



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, MARCH 4, 2014 – 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 February 11, 2014 and February 25, 2014 regular meetings.

**Consent Agenda** *(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Approve minutes from the February 4, 2014 regular meeting.

**Regular Agenda**

3. Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of PD No. 108, District H to allow an Assisted Living/Memory Care use and adopt a Concept Plan, Landscape Plan and Building Elevations. The property is 5.154± acres of land in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas; located north of Exchange Parkway and east of Bossy Boots Drive. (Z-1/27/14-6) [Twin Creeks Assisted Living]

**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, February 28, 2014, 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 2/11/2014 City Council Meeting**

- A request to change the zoning of the property described as Cottonwood Business Park, generally located east of Jupiter Road and south of Park Place Drive, from Light Industrial "LI" zoning to a Planned Development for Single Family Residential "R-7" was approved.
- Amendments to the Allen Land Development Code, including: amending the Zoning Regulations by amending Article VII, Section 7.09.4 (6), "Prohibited Signs" and Section 7.09.7.1, "Political Signs," were approved.

#### **Director's Report from 2/25/2014 City Council Meeting**

- There were no actions taken to the 2/25/2014 City Council Meeting.



**PLANNING AND ZONING  
COMMISSION**

**Regular Meeting  
February 4, 2014**

---

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking, 1<sup>st</sup> Vice Chair  
Shirley Mangrum, 2<sup>nd</sup> Vice Chair  
Barbara McNutt  
John Ogrizovich  
Stephen Platt, Jr.  
Ben Trahan

**Absent:**

None

**City Staff Present:**

Ogden “Bo” Bass, AICP, Director of Community Development  
Patrick Blaydes, Planner  
Kevin Laughlin, City Attorney

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, 1<sup>st</sup> Vice Chair Cocking called the meeting to order at 7:00 p.m. in the City Hall Council Conference 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 January 14, 2014 and January 28, 2014 regular meetings.

**Election of Officers**

2. Elect a Chair, Vice Chair and Second Vice Chair.

1<sup>st</sup> Vice Chair Cocking opened the floor for nominations for the Planning and Zoning Commission Chairman position.

**Motion:**           **Upon a motion by 2<sup>nd</sup> Vice Chair Mangrum, and a second by Commissioner Trahan, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Mr. Jeff Cocking to the Planning and Zoning Commission Chair position.**

**The motion carried.**

Chairman Cocking opened the floor for nominations for the Planning and Zoning Commission 1<sup>st</sup> Vice Chair position.

**Motion:**           **Upon a motion by Commissioner McNutt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Ms. Shirley Mangrum to the Planning and Zoning Commission 1<sup>st</sup> Vice Chair position.**

**The motion carried.**

Chairman Cocking opened the floor for nominations for the Planning and Zoning Commission 2<sup>nd</sup> Vice Chair position.

**Motion:**           **Upon a motion by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to appoint Mr. Ben Trahan to the Planning and Zoning Commission 2<sup>nd</sup> Vice Chair position.**

**The motion carried.**

#### **Consent Agenda**

3. Approve minutes from the January 7, 2014 regular meeting and January 21, 2014 workshop meeting.
4. Capital Improvement Program (CIP) Status Report.

**Motion:**           **Upon a motion by 2<sup>nd</sup> Vice Chair Trahan, and a second by Commissioner McNutt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**

#### **Regular Agenda**

5. Conduct a Public Hearing and receive public comment on proposed amendments to the Allen Land Development Code, including: amending the Zoning Regulations by amending Article VII, Section 7.09.4 (6), “Prohibited Signs” and Section 7.09.7.1, “Political Signs.”

Mr. Patrick Blaydes, Planner, presented to the Commission. He explained that recent changes in state law required that the City make certain changes to the ALDC.

Chairman Cocking opened the Public Hearing.

With no one coming forward the Public Hearing was closed.

**Motion:**        Upon a motion by 2<sup>nd</sup> Vice Chair Trahan, and a second by Commissioner McNutt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.

