AGENDA
CITY OFALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, DECEMBER 15, 2009
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 items by City Council at the December 8, 2009 City Council 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 of the December 1, 2009 meeting.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request for an amendment to Tract 1 of PD Planned Development No. 86, being 8.8314± acres situated in the John Fike Survey, Waterford Trails, City of Allen, Collin County, Texas; located at the southeast corner of Watters Road and Stacy Road. The request is to amend PD Planned Development No. 86 to revise the Concept Plan. (Z-9/25/09-78)

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, December 11, 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.

Director's Report from 12/08/09 City Council Meeting

There was one item taken to the December 8, 2009 City Council meeting for consideration.

A public hearing was held and a request to amend the Allen Land Development Code, as it relates to the use and development of property for assembly uses, was tabled to the January 12, 2010 meeting.

PLANNING AND ZONING COMMISSION

Regular Meeting
December 1, 2009

ATTENDANCE:

Commissioners Present:
Jeff Cocking
Douglas Dreggors
Shirley Mangrum
Steven Platt, Jr.
James Rushing
Robert Wendland

Commissioners Absent:
John Kelley

City Staff Present:
Chris Flanigan, P.E., Assistant Director of Engineering
Kevin Laughlin, Attorney
Helen-Eve Liebman, Senior Planner
Tiffany McLeod, Planner

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 items by City Council at the November 24, 2009 City Council meeting.

Consent Agenda

2. Approve minutes of the November 17, 2009 meeting.

Motion: **Upon a motion by Commissioner Cocking, and a second by Commissioner Rushing, the Commission voted 6 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 Lots 2A, 3A & 4A, Block A, McCoy and Roth Addition, being 13.746± acres located at the southeast corner of Stacy Road and Angel Parkway. (PP-11/9/09-90)

Tiffany McLeod, Planner, presented to the Commission. The property is located at the southeast corner of Stacy Road and Angel Parkway and is zoned PD Planned Development No. 61 for SC Shopping Center. A revised General Development Plan for the property was approved in October, 2009. The Preliminary Plat is also being revised to reflect the development of Lot 4A for a dry cleaner. The plat has been reviewed by staff, meets all of the requirements of the *Allen Land Development Code* and is consistent with the revised General Development Plan.

Staff recommends approval.

Motion: **Upon a motion by Commissioner Cocking, and a second by Commissioner Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve of the Preliminary Plat for McCoy and Roth Addition, Lots 2A, 3A & 4A, Block A.**

The motion carried.

Agenda Item #4: Preliminary Plat – Consider a Preliminary Plat for Allen Station Business Park, Phase III, Lots 1-4, Block A, for Andrews Distributing, being 66.8163± acres located north of Exchange Parkway, east of Allen Station Parkway. (PP-10/14/09-84)

Helen-Eve Liebman, Senior Planner, presented to the Commission. The property is located north of Exchange Parkway and east of Allen Station Parkway. There is a minor correction. The Preliminary Plat identifies three lots instead of four. Lots 1 and 2 are designated for commercial development. A Site Plan for a distribution center, on Lot 2, is currently being reviewed by staff. There has been discussion between staff and the developer on dedication of the floodplain. Initially a fourth lot was designated for floodplain that would be dedicated to the City. As a result of the discussions, the City will not ask for dedication of the floodplain. The fourth lot was removed from the plat and the floodplain will be in an easement. The Preliminary Plat has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code.*

Staff recommends approval.

Chairman Wendland questioned who would maintain the floodplain easement. Ms. Liebman answered the property owner would be responsible for maintaining the easement area.

Commissioner Dreggors asked if the floodplain lot would be as irregular as the floodplain itself. Ms. Liebman answered that development plans for this lot have not been submitted. However, the Engineering Department will make sure the lot complies with the 100 year FEMA floodplain.

Commissioner Dreggors asked if the area will be maintained. Ms. Liebman answered that it is desired for the area to remain in its natural state due to the existing trees and the topography of the site.

Commissioner Dreggors inquired about the trail location. Ms. Liebman stated the trails are located on the east side of the creek and are already in place.

Commissioner Cocking asked if staff reviewed the traffic impacts of the vehicles associated with the distribution center. Ms. Liebman answered that staff has reviewed the traffic flow and all requirements have been met.

Commissioner Cocking inquired about the screening requirements for empty trailers. Ms. Liebman stated that the screening is discussed during the Site Plan review and staff has been working with the applicant to sufficiently screen the site.

Motion: **Upon a motion by Commissioner Mangrum, and a second by Commissioner Rushing, the Commission voted 6 IN FAVOR, and 0 OPPOSED approve the Preliminary Plat for Allen Station Business Park, Phase III, Lots 1-3, Block A.**

The motion carried.

Other Business

A training workshop has been scheduled for January 5, 2010.

Adjournment

Motion: **Upon a motion by Commissioner Dreggors and adopted by acclamation the Planning and Zoning Commission meeting adjourned at 7:20 p.m.**

These minutes approved this _____day of _____2009.

_____ _____

Robert Wendland, Chairman Tiffany McLeod, Planner

Director's Report from 11/24/09 City Council Meeting

There was one item taken to the November 24, 2009 City Council meeting for consideration.

A public hearing was held and a request to amend the Sign Plan for PD Planned Development No. 99 was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	December 15, 2009
SUBJECT:	Conduct a Public Hearing and consider a request for an amendment to Tract 1 of PD Planned Development No. 86, being 8.8314± acres situated in the John Fike Survey, Waterford Trails, City of Allen, Collin County, Texas; located at the southeast corner of Watters Road and Stacy Road. The request is to amend PD Planned Development No. 86 to revise the Concept Plan.
STAFF RESOURCE:	Helen-Eve Liebman Senior Planner
PREVIOUS COMMISSION/ COUNCIL ACTION:	March, 2000 – Planned Development No. 86 approved. July, 2000 – Preliminary Plat approved.
LEGAL NOTICES:	Property Owner Notices – Mailed 12/4/09 Public Hearing Sign – Installed 12/4/09

BACKGROUND

The property is located south of Stacy Road, west of Curtis Road and east of Watters Road. The property to the north, across Stacy Road, is zoned PD Planned Development No. 92 for SC Shopping Center and R7 Residential. The property to the east, across Curtis Road, is zoned PD Planned Development No. 93 for TH Town Home. The property to the south is zoned PD Planned Development No. 86 for R7 and R6 Residential, and the property to the west, across Watters Road, is zoned PD Planned Development No. 86 for R5 Residential.

The purpose of the amendment is to revise the Concept Plan, for the shopping center tract, in preparation for development. The development regulations for this Planned Development are not changing. The Technical Review Committee has reviewed the Concept Plan for compliance with the *Land Development Code*.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Development Regulations for Tract 1
Concept Plan
Elevations
PD-89 Ordinance #1811-3-00
PD-89 Ordinance #2603-3-07
Property Owner Notice
Property Ownership Notification Maps

DEVELOPMENT REGULATIONS FOR TRACT 1 (Watters Village)

SECTION 2. That the property shall be developed and used only in accordance with the Concept Plan attached hereto as Exhibit "B" and Elevations attached hereto as Exhibit "C" which is a part hereof for all purposes and the following Development Regulations:

A. Concept Plan:

The property shall be developed in accordance with the Concept Plan (Exhibit "B").

B. Base Zoning District:

1. Tract 1: located south of Stacy Road, west of Curtis Lane, east of Watters Road and north of Tract 3 is subject to "SC" Shopping Center Zoning Districts regulations except as otherwise provided herein:

   a. In the event Shopping Center uses permitted in the "SC" – Shopping Center and/or Commercial uses abut residential uses a solid masonry screening wall of a minimum of eight feet in height shall be erected on the property line separating these districts. For Commercial uses adjacent to the conservation and drainage easement the screening wall may consist of wrought iron and landscaping.

   b. Landscaping along Watters Road shall include contouring and planting as described in Exhibit "C", attached hereto and made a part hereof for all purposes.

   c. Exterior building materials shall be not less than 100% masonry construction.

   d. All mechanical equipment located on the roof of any building shall be screened by parapet walls or other means.

   e. All electrical utility service facilities shall be located underground.

C. Screening and Landscaping along Stacy Road and Watters Road:

A 10-foot landscape buffer upon which perimeter screening shall be constructed generally in accordance with Exhibit "C", combining screening walls and berms along Watters Road. In addition, a minimum of one (1) shade tree with not less than three-(3) inch caliper shall be planted fifty (50) foot on center and one ornamental tree shall be planted for every two (2) shade trees.

