



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 16, 2013 – 7:00 P.M.
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the June 25, 2013 and July 9, 2013 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 June 18, 2013 regular meeting.
3. Receive the Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a Final Plat for Belmont, City of Allen, Collin County, Texas. The property is 9.858± acres and located south of Stacy Road and east of Angel Parkway. (Belmont) [FP-6/5/13-45]
5. Final Plat – Consider a Final Plat for Cypress Meadows, Phase 1, City of Allen, Collin County, Texas. The property is 44.6± acres and located approximately 930 feet north of McDermott Drive and in between Custer Road and Shallowater Drive. (Cypress Meadows, Phase 1) [FP-6/21/13-52]
6. Final Plat – Consider a Final Plat for Fall Creek, Phase 2, City of Allen, Collin County, Texas. The property is 15.128± acres and located south of Ridgeview Drive and northeast of Exchange Parkway. (Fall Creek, Phase 2) [FP-6/10/13-49]

Regular Agenda

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, July 12, 2013, 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 6/25/13 City Council Meeting

There was one item taken to the June 25, 2013 City Council meeting for consideration:

- A request to adopt an Ordinance to amend Specific Use Permit SUP No. 133, for Crossfit Ammo, to expand the property subject to SUP No. 133 and commonly known as 1201 E. Main Street, Suite 220 and 230, was approved.

Director's Report from 7/9/13 City Council Meeting

There were no items taken to the July 9, 2013 City Council meeting for consideration.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
June 18, 2013**

ATTENDANCE:

Commissioners Present:

Robert Wendland, Chairman
Jeff Cocking, 1st Vice Chair
Shirley Mangrum, 2nd Vice Chair
Barbara McNutt
John Ogrizovich
Steven Platt, Jr.
Ben Trahan

Commissioners Absent:

None

City Staff Present:

Ogden “Bo” Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
David Dodd, City Attorney

Call to Order and Announce a Quorum is Present:

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

Director’s Report

1. Action taken on the Planning & Zoning Commission items by City Council at the June 11, 2013 regular meeting.

Consent Agenda

2. Approve minutes from the June 4, 2013 regular meeting.
3. Consider a 60-day extension for recording the Final Plat approved for Lots 1, 2X, & 3X, Block A, Ablon at Twin Creeks, Phase I, being 15.5677± acres located north of Exchange Parkway and west of Bray Central Drive. (Ablon at Twin Creeks Phase 1) [FP-3/1/13-15]
4. Final Plat – Consider a Final Plat for Cumberland Crossing V, City of Allen, Collin County, Texas. The property is located north of Exchange Parkway and west of Twin Creeks Drive. (Cumberland Crossing Phase V) [FP-5/20/13-37]

Motion: Upon a motion by Commissioner Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

Regular Agenda

Agenda Item #5 Combination Plat – Consider a Combination Plat for Lots 1 & 2, Block A, Ridgeview Village Retail Addition, City of Allen, Collin County, Texas. The property is located at the northeast corner of Watters Road and Ridgeview Drive. (Ridgeview Village Retail Addition) [FP-5/6/13-33]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located east of Watters Road and north of Ridgeview Drive. The surrounding properties are zoned Planned Development No. 92 for Shopping Center (SC).

The Combination Plat is 4.32± acres and is zoned Planned Development No. 92 Shopping Center (SC). The plat shows two (2) lots. Platting is the last step in the development process for the development of Lot 1.

There are two access points into the site and are both located on Watters Road. A deceleration lane will be constructed at the southern access point with the development of Lot 1. The plat also shows various firelane, drainage, sewer, and utility easements.

The Combination Plat has been reviewed by the Technical Review Committee and meets the combined Preliminary and Final Plat standards of the Allen Land Development Code.

Staff recommended approval of the request.

Motion: Upon a motion by 2nd Vice Chair Mangrum, and a second by Commissioner McNutt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for Lots 1 & 2, Block A, Ridgeview Village Retail Addition.

The motion carried.

Agenda Item #6 Public Hearing – Conduct a Public Hearing and consider a request to amend Specific Use Permit SUP No. 133 for a Gymnastics and Sports Training Facility use to expand the property subject to SUP No. 133 to include 1201 E. Main Street, Suite 230. The property is Lot 1, Block A, Allen Heights Shopping Center; and commonly known as 1201 E. Main Street, Suite 220 and 230, City of Allen, Collin County, Texas. (Crossfit Ammo – SUP Amendment) [SUP-5/28/13-41]

Tiffany McLeod, Senior Planner, presented to the Commission. The property is located north of Main Street and west of Allen Heights. The property to the north is zoned Planned Development PD No. 1 for Single Family Residential (R-6). The property to the west is zoned Light Commercial (LC). The property to the south, across Main Street, is zoned Planned Development PD No. 33 Shopping Center

(SC). The property to the east, across Allen Heights, is zoned Planned Development PD No.1 for Local Retail (LR).

