Block #	Square Feet	Average
1	K	9,236	0.216
2	K	9,231	0.187
3	K	9,231	0.187
4	K	9,231	0.187
5	K	9,231	0.187
6	K	9,231	0.187
7	K	11,922	0.281
8	K	7,642	0.175
9	K	7,642	0.175
10	K	7,642	0.175
11	K	7,642	0.175
12	K	7,642	0.175
13	K	9,236	0.224

Lot Area Table			
Lot #	Block #	Square Feet	Average
1	K	9,236	0.216
2	K	9,231	0.187
3	K	9,231	0.187
4	K	9,231	0.187
5	K	9,231	0.187
6	K	9,231	0.187
7	K	11,922	0.281
8	K	7,642	0.175
9	K	7,642	0.175
10	K	7,642	0.175
11	K	7,642	0.175
12	K	7,642	0.175
13	K	9,236	0.224

Lot Area Table			
Lot #	Block #	Square Feet	Average
1	L	10,543	0.231
2	L	7,798	0.188
3	L	7,798	0.188
4	L	7,798	0.188
5	L	7,798	0.188
6	L	7,798	0.188
7	L	7,798	0.188
8	L	7,798	0.188
9	L	7,798	0.188
10	L	7,798	0.188
11	L	7,798	0.188
12	L	7,798	0.188
13	L	7,798	0.188
14	L	7,798	0.188
15	L	7,798	0.188
16	L	7,798	0.188
17	L	7,798	0.188
18	L	7,798	0.188
19	L	7,798	0.188
20	L	7,798	0.188
21	L	7,798	0.188
22	L	7,798	0.188
23	L	7,798	0.188
24	L	7,798	0.188
25	L	7,798	0.188
26	L	7,798	0.188
27	L	7,798	0.188
28	L	7,798	0.188
29	L	7,798	0.188

Lot Area Table			
Lot #	Block #	Square Feet	Average
1	M	10,236	0.226
2	M	9,887	0.227
3	M	9,887	0.227
4	M	9,887	0.227
5	M	9,887	0.227
6	M	9,887	0.227
7	M	9,887	0.227
8	M	9,887	0.227
9	M	9,887	0.227
10	M	9,887	0.227
11	M	9,887	0.227
12	M	9,887	0.227
13	M	9,887	0.227
14	M	9,887	0.227
15	M	9,887	0.227
16	M	9,887	0.227
17	M	9,887	0.227
18	M	9,887	0.227
19	M	9,887	0.227
20	M	9,887	0.227

Centrifuge Curve Table									
Curve #	Radius	Table	Triangle	Length	Curve Bearing	Offset	Curve #	Radius	Table
C1	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C16	850.00'	473.95'
C2	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C17	850.00'	473.95'
C3	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C18	850.00'	473.95'
C4	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C19	850.00'	473.95'
C5	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C20	850.00'	473.95'
C6	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C21	850.00'	473.95'
C7	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C22	850.00'	473.95'
C8	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C23	850.00'	473.95'
C9	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C24	850.00'	473.95'
C10	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C25	850.00'	473.95'
C11	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C26	850.00'	473.95'
C12	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C27	850.00'	473.95'
C13	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C28	850.00'	473.95'
C14	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C29	850.00'	473.95'
C15	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C30	850.00'	473.95'
C16	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C31	850.00'	473.95'
C17	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C32	850.00'	473.95'
C18	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C33	850.00'	473.95'
C19	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C34	850.00'	473.95'
C20	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C35	850.00'	473.95'
C21	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C36	850.00'	473.95'
C22	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C37	850.00'	473.95'
C23	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C38	850.00'	473.95'
C24	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C39	850.00'	473.95'
C25	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C40	850.00'	473.95'
C26	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C41	850.00'	473.95'
C27	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C42	850.00'	473.95'
C28	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C43	850.00'	473.95'
C29	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C44	850.00'	473.95'
C30	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C45	850.00'	473.95'
C31	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C46	850.00'	473.95'
C32	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C47	850.00'	473.95'
C33	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C48	850.00'	473.95'
C34	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C49	850.00'	473.95'
C35	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C50	850.00'	473.95'
C36	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C51	850.00'	473.95'
C37	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C52	850.00'	473.95'
C38	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C53	850.00'	473.95'
C39	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C54	850.00'	473.95'
C40	850.00'	473.95'	36.56'	23.57'	N075°45'W	73.54'	C55	850.00'	473.95'

CHAMBERS, JR., CHATELAIN, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:

Block	Side	Length	Width	Area	Notes
1	North	172'	172'	29,568	Subject property, located at the intersection of the following streets: Chambers, Jr., Chatelain, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:
2	North	172'	172'	29,568	Subject property, located at the intersection of the following streets: Chambers, Jr., Chatelain, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:
3	North	172'	172'	29,568	Subject property, located at the intersection of the following streets: Chambers, Jr., Chatelain, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:
4	North	172'	172'	29,568	Subject property, located at the intersection of the following streets: Chambers, Jr., Chatelain, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:
5	North	172'	172'	29,568	Subject property, located at the intersection of the following streets: Chambers, Jr., Chatelain, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:
6	North	172'	172'	29,568	Subject property, located at the intersection of the following streets: Chambers, Jr., Chatelain, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:
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17	North	172'	172'	29,568	Subject property, located at the intersection of the following streets: Chambers, Jr., Chatelain, LLC, is the owner of a portion of the subject property, located at the intersection of the following streets:
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The subject property is located at the intersection of the following

Lot Area Table									
Lot #	Block #	Square Feet	Average	Lot #	Block #	Square Feet	Average	Lot #	Block #</

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

September 1, 2015

SUBJECT:

Consider a request for a Final Plat for Lots 4 and 5X, Block A, Twin Creeks Crossing, The property is 14.677± acres located in the Michael Lee Survey, Abstract No. 544 and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (FP-8/11/15-52) [Twin Creeks Crossing Phase 2]

STAFF RESOURCE:

Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

PD 54 – Approved May, 1993 (Tract 18 for MF).
PD 108 – Approved October, 2011 (District A)
PD 108 Amendment – Approved June, 2012
Preliminary Plat Approved – December, 2012
Final Plat for Phase 1 Approved – April 2, 2013

BACKGROUND

The property is generally located north of Exchange Parkway and west of Bray Central Drive. The property to the north is zoned Planned Development PD No. 54 for Single Family Residential SF and Planned Development PD No. 54 Community Facilities CF as well as Planned Development PD No. 54 Industrial Technology IT (across Bray Central Drive). The property to the west is zoned Planned Development PD No. 54 Single Family Residential SF and Planned Development PD No. 54 Medium Density Single Family Residential MDSF. The property to the south is zoned Planned Development PD No. 108 for Multifamily Residential MF-24 (Phase 1 of Twin Creeks Crossing). The property to the east (across Bray Central Drive) is zoned Planned Development PD No. 54 Industrial Technology IT and Planned Development PD No. 108 for Mixed Use MIX.

The zoning for the property (previously called Ablon at Twin Creeks) was approved in June 2012. A Preliminary Plat for both phases was approved in December 2012. The Final Plat is the last step in the development process for this phase.

The Final Plat is for 14.677 ± acres of land consisting of two (2) lots. Lot 4 is for the multifamily residential subdivision and Lot 5X is a Public Access Easement to be maintained by the owner. There are a total of four (4) access points for the property. One (1) access point is located on Bray Central Drive. The remaining three (3) access points are through Fire Lane, Mutual Access, and Utility Easements shared with the adjacent lot to the south (Phase 1). The plat also shows various easements and ROW dedication required for development of the site.

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

STAFF RECOMMENDATION

Staff recommends approval.

RECOMMENDED MOTION

I make a motion to approve the Final Plat for Lots 4 and 5X, Block A, Twin Creeks Crossing, generally located northwest of Exchange Parkway and Bray Central Drive, for Twin Creeks Crossing Phase 2.

ATTACHMENTS

Final Plat

BOUNDARY LINE TABLE & CURVE TABLE

		CURVE TABLE				CHORD BEARING		CHORD	
		DELTA	RADIUS	LENGTH	TANGENT				
CURVE	C1	0°11'44.3"	860.00'	184.81'	92.68'		S 37°12'30" E	184.53'	
	C2	0°13'55.1"	131.61'	19.31'	22.07'		S 06°49'01" E	43.86'	
	C3	0°39'15.3"	101.68'	69.63'	36.24'		S 09°50'07" E	68.26'	
	C4	0°25'24.06"	193.31'	85.70'	43.57'		S 26°50'01" E	86.00'	
	C5	0°48'59.16"	806.57'	806.57'	428.81'		S 09°54'50" W	783.05'	
	C6	0°14'22.73"	1,646.01'	213.70'	107.23'		S 28°05'14" E	213.33'	
	C7	0°19'15.70"	800.00'	252.92'	127.31'		N 01°18'45" E	252.18'	
	C8	0°09'09.37"	250.00'	44.50'	22.20'		N 31°16'43" E	44.33'	
	C9	0°14'22.72"	1,646.00'	213.70'	106.26'		N 28°05'14" E	213.37'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 67°41'56" W	367.44'
L2	N 38°17'01" W	378.74'
L3	N 67°22'29" E	8.74'
L4	N 42°22'01" E	28.54'
L5	N 38°17'01" W	211.7'
L6	N 39°00'55" E	14.30'
L7	N 42°08'46" E	56.54'
L8	N 13°06'20" E	66.58'
L9	N 29°48'50" E	61.48'
L10	N 14°14'04" E	63.34'
L11	N 39°29'54" E	104.29'
L12	N 65°45'50" E	55.93'
L13	N 65°45'50" E	120.92'
L14	N 07°18'56" E	53.87'