D. Shopping Center Lighting adjacent to Single-Family:

1. Parking Lot and Loading Area Lighting

a. The mounting height of luminary fixtures shall not exceed the following:

Minimum Dimension Of Parking Area	Maximum Luminary Mounting Height
0 – 60 feet	14 feet
61-196 feet	20 feet
197 or greater feet	25 feet

b. Standards, poles and fixture housing shall be of single color and compatible with the architecture of the building.

c. Minimum pole standards shall be square, straight steel painted dark bronze with an anchor base except as may be otherwise approved by the chief building official.

d. Luminaire type shall be TXU Electric standard rectangular metal with High Pressure Sodium Lamps except as may be otherwise approved by the chief building official. All service shall be underground.

e. All lighting fixtures shall be fully shielded.

2. Non-residential Walkway Lighting

a. The mounting height of luminary fixtures shall not exceed 12 feet.

b. Pole and wall-mounted fixtures mounted above 8 feet shall be fully shielded.

3. Non-residential Accent Lighting

a. Lighting may be used to highlight landscape elements, building entries, other important architectural elements, and site elements such as opague signage, fountains, and sculptures.

b. Lighting shall be concealed or otherwise positioned in such a manner that the light source cannot be seen from any property line of the site on which the light is located.

4. Non-residential Security Lighting

a. Pole and wall-mounted fixtures mounted 6 feet or more above surrounding grade shall be fully shielded.

b. If a rear yard security light is mounted higher than 10 feet, it shall be placed at the property line and directed away from adjacent properties.

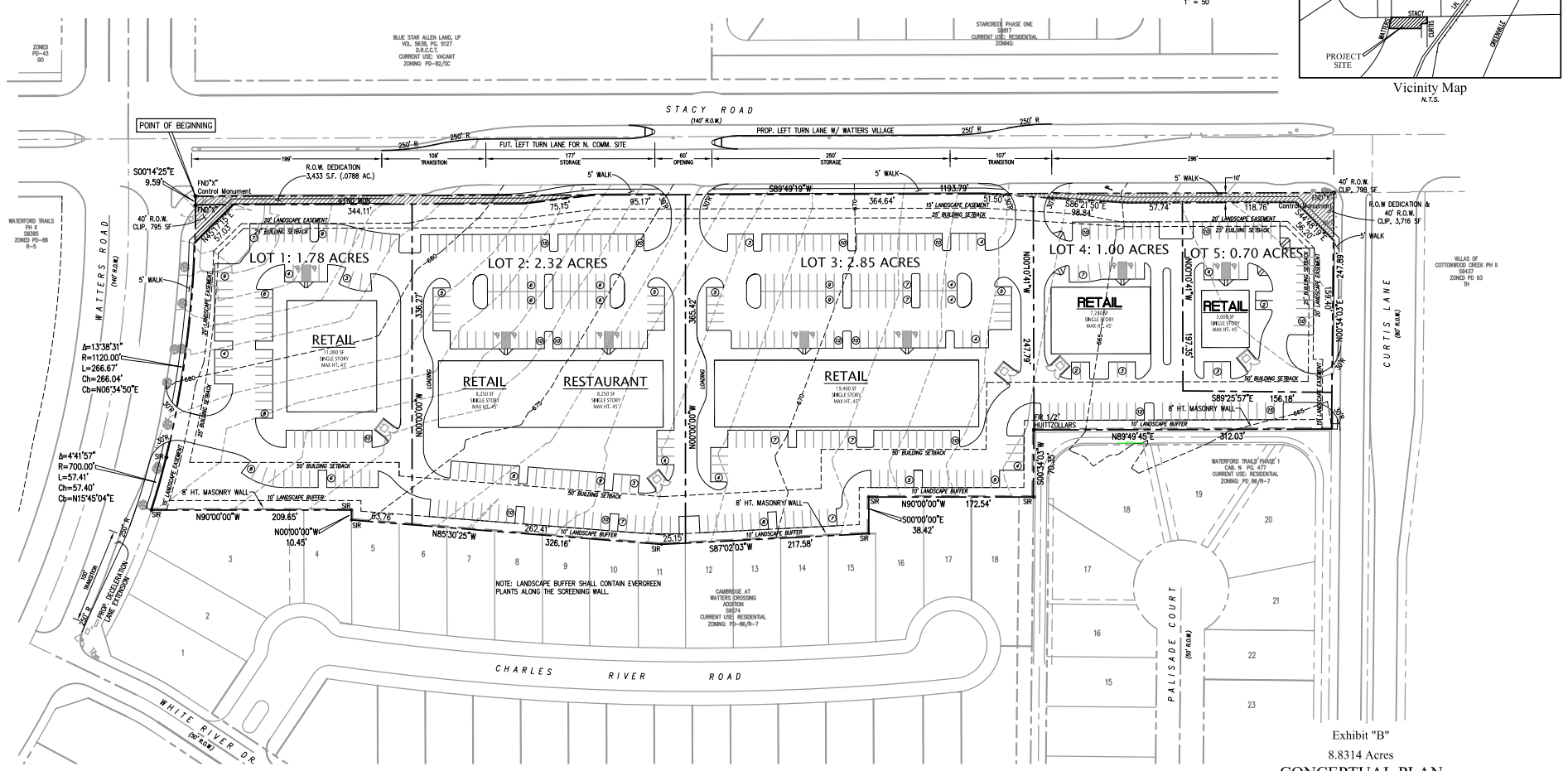
E. General Conditions:

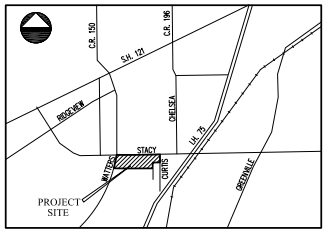
1. Median Opening/Left Turn Lane:

A left turn lane will be provided for this site off Stacy Road. The median opening dimensions and layout shall be as shown on the Concept Plan attached hereto as Exhibit “B”.

LOT	ZONING	USE	ACREAGE	BLDG. HT.	BLDG. SIZE	LOT COVERAGE	F.A.R.	PARK REQ'D*	PARK PROV'D
1	PD-86/SC	RETAIL	1.78	45'	11,000	14%	.14	55	74
2	PD-86/SC	RETAIL/RESTAURANT	2.32	45'	8,250/8,250	16%	.16	125	130
3	PD-86/SC	RETAIL	2.85	45'	19,399	16%	.16	97	157
4	PD-86/SC	RETAIL	1.00	45'	7,280	17%	.17	37	49
5	PD-86/SC	RETAIL	0.70	45'	3,000	10%	.10	15	29

* RETAIL REQ'D: 1 SPC/200 SF
RESTAURANT REQ'D: 1 SPC/100 SF





Vicinity Map
N.T.S.

Exhibit "B"

8.8314 Acres

CONCEPTUAL PLAN

WATTERS VILLAGE

JOHN FYKE SURVEY, ABSTRACT NO. 325
CITY OF ALLEN, COLLIN COUNTY, TEXAS

BOUNDARY DESCRIPTION

A tract or parcel of land situated in the John Fike Survey, Abstract 325, in the City of Allen, Collin County, Texas, being part of the called 83.463 acres tract described in the deed to Waterford Trails LP recorded in Document No. 2000-0029586 in Volume 4634 Page 0390 in the Collin County Deed Records (CCDR), and being more particularly described as follows:

BEGINNING at a found scribed "X" in concrete pavement at the intersection of the south right-of-way line of Stacy Road (140' wide right-of-way) and the east right-of-way line of Watters Road (variable width right-of-way, 140' at this point) as described in Waterford Trails Phase 1, an addition to the City of Allen recorded in Cabinet N Page 477 in the Collin County Plat Records;

THENCE North 89°49'19" East, 1193.79 feet along the south line of Stacy Road to a found scribed "X" in concrete pavement;

THENCE South 00°34'03" West, 247.89 feet along the west right-of-way line of Curtis Lane (80' wide right-of-way) to a corner at a rock column;

THENCE Westerly along the north side of the 16' wide alley as described in said Waterford Trails Phase 1 the following:

THENCE South 89°49'45" West, 312.03 feet to a found 1/2 inch iron rod with Huitt Zollars cap;

THENCE South 00°34'03" West, 70.35 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 90°00'00" West, 172.54 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 00°00'00" East, 38.42 feet to a set 1/2 inch iron rod with C&P cap;

THENCE South 87°02'03" West, 217.58 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 85°30'25" West, 326.16 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 00°00'00" East, 10.45 feet to a set 1/2 inch iron rod with C&P cap;

THENCE North 90°00'00" West, 209.65 feet to a set 1/2 inch iron rod with C&P cap;

THENCE Northerly along said east line of Watters Road the following:

THENCE Northerly on arc distance of 57.41 feet along a non-tangent curve to the left with a radius of 700.00 feet, a central angle of 4°41'58", and the chord bears North 15°45'04" East 57.40 feet o a set 1/2 inch iron rod with C&P cap;

THENCE Northerly on arc distance of 266.66 feet along a compound curve to the left with a radius of 1120.00 feet, a central angle of 13°38'30", and the chord bears North 06°34'50" East 266.04 feet o a found scribed "X" in concrete pavement;

THENCE North 00°14'25" West, 9.59 feet to the POINT OF BEGINNING and CONTAINING 384,696 square feet or 8.8314 acres of land, more or less.