In February of 2013, Crossfit Ammo was granted Specific Use Permit (SUP) No. 133. This SUP was for 1201 E. Main, Suite 220 and encompassed 1,870 square feet of leasable space. The applicant would like to expand their operation into Suite 230. The combined total square footage will be 3,970 square feet of leasable space. The use will continue as a Gymnastics and Sports Training Facility.

There are no proposed changes to the exterior of the building. The required parking for this use is already provided for on the site.

Staff recommended approval of the request.

Chairman Wendland opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

Motion: **Upon a motion by Commissioner Trahan, and a second by 2nd Vice Chair Mangrum, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend Specific Use Permit SUP No. 133 for a Gymnastics and Sports Training Facility use to expand the property subject to SUP No. 133 to include 1201 E. Main Street, Suite 230.**

The motion carried.

Adjournment

Upon acclamation, the meeting adjourned at 7:11 p.m.

These minutes approved this _____ day of _____ 2013.

Robert Wendland, Chairman

Shelby Griffin, Planner

Director's Report from 6/11/13 City Council Meeting

There were three items taken to the June 11, 2013 City Council meeting for consideration:

- A request to adopt an Ordinance granting a change in zoning for a 9.17± acre tract of land known as Lot 3, Block A, Texet Addition, located west of Greenville Avenue and north of Ridgemont Drive, from Light Industrial (LI) to Heavy Industrial (HI) was approved.
- A request to adopt an Ordinance to change the zoning of Lot 2, Block A, Auburn Springs Phase One, located east of Angel Parkway and approximately 600 feet north of Main Street, from Single Family Residential (R-7) to Community Facilities (CF) was approved.
- A request to amend various sections of Allen Land Development Code, including Section 4.10.6 "Residential Accessory Use Regulations"; adding a new Section 6.06.12 "Veterinary hospital, clinic or animal boarding facility" and making related amendments to Section 6.06; amending Section 8.13.11 "Stormwater detention facilities"; amending Appendix F "Standard Construction Details: Paving," Appendix G "Storm Drainage and TxDOT Details," and Appendix H "Water Lines and Sanitary Sewer"; amending the definition of "veterinary hospital or clinic" in Appendix A "Definitions"; and amending Section 4.20.2 "Schedule of principal uses," and Section 4.20.4 "Schedule of principal uses central business district" was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 16, 2013

SUBJECT: Capital Improvement Program (CIP) Status Report

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: None

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

STAFF RECOMMENDATION

N/A

MOTION

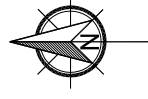
N/A

ATTACHMENTS

CIP Progress Report through June 2013
CIP Map through June 2013

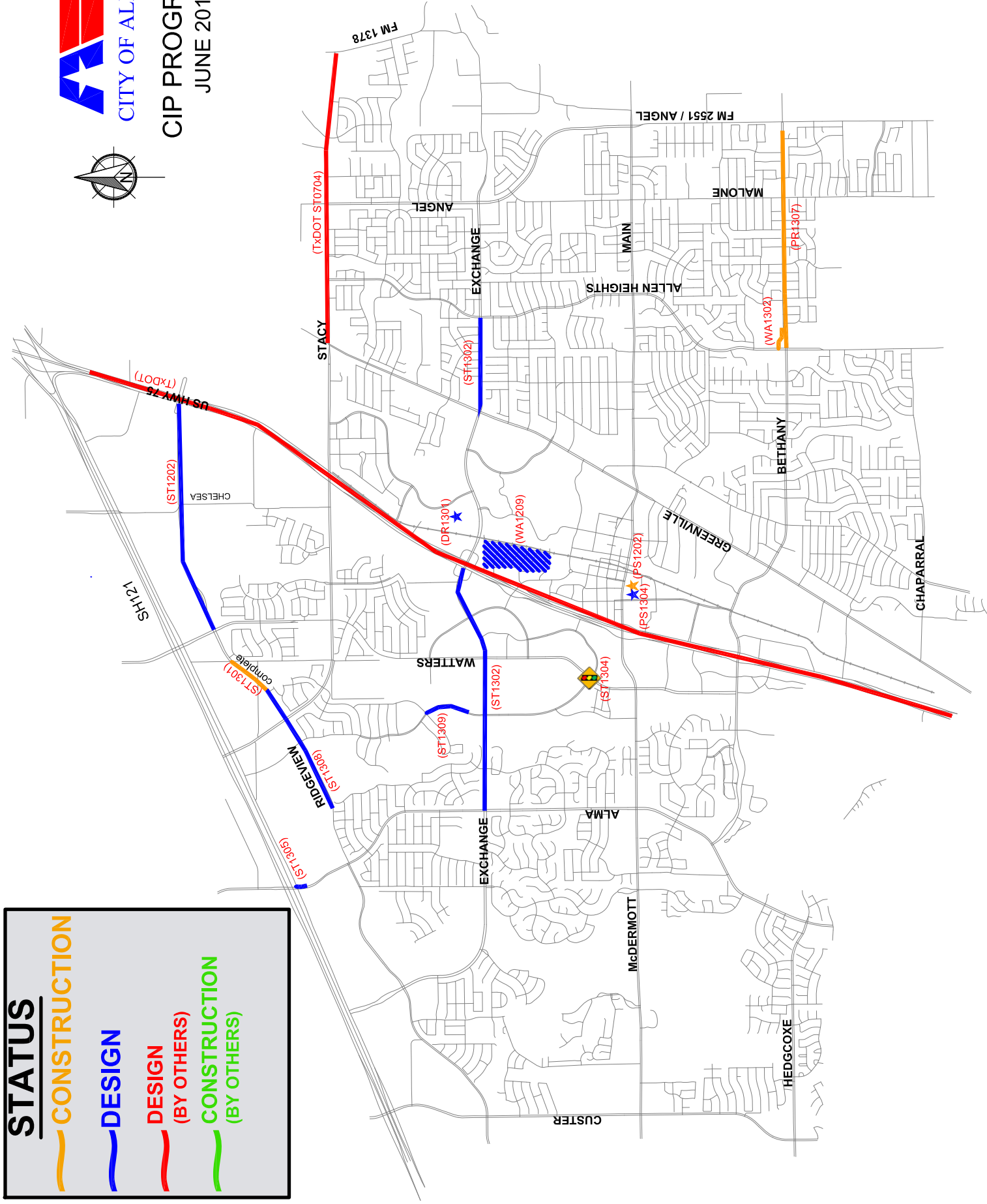
ENGINEERING CIP PROGRESS REPORT - THROUGH JUNE 2013