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NOTES:

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|----|---|--|
| 1. | Bearing west right | |
| 2. | Subject on Texas on sold on Unshades 10-06-C Hazard on sold | |
| 3. | The differ deeds, a | |
| 4. | The surv | |
| 5. | The coo North A | |
| 6. | Lot 5K | |

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR
PURPOSE AND SHALL NOT BE USED OR VIEW
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED: 07/10/2015

FINAL PLAT


**LOTS 4 AND 5X,
BLOCK A,**

CONTAINING 14.677 ACRES OF LAND
LOCATED IN THE CITY OF ALLEN, TEXAS
AND BEING OUT OF THE

MICHAEL LEE SURVEY, ABSTRACT NO. 544 AND THE
HENRY BRANDENBURG SURVEY, ABSTRACT NO. 110
COLLIN COUNTY, TEXAS

ROW DEDICATION: 5,987 SF

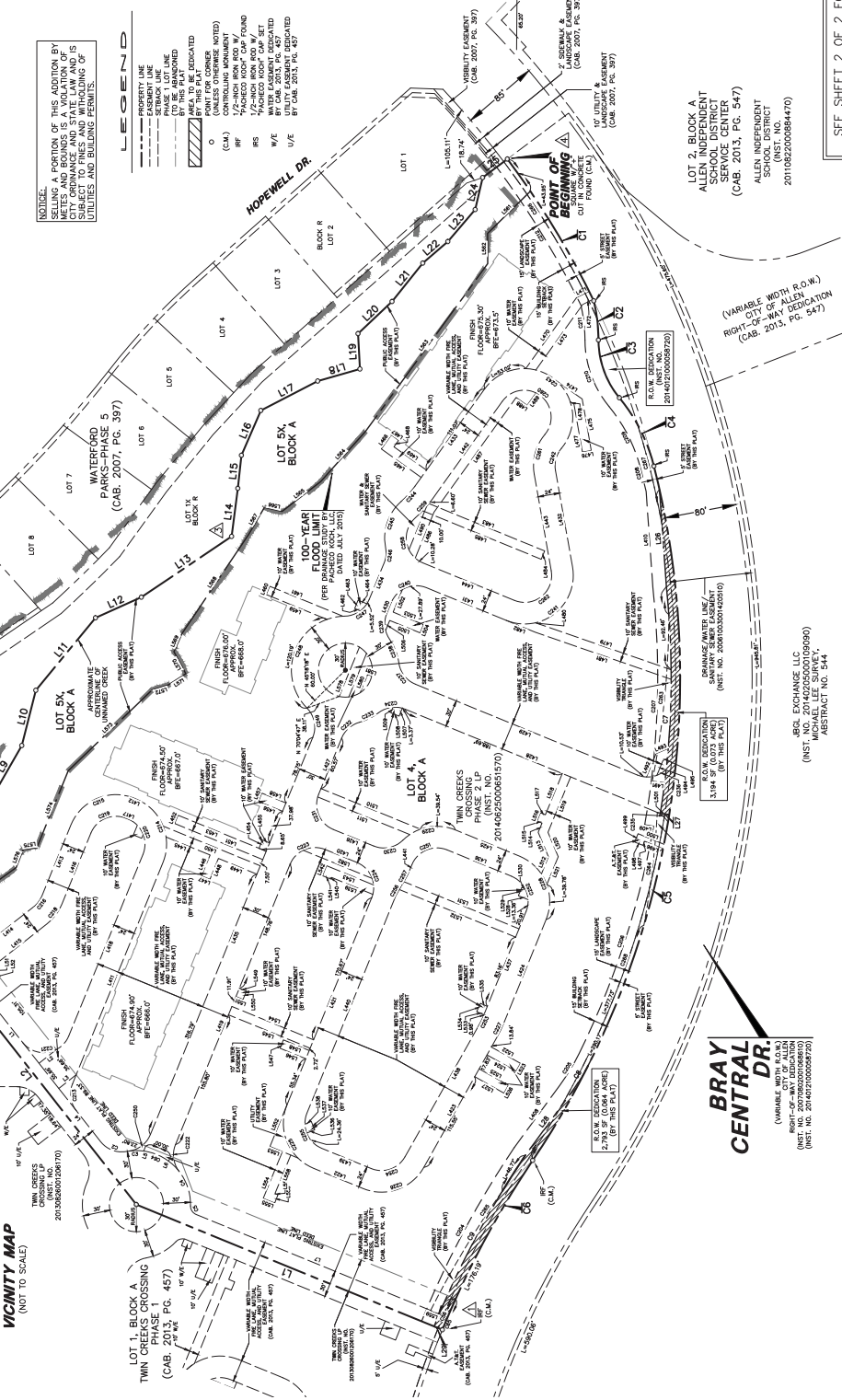
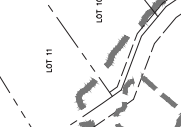
SHEET 1 OF 2