**The motion carried.**

### **Adjournment**

Upon acclamation, the meeting adjourned at 7:15p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
Jeff Cocking, Chairman

\_\_\_\_\_  
Patrick Blaydes, Planner

**Director's Report from 12/24/13 City Council Meeting**

There was no City Council meeting held on December 24, 2013.

## PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

**AGENDA DATE:** March 4, 2014

**SUBJECT:** Conduct a Public Hearing and consider a request to amend the development regulations of PD No. 108, District H to allow an Assisted Living/Memory Care use and adopt a Concept Plan, Landscape Plan and Building Elevations. The property is 5.154± acres of land in the John Fyke Survey, Abstract No. 325, City of Allen, Collin County, Texas; located north of Exchange Parkway and east of Bossy Boots Drive. (Z-1/27/14-6) [Twin Creeks Assisted Living]

**STAFF RESOURCE:** Tiffany McLeod  
Senior Planner

**PREVIOUS COMMISSION/COUNCIL ACTION:** PD 108 Approved – 10/25/11  
PD 108 Amended – 7/24/12

**LEGAL NOTICES:** Public Hearing Sign – Installed February 21, 2014  
Public Hearing Notices – Mailed February 21, 2014

**ANTICIPATED COUNCIL DATE:** March 25, 2014

### **BACKGROUND**

The property is located north of Exchange Parkway and east of Bossy Boots Drive. The property to the north is zoned Multi-family Residential (MF-18). The property to the east is zoned Planned Development PD No. 54 for Industrial Technology (IT) use. The properties to the south and west are zoned Planned Development PD No. 108 for Mixed Use (MIX).

The property is currently zoned PD No. 108 - Twin Creeks Urban Center Planned Development for Mixed Use (MIX) and is located within the tract designated as District H of the PD. In 2012, a Concept Plan for this district was adopted by the City Council. This Concept Plan shows the subject property reserved for a senior living use. The applicant is proposing to develop the property into an assisted living/memory care facility and is requesting to amend the District H regulations, as well as adopt a Concept Plan, Landscape Plan and Building Elevations for the development.

The attached Concept Plan shows a 61,000 square foot building on approximately 5.15 acres of land. The building will contain 69 bedroom units; with 27 units reserved for memory care and 42 units reserved for assisted living. There are 69 parking spaces provided; which meets the parking standards of the Allen Land Development Code ALDC. The majority of these spaces are located along the rear of the building (on the east side of the property). One row of parking is provided along the front end of the building.

There are three (3) access points for the development. There is one access point on Stockton Drive. The remaining two access points are located on Baumgartner Way. A series of roadway improvements (shown on page 2 of the Concept Plan) are included in this project. Four lanes (4) lanes of Stockton Drive, from the existing endpoint of Stockton Drive to Baumgartner Way, will be constructed. Stockton Drive will then taper to two lanes, south of Baumgartner Way, and connect to Bossy Boots Drive. In addition, a portion of Baumgartner Way and a traffic circle at the intersection of Stockton Drive and Baumgartner Way will be constructed with this project.

The attached Building Elevations show a one story building with architectural features that complement the urban character of District H. The primary exterior building materials are brick and stucco.

The PD request has been reviewed by the Technical Review Committee

### **STAFF RECOMMENDATION**

Staff recommends approval.