	PROJECT		STATUS / COMMENTS
FACILITIES	1	MCPAR Chiller Replacement	PS1203 EEC Enviro Service Co., LLC was awarded the contract. Chiller installation scheduled for Saturday and Sunday, June 29th and 30th pending delivery. Project completion is anticipated for mid- July 2013 .
	2	PD Remodel	PS1202 We have achieved substantial completion and are working on the punch-list. Completion and close out should occur first week of August, 2013 .
	3	MCPAR Voting Room Remodel	PS1304 Criterion Construction awarded. Includes lighting, ceiling tile/insulation, carpet/base, paint, door touch-up and stain, and window coverings. Project will begin on July 15th and completed by August 1, 2013 .
ROADS	4	2013 Street and Alley Rehabilitation Project	ST1305 Street, alley, accessibility, and sidewalk improvements. Includes construction of a right turn lane at Alma/SH 121. Construction anticipated to begin Summer 2013 .
	5	Bethany Landscaping (Allen Heights - FM 2551)	PR1307 Completion originally anticipated July 2013 . Bethany waterline improvements will extend this timeframe to August 2013 .
	6	Bray Central Widening	ST1309 Partnering opportunity with developer and school district to widen Bray Central and construct roundabout at Bossy Boots. The AISD and developer have executed the agreements. The City Council will consider the agreements at the July 9th meeting. Design will begin in July. Construction anticipated Fall 2013 .
	7	Exchange Parkway (Alma - Allen Heights) Ph 1	ST1302 Addition of 2 lanes. Design anticipated Spring 2013. RTR funding received May 2013. Construction anticipated Fall 2013 .
	8	Ridgeview Drive (Watters - US75)	ST1202 No formal construction schedule. Awaiting development needs in this area.
	9	Ridgeview Drive (Stacy - Watters) Ph 1	ST1301 Construction of 4-lane paving section to connect gap between Cottonwood Creek Baptist Church and Lifetime Fitness. Substantially Complete .
	10	Ridgeview Drive (Alma-Stacy) Ph 1	ST1308 Roadway connection through the Bush/Elkin and Johnson properties. Design contract for 4-lanes and 6-lane bridge Spring 2013. Construction anticipated Spring 2014 .
	11	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 TxDOT project in design. ROW acquisition and utility relocation underway. Anticipate a letting date of December 2014, with construction starting in Spring 2015 .
UTILITIES	12	US 75 Widening	TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Anticipate a letting date of October or December 2013, with construction starting in Spring 2014 .
	13	Allen Heights - Bethany Water Line Repair	WA1302 Design is complete for a bypass line to repair the existing 24" water line on Bethany. Construction has begun and is anticipated to continue through the Summer . Construction will impact traffic.
	14	Whis-Lynge Water/SS Replacement	WA1209 Water and sanitary sewer improvements. Design has begun with BW2 Engineers, Inc. Anticipated construction in Summer 2013 .
MISC.	15	Allen Old Stone Dam Gabion Repair	DR1301 Repair of existing gabion walls. Design is anticipated to be complete summer 2013. Construction anticipated when CDC funding is disbursed.
	16	Signal - Watters/Bray Central	ST1304 Traffic Operations Study for the intersection is complete. Options were evaluated and staff has received a proposal and agreement for the design which will be approved by July 5th and design will begin on July 8th. The design will be complete in August and construction is anticipated to occur by October 2013.



