



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 17, 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 June 10, 2014 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 regular June 3, 2014 meeting.
3. Capital Improvement Program (CIP) Status Report.

Regular Agenda

4. PD Amendment – Conduct a public hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for the Property, being a portion of District E in Planned Development No. 108. The property is Lot 2-R-1, Block E, Bray Central One Addition, an addition to City of Allen, Collin County, Texas; generally located northeast of the intersection of, and bounded by, Watters Road and Junction Drive. (Z-2/17/14-11) [Twin Creeks Urban Center, District E]

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, June 13, 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.

305 CENTURY PARKWAY • ALLEN, TEXAS 75013 • 214.509.4100

WEB: www.cityofallen.org • EMAIL: coa@cityofallen.org

Director's Report from 6/10/2014 City Council Meeting

- There were no items taken to the June 10, 2014 City Council Meeting.



**PLANNING AND ZONING
COMMISSION**

**Regular Meeting
June 3, 2014**

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Shirley Mangrum, 1st Vice Chair
Ben Trahan, 2nd Vice Chair
Barbara McNutt
John Ogrizovich
Michael Orr
Stephen Platt, Jr.

Absent:

None

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Shawn Poe, PE, Assistant Director of Engineering
Tiffany McLeod, Senior Planner
Madhuri Kulkarni, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

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

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the May 27, 2014 regular meeting attached.

Consent Agenda

2. Approve minutes from the May 20, 2014 regular meeting.
3. Final Plat – Consider a Final Plat for Lot 1, Block A, Radha Addition, being 3.203± acres located north of Bossy Boots Drive and east of Watters Road. (FP-5/5/14-28) [Radha Addition]

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

The motion carried.

Regular Agenda

4. Replat/Public Hearing – Conduct a public hearing and consider a request for a Replat for Lot 2R, Block A, Allen Community Baptist Church Addition. The property is 3.0 ± acres located north of Chaparral Road and east of Jupiter Road. (FP-4/30/14-26) [Allen Community Baptist Church]

Ms. Tiffany McLeod, Senior Planner, presented to the Commission. The property is located generally north of Chaparral Road, and east of Jupiter Road, and is zoned Local Retail LR. To the west (across Jupiter Road) are a Single-Family Residential District R-5 and a Shopping Center District SC. The zoning to the north and east is Planned Development No. 13 PD with a base zoning of Multifamily Residential MF. To the south, the zoning is Local Retail LR with an existing church.

The subject Replat is for a three (3) acre tract of land, submitted to add a new fire lane and utility easements for a church, temple, or rectory use. A Site Plan for the True Jesus Church has been approved by staff.

The Replat is the last step in the development process. It has been reviewed by the Technical Review Committee and meets the standards of the Allen Land Development Code, and staff recommends approval.

Chairman Cocking opened the Public Hearing. With no one wishing to speak, the Public Hearing was closed.

Commissioner Ogrizovich asked if the subject property is only Lot 2-R, and asked if there was a church to the south on Lot 1-R. Ms. McLeod answered that there is a temporary building with a church use to the south.

Commissioner Ogrizovich sought further clarification for Lot 1-R. Ms. McLeod stated that Lot 1-R is part of the same subdivision. The subdivision includes two lots. There is already an existing Replat for both of these properties, but today the consideration is only for Lot 2-R.

Motion: Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat for Lot 2R, Block A, Allen Community Baptist Church Addition.

The motion carried.

5. Discussion of Board Evaluation to Provide Feedback to the Council Nominating Committee.

Chairman Cocking stated that the City Council asks the Planning and Zoning Commission to provide feedback every year for the nominating committee. The forms have already been filled out by most of the Commissioners, so the next step is to consolidate the forms.

Adjournment

The meeting adjourned at 7:07 p.m.

These minutes approved this _____ day of _____ 2014.