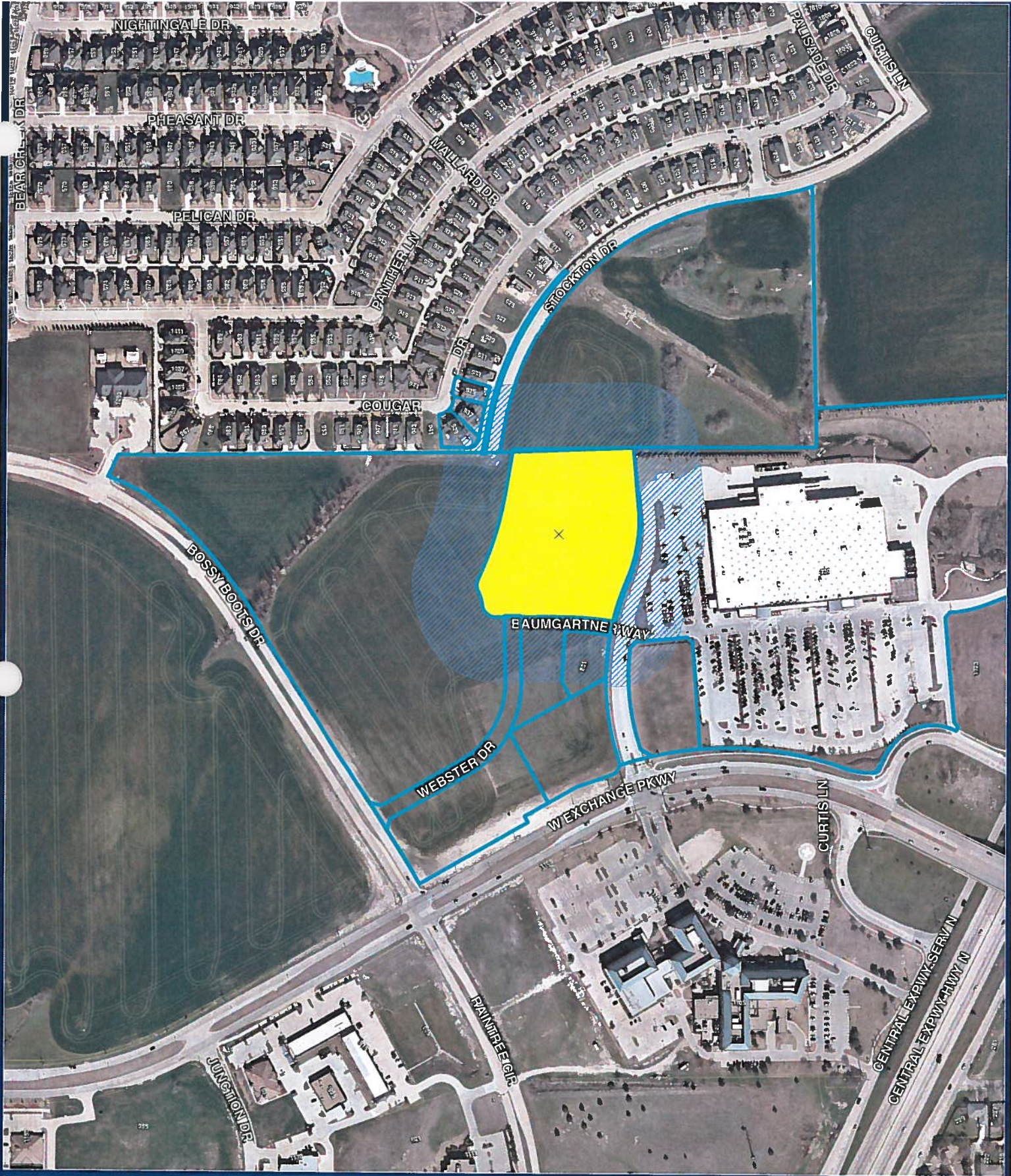
### **MOTION**

*I make a motion to recommend approval of the request to amend the development regulations of PD No. 108, District H to allow an Assisted Living/Memory Care use and adopt a Concept Plan, Landscape Plan and Building Elevations for Twin Creeks Assisted Living.*

### **ATTACHMENTS**

Property Notification Map  
Development Regulations  
Concept Plan  
Landscape Plan  
Building Elevations

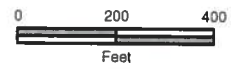




**Property Ownership Notification**  
**Twin Creeks**  
**Assisted Living**

**Legend**

- AllenGIS.DBO.Interim\_Parcels
- 200' Buffer
- allengis.DBO.Parcels
- Parcels within 200'
- City Limit
- CollinCAD Parcels



**Community Development - GIS**  
Date Saved: 2/25/2014

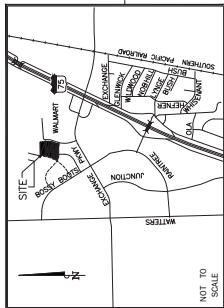
NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