STATUS

- CONSTRUCTION
- DESIGN
- DESIGN (BY OTHERS)
- CONSTRUCTION (BY OTHERS)



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 16, 2013

SUBJECT: Consider a Final Plat for Belmont, City of Allen, Collin County, Texas. The property is 9.858± acres and located south of Stacy Road and east of Angel Parkway. (Belmont) [FP-6/5/13-45]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD No. 61 – Approved July, 1997
PD No. 61 – Amended October, 2002
PD No. 61 – Amended January, 2013
Preliminary Plat – Approved February, 2013

BACKGROUND

The property is located south of Stacy Road; between Angel Parkway and Goodman Drive. The property is currently zoned Planned Development No. 61 Single Family Residential (R-6). The property to the east (across Goodman Drive) is zoned Single Family Residential (R-3). The property to the west (across Angel Parkway) is zoned Planned Development No. 69 Shopping Center (SC) and Single Family Residential (SF). The property to the south is zoned Planned Development No. 61 Single Family Residential (SF). The property to the north is zoned Planned Development No. 61 Shopping Center (SC).

The Final Plat is 9.858± acres and shows 32 residential lots, 5 open space lots, and 1 detention pond lot. There are two access points into Belmont. One access point off of Angel Parkway and one access point is off of Goodman Drive. The plat also shows various easements necessary to develop the site.

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

STAFF RECOMMENDATION

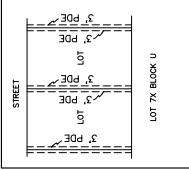
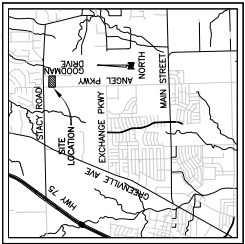
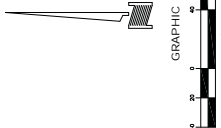
Approval

MOTION

I make a motion to approve the Final Plat for Belmont.

ATTACHMENTS

Final Plat



FRONT ENTRY (TYPICAL)

LEGEND

- SEE = SANITARY SEWER EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- PAE = PUBLIC ACCESS EASEMENT
- UE = UTILITY EASEMENT
- MAE = MAINTENANCE EASEMENT TO BE MAINTAINED BY THE HOA
- BL = BUILDING LINE
- LE = LANDSCAPE EASEMENT
- TE = TRAIL EASEMENT
- POE = PRIVATE EASEMENT
- POE = PRIVATE FINISHED FLOOR ELEVATION
- MFF = MINIMUM FINISHED FLOOR ELEVATION
- HOA = HOME OWNERS ASSOCIATION
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- M.A.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- C&M = CONTROL MONUMENT
- 0 = STAMPED "DAA" (UNLESS NOTED OTHERWISE)
- 1/2" = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP
- 50' = 10'10" TRANSFORMER & UTILITY EASEMENT "TUE"
- ▲ = DENOTES STREET NAME CHANGE
- ◊ = EASEMENT TO BE ABANDONED BY THIS PLAT

BENCHMARKS:

- CITY OF ALLEN MONUMENT #1: 3-1/2" ALUMINUM DISK SET IN CONCRETE IN WEST END OF BRIDGE MEDIAN, LOCATED APPROXIMATELY 1200' EAST OF THE INTERSECTION OF CURTIS LANE AND STACY ROAD. ELEVATION = 661.74 (HOLD)
- CITY OF ALLEN MONUMENT #2: 3-1/2" ALUMINUM DISK SET IN NORTHWEST CORNER OF LOT 1, BLOCK 1, SUBDIVISION 200' NORTH OF THE INTERSECTION OF RIO GRANDE DRIVE AND ALMA DRIVE. ELEVATION = 692.80' (PLAN) 692.85' (FIELD)

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S45°10'15"W	38.97'
T2	N44°09'51"E	31.11'
T3	S47°53'57"E	22.05'
T4	S38°23'13"W	20.00'
T5	N77°29'31"E	20.00'
T6	N58°42'28"W	20.00'

ROADWAY CURVE TABLE		
CURVE	DELTA	RADIUS TANGENT LENGTH CHORD
C1	50°08'25"	150.00' 70.38' 134.67' 84773.78' 27.42'
C2	50°09'40"	250.00' 117.27' 219.37' 84770.99' 22.34'
C3	90°00'00"	45.00' 45.00' 70.89' 84750.00' 13.64'