Jeff Cocking, Chairman

Madhuri Kulkarni, Planner

Director's Report from 5/27/2014 City Council Meeting

- A request to adopt an Ordinance for a Specific Use Permit (SUP) for a Restaurant (Drive-in or through) Use on Lot 5, Block A, Wal-Mart Supercenter, City of Allen, Collin County, Texas; located west of US75/Central Expressway and north of Exchange Parkway (and commonly known as 790 W. Exchange Parkway) for Allen Exchange was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: June 17, 2014

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 May 2014
CIP Map through May 2014

ENGINEERING CIP PROGRESS REPORT - THROUGH MAY 2014

	PROJECT		STATUS / COMMENTS
FACILITIES	1	Fire Station 2 Reconstruction	PS1303 In design. Construction anticipated to occur in 2015 .
	2	Fire Station 4 Kitchen Remodel	PS1407 Construction anticipated to be complete end of June 2014 .
	3	MCPAR Lighting Upgrades	PS1405 Construction anticipated to be completed in June 2014 .
ROADS	4	2013 Street & Alley Rehabilitation Project	ST1305 Street, alley, accessibility, and sidewalk improvements. Project substantially complete
	5	Bray Central Widening	ST1309 Partnership with developer and AISD to widen Bray Central and construct roundabout at Bossy Boots. Construction anticipated to be complete October 2014 .
	6	Exchange Parkway (Alma - Allen Heights)	ST1302 Addition of 2 lanes. Construction anticipated to be complete October 2014 . Watters Road will reopen by mid-June.
	7	Ridgeview Drive (Watters - US75)	ST1202 No formal construction schedule. Awaiting development trends in this area.
	8	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308 Roadway connection through the Bush/Elkin and Johnson properties. Design for 4-lane roadway and 6-lane bridge underway. Construction anticipated in Fall 2014 .
	9	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD waterline relocation has begun. Anticipate TxDOT letting December 2014 with construction starting Spring 2015 .
	10	US 75 Widening	TXDOT Addition of 2 general purpose lanes and selected ramp improvements. Construction began in April. Estimated 30 month duration.
	11	755 Heritage Pkwy San Sew Extension	WA1401 Installation of an 8" Sanitary Sewer main to serve the property of 755 Heritage Parkway. Construction anticipated to be complete June 2014 .
UTILITIES	12	Fountain Park Water/SS Rehabilitation	WA1403 Water, sanitary sewer, and paving improvements for Sections 1 & 2. Design is anticipated to begin July 2014. Construction anticipated to begin in 2015 .
	13	Millwood Lane Waterline Relocation	WA1404 Anticipated construction to begin June 2014 .
	14	Whis-Lynge Water/SS Replacement	WA1209 Utility installation almost complete. Paving phase has begun with an anticipated completion January 2015 .
	15	Allen Old Stone Dam Gabion Repair	DR1301 Repair of existing gabion walls. Construction anticipated Summer 2014 .
OTHER	16	Signal - Watters / Bossy Boots	ST1314 Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening. Currently in design.
	17	Signal - Watters / Bray Central	ST1304 Underground facilities are installed. Poles and mast arms installed. The project is scheduled to be complete by the end of June 2014 .

STATUS

CONSTRUCTION

DESIGN

DESIGN
(BY OTHERS)