LEGEND

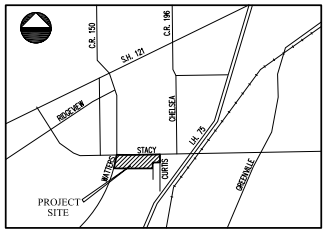
	PROP DUMPSTER
	PROP CURB
	PROP MASONRY WALL
	EXIST CONTOUR
9	PARKING SPACES
SIR	SET IRON ROD

Owner/Applicant:
JASMINE INVESTMENTS
5068 W. Plano Parkway, Suite 115
Plano, Texas 75093
Contact: Jay Holman
(214) 402-8702

Engineer - Surveyor:
C&P ENGINEERING, LTD.
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2800
Fax (972) 644-2817
Contact: Grant Woodfin

November 6, 2009
October 16, 2009
September 25, 2009

Scale 1"=50' Project No. 09048 Sheet 1 of 1



Vicinity Map
N.T.S.

8.8314 Acres

CONCEPTUAL ELEVATION

WATTERS VILLAGE

JOHN FYKE SURVEY, ABSTRACT NO. 325
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner/Applicant:
JASMINE INVESTMENTS
5068 W. Plano Parkway, Suite 115
Plano, Texas 75093
Contact: Jay Holman
(214) 402-8702

Engineer - Surveyor:
C&P ENGINEERING, LTD.
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2800
Fax (972) 644-2817
Contact: Grant Woodfin

Scale 1"=50' Project No. 09048 September 25, 2009 Sheet 1 of 1

ORDINANCE NO. 1811-3-00

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 1425-5-96 AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FROM AGRICULTURE-OPEN SPACE TO PLANNED DEVELOPMENT DISTRICT FOR R-5 SINGLE FAMILY RESIDENTIAL, R-6 SINGLE FAMILY RESIDENTIAL, R-7 SINGLE FAMILY RESIDENTIAL AND SHOPPING CENTER USES BY APPROVING PLANNED DEVELOPMENT DISTRICT NO. 86, FOR 83.5 ACRES IN THE JOHN FYKE SURVEY, ABSTRACT NO. 325, CITY OF ALLEN, COLLIN COUNTY, AND BEING FURTHER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR DEVELOPMENT REGULATIONS AND A CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Allen, and the governing body of the City of Allen, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Zoning Ordinance No. 1425-5-96 and Zoning Map of the City of Allen, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance No. 1425-5-96 and Zoning Map, of the City of Allen, Texas, be amended by granting a change in zoning for Agriculture-Open Space (AO) to Planned Development for R-5 Single Family Residential and Shopping Center Uses by approving Planned Development No. 86, for the following-described tract of land: 83.5 acres in the John Fyke Survey, Abstract No. 325, Collin County, Texas, and being further described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the property shall be developed and used only in accordance with the Concept Plan attached hereto as Exhibit "B" which is a part hereof for all purposes and the following Development Regulations:

A. Concept Plan:

The property shall be developed in accordance with the Concept Plan (Exhibit "B").

B. Base Zoning Districts:

1. Tract 1: located south of Stacy Road, west of Curtis Lane, east of Watters Road and north of Tract 3 is subject to "SC" Shopping Center Zoning Districts regulations except as otherwise provided herein:

a. In the event Shopping Center uses permitted in the "SC" – Shopping Center and/or Commercial uses abut residential uses a solid masonry screening wall of a minimum of eight feet in height shall be erected on the property line separating these districts. For Commercial uses adjacent to the conservation and drainage easement the screening wall may consist of wrought iron and landscaping.

b. Landscaping along Watters Road shall include contouring and planting as described in Exhibit "C", attached hereto and made a part hereof for all purposes.

c. Exterior building materials shall be not less that 100% masonry construction.

d. All mechanical equipment located on the roof of any building shall by screened by parapet walls or other means.

e. All electrical utility service facilities shall be located underground.

2. Tract 2: located east of the Kittyhawk Subdivision and south of Stacy Road west of Watters Road, and south of the drainage and conservation easement east of Watters Road to the centerline of a north-south local street shown in the Concept Plan (Exhibit "B") is subject to "R-5" Single Family Residential Zoning District regulations except as otherwise provided herein:

   a. A fifteen foot (15'-0") tree row conservation easement shall be established on all lots that back upon East Kittyhawk Drive.

   b. A 7.5-foot tree row conservation easement shall be established along the southern perimeter.

   c. The conservation and drainage easement traversing the tract shall be accessible to residents and maintained by a mandatory homeowner's association.

   d. Fencing of lots that back upon the conservation and drainage easement shall be constructed of wrought iron or aluminum, with 75% transparency.

   e. Landscaping along Watters Road shall include contouring and planting as described in Exhibit "C."

   f. A hike and bike trail eight feet (8-0") in width shall be constructed within the conservation and drainage easement and maintained by a mandatory homeowner's association.

   g. All lots which do not abut an alley with front entry garages or which have access to the garage from the street shall have a minimum lot width of 65'-0" at the building line.

3. Tract 3: located east of Tract 2 from the centerline of a north-south local street shown on the Concept Plan (Exhibit "B"), south of the drainage and conservation easement, west of Curtis Lane and south of Tract 4 is subject to "R-6" – Single-family Residential District regulations except as otherwise provided herein:

a. A conservation and drainage easement traversing the north edge of the tract shall be accessible to residents and maintained by the duly constituted homeowner's association.

b. Fencing of lots that back upon the conservation and drainage easements shall be constructed of wrought iron or aluminum, with 75% transparency.

c. Landscaping along Watters Road shall include contouring and planting as described in Exhibit "C."

d. A 7.5 foot tree row conservation easement shall be established along the southern perimeter.

e. A hike and bike trail eight feet (8-0") in width shall be constructed within the conservation and drainage easement and maintained by a mandatory homeowner's association.

h. All lots which do not abut an alley with front entry garages or which have access to the garage from the street shall have a minimum lot width of 65'-0" at the building line.

4. Tract 4: located west of Curtis Lane, south of Tract 1 and north of the conservation and drainage easement is subject to "R-7" Single-family Residential District regulations except as otherwise provided herein:

a. Minimum lot size is 6,000 square feet.

b. Minimum lot width is 52.5 feet, except that all lots which do not abut an alley with front entry garages or which have access to the garage from the street shall have a minimum lot width of 65'-0" at the building line.

c. Minimum lot depth is 100 feet.

d. Minimum dwelling size is 1,200 square feet.

e. Fencing of lots that back upon the conservation and drainage easements shall be constructed of wrought iron or aluminum, with 75% transparency.

C. Open Space:

1. There shall be a minimum of one (1) acre of open space per seventy-five (75) dwelling units within Tract 2 of this Planned Development and shall be generally located as depicted on the Concept Plan and identified as Open Space.

2. All existing trees shall be preserved to the extent possible.

D. Homeowners Association:

1. A mandatory Homeowners Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and supervision of the open space and common properties including but not limited to the private street,

subdivision entryway features and monuments, screening walls, gates landscaping, landscape systems, and related amenities.

2. Dedications to Homeowners Association: All open space and common properties that are to be operated, maintained and/or supervised by the Homeowners Association shall be dedicated by easement or deeded in fee simple ownership interest to the Homeowners Association after construction and installation as applicable by the Owner and shall be clearly identified on the record Final Plat of the property.