LOT CURVE TABLE		
CURVE	DELTA	RADIUS TANGENT LENGTH CHORD
C4	18°01'00"	50.00' 23.93' 130.37' 83739.09' 84.45'
C5	60°01'00"	50.00' 28.97' 52.97' 83739.09' 80.13'
C6	78°18'42"	15.50' 12.38' 20.64' 58251.54' 19.37'
C7	14°38'00"	240.00' 30.80' 61.36' 58315.42' 61.37'

PLAT NOTES:

- BASE OF BEARING DERIVED FROM TEXAS STATE PLANE COORDINATES, NAD83 (CORS), NORTH
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP
- STAMPED "DAA" = STAMPED DEED RECORDS, COLLIN COUNTY, TEXAS
- OTHER SPACE IN 3X, 6X, 12X, 18X, 24X, 30X, 36X, 42X, 48X, 54X, 60X, 66X, 72X, 78X, 84X, 90X, 96X, 102X, 108X, 114X, 120X, 126X, 132X, 138X, 144X, 150X, 156X, 162X, 168X, 174X, 180X, 186X, 192X, 198X, 204X, 210X, 216X, 222X, 228X, 234X, 240X, 246X, 252X, 258X, 264X, 270X, 276X, 282X, 288X, 294X, 300X, 306X, 312X, 318X, 324X, 330X, 336X, 342X, 348X, 354X, 360X, 366X, 372X, 378X, 384X, 390X, 396X, 402X, 408X, 414X, 420X, 426X, 432X, 438X, 444X, 450X, 456X, 462X, 468X, 474X, 480X, 486X, 492X, 498X, 504X, 510X, 516X, 522X, 528X, 534X, 540X, 546X, 552X, 558X, 564X, 570X, 576X, 582X, 588X, 594X, 600X, 606X, 612X, 618X, 624X, 630X, 636X, 642X, 648X, 654X, 660X, 666X, 672X, 678X, 684X, 690X, 696X, 702X, 708X, 714X, 720X, 726X, 732X, 738X, 744X, 750X, 756X, 762X, 768X, 774X, 780X, 786X, 792X, 798X, 804X, 810X, 816X, 822X, 828X, 834X, 840X, 846X, 852X, 858X, 864X, 870X, 876X, 882X, 888X, 894X, 900X, 906X, 912X, 918X, 924X, 930X, 936X, 942X, 948X, 954X, 960X, 966X, 972X, 978X, 984X, 990X, 996X, 1002X, 1008X, 1014X, 1020X, 1026X, 1032X, 1038X, 1044X, 1050X, 1056X, 1062X, 1068X, 1074X, 1080X, 1086X, 1092X, 1098X, 1104X, 1110X, 1116X, 1122X, 1128X, 1134X, 1140X, 1146X, 1152X, 1158X, 1164X, 1170X, 1176X, 1182X, 1188X, 1194X, 1200X, 1206X, 1212X, 1218X, 1224X, 1230X, 1236X, 1242X, 1248X, 1254X, 1260X, 1266X, 1272X, 1278X, 1284X, 1290X, 1296X, 1302X, 1308X, 1314X, 1320X, 1326X, 1332X, 1338X, 1344X, 1350X, 1356X, 1362X, 1368X, 1374X, 1380X, 1386X, 1392X, 1398X, 1404X, 1410X, 1416X, 1422X, 1428X, 1434X, 1440X, 1446X, 1452X, 1458X, 1464X, 1470X, 1476X, 1482X, 1488X, 1494X, 1500X, 1506X, 1512X, 1518X, 1524X, 1530X, 1536X, 1542X, 1548X, 1554X, 1560X, 1566X, 1572X, 1578X, 1584X, 1590X, 1596X, 1602X, 1608X, 1614X, 1620X, 1626X, 1632X, 1638X, 1644X, 1650X, 1656X, 1662X, 1668X, 1674X, 1680X, 1686X, 1692X, 1698X, 1704X, 1710X, 1716X, 1722X, 1728X, 1734X, 1740X, 1746X, 1752X, 1758X, 1764X, 1770X, 1776X, 1782X, 1788X, 1794X, 1800X, 1806X, 1812X, 1818X, 1824X, 1830X, 1836X, 1842X, 1848X, 1854X, 1860X, 1866X, 1872X, 1878X, 1884X, 1890X, 1896X, 1902X, 1908X, 1914X, 1920X, 1926X, 1932X, 1938X, 1944X, 1950X, 1956X, 1962X, 1968X, 1974X, 1980X, 1986X, 1992X, 1998X, 2004X, 2010X, 2016X, 2022X, 2028X, 2034X, 2040X, 2046X, 2052X, 2058X, 2064X, 2070X, 2076X, 2082X, 2088X, 2094X, 2100X, 2106X, 2112X, 2118X, 2124X, 2130X, 2136X, 2142X, 2148X, 2154X, 2160X, 2166X, 2172X, 2178X, 2184X, 2190X, 2196X, 2202X, 2208X, 2214X, 2220X, 2226X, 2232X, 2238X, 2244X, 2250X, 2256X, 2262X, 2268X, 2274X, 2280X, 2286X, 2292X, 2298X, 2304X, 2310X, 2316X, 2322X, 2328X, 2334X, 2340X, 2346X, 2352X, 2358X, 2364X, 2370X, 2376X, 2382X, 2388X, 2394X, 2400X, 2406X, 2412X, 2418X, 2424X, 2430X, 2436X, 2442X, 2448X, 2454X, 2460X, 2466X, 2472X, 2478X, 2484X, 2490X, 2496X, 2502X, 2508X, 2514X, 2520X, 2526X, 2532X, 2538X, 2544X, 2550X, 2556X, 2562X, 2568X, 2574X, 2580X, 2586X, 2592X, 2598X, 2604X, 2610X, 2616X, 2622X, 2628X, 2634X, 2640X, 2646X, 2652X, 2658X, 2664X, 2670X, 2676X, 2682X, 2688X, 2694X, 2700X, 2706X, 2712X, 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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: July 16, 2013