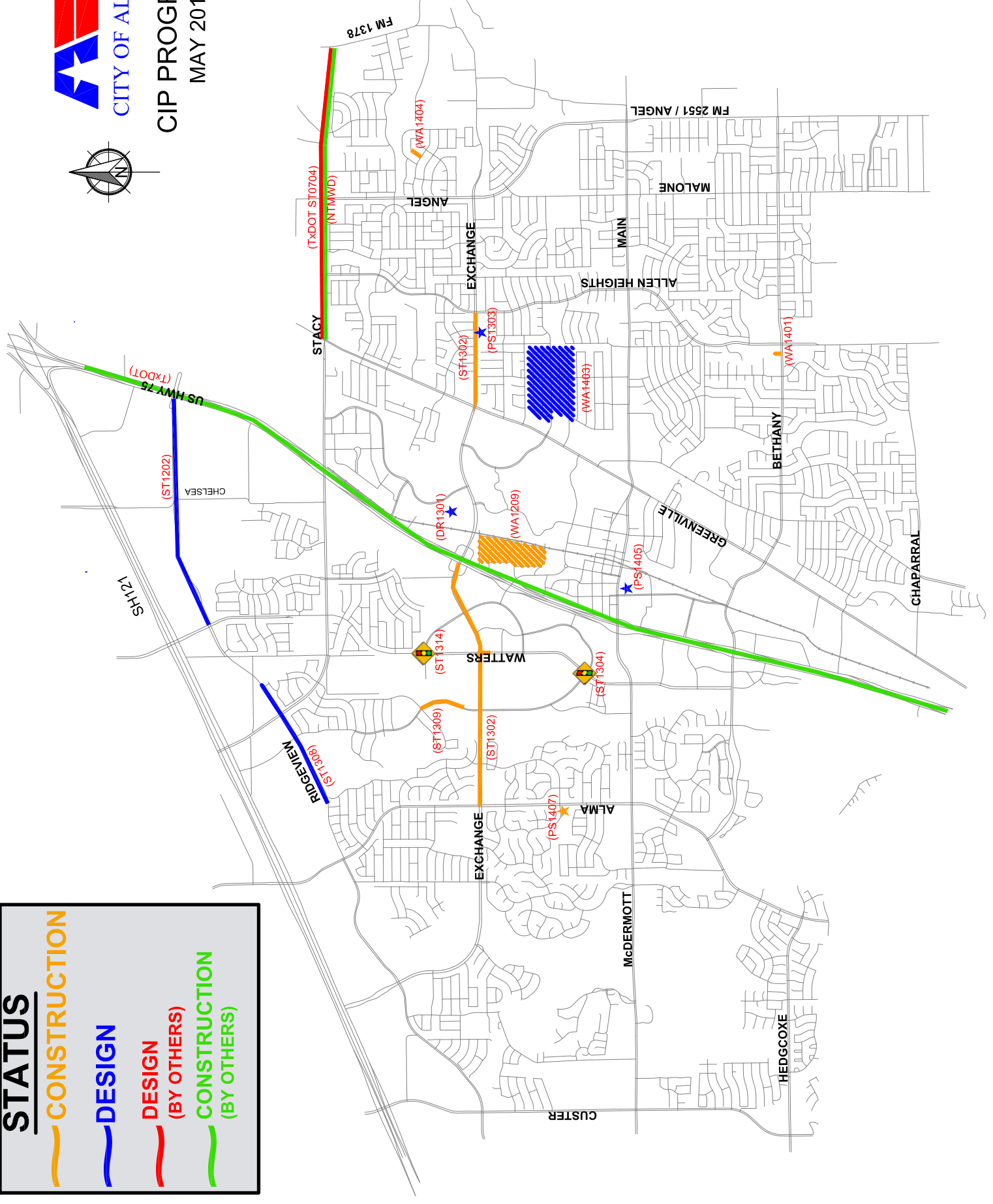
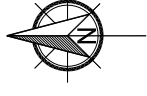
CONSTRUCTION
(BY OTHERS)



CITY OF ALLEN

CIP PROGRESS

MAY 2014



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: June 17, 2014

SUBJECT: Conduct a public hearing and consider a request to amend the development regulations and adopt a Concept Plan and Building Elevations for the Property, being a portion of District E in Planned Development No. 108. The property is Lot 2-R-1, Block E, Bray Central One Addition, an addition to City of Allen, Collin County, Texas; generally located northeast of the intersection of, and bounded by, Watters Road and Junction Drive. (Z-2/17/14-11) [Twin Creeks Urban Center, District E]

STAFF RESOURCE: Tiffany McLeod
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: Final Plat Approved – June, 1985
Replat Approved – March, 1987
Replat Approved – August, 1998
Replat Approved – May, 2005
Replat Approved – August, 2010
PD 108 Approved – October, 2011

LEGAL NOTICES: Public Hearing Sign – June 6, 2014
Public Hearing Notices – June 6, 2014

ANTICIPATED COUNCIL DATE: July 8, 2014

BACKGROUND

The property is located at the northeast intersection of Watters Road and Junction Drive. The property to the north is zoned Planned Development PD No. 54 Industrial Technology (IT). The property to the east (across Junction Drive) is zoned Planned Development PD No. 108 Mixed Use (MIX), Planned Development PD No. 54 Industrial Technology (IT) and Planned Development PD No. 54 Corridor Commercial (CC). The property to the south is zoned Planned Development PD No. 54 Corridor Commercial (CC). The property to the west (across Watters Road) is zoned Planned Development PD No. 54 Multifamily Residential (MF-18).