3. Approval: A copy of the agreements, covenants and restrictions establishing and creating the Homeowners Association must be approved by the City prior to the approval of the Final Plat of subdivision and must be filed of record with said record plat in the Map and Plat Records of the County. The record Final Plat shall clearly identify all facilities, structures, improvements, systems, areas or grounds that are to be operated, maintained and/or supervised by the Homeowners Association.

4. Content of Homeowners Association Agreements: At a minimum, the agreements, covenants and restrictions establishing and creating the Homeowner's Association required herein shall contain and/or provide for the following:

   a. Provisions acceptable to the City for the establishment and organization of the mandatory Homeowners Association and the adoption of by-laws for said Homeowners Association, including provisions requiring that the owner(s) of any lot or lots within the applicable subdivision and any successive purchase(s) shall automatically and mandatorily become a member of the Homeowners Association;

   b. The initial term of the agreement, covenants and restrictions establishing and creating the Homeowners Association shall be for a twenty-five (25) year period and shall automatically renew for successive ten (10) year periods, and the Homeowners Association may not be dissolved without the prior written consent of the City;

   c. Provisions acceptable to the City to ensure the continuous and perpetual use, operation, maintenance, and/or supervision of all facilities, structures, improvements, systems, open-space or common areas that are responsibility of the Homeowners Association and to establish a reserve fund for such purposes;

   d. Provisions prohibiting the amendment of any portion of the Homeowners Association's agreements, covenants or restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, areas or grounds that are the responsibility of the Homeowners Association without the prior written consent of the City.

   e. The right and ability of the City or its lawful agents, after due notice to the Homeowners Association, to remove any landscape systems, features or elements that cease to be maintained by the Homeowners Association; to perform the responsibilities of the Homeowners Association and its Board of Directors if the Homeowners Association fails to do so in compliance with any provisions of the agreements, covenants, or restrictions of the Homeowners Association or of any applicable city codes or regulations; to assess the Homeowners Association for all costs incurred by the City in performing said responsibilities if the Homeowners

Association fails to do so; and/or to avail itself of any other enforcement actions available to the city pursuant to State law or City codes or regulations; and

f. Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscape systems, features or elements that cease to be maintained by the Homeowners Association or from the City's performance of the aforementioned operation, maintenance or supervision responsibilities of the Homeowners Association due to the Homeowners Association's failure to perform said responsibilities.

E. Screening and Landscaping along Stacy Road and Watters Road:

A 10-foot landscape buffer upon which perimeter screening shall be constructed generally in accordance with Exhibit "C", combining screening walls and berms along Watters Road. In addition, a minimum of one (1) shade tree with not less than three-(3) inch caliper shall be planted fifty (50) foot on center and one ornamental tree shall be planted for every two (2) shade trees

F. Alleys:

Alleys shall not be constructed adjacent to any open space areas or adjacent to the tree line along the southern or western property lines of the Planned Development.

G. Street Lights

1. Street illumination plans shall be approved by the City Traffic Engineer.

2. Minimum pole standards shall be square, straight steel painted dark bronze with an anchor base except as may be otherwise approved by the Commission.

3. Luminaire type shall be TXU Electric standard rectangular metal with High Pressure Sodium Lamps. All service shall be underground.

4. Illumination standards shall conform to the following requirements:

Street Type, Paving Width (in feet)	Light Source	Nominal Lamp Size (in Watts)	Average Illumination Intensity in Foot-Candles	Spacing (in feet)	Mounting Height (in feet)	Pole Style Configuration
Local Residential 27-31 Ft.	HPS	100	0.4 to 0.6	250 to 350	16-26	Steel or Fiberglass pole
	HPS	150	0.4 to 0.6	200 to 300	26	
Residential Collector 36 to 40	HPS	150	0.4 to 0.6	200 to 300	32	Steel or Fiberglass pole
	HPS	200	0.4 to 0.6	250 to 300	32	
Non-Residential Collector 44 Undivided	HPS	150	0.6	180 to 220	32	Existing utility, or Steel pole
	HPS	200	0.6	200 to 240	32	
Minor Arterial 2 – 22 Lanes w/ 14 Ft. Median	HPS	150	0.6 TO 0.9	220 to 280	32	Twin Luminaries on Single Steel pole in median
	HPS	200	0.6 TO 0.9	240 to 280	32	
Principal Arterial 2-33 Ft. Lanes w/14 Ft. Median	HPS	150	1.0	175 to 200	32	Twin Luminaries on Single Steel pole in median
	HPS	200	1.0	190 to 230	32	
	HPS	250	1.0	230 to 280	to 40	

H. Streets and Thoroughfares:

1. At the time of platting, right-of-way for Stacy Road, Watters Road, and Curtis Lane shall be dedicated to the City.

2. Subdivision will have two (2) points of paved access prior to the issuance of any building permit.

3. Any construction of Stacy Road shall be coordinated with and approved by the City Engineering.

I. Shopping Center Lighting adjacent to Single Family:

1. Parking Lot and Loading Area Lighting

   a. The mounting height of luminary fixtures shall not exceed the following:

Minimum Dimension of Parking Area	Maximum Luminary Mounting Height
0 - 60 feet	14 feet
61 - 196 feet	20 feet
197 or greater feet	25 feet

b. Standards, poles and fixture housings shall be of a single color and compatible with the architecture of the building.

c. Minimum pole standards shall be square, straight steel painted dark bronze with an anchor base except as may be otherwise approved by the Planning and Zoning Commission.

d. Luminaire type shall be TXU Electric standard rectangular metal with High Pressure Sodium Lamps except as may be otherwise approved by the Planning and Zoning Commission. All service shall be underground.

e. All lighting fixtures shall be fully shielded.

2. Non-residential Walkway Lighting

a. The mounting height of luminary fixtures shall not exceed 12 feet.

b. Pole and wall-mounted fixtures mounted above 8 feet shall be fully shielded.

3. Non-residential Accent Lighting

a. Lighting may be used to highlight landscape elements, building entries other important architectural elements, and site elements such as opaque signage, fountains and sculptures.

b. Lighting shall be concealed or otherwise positioned in such a manner that the light source cannot be seen from any property line of the site on which the light is located.

4. Non-residential Security Lighting

a. Pole and wall-mounted fixtures mounted 6 feet or more above surrounding grade shall be fully shielded.

b. If a rear yard security light is mounted higher than 10 feet, it shall be placed at the property line and directed away from adjacent properties.

SECTION 3. That the property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Allen, as heretofore amended, and as amended herein.

SECTION 4. That all ordinances of the City of Allen in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

SECTION 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this ordinance, or of the Comprehensive Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Comprehensive Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Comprehensive Zoning Ordinance No. 1425-5-96 of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 16TH DAY OF MARCH, 2000.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

Peter G. Smith, CITY ATTORNEY
(32281)

ATTEST:

Judy Morrison, CMC/AAE, CITY SECRETARY

EXHIBIT A

Being a tract of land situated in the John Fyke Survey, Abstract No. 325, Collin County, Texas, and being that certain tract of land conveyed to West Allen Joint Venture according to deed recorded in Volume 2688, Page 357, Deed Records of Collin County, Texas, and being that same tract of land conveyed to W.R. Gilliland and Ann Gilliland St. Clair according to deed recorded in Volume 1061, Page 63, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the approximate intersection of the centerline of Stacy Road (County Road 150) and Curtis Lane (County Road 193), said iron rod being the northeast corner of said John Fyke Survey according to said West Allen Joint deed and said Gilliland deed;

THENCE S 00°34'03"W, 1366.22 feet along the approximate centerline of said Curtis Lane to a 5/8" iron rod found for corner;