SUBJECT: Consider a Final Plat for Cypress Meadows, Phase 1, City of Allen, Collin County, Texas. The property is 44.6± acres and located approximately 930 feet north of McDermott Drive and in between Custer Road and Shallowater Drive. (Cypress Meadows, Phase 1) [FP-6/21/13-52]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 112 Approved – March, 2013
Preliminary Plat Approved – May, 2013

BACKGROUND

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

The Final Plat is for the first of two phases for Cypress Meadows, previously named McDermott Farms. Phase 1 is 44.60± acres and shows 141 residential lots and 11 open space lots. There are two access points into Cypress Meadows, Phase 1. One access point is off of Custer Road. The second access point is located on the southern boundary of the site, off of Shallowater Drive. With the development of Phase 1, Lot 8, Block X will be dedicated to the City of Allen for future park use.

This plat also shows various easements required for the development of the site.

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

STAFF RECOMMENDATION

Approval

MOTION

I make a motion to approve the Final Plat for Cypress Meadows, Phase 1.

ATTACHMENTS

Final Plat



- NOTES:**
- No floodplain exists on the site per FEMA Flood Panel #405030040 dated 6/23/93.
 - See 1991 Ordinance, Chapter 6, Health and Environment; Article III, Solid Waste, Sections 6-8 to 6-10.
 - Comply with all regulations and requirements of V.T.C.A., Administrative Code Title 30, Chapter 344 rules of riprap set forth by the State of Texas; and requirements of the City of Allen, Land Development Code 210.6, and all regulations and requirements set forth by City of Allen Water Conservation and Drought Contingency Emergency Response Plan.
 - Postcard dedication requirement will be met with the payment of 100 shares (\$45/units) to maintain all open spaces and common areas to include lots 1-7, Block X and Lots 9-11, Block X.
 - Block X to be owned and maintained by the City of Allen.
 - No structures, mechanical equipment, pools or pool apparatus are allowed to encroach within any easement, fence, driveway or permit.
 - Driveways shall not be located within 10' of the opening of an inlet.
 - Driveways shall be generally placed on the side of the lot as noted below for each lot listed in order to avoid inlets and

Open Space Area Table	Block *	Area
1	X	0.15
2	X	0.74
3	X	0.50
4	X	0.30
5	X	0.27
6	X	0.32
7	X	0.12
8	X	2.47
9*	X	0.88
10	X	0.31
11	X	0.05

Lot 9, Block X shall be addressed off of Temperance Ave.

FINAL PLAT PHASE 1
CYPRESS MEADOWS

41 RESIDENTIAL LOTS & 11 OPEN SPACE/HOA LOTS (5.92 Ac.)
44.60 ACRES OUT OF THE
J. GOUGH SURVEY ~ ABSTRACT NO. 347
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner
JRO, Choleau, LLC
31 Harvard Avenue, Suite 103
Dallas, Texas 75205
Telephone (214) 453-0629
E-mail: jcholeau@jro.com