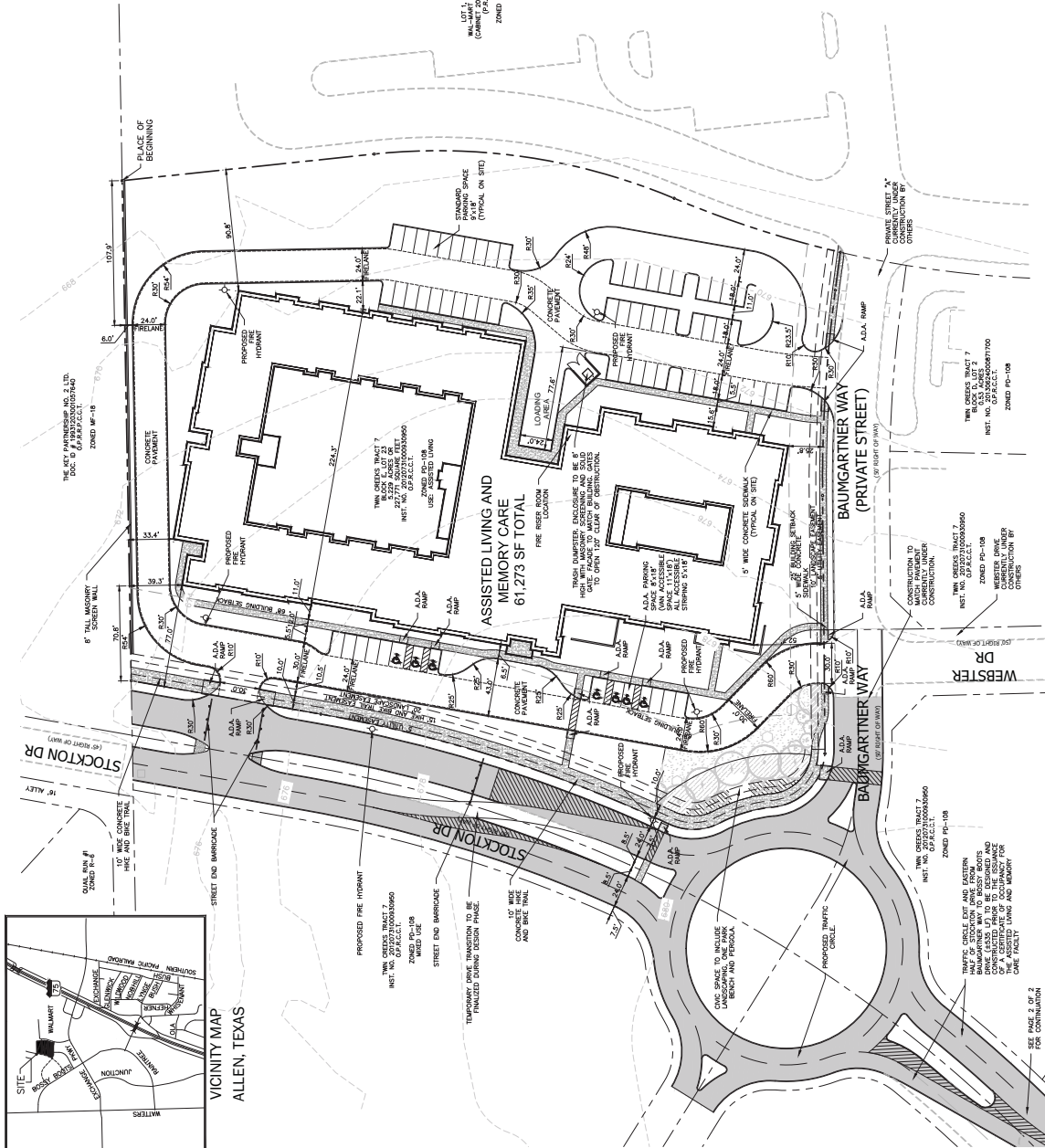


**DRAFT OF PROPOSED DEVELOPMENT REGULATIONS**  
**FOR TWIN CREEKS ASSISTED LIVING**

- A. **BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the development regulations within District H of the Twin Creeks Urban Center Planned Development ordinance and the standards of the Allen Land Development Code (“ALDC”), except as otherwise provided herein.
- B. **PERMITTED USES.** Notwithstanding Table 1 of the Twin Creeks Urban Center Planned Development ordinance as amended, the Property shall be developed and used only for an Assisted Living/Memory Care Facility.
- C. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit \_\_, and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- D. **LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit \_\_, and incorporated herein by reference.
- E. **BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit \_\_\_\_, and incorporated herein by reference.