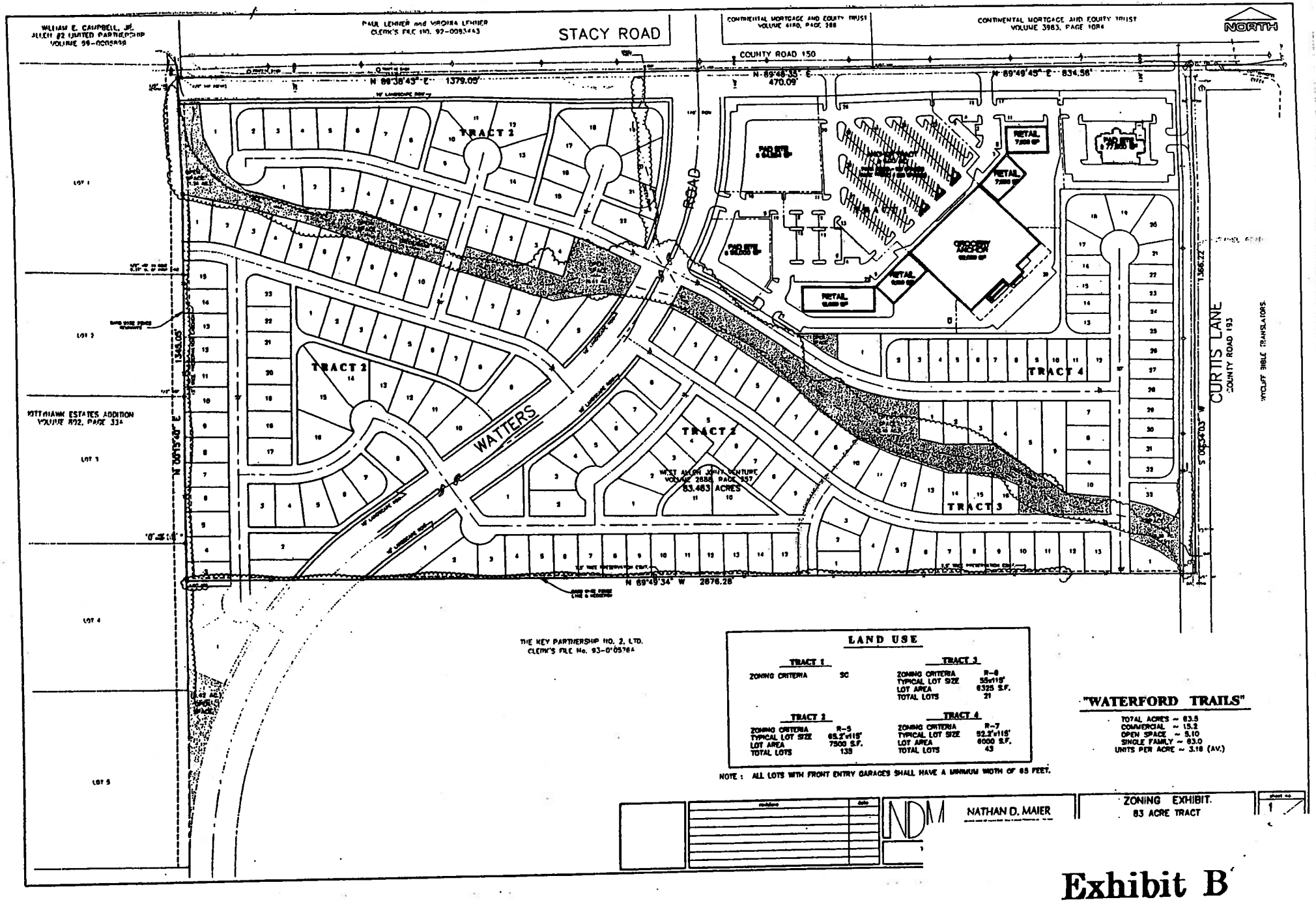
THENCE N 89°49'34"W, 2676.28 feet, generally along an old barb wire fence and hedgerow to a 1/2" iron rod found for corner;

THENCE N 00°15'40"E, 1345.05 feet to a 1/2" iron rod with NDM plastic cap set in the approximate centerline of said Stacy Road;

THENCE N 89°38'43"E, 1379.05 feet along the approximate centerline of said Stacy Road to a 1" iron rod found for corner;

THENCE N 89°45'35"E, 470.09 feet along the approximate centerline of said Stacy Road to a 5/8" iron rod found for corner;

THENCE N 89°49'45"E, 834.56 feet along the approximate centerline of said Stacy Road to the POINT OF BEGINNING and containing 83.463 acres (3,635,650 square feet of land, more or less.



LAND USE

TRACT 1		TRACT 3	
ZONING CRITERIA	SC	ZONING CRITERIA	R-6
		TYPICAL LOT SIZE	55'x115'
		LOT AREA	6325 S.F.
		TOTAL LOTS	21

TRACT 2		TRACT 4	
ZONING CRITERIA	R-5	ZONING CRITERIA	R-7
TYPICAL LOT SIZE	65.2'x115'	TYPICAL LOT SIZE	52.2'x115'
LOT AREA	7500 S.F.	LOT AREA	6000 S.F.
TOTAL LOTS	135	TOTAL LOTS	43

NOTE : ALL LOTS WITH FRONT ENTRY GARAGES SHALL HAVE A MINIMUM WIDTH OF 65 FEET.

"WATERFORD TRAILS"

TOTAL ACRES ~ 83.5
COMMERCIAL ~ 15.2
OPEN SPACE ~ 5.10
SINGLE FAMILY ~ 63.0
UNITS PER ACRE ~ 3.18 (AV.)

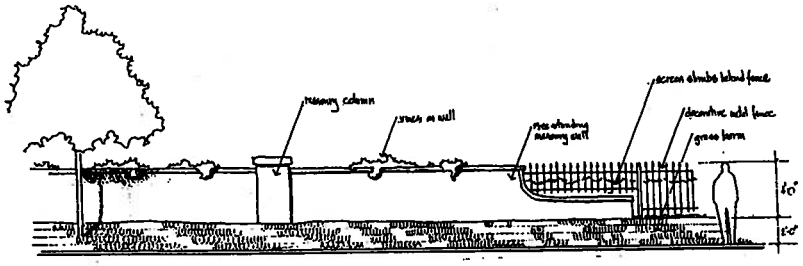
NDM NATHAN D. MAIER

ZONING EXHIBIT
83 ACRE TRACT

sheet no. 1

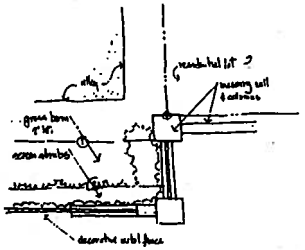
Exhibit B

Ordinance No. 1811-3-00



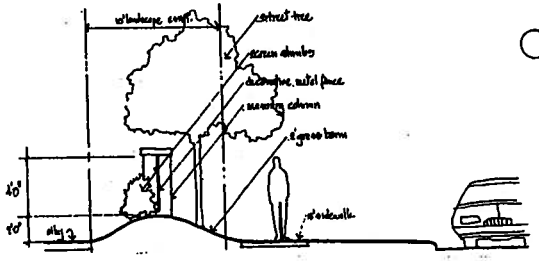
PARTIAL ELEVATION – INTERMEDIATE WALLS AT ALLEY

1/4" = 1'-0"



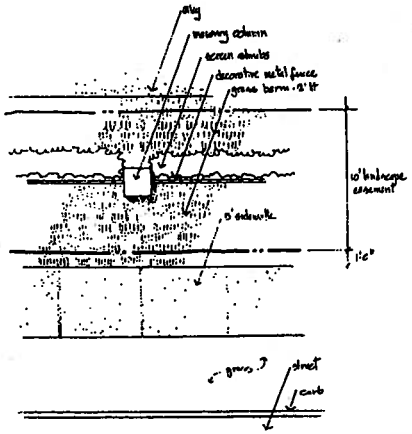
PARTIAL PLAN – ALLEY & RESIDENTIAL LOT

1/4" = 1'-0"



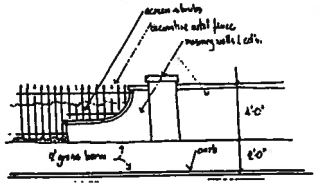
SECTION – PERIMETER TREATMENT AT ALLEY

1/4" = 1'-0"



PARTIAL PLAN – PERIMETER TREATMENT AT ALLEY

1/4" = 1'-0"



PARTIAL ELEVATION – ALLEY & RESIDENTIAL LOT

1/4" = 1'-0"

WATERFORD

RECEIVED
FEB 16 2000
CITY OF ALLEN
COMMUNITY DEVEL.

Ord. 1811-3-00
Exh. C.

ORDINANCE NO. 2603-3-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING TRACT 1 OF "PD" PLANNED DEVELOPMENT NO. 86, ORDINANCE NO. 1811-3-00, TO ALLOW "R-7" RESIDENTIAL DISTRICT ON 6.654± ACRES OF LAND IN THE JOHN FYKE SURVEY, ABSTRACT NO. 325, BEING FURTHER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE APPROVAL OF DEVELOPMENT REGULATIONS ATTACHED HERETO AS EXHIBIT "B"; PROVIDING FOR A CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the Ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as amended by granting a change in zoning by amending Tract 1 of Planned Development No 86, Ordinance No. 1811-3-00, as heretofore amended, to allow "R-7" Residential District uses on 6.654± acres of land in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas, and being further described in Exhibit "A" attached hereto, and being made a part hereof for all purposes.