The subject property is a part of District E within Planned Development PD No. 108; also known as the Twin Creeks Urban Center PD. This district is intended for the highest density Urban Living and/or mixed use development out of any of the other PD No. 108 districts. Strong pedestrian access and connection to adjacent uses and communities is an important element for this district. In addition to high density residential, appropriate uses within this district include office, retail and senior focused housing. These uses are permitted to be integrated vertically or by adjacent multiple buildings.

The applicant proposes to develop the site into a mixed use development that contains senior independent living, multifamily residential and supportive commercial uses. The applicant's request is to amend the existing development regulations for District E and adopt a Concept Plan and Building Elevations for this property. The proposed development regulations are attached to this communication.

The attached Concept Plan shows a four (4) story 115,000 square foot senior independent living facility on the west side of the property; facing Watters Road. The facility contains 134 kitchen-less units, a centralized dining area and recreational amenities for its residents. The Concept Plan also shows a two (2) story 11,000

square foot building, at the southern end of the property, for supportive restaurant, office and retail uses. The remainder of the site is filled with eleven four (4) story multifamily residential buildings. There are a total of 740 units; which equates to a density of 32 units/acre. This multifamily residential portion of the development is categorized as an (Urban Living) Multifamily Residential use, per PD No. 108, since the density exceeds 25 units/acre. This portion of the mixed use development also includes two (2) amenity center areas that are accessible to all of the residents.

The development has been designed to meet the urban and pedestrian friendly intent of PD No. 108. The buildings have been placed along the perimeter of the site and the majority of the parking placed within the interior. Approximately 1.8 acres of civic space, in the form of trail corridors and gathering areas, provide full pedestrian connectivity throughout the development. Hike and bike trails are also provided along Watters Road and Junction Drive.

There are eight (8) access points for the site; three (3) on Watters Road and five (5) on Junction Drive. For efficient vehicular access and circulation, two (2) hooded left turn lanes will be added along Junction Drive.

The architectural style of all of the buildings within the development carries the same relative theme; a variation of materials/colors/textures, flat roofs with decorative elements and heavy articulation of the building face. The primary exterior building materials are stone, stucco and standing seam metal roofing.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the development regulations and adopt a Concept Plan and Building Elevations for the Property known as Lot 2-R-1, Block E, Bray Central One Addition; being a portion of District E in Planned Development No. 108 for Twin Creeks Urban Center, District E.

ATTACHMENTS

Property Notification Map
Development Regulations
Concept Plan
Color Site Rendering
Building Elevations





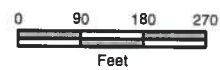
Property Ownership Notification

Z-2/17/14-11

Twin Creeks Urban Center, District E

Map Legend

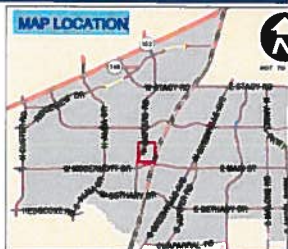
-  200 Ft Buffer
-  Railroad
-  CollinCAD Parcels
-  City Limit



Planning & Development - GIS

Date Saved: 6/4/2014

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 A PORTION OF DISTRICT E IN THE
TWIN CREEKS URBAN CENTER PLANNED DEVELOPMENT (PD-108)