SHEET 1 OF 2

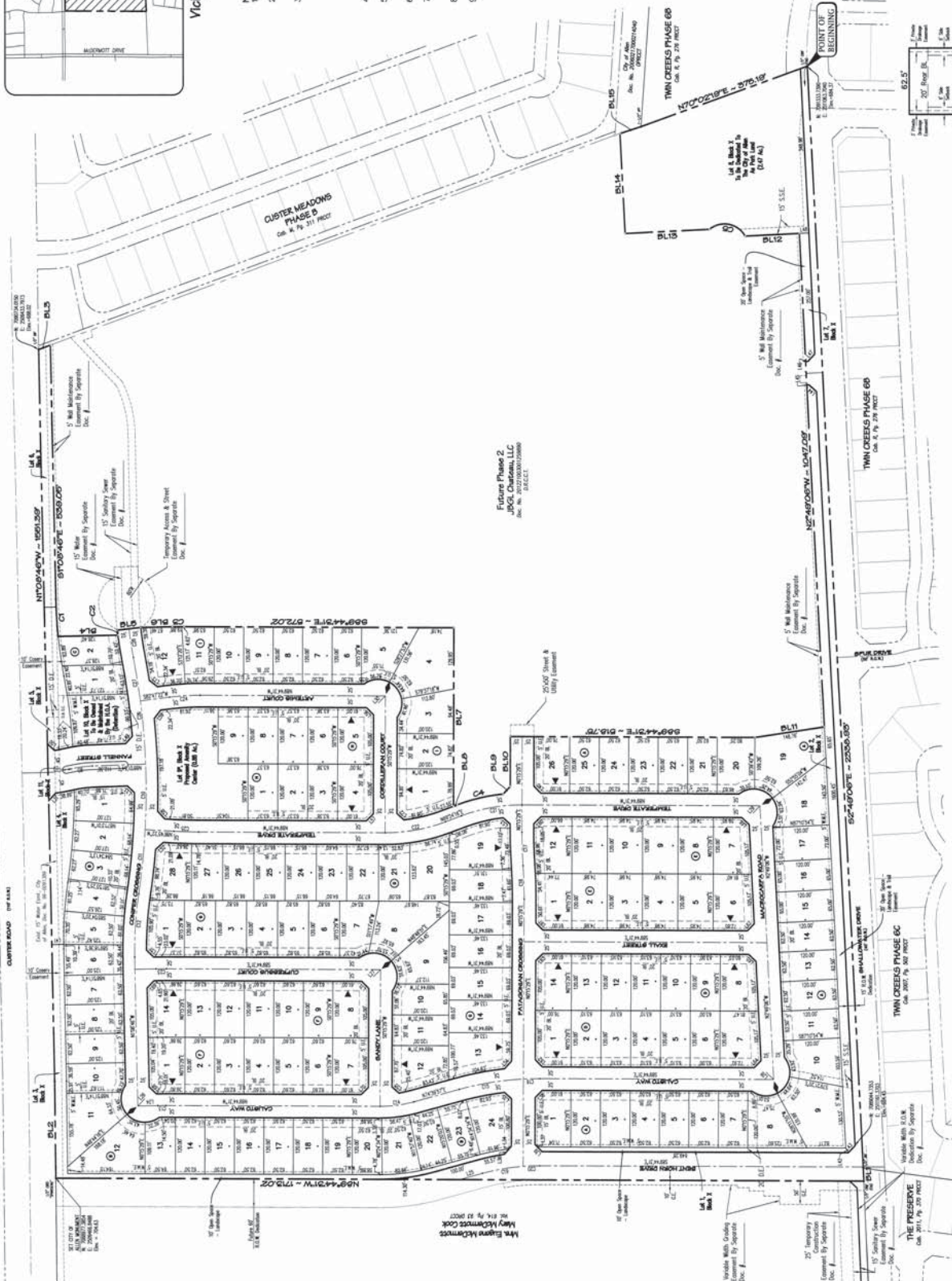


TYPICAL LOT DETAIL

BENCH MARKS:

1. "X" cut on top of the southwest corner of an inlet on the east side of Quarter Parkway S 00°05'04" W a distance of 45.85' from the northwest corner of Cypress Meadows. Elev. = 688.64'
2. "X" cut on top of the southwest corner of an inlet on the east side of Quarter Parkway S 00°58'29" W a distance of 1591.24' from the northwest corner of Cypress Meadows. Elev. = 703.60'

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



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: July 16, 2013

SUBJECT: Consider a Final Plat for Fall Creek, Phase 2, City of Allen, Collin County, Texas. The property is 15.128± acres and located south of Ridgeview Drive and northeast of Exchange Parkway. (Fall Creek, Phase 2) [FP-6/10/13-49]

STAFF RESOURCE: Shelby Griffin
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Preliminary Plat Approved – May, 2011
Final Plat, Phase 1 Approved – September, 2011
Planned Development No. 111 Approved – September, 2012

BACKGROUND

The property is located south of Ridgeview Drive and northeast of Exchange Parkway. The property to the north is zoned Planned Development No. 111 for Single Family Residential (R-5) and across Ridgeview Drive, the property is zoned Corridor Commercial (CC). The property to the south and east is zoned Planned Development PD No. 98 for Single Family Residential (R-4) and Single Family Residential (R-5). The property to the west is zoned Planned Development PD No. 54 for Community Facilities (CF).

The Final Plat is 15.128± acres and shows 43 residential lots and 5 open space lots. The only access point into Fall Creek Phase 2 is through Phase 1 of Fall Creek. With the development of Phase 2 the trail along the east side of Rowlett Creek will be extended north to Ridgeview Drive. The plat also shows various easements necessary to develop the site.