SECTION 2. The property shall be developed and used only in accordance with the Development Regulations attached hereto as Exhibit "B" and the Concept Plan attached hereto as Exhibit "C"; and which is hereby approved.

SECTION 3. The property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code of the City of Allen, Texas, as heretofore amended, and as amended herein.

SECTION 4. All Ordinances of the City of Allen in conflict with the provisions of this Ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said Ordinances not in conflict herewith shall remain in full force and effect.

SECTION 5. Planned Development No. 86, Ordinance No. 1811-3-00 shall continue in full force and effect, except as amended herein.

SECTION 6. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance or of the Allen Land Development Code, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code, as amended hereby, which shall remain in full force and effect.

SECTION 7. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Allen Land Development Code of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars ($2,000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 13TH DAY OF MARCH, 2007.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

Peter G. Smith, CITY ATTORNEY

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land situated in the John Fyke Survey, Abstract 325, in the City of Allen, Collin County, Texas, being part of the called 83.463 acres tract described in the deed to Waterford Trails LP recorded in Document No. 2000-0029586 in Volume 4634 Page 0390 in the Collin County Deed Records (CCDR), and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with Huitt-Zollars cap on the north right-of-way line of White River Drive (50' wide right-of-way) being the northwest corner of Lot 1A Block A of "Waterford Trails Phase 1", an addition to the City of Allen recorded in Cabinet N Page 477 in the Collin County Plat Records;

THENCE Westerly along the north line of White River Drive the following:

THENCE North 56°21'08" West, 231.75 feet;

THENCE an arc distance of 38.29 feet along a tangent curve to the left with a radius of 275.00 feet, a central angle of 7°58'39", the chord of which bears North 60°20'28" West 38.26 feet;

THENCE North 64°19'47" West, 41.37 feet;

THENCE North 17°12'30" West, 34.02 feet along the diagonal corner clip at the intersection of the north line of White River Drive and the east line of Watters Road (a variable width right-of-way) as described in said "Waterford Trails Phase 1";

THENCE Northerly an arc distance of 131.81 feet along the east line of Watters Road and along a non-tangent curve to the left with a radius of 700.00 feet, a central angle of 10°47'21", the chord of which bears North 23°29'43" East 131.62 feet;

THENCE North 90°00'00" East, 209.65 feet;

THENCE South 00°00'00" West, 10.45 feet;

THENCE South 85°30'25" East, 326.16 feet;

THENCE North 87°02'02" East, 217.58 feet;

THENCE North 00°00'00" East, 38.42 feet;

THENCE North 90°00'00" East 172.54 feet;

THENCE Southerly and Westerly along the west and north side of said "Waterford Trails Phase 1" the following:

THENCE South 00°34'03" West, 292.56 feet;

THENCE Southwesterly an arc distance of 59.20 feet along a tangent curve to the right with a radius of 38.00 feet, a central angle of 89°15'42", the chord of which bears South 45°11'54" West 53.39 feet;

THENCE South 89°49'45" West, 662.81 feet to the POINT OF BEGINNING and CONTAINING 269,728 square feet or 6.1921 acres of land, more or less.

EXHIBIT "B"

PLANNED DEVELOPMENT REGULATIONS FOR CAMBRIDGE RUN

1. Base Zoning District: The property shall be used and developed in accordance with the "R-7" Single-Family Residential District regulations of the Allen Land Development Code and the Concept Plan attached hereto as Exhibit "C" and which is hereby approved, except as otherwise provided below:

a.	Number of Lots:	There will be no more than 33 patio home lots.
b.	Minimum Lot Size:	The minimum lot size shall be 4,000 square feet.
c.	Minimum Lot Depth:	There is no minimum lot depth.
d.	Side Yard :	The minimum side yard on each side of a lot shall be three (3) feet and seven (7) feet.
e.	Side Yard Facing a Street:	The minimum side yard on each side of a lot facing a street shall be ten (10) feet.
f.	Setback along White River Drive:	The minimum setback shall be fifteen (15) feet.
g.	Front Yard:	The minimum depth of the front yard shall be fifteen (15) feet.
h.	Rear Yard:	The minimum depth of the rear yard shall be ten (10) feet for main buildings.
i.	Garage Doors:	The minimum setback shall be twenty (20) feet. Garage doors shall be allowed to face the street with a minimum of two (2) car garages.

2. General Conditions:

a. Landscaping:

1. There shall be 4.5 inch caliper street trees between sidewalk and curb, provided an appropriate, effective root barrier is put in place.

2. There shall be a second tree (ornamental or other) on each lot located either within thirty (30) feet of the front property line for front garage entrances; or within fifteen (15) feet of rear property line for rear entry garages.

b. Right-of-Way – Street right-of-way shall be equal to sixty (60) feet.

c. Entrance – There shall be a divided entry located within the sixty (60) foot right-of-way with nineteen (19) feet of back to back street pavement on each side of the divider.

d. Perimeter Wall – The perimeter wall adjoining the street shall be eight (8) feet high using a combination of masonry and decorative metal fencing.

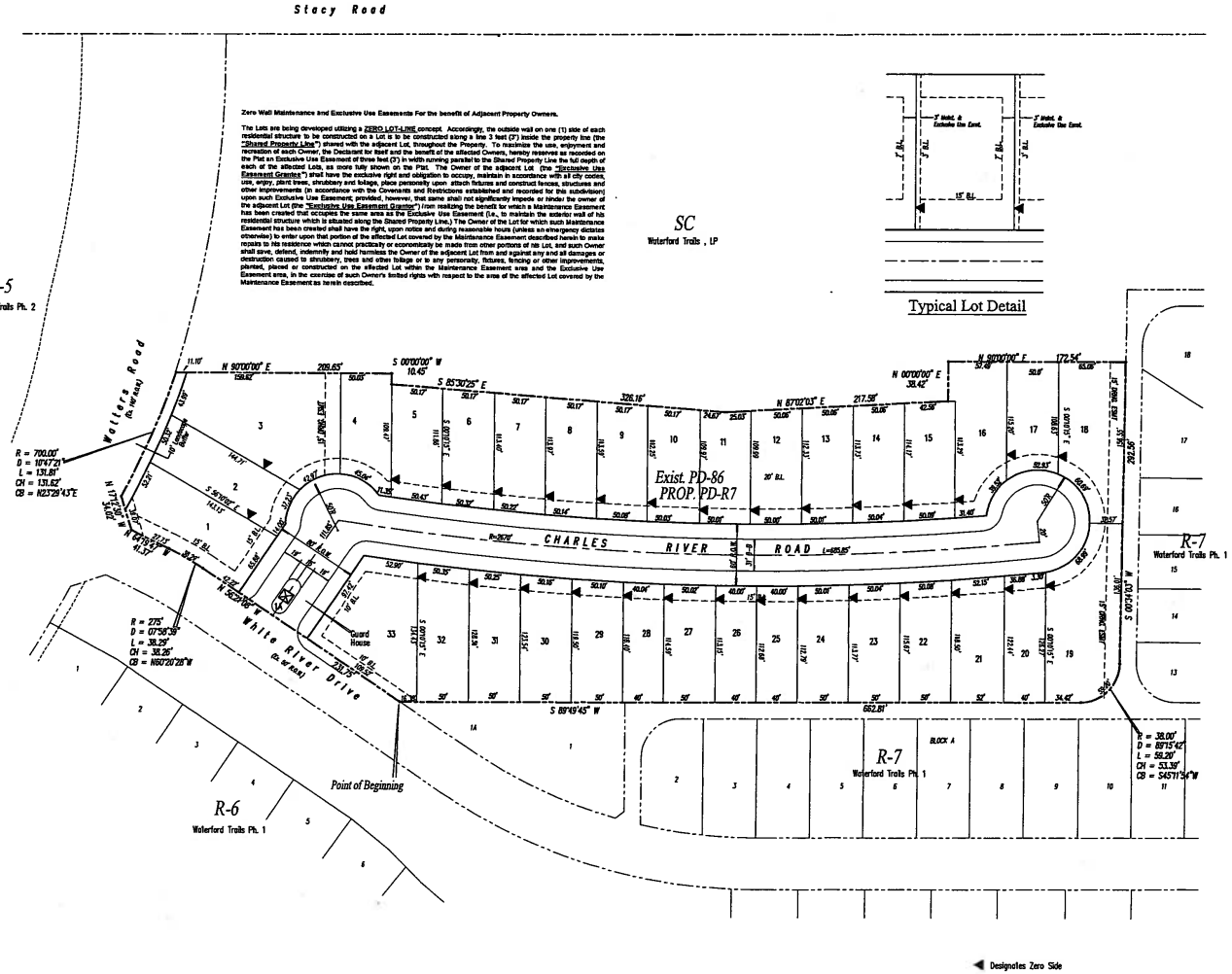
e. Two-Way Street – The minimum width of the two-way street shall be thirty-one (31) feet back to back.