 Pacheco Koch ARCHITECTS	8350 N. CENTRAL EXPY., SUITE 1000 DALLAS, TX 75226 972.235.3031 TX REG. ENGINEERING FIRM #14439 TX REG. SURVEYING FIRM LS-10193603	
	SCALE 1"=60'	DATE AUG. 2015
DRAWN BY GMP	CHECKED BY MCC	JOB NUMBER 2357-14.219

IG, LP
IG PHASE 2, LP
PRESSWAY, SUITE 300
HAWES

DWG FILE: 2357-14.219FP (PHASE 2).DWG

AREA TABLE		
	ACRES	SQUARE FEET
LOT 4, BLOCK A	13.222	575,960
LOT 5X, BLOCK A	1.455	63,387
GROSS TOTAL	14.677	639,347
— ROW DEDICATION	0.073	3,194
— ROW DEDICATION	0.064	2,793
NET TOTAL	14.540	633,360



JBGL EXCHANGE LLC
INST. NO. 20140205000109090)

R.O.W.)
LEN
DEDICATION
PG. 547)

**BRAY
CENTRAL
DR.**

CURVE	DEL T1	RAJORG	DEL T2	CHORD BEARING	CHORD
C1	76°24'34"	30.01°	41.07°	5 02°11'33" E	37.94
C2	72°14'34"	30.00°	32.59°	5 09°11'33" E	31.01
C3	68°04'34"	30.00°	24.11°	5 16°11'33" E	24.08
C4	63°54'34"	30.01°	15.63°	5 23°11'33" E	18.92
C5	59°44'34"	30.00°	7.15°	5 30°11'33" E	13.84
C6	55°34'34"	30.00°	12.06°	5 37°11'33" E	11.37
C7	51°24'34"	30.00°	16.97°	5 44°11'33" E	9.90
C8	47°14'34"	30.00°	21.88°	5 51°11'33" E	8.43
C9	43°04'34"	30.00°	26.79°	5 58°11'33" E	6.96
C10	38°54'34"	30.00°	31.70°	6 05°11'33" E	5.49
C11	34°44'34"	30.00°	36.61°	6 12°11'33" E	4.02
C12	30°34'34"	30.00°	41.52°	6 19°11'33" E	2.55
C13	26°24'34"	30.00°	46.43°	6 26°11'33" E	1.08
C14	22°14'34"	30.00°	51.34°	6 33°11'33" E	0.61
C15	18°04'34"	30.00°	56.25°	6 40°11'33" E	0.14
C16	13°54'34"	30.00°	61.16°	6 47°11'33" E	0.07
C17	9°44'34"	30.00°	66.07°	6 54°11'33" E	0.02
C18	5°34'34"	30.00°	70.98°	7 01°11'33" E	0.01
C19	1°24'34"	30.00°	75.89°	7 08°11'33" E	0.00
C20	0°14'34"	30.00°	80.80°	7 15°11'33" E	0.00

LINE	BEARING	LENGTH
L1	N 38°11'09" W	80.36'
L2	N 51°48'51" E	24.56'
L3	N 51°48'51" E	24.58'
L4	N 38°11'09" W	75.07'
L5	S 22°14'44" W	5.92'
L6	N 22°14'44" E	5.86'
L7	N 67°45'18" W	301.92'
L42	N 51°48'51" E	36.57'

EXISTING EASEMENTS LINE TABLE & CURVE TABLE

HORIZONTAL CONTROL DATA	
<p>△ NORTH CENTRAL TEXAS STATE PLANE COORDINATE</p> <p>Y = NORTHING = 7,094,068.90</p> <p>X = EASTING = 2,923,462.09</p>	<p>△ NORTH PLANE COORDINATE</p> <p>Y = NORTHING = 7,094,068.90</p> <p>X = EASTING = 2,923,462.09</p>
<p>△ NORTH CENTRAL TEXAS STATE PLANE COORDINATE</p> <p>Y = NORTHING = 7,094,507.24</p> <p>X = EASTING = 2,922,869.17</p>	<p>△ NORTH PLANE COORDINATE</p> <p>Y = NORTHING = 7,094,507.24</p> <p>X = EASTING = 2,922,869.17</p>