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the development regulations within District E 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: *Schedule of Principal Uses* of Planned Development PD No. 108, as amended, the following uses shall be permitted uses on the Property:
- (1) Beer & Wine Package Sales
 - (2) Beer & Wine Package Sales (Greater than 50% of sales)
 - (3) Book, Card or Novelty Shop
 - (4) Convenience Store (no fuel)
 - (5) Drug Store or Pharmacy
 - (6) Dwelling, Multi-family (Urban Living) (25+ units/acre)
 - (7) Fitness or Health Center
 - (8) Florist
 - (9) Grocery
 - (10) Laundry/Dry Cleaning (Pickup Only)
 - (11) Retail Store
 - (12) Senior Independent Living
- C. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” 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. **BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit B, and incorporated herein by reference.
- E. **CIVIC SPACE:** Notwithstanding anything to the contrary in Section 3.3.2 of the development regulations for PD-108 (Exhibit “B” to Ordinance No. 3044-10-11), the civic space to be developed in association with development of the Property shall be developed and located as shown on the attached Concept Plan.
- F. **STREET IMPROVEMENTS:** The driveways and median openings on Junction Drive and the driveways on Watters Road shall be located as shown on the attached Concept Plan. Construction of said driveways and hooded left turn medians shall be completed prior to the issuance of a Certificate of Occupancy for Phase 1 of the Multifamily Tract.
- G. **SCREENING:** The screening for the Property shall consist of an eight foot (8’) wrought iron fence along the northern property boundary as shown on the Concept Plan, the construction of

which shall be completed prior to the issuance of a Certificate of Occupancy for the Senior Independent Living Tract.

H. PARKING: The parking ratio for the minimum required number of parking spaces shall be:

- (1) 1.77 spaces per dwelling unit for the Multifamily Tract; and
- (2) 1.0 space per dwelling unit for the Senior Independent Living Tract.

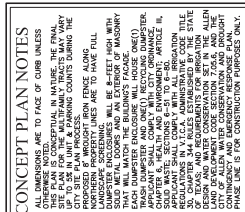
Parking ratios for all other uses shall be the same as otherwise required by Sections 8.2.4 and 8.3.3 of the development regulations for PD-108 (Exhibit "B" to Ordinance No. 3044-10-11).

I. DWELLING UNIT SIZE: The minimum area per residential dwelling unit shall be

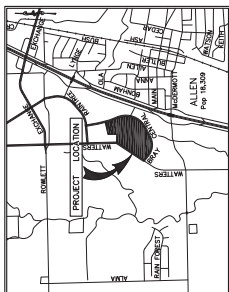
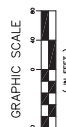
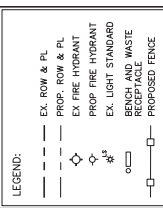
- (1) 720 square feet for the Multifamily Tract; and
- (2) 350 square feet for the Senior Independent Living Tract.

J. BUILDING HEIGHT: Buildings located within the Restaurant/Office Tract shall be constructed with not less than two (2) stories with a minimum building height of not less than fifty (50) feet.

K. FRONT YARD BUILDING SETBACK: The buildings on the Property shall be set back from Junction Drive and Watters Road as shown on the attached Concept Plan. The minimum front yard building setback shall be ten (10) feet.



SITE DATA SUMMARY TABLE				
"FOREST" TRACT		LOT 25-61, BLOCK E DRY CENTRAL ONE ADD		
LEGAL DESCRIPTION	EXISTING ZONING	PROPOSED ZONING	LOT AREA	LOT AREA
"RETAIL RESTAURANT/OFFICE TRACT"				
LEGAL DESCRIPTION	EXISTING ZONING	PROPOSED ZONING	LOT AREA	LOT AREA
"RESTAURANT BUILDING AREA"				
LEGAL DESCRIPTION	EXISTING ZONING	PROPOSED ZONING	LOT AREA	LOT AREA
"SENIOR INDEPENDENT LIVING TRACT"				
LEGAL DESCRIPTION	EXISTING ZONING	PROPOSED ZONING	LOT AREA	LOT AREA



CPD AMENDMENT
CONCEPT PLAN
PD 108 DISTRICT "E"

ENGINEER (HAWTHORNE):
KIMLEY HORN AND ASSOC.,
12700 MERIT DR., SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: BRADLEY MOSS