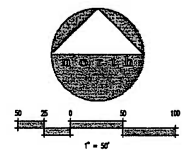
EXHIBIT "C"
CONCEPT PLAN

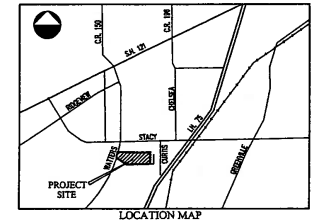
This exhibit is available for view in the City Secretary's Office.

Zero Wall Maintenance and Exclusive Use Easements For the benefit of Adjacent Property Owners.

The Lots are being developed utilizing a ZERO LOT-LINE concept. Accordingly, the outside wall on one (1) side of each residential structure to be constructed on a Lot is to be constructed along a line 3 feet (3') inside the property line (the "Shared Property Line") shared with the adjacent Lot, throughout the Property. To maximize the use, enjoyment and recreation of each Owner, the Declarant for itself and the benefit of the affected Owners, hereby reserves as recorded on the Plat an Exclusive Use Easement of three feet (3') in width running parallel to the Shared Property Line the full depth of each of the affected Lots, as more fully shown on the Plat. The Owner of the adjacent Lot (the "Exclusive Use Easement Grantee") shall have the exclusive right and obligation to occupy, maintain in accordance with all city codes, use, enjoy, plant trees, shrubbery and foliage, place personally upon attach fixtures and construct fences, structures and other improvements (in accordance with the Covenants and Restrictions established and recorded for this subdivision) upon such Exclusive Use Easement, provided, however, that same shall not significantly impede or hinder the owner of the adjacent Lot (the "Exclusive Use Easement Grantor") from realizing the benefit for which a Maintenance Easement has been created that occupies the same area as the Exclusive Use Easement (i.e., to maintain the exterior wall of his residential structure which is situated along the Shared Property Line.) The Owner of the Lot for which such Maintenance Easement has been created shall have the right, upon notice and during reasonable hours (unless an emergency dictates otherwise) to enter upon that portion of the affected Lot covered by the Maintenance Easement described herein to make repairs to his residence which cannot practicably or economically be made from other portions of his Lot, and such Owner shall save, defend, indemnify and hold harmless the Owner of the adjacent Lot from and against any and all damages or destruction caused to shrubbery, trees and other foliage or to any personalty, fixtures, fencing or other improvements, planted, placed or constructed on the affected Lot within the Maintenance Easement area and the Exclusive Use Easement area, in the exercise of such Owner's limited rights with respect to the area of the affected Lot covered by the Maintenance Easement as herein described.







LOCATION MAP

ZONING EXHIBIT

A tract or parcel of land situated in the John Fyke Survey, Abstract 325, in the City of Allen, Collin County, Texas, being part of the called 83.403 acres tract described in the deed to Waterford Trails LP recorded in Document No. 2000-0025386 in Volume 4634 Page 0380 in the Collin County Deed Records (CCDR), and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with Multi-Jobson cap on the north right-of-way line of White River Drive (50' wide right-of-way) being the northwest corner of Lot 1A Block A of "Waterford Trails Phase 1", an addition to the City of Allen recorded in Cabinet H Page 477 in the Collin County Plat Records;

THENCE Westerly along the north line of White River Drive the following:

THENCE North 39°21'08" West, 231.75 feet;

THENCE an arc distance of 38.26 feet along a tangent curve to the left with a radius of 275.00 feet, a central angle of 7°56'39", the chord of which bears North 60°20'28" West 38.23 feet;

THENCE North 64°19'47" West, 41.37 feet;

THENCE North 17°12'30" West, 34.02 feet along the diagonal corner clip at the intersection of the north line of White River Drive and the east line of Watters Road (a variable width right-of-way) as described in said "Waterford Trails Phase 1";

THENCE Northerly an arc distance of 131.81 feet along the east line of Watters Road and along a non-tangent curve to the left with a radius of 700.00 feet, a central angle of 10°47'21", the chord of which bears North 23°29'43" East 131.62 feet;

THENCE North 90°00'00" East, 209.65 feet;

THENCE South 00°00'00" West, 10.45 feet;

THENCE South 85°30'25" East, 328.16 feet;

THENCE North 87°02'03" East, 217.58 feet;

THENCE North 00°00'00" East, 38.42 feet;

THENCE North 90°00'00" East 172.54 feet;

THENCE Southerly and Westerly along the the west and north side of said "Waterford Trails Phase 1" the following:

THENCE South 00°34'03" West, 292.58 feet;

THENCE Southwesterly an arc distance of 59.20 feet along a tangent curve to the right with a radius of 38.00 feet, a central angle of 89°15'42", the chord of which bears South 45°11'54" West 53.39 feet;

THENCE South 89°48'45" West, 662.81 feet to the POINT OF BEGINNING and CONTAINING 268,728 square feet or 6.1821 acres of land, more or less.

Existing Zoning PD 86 for SC Commercial
PROPOSED LAND USE DATA

Prop. Zoning	PD-R-7
Min. Lot Size	4,000 S.F.
Min. Lot Size Width @ B.L.	40 feet
Min. Lot Depth	NA
Min. Front Yard	15 feet
Min. Setback to Garage Door	20 feet
Min. Rear Yard	10 feet
Min. Side Yard	3 feet & 7 feet
Min. Side Yard (Adj. to Street)	10 feet
Max. Building Height (2.5 Stories)	35 feet
Min. R.O.W. Width	60 feet
Density	5.33 DU/Ac.

Back edge of sidewalk along street to be constructed on property line.
Plant 4-1/2" front yard trees between sidewalk and curb with a root barrier.
Guard house to be built in center divider with setbacks to curb of 2 feet.

Exhibit "C"
Conceptual Plan

Cambridge at Watters Crossing

6.19 Ac. tract of land situated in the John Fyke Survey
Abstract No. 325, in the City of Allen, Collin County, Texas

Owner:
WATERFORD TRAILS, LP
Contact: Michael Jackson
600 N. Pearl, S. 650
Dallas, Texas 75201
(214) 8800-8600

Developer:
SPYGLASS EQUITIES
Contact: Paul M. Jackson
8333 Douglas Ave., S 950
Dallas, Texas 75225
(214) 365-4848

Engineer - Surveyor:
C&P ENGINEERING, LTD.
Contact: Grant Woodfin
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
(972) 644-2800

Feb. 5, 2007 | Job No. 05098 | Sheet 1 of 1

CITY OF ALLEN

NOTICE OF PUBLIC HEARING TO PROPERTY OWNER WITHIN 200 FEET OF PROPERTY SUBJECT TO PROPOSED ZONING CHANGE ZONING CASE Z-9/25/09-78 (Watters Village)

The Allen Planning & Zoning Commission will conduct a public hearing on December 15, 2009 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 8.8314± acres situated in the John Fike Survey, Waterford Trails, City of Allen, Collin County, Texas; located at the southeast corner of Watters Road and Stacy Road.

  CURRENT ZONING: The property is currently zoned Tract 1 of PD Planned Development No. 86 for SC Shopping Center uses.

  REQUESTED ZONING: The request is to amend PD Planned Development No. 86 to revise the Concept Plan.

According to the current Collin County tax records, you are the owner of property within 200 feet of the property which is the subject of the proposed zoning change case. The meeting shown above is open to the public, and you will have the right to speak for or against the proposed zoning change during the public hearing portion of the meeting. You may also register your opinion by returning this form to the Department of Planning & Development, 305 Century Parkway, Allen Texas, 75013 or by fax at (214) 509-4179.