- F. **BUILDING SETBACKS:** The building setback along Stockton Drive shall be 68 feet. The building setback along Baumgartner Way shall be 25 feet.
- G. **BUILDING HEIGHT:** The building shall be one story with a maximum height of 25 feet.



VICINITY MAP  
ALLEN, TEXAS



SITE DATA SUMMARY:

LOT AREA	ZONING	PROPOSED USE	BUILDING AREA	PARKING SPACES	F.A.R.	PROPOSED BUILDING HEIGHT	DEVELOPER REQUIRED	DEVELOPER REQUIRED
LOT 23	PD-108	ASSISTED LIVING	61,273 sf	69	0.27	25'-0"	33,676 sf	82,564 sf
LOT 24	PD-108	MEMORY CARE	1,047 sf	1	0.01	15'-0"	15,000	36,786

NOTE: 30% OF THE DRILLING UNITS ARE MINIMUM CARE AND 70% ARE ASSISTED LIVING.

NOTE

- ALL PROPOSED PAVEMENT, PUBLIC AND PRIVATE, TO BE CONCRETE. PAVEMENT SECTIONS AND THICKNESS TO MEET CITY AND GEOTECHNICAL SPECIFICATIONS.
- THERE ARE NO EXISTING TREES WITHIN THE BOUNDARY OF THIS PROJECT.
- THERE ARE NO EXISTING OVERHEAD UTILITY LINES WITHIN THE BOUNDARY OF THIS PROJECT.

LOT 1, BLOCK 2  
WALL 1, BLOCK 2  
(CANNOT BE USED FOR  
CONSTRUCTION OF  
ZONED PD-34 IT)