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

STAFF RECOMMENDATION

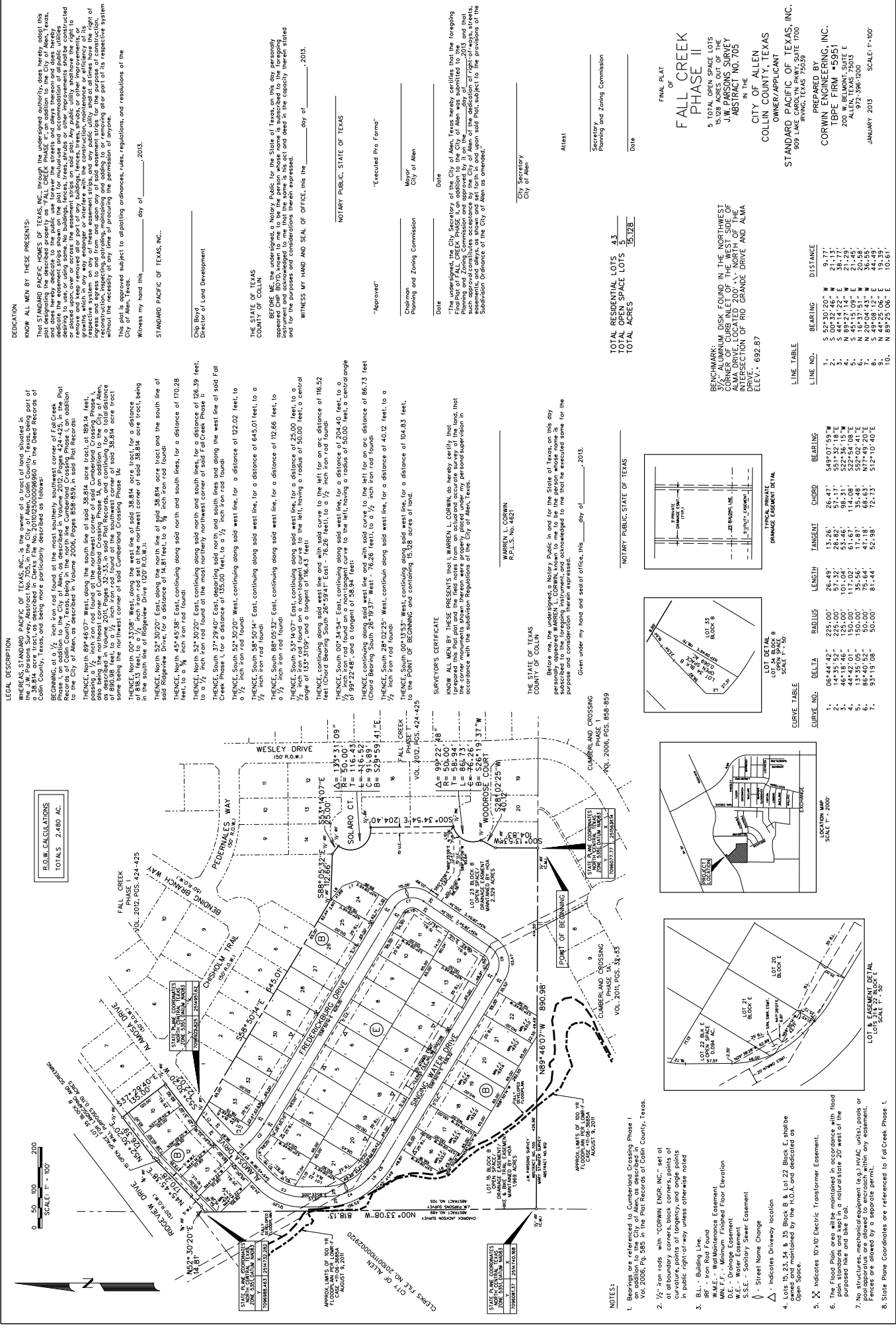
Approval

MOTION

I make a motion to approve the Final Plat for Fall Creek Phase II.

ATTACHMENTS

Final Plat



DEEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That STANDARD PACIFIC HOMES OF TEXAS, INC., through the undersigned authority, does hereby adopt this...

Witness my hand this 01 day of January, 2013.

STANDARD PACIFIC HOMES OF TEXAS, INC.

City of Allen, Texas

THE STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public for the State of Texas, on this day, personally appeared...

WITNESS MY HAND AND SEAL OF OFFICE, this 01 day of January, 2013.

NOTARY PUBLIC, STATE OF TEXAS

"Approved"

"Executed Pro forma"

City of Allen

Date

City Secretary

City of Allen

Attest

Secretary

Planning and Zoning Commission

Date

Attest

Secretary

Planning and Zoning Commission

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City Secretary

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Attest

Secretary

Planning and Zoning Commission

Date

City Secretary