CENTRAL TEXAS STATE
COORDINATE
RTHING = 7,094,950.86
STING = 2,523,230.42

SURVEYOR/EN

SEE SHEET
CERTIFICATE, AND OVER

2 OF 2 FOR OWNER'S DEDICATED

OWNER'S
CERTIFICATE,
SECTION 10MICHAEL
HENRY I

LEE SURVEY, AB
BRANDENBURG S
COLLIN CO
ROW DEDICAT
SHEET

1 OF 2

NO. 110

PROPOSED EASEMENTS LINE TABLE & CURVE TABLE

LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	
L408	N 30°52'44" E	85.40'		L453	N 10°50'44" E	108.76'		L478	N 55°04'44" E	116.27'	
L409	N 30°52'44" W	10.70'		L454	N 6°45'16" E	5.86'		L479	N 55°04'44" E	116.27'	
L410	N 27°44'44" E	205.00'		L455	N 27°44'44" W	3.03'		L480	N 6°45'16" W	3.03'	
L411	N 27°44'44" E	205.00'		L456	N 27°44'44" E	10.00'		L481	N 70°54'16" E	160.00'	
L412	N 6°45'16" E	25.35'		L457	N 6°45'16" E	6.00'		L482	N 70°54'16" W	34.91'	
L413	N 27°44'44" E	85.32'		L458	N 27°44'44" E	138.94'		L483	N 6°45'16" E	138.94'	
L414	N 27°44'44" E	72.74'		L459	N 27°44'44" E	10.00'		L484	N 27°44'44" W	142.30'	
L415	N 51°04'16" E	78.97'		L460	N 6°45'16" E	116.60'		L485	N 6°45'16" E	105.87'	
L416	N 27°44'44" E	85.32'		L461	N 6°45'16" E	105.87'		L486	N 35°36'16" E	156.80'	
L417	N 6°45'16" E	25.35'		L462	N 27°44'44" E	15.00'		L487	N 35°36'16" E	156.80'	
L418	N 27°44'44" E	233.84'		L463	N 27°44'44" E	105.87'		L488	N 54°23'44" E	105.87'	
L419	N 27°44'44" E	378.48'		L464	N 27°44'44" E	17.00'		L489	N 35°36'16" E	156.80'	
L420	N 6°45'16" E	38.84'		L465	N 27°44'44" E	25.16'		L490	N 27°44'44" E	25.16'	
L421	N 6°45'16" E	15.33'		L466	N 27°44'44" E	37.32'		L491	N 6°45'16" E	10.00'	
L422	N 27°44'44" E	58.82'		L467	N 27°44'44" E	25.16'		L492	N 27°44'44" E	25.16'	
L423	N 30°54'44" E	105.87'		L468	N 27°44'44" E	11.84'		L493	N 27°44'44" E	11.84'	
L424	N 30°54'44" E	126.90'		L469	N 6°45'16" E	72.80'		L494	N 27°44'44" E	17.00'	
L425	N 27°44'44" E	78.45'		L470	N 27°44'44" E	9.32'		L495	N 6°45'16" E	3.92'	
L426	N 6°45'16" E	48.33'		L471	N 6°45'16" E	23.90'		L496	N 6°45'16" E	23.90'	
L427	N 27°44'44" E	61.48'		L472	N 27°44'44" E	5.00'		L497	N 27°44'44" E	5.00'	
L428	N 6°45'16" E	300.72'		L473	N 27°44'44" E	10.00'		L498	N 6°45'16" E	10.00'	
L429	N 27°44'44" E	286.44'		L474	N 27°44'44" E	10.00'		L499	N 27°44'44" E	10.00'	
L430	N 27°44'44" E	13.27'		L475	N 6°45'16" E	31.12'		L500	N 6°45'16" E	31.12'	
L431	N 27°44'44" E	108.88'		L476	N 35°36'16" E	13.48'		L501	N 80°52'36" E	13.48'	
L432	N 10°50'44" E	133.09'		L477	N 6°45'16" E	27.06'		L502	N 27°44'44" E	27.06'	
L433	N 35°36'16" E	44.33'		L478	N 6°45'16" E	36.54'		L503	N 6°45'16" E	36.54'	
L434	N 27°44'44" E	43.20'		L479	N 27°44'44" E	10.00'		L504	N 27°44'44" E	10.00'	
L435	N 27°44'44" E	416.25'		L480	N 27°44'44" E	44.33'		L505	N 27°44'44" E	44.33'	
L436	N 6°45'16" E	77.14'		L481	N 35°36'16" E	27.27'		L506	N 27°44'44" E	36.54'	
L437	N 6°45'16" E	15.33'		L482	N 6°45'16" E	15.33'		L507	N 6°45'16" E	15.33'	
L438	N 30°54'44" E	187.32'		L483	N 35°36'16" E	80.80'		L508	N 27°44'44" E	10.00'	
L439	N 30°54'44" E	98.48'		L484	N 27°44'44" E	6.97'		L509	N 27°44'44" E	6.97'	
L440	N 27°44'44" E	255.63'		L485	N 27°44'44" E	119.26'		L510	N 6°45'16" E	98.84'	
L441	N 27°44'44" E	6.74'		L486	N 79°30'16" E	31.00'		L511	N 6°45'16" E	31.00'	
L442	N 35°36'16" E	133.09'		L487	N 10°50'44" W	54.00'		L512	N 27°44'44" E	10.00'	

LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	
L443	N 10°50'44" E	108.76'		L493	N 55°04'44" E	116.27'		L513	N 27°44'44" E	29.43'	
L444	N 6°45'16" E	5.86'		L494	N 55°04'44" E	116.27'		L514	N 27°44'44" E	11.12'	
L445	N 27°44'44" W	10.70'		L495	N 6°45'16" E	8.50'		L515	N 27°44'44" W	8.50'	
L446	N 27°44'44" E	25.35'		L496	N 70°54'16" E	160.00'		L516	N 27°44'44" E	6.00'	
L447	N 6°45'16" E	25.35'		L497	N 70°54'16" W	34.91'		L517	N 6°45'16" E	6.00'	
L448	N 27°44'44" E	85.32'		L498	N 6°45'16" E	138.94'		L518	N 27°44'44" E	33.80'	
L449	N 27°44'44" E	72.74'		L499	N 27°44'44" E	10.00'		L519	N 27°44'44" E	66.92'	
L450	N 51°04'16" E	78.97'		L500	N 6°45'16" E	116.60'		L520	N 27°44'44" E	29.43'	
L451	N 27°44'44" E	85.32'		L501	N 6°45'16" E	105.87'		L521	N 6°45'16" E	9.92'	
L452	N 6°45'16" E	25.35'		L502	N 27°44'44" E	37.00'		L522	N 6°45'16" E	37.00'	
L453	N 27°44'44" E	233.84'		L503	N 27°44'44" E	15.00'		L523	N 6°45'16" E	15.00'	
L454	N 27°44'44" E	378.48'		L504	N 6°45'16" E	10.00'		L524	N 6°45'16" E	10.00'	
L455	N 6°45'16" E	38.84'		L505	N 6°45'16" E	27.00'		L525	N 6°45'16" E	27.00'	
L456	N 6°45'16" E	15.33'		L506	N 6°45'16" E	37.32'		L526	N 6°45'16" E	37.32'	
L457	N 27°44'44" E	58.82'		L507	N 27°44'44" E	25.16'		L527	N 6°45'16" E	25.16'	
L458	N 30°54'44" E	105.87'		L508	N 27°44'44" E	11.84'		L528	N 6°45'16" E	11.84'	
L459	N 30°54'44" E	126.90'		L509	N 6°45'16" E	72.80'		L529	N 27°44'44" E	17.00'	
L460	N 27°44'44" E	78.45'		L510	N 6°45'16" E	9.32'		L530	N 27°44'44" E	9.32'	
L461	N 6°45'16" E	48.33'		L511	N 6°45'16" E	23.90'		L531	N 6°45'16" E	23.90'	
L462	N 27°44'44" E	61.48'		L512	N 27°44'44" E	5.00'		L532	N 6°45'16" E	5.00'	
L463	N 6°45'16" E	300.72'		L513	N 27°44'44" E	10.00'		L533	N 6°45'16" E	10.00'	
L464	N 27°44'44" E	286.44'		L514	N 6°45'16" E	31.12'		L534	N 27°44'44" E	8.40'	
L465	N 27°44'44" E	13.27'		L515	N 80°52'36" E	13.48'		L535	N 6°45'16" E	13.48'	
L466	N 10°50'44" E	133.09'		L516	N 6°45'16" E	27.06'		L536	N 27°44'44" E	27.06'	
L467	N 35°36'16" E	44.33'		L517	N 6°45'16" E	36.54'		L537	N 6°45'16" E	36.54'	
L468	N 27°44'44" E	43.20'		L518	N 27°44'44" E	10.00'		L538	N 6°45'16" E	10.00'	
L469	N 27°44'44" E	416.25'		L519	N 27°44'44" E	44.33'		L539	N 6°45'16" E	44.33'	
L470	N 6°45'16" E	77.14'		L520	N 35°36'16" E	27.27'		L540	N 27°44'44" E	22.00'	
L471	N 6°45'16" E	15.33'		L521	N 6°45'16" E	15.33'		L541	N 6°45'16" E	15.33'	
L472	N 30°54'44" E	187.32'		L522	N 35°36'16" E	80.80'		L542	N 27°44'44" E	10.00'	
L473	N 30°54'44" E	98.48'		L523	N 27°44'44" E	6.97'		L543	N 6°45'16" E	98.84'	
L474	N 27°44'44" E	255.63'		L524	N 27°44'44" E	119.26'		L544	N 6°45'16" E	98.84'	
L475	N 27°44'44" E	6.74'		L525	N 6°45'16" E	31.00'		L545	N 6°45'16" E	31.00'	
L476	N 79°30'16" E	31.00'		L526	N 27°44'44" E	10.00'		L546	N 6°45'16" E	31.00'	
L477	N 10°50'44" W	54.00'		L527	N 27°44'44" E	10.00'		L547	N 27°44'44" E	10.00'	