The Planning & Zoning Commission forwards its recommendations for any zoning change to the City Council after conducting a public hearing. Cases recommended for approval are automatically scheduled for a public hearing before the City Council. Cases recommended for denial may be appealed by the applicant within thirty (30) days. At that time a hearing will be scheduled before the City Council.

You may contact the Planning Department, 305 Century Parkway, Allen, Texas, 75013 for additional information, or contact Helen-Eve Liebman by phone at 214-509-4172 or by e-mail at hliebman@cityofallen.org

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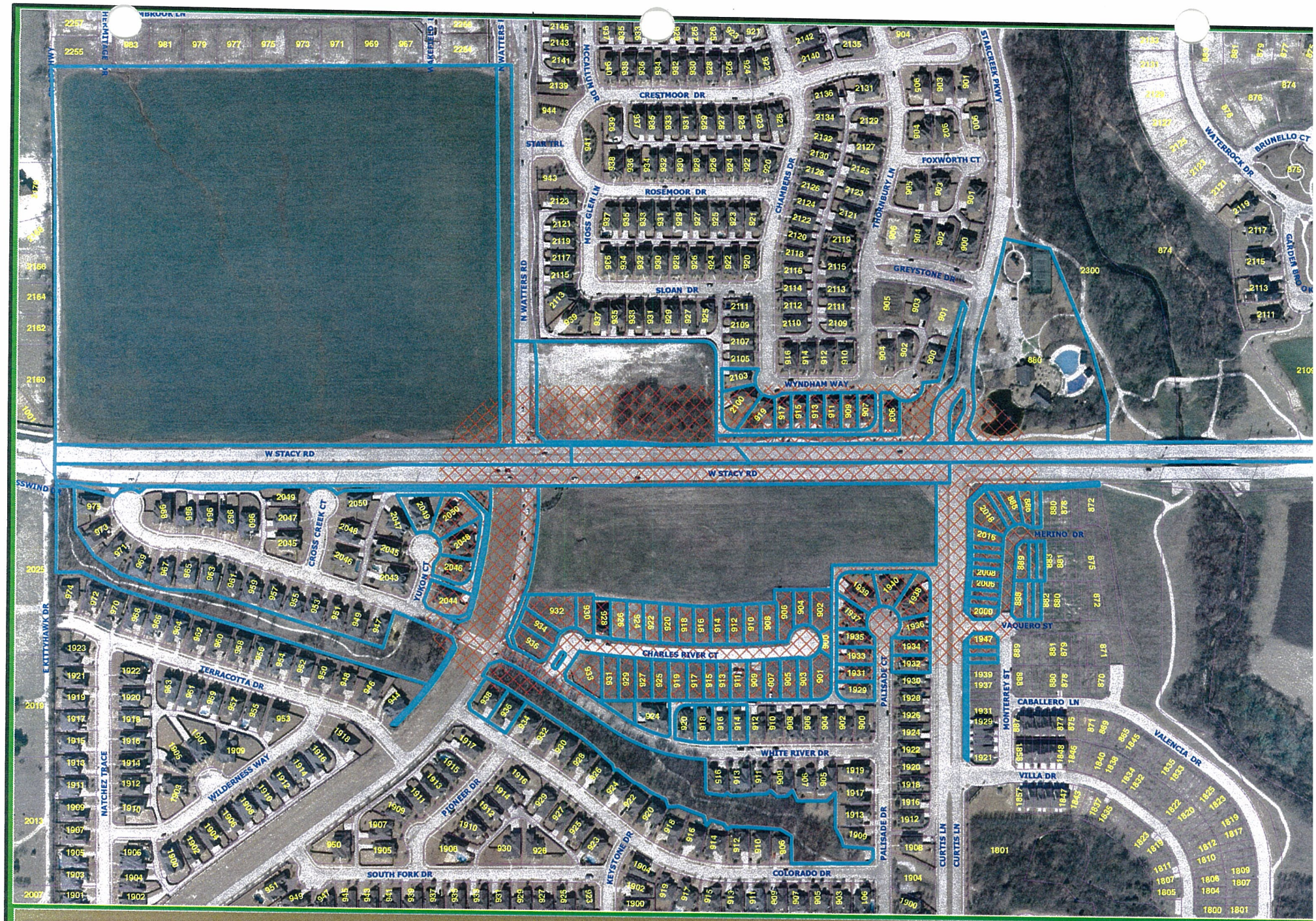

CITY OF ALLEN

WATTERS VILLAGE
Abstract No. 325
Property Ownership Notification

Map Legend

- Railroad
- City Limit
- Property Boundary

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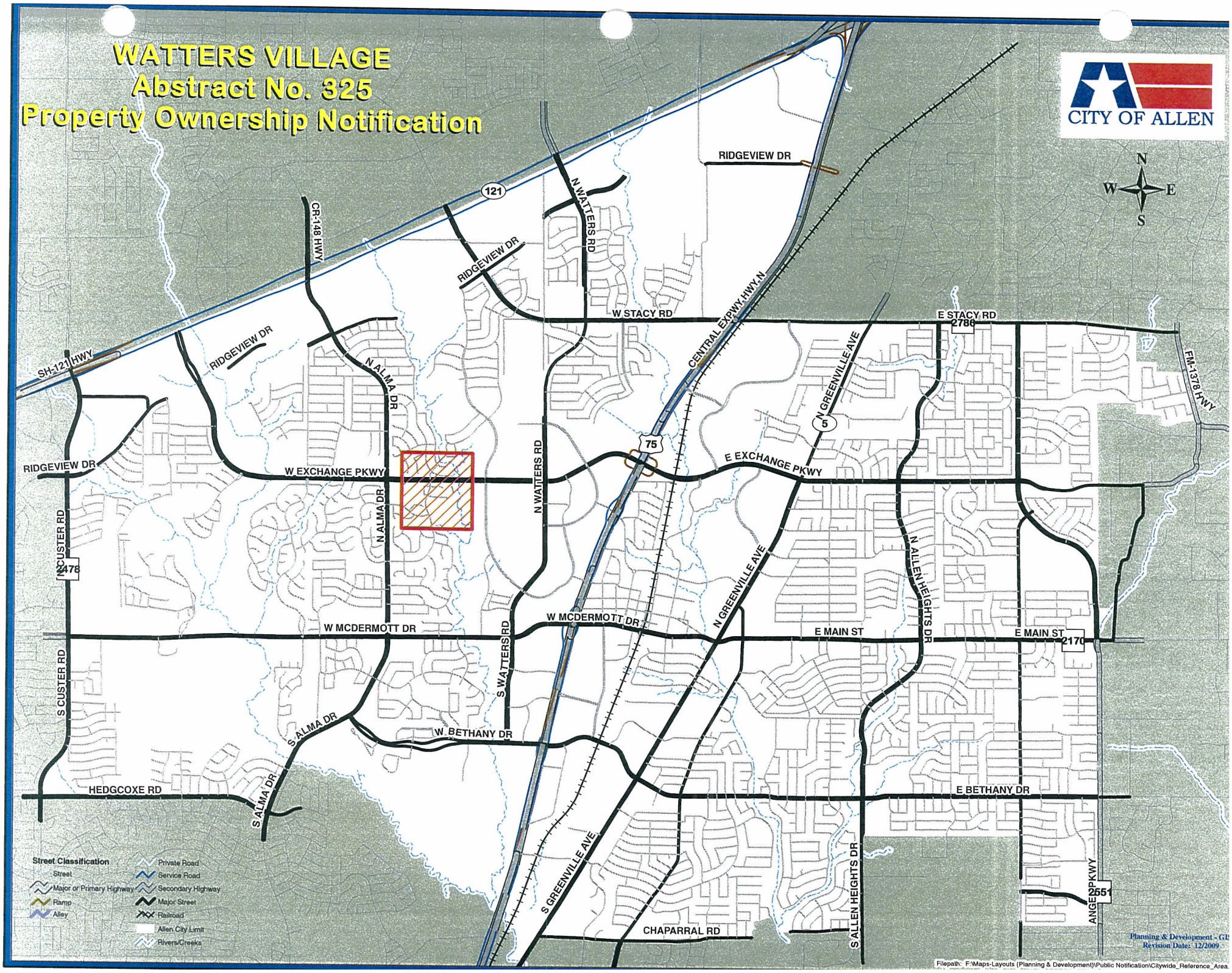
Planning & Development - GIS
Revision Date: 12/2009

LOCATOR MAP

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