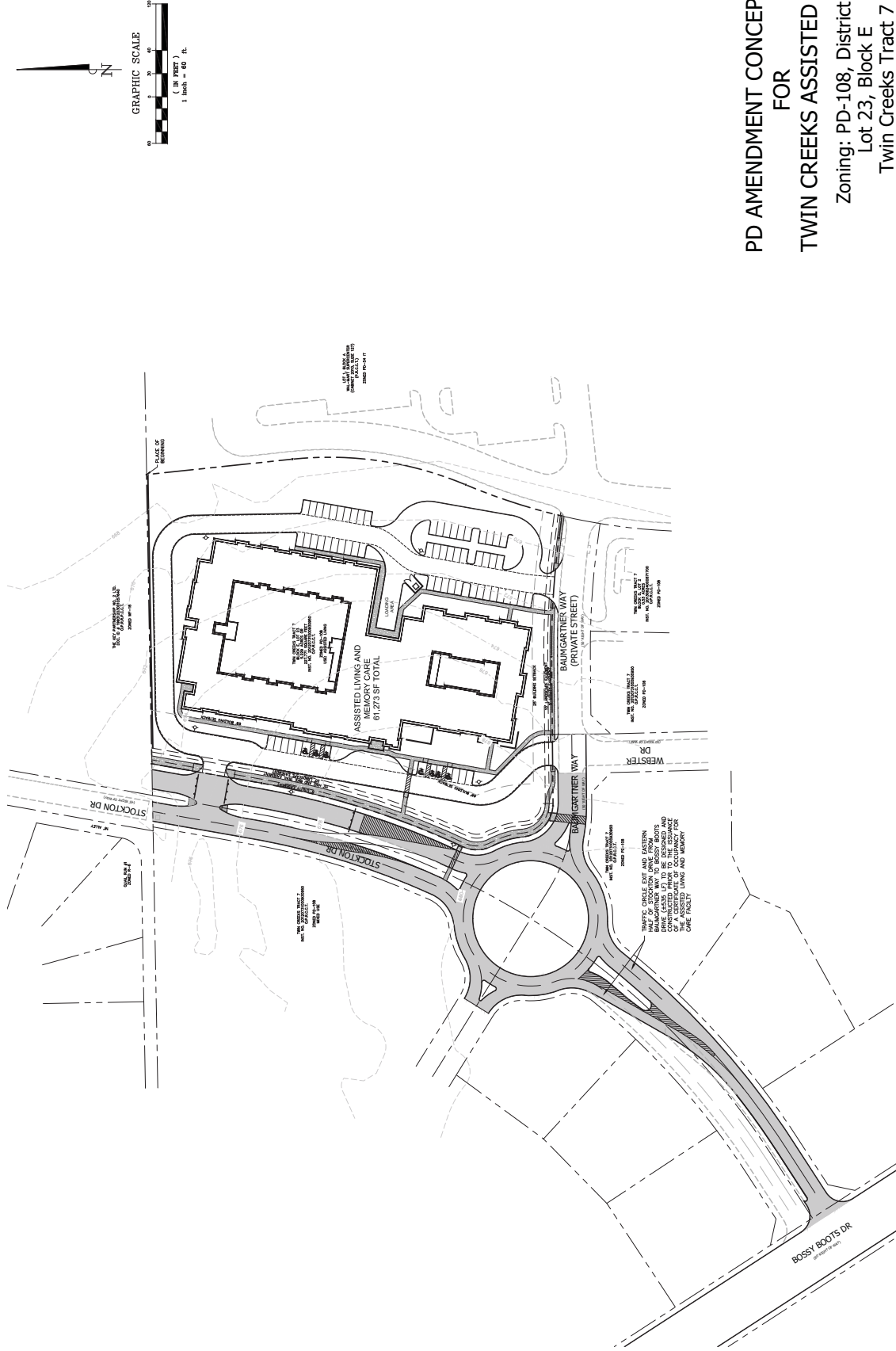
PD AMENDMENT CONCEPT PLAN  
FOR  
TWIN CREEKS ASSISTED LIVING

Zoning: PD-108, District 'H'  
Lot 23, Block E  
Twin Creeks Tract 7

Being 5.15 acres (224,509 s.f.)  
Document No. 20120731000930950  
O.P.R.C.C.T.

City of Allen, Collin County, Texas

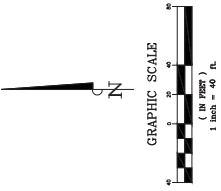
February 20, 2014



# PD AMENDMENT CONCEPT PLAN FOR TWIN CREEKS ASSISTED LIVING

Zoning: PD-108, District 'H'  
Lot 23, Block E  
Twin Creeks Tract 7  
Being 5.15 acres (224,509 s.f.)  
Document No. 20120731000930950  
O.P.R.C.C.T.  
City of Allen, Collin County, Texas