STATE OF TEXAS

COUNTY OF COLLIN

MUNICIPALITY OF TWIN CREEK

OWNER'S CERTIFICATE

Whereas, the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under 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the laws of the State of Texas, and the City of Dallas, Texas, has been duly organized and is a corporation under the laws of the State of Texas, and the City of Dallas, Texas, has been duly

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

September 1, 2015

SUBJECT:

Conduct a Public Hearing and consider a request for a Replat for Lots 1R, 2X, and 3X, Block A, Twin Creeks Crossing, being a Replat of part of Lot 1 and all of Lots 2X, and 3X, Block A, Twin Creeks Crossing Phase 1. The property is 14.842± acres located in the Michael Lee Survey, Abstract No. 544, and the Henry Brandenburg Survey, Abstract No. 110, City of Allen, Collin County, Texas; generally located northwest of Exchange Parkway and Bray Central Drive. (RP-7/15/15-48) [Twin Creeks Crossing Phase 1]

STAFF RESOURCE:

Madhuri Kulkarni
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

PD 54 – Approved May, 1993 (Tract 18 for MF).
PD 108 – Approved October, 2011 (District A)
PD 108 Amendment – Approved June, 2012
Preliminary Plat Approved – December, 2012
Final Plat for Phase 1 Approved – April 2, 2013

BACKGROUND

The property is generally located north of Exchange Parkway and west of Bray Central Drive. The property to the north is zoned Planned Development PD No. 108 for Multifamily Residential MF-24 (Phase 2 of Twin Creeks Crossing) and Planned Development PD No. 54 for Medium Density Single Family Residential MDSF. The property to the west is zoned Planned Development PD No. 54 Medium Density Single Family Residential MDSF and Planned Development PD No. 54 Single Family Residential SF. The property to the south (across Exchange Parkway) is zoned Planned Development PD No. 54 Multifamily Residential MF. The property to the east (across Bray Central Drive) is zoned Planned Development PD No. 108 for Mixed Use MIX.

The zoning for the property (previously called Ablon at Twin Creeks) was approved in June 2012. A Preliminary Plat for both phases was approved in December 2012. The Final Plat for Phase 1 was approved in April 2013.

The Replat is for 14.842± acres of land consisting of three (3) lots. The main purpose of the replat is to shift the shared lot line between Phase 1 (on Lot 1-R) and Phase 2 further south due to ownership changes and financing matters related to the project. This new property boundary is also reflected on the Final Plat for Phase 2. In addition to the shift in the shared lot line, the plat also shows building setbacks and landscape easements. All other elements remain the same.

The Replat has been reviewed by the Technical Review Committee, is generally consistent with the PD Concept Plan, the approved Preliminary Plat, and the Allen Land Development Code.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Replat for Lots 1-R, 2X, and 3X, Block A, Twin Creeks Crossing, generally located northwest of Exchange Parkway and Bray Central Drive, for Twin Creeks Crossing Phase 1.

ATTACHMENTS

Replat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

September 1, 2015

SUBJECT:

Conduct a Public Hearing and consider a request for a Replat for Lots 3R-1, 3R-2, and 3R-3, Block A, Watters Creek at Montgomery Farm Phase 1 & 2, being a Replat of Lot 3R, Block A, Watters Creek at Montgomery Farm Phase 1 & 2. The property is 7.457± acres, located in the Thomas G. Kennedy Survey, Abstract No. 500, and the Rufus Sewell Survey, Abstract No. 875, Collin County, City of Allen, Texas; generally located south of Bethany Drive and west of US 75. (RP-8/24/15-57) [Watters Creek]

STAFF RESOURCE:

Tiffany McLeod, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

Planned Development approved: February 2006
General Development Plan approved: March 2006
Preliminary Plat approved: March 2006
Final Plat approved: October 2006
Planned Development amended for Sign Plan: November 2009 & June 2010
Replat approved - September, 2011

BACKGROUND

The property is a portion of the Watters Creek at Montgomery Farm development and generally located south of Bethany Drive and west of US75. The property to the north, south and west is zoned Planned Development PD No. 99 Mixed Use MIX. The property to the east, across US 75, is zoned Light Industrial LI.

The Replat is for 7.457± acres of land and subdivides Lot 3R into three separate lots. A hotel use is proposed for Lot 3R-1. There are two access points into the site; one on the US 75 service road and one on the future extension of Montgomery Boulevard. The Replat also modifies existing easements (including the realignment of Market Street), dedicates additional ROW along US 75 and establishes new easements required for the development of Lot 3R-1.

The Replat has been reviewed by staff, is generally consistent with the PD Concept Plan and meets the requirements of the Allen Land Development Code.

STAFF RECOMMENDATION

Approval

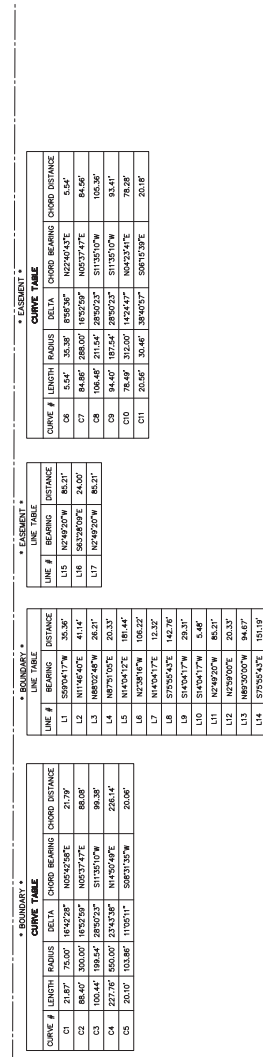
RECOMMENDED MOTION

I make a motion to approve the Replat for Lots 3R-1, 3R-2, and 3R-3, Block A of Watters Creek at Montgomery Farm Phase 1 & 2; generally located south of Bethany Drive and west of US 75.

ATTACHMENTS

Replat

PROJECT: R0103749-30011 SHEET 1 OF 2



(A VARIABLE WIDTH RIGHT-OF-WAY)

THE FINAL LOCATION, DESIGN AND CONSTRUCTION OF TRAILS, TRAILHEADS AND PEDESTRIAN BRIDGES AND THE TREATMENT AND MAINTENANCE OF FLOOD PLAIN AND MITIGATION AREAS WILL BE ADDRESSED IN A FACILITIES AGREEMENT AND T&E WILL MEET THE REQUIREMENTS OF THE ALDC INCLUDING ACCESSIBILITY AND T&E COMPLIANCE.

ALL FIRE LINES ARE HEREBY DESIGNATED AS NON-EXCLUSIVE THROUGH-ROADS FOR THE PURPOSES OF THE CITY OF ALLEN. THE CITY OF ALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY OF THE FIRE LINES OR THE UTILITY FACILITIES. THE CITY OF ALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY OF THE FIRE LINES OR THE UTILITY FACILITIES. THE CITY OF ALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY OF THE FIRE LINES OR THE UTILITY FACILITIES.

SITE MONUMENTS: 1. 5/8" IRON ROD FOUND IN CONCRETE WITH RED PLASTIC CAP STANDING 79" HIGH. 2. CONTROL "X" IN A GRASS AREA, SOUTHEAST OF SITE, APPROXIMATELY 1,600 FEET SOUTH OF SOUTHERN LANE, AND 40 WEST OF AN ACCESS ROAD AS SHOWN ON ELEVATION = 612.37

REFERENCE ELEVATION: 619.79

SITE MONUMENT 2: "X" CUT SET ON A CURB INLET AT THE SOUTHEAST CORNER OF THE LOT. APPROXIMATELY 1,600 FEET SOUTH OF SOUTHERN LANE, AND 250 WEST OF AN ACCESS ROAD AS SHOWN AS SHOWN.