February 20, 2014



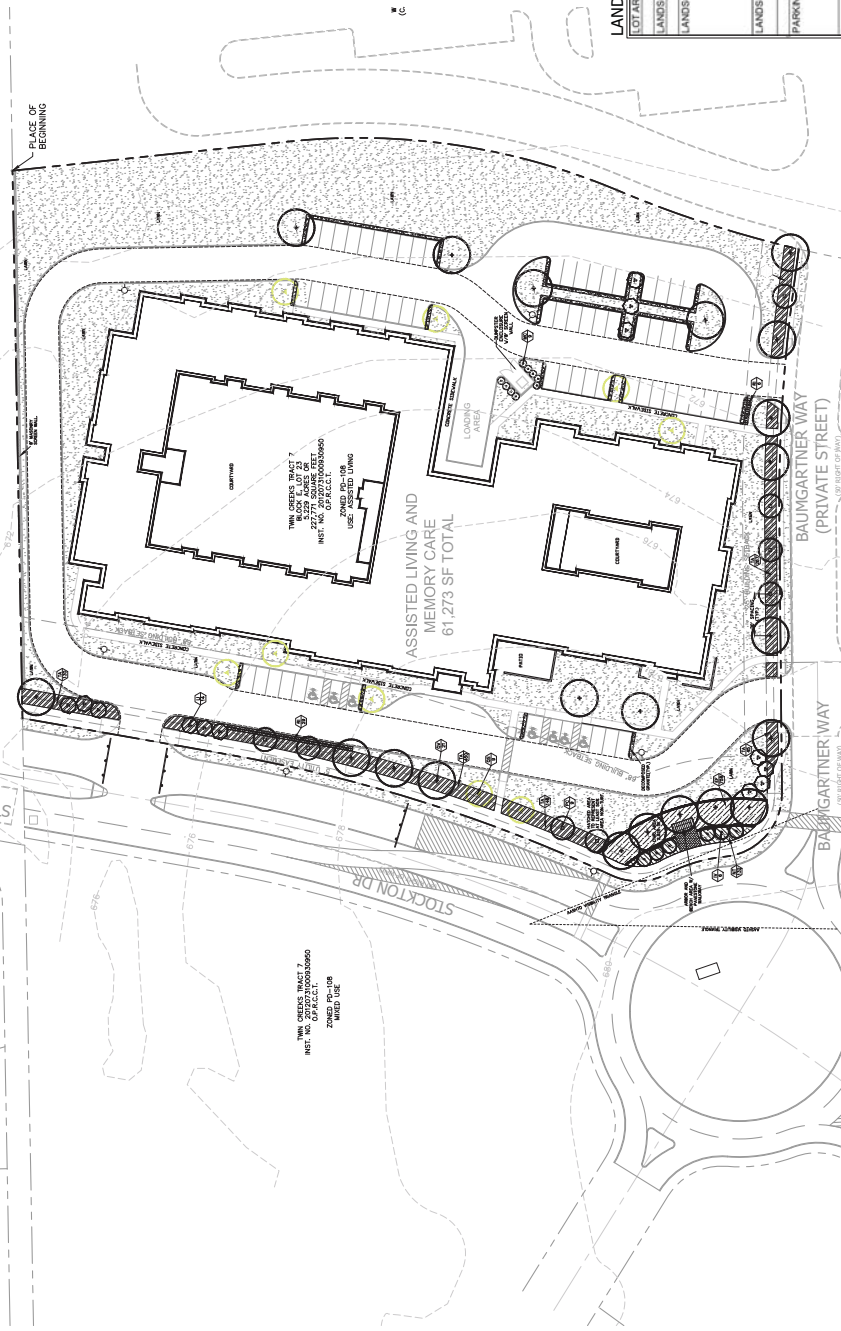
THE KEY PARTNERSHIP NO. 2 LTD.  
DOC. NO. 20100700000000000000  
ZONED MF-18  
(10' R/W)

STOCKTON DR  
(10' R/W)

STOCKTON DR  
(10' R/W)

STOCKTON DR  
(10' R/W)

STOCKTON DR  
(10' R/W)



TWIN CREEKS TRACT 7  
INST. NO. 20100700000000000000  
ZONED MF-18  
(10' R/W)

TWIN CREEKS TRACT 7  
INST. NO. 20100700000000000000  
ZONED MF-18  
(10' R/W)

TWIN CREEKS TRACT 7  
INST. NO. 20100700000000000000  
ZONED MF-18  
(10' R/W)

TWIN CREEKS TRACT 7  
INST. NO. 20100700000000000000  
ZONED MF-18  
(10' R/W)

No.	Date	Revision Description
01	08/10/2010	Initial Design
02	08/10/2010	Revised Design
03	08/10/2010	Final Design



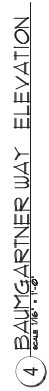
**LANDSCAPE TABULATIONS:**

LOT AREA	224,509 sq. ft. (5.13 ac)
LANDSCAPE AREA PROVIDED	63,379 sq. ft. (1.46 ac) 28%
LANDSCAPE BUFFER TREES REQUIRED	22 SHADE TREES
1 SHADE TREE/40 LF OF FRONTAGE	11 ORNAMENTAL TREES
1 ORNAMENTAL TREE/20 SHADE TREES	13 SHADE TREES/6 ORNAMENTAL TREES
BAUGARTNERWAY - 411 LF	10 SHADE TREES/5 ORNAMENTAL TREES
LANDSCAPE BUFFER TREES PROVIDED	22 SHADE TREES
11 ORNAMENTAL TREES	
PARKING LOT TREES REQUIRED:	3 SHADE TREES
1 SHADE & 1 ORNAMENTAL TREE/30 SPACES - 49 SPACES PROVIDED	3 ORNAMENTAL TREES
FROM THE CENTER OF A SHADE TREE	
PARKING LOT TREES PROVIDED:	13 SHADE TREES
3 ORNAMENTAL TREES	

NOTE: CIVIC CENTER AREA WAS DESIGNED IN ACCORDANCE WITH THE DETAILS PRESENTED FOR PD  
ANNUAL CONCEPT PLAN FOR TWIN CREEKS TRACT 7, DETAIL SHEET EAS.

**LANDSCAPE PLANT LIST:**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
Q1	21	Quercus agrifolia	Live Oak	1.5" min. cal. 10' height, 1.5" min. trunk, 30' O.C.
Q2	9	Quercus macrocarpa	Shiny Live Oak	1.5" min. cal. 10' height, 1.5" min. trunk, 30' O.C.
Q3	9	Quercus muhlenbergii	Chickasaw Live Oak	1.5" min. cal. 10' height, 1.5" min. trunk, 30' O.C.
Q4	9	Quercus pedunculata	Chickasaw Live Oak	1.5" min. cal. 10' height, 1.5" min. trunk, 30' O.C.
Q5	14	Lagerflora indica 'Innocent'	Crape Myrtle 'Innocent'	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q6	6	Ben arbutus	Yucca rostrata	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q7	8	Malus domestica	Red Crabapple	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q8	35	Rhododaphne indica	Indian Hawthorn	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q9	132	Nandina indica	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q10	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q11	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q12	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q13	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q14	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q15	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q16	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q17	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q18	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q19	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q20	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q21	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q22	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q23	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q24	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q25	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q26	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q27	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q28	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q29	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q30	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q31	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q32	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q33	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q34	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q35	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q36	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q37	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q38	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q39	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q40	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q41	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q42	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q43	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q44	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q45	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q46	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q47	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q48	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q49	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q50	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q51	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q52	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q53	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q54	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q55	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q56	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q57	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q58	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q59	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q60	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q61	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q62	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q63	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q64	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q65	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q66	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q67	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q68	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q69	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q70	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q71	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q72	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q73	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q74	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q75	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q76	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q77	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q78	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q79	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q80	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q81	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q82	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q83	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q84	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q85	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q86	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q87	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q88	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q89	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q90	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q91	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q92	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q93	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q94	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q95	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q96	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q97	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q98	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q99	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.
Q100	132	Heavenly Bamboo	Heavenly Bamboo	1.5" min. cal. 8' min. height, 3' min. trunk, 30' O.C.





PROJECT	ALLEN CREEKS ASSISTED LIVING
DATE	01-02-14
BY	MF
CHECKED	CA
REVIEW	REVIEW
AS NOTED	

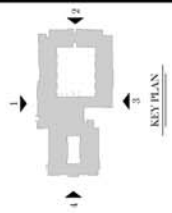
--

--

**Galler | Tolson | French**  
Architects  
2344 State Highway 121, Suite 100 • Bedford, Texas, 76021  
214.343.8884  
www.gtfdesign.com

# Twin Creeks Assisted Living

Allen, Texas



④ BAUMGARTNER WAY ELEVATION



③ EAST ELEVATION



② NORTH ELEVATION



① STOCKTON DR. ELEVATION