ARCHITECT (HAWTHORNE):
LENITY ARCHITECTURE
43750 KETTLE COURT SE
SALEM, OR 97301
PHONE: 503-399-1090
CONTACT: KRISTI NEZNANSKY

APPLICANT/ENGINEER:
iPCivil engineering, LLC
33339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
CONTACT: BRIAN BRIDGEWATER

ARCHITECT (O&C):
MUCASEY & ASSOCIATES ARCHITECTS
4808 GIBSON, STE 704
HOUSTON, TX 77007
PHONE: 713-521-1233
CONTACT: MARK MUCASEY

OWNER:
BOSSY BOOTS HOLDINGS, LTD
3000 TWIN CREEKS DRIVE,
ALLEN, TEXAS 75013
PHONE: 972-390-1190
CONTACT: CHARLES NIS &
DANNY HAUER

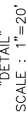
OWNER REPRESENTATIVE:
DAVE HICKS COMPANY
332323 N. HOUSTON ST. SUITE 700
DALLAS, TX 75219
PHONE: 214-720-9977
CONTACT: DAVE HICKS

	CIVIC SPACE
	FIRELANE
	VISIBILITY TRIANGLES
	STAMPED CONCRETE

Four 9'-0" ceilings; Top of first Row = 42'-9"		
Multi-Family Parking:	Phase II	
Garages	139 spaces	145 spaces
Carports	235 spaces	220 spaces
Open Spaces	300 spaces	365 spaces
Total Spaces	674 spaces	730 spaces
Spaces Per Unit	1.83 spaces/unit	1.76 spaces/unit
Parking Landscape Required	4,328 sq. ft.	4,040 sq. ft.
(8 square feet per space)		
Parking Landscape Provided	24,760 sq. ft.	21,070 sq. ft.
"CIVIC SPACE"		
CIVIC SPACE AREA		±180 AC

BUILDING HEIGHT	40'-10" MAX PARAPET HIGH & 58'-10" MAX TO TOP OF COPULA
FLOOR TO AREA RATIO	0.54:1
DENSITY (134 SUITES)	125.7 SUITES PER ACRE
GROSS (145.22 ACRES)	126.0 SUITES PER ACRE
NET (141.5 ACRES)	
OPEN SPACE	38.4%
TOTAL PARKING PROVIDED	135 SPACES
134 SUITE @ 1.00 SP/STU* <small>*THE SENIOR INDEPENDENT LIVING FACILITY DOES NOT CONTAIN PARKING SPACES. THE SENIOR ASSISTED LIVING FACILITY DOES NOT CONTAIN KITCHENS. AS THE SUITES DO NOT CONTAIN KITCHENS.</small>	

VICINITY MAP



Engineer of Record:	XXX
Drawn By:	XXX
Date Plotted:	8/11/2014
Sheet No:	3
Project Name:	XXXX
Client:	XXXX
Address:	XXXX
City:	XXXX
State:	XXXX
Zip:	XXXX
Comments:	

XXXX, an Equal Opportunity Employer, is an Equal Opportunity Employer. It is the policy of XXXX to provide equal employment opportunities for all individuals without regard to race, color, sex, religion, age, national origin, or ancestry. XXXX is an Equal Opportunity Employer. It is the policy of XXXX to provide equal employment opportunities for all individuals without regard to race, color, sex, religion, age, national origin, or ancestry.

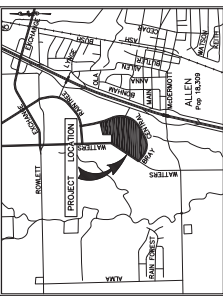
TWIN CREEKS URBAN CENTER DISTRICT E MIXED-USE DEV.

ALLEN, COLLIN COUNTY, TX

PRELIMINARY
(NOT FOR CONSTRUCTION)
THIS DRAWING IS RELEASED FOR THE CITY OF ALLEN. IT IS THE PROPERTY OF THE CITY OF ALLEN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF ALLEN. THE CITY OF ALLEN ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALLEN IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALLEN IS NOT PROVIDING ANY GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

6339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
F-12600
www.firmengineering.com
Firm Engineering, LLC
6339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
F-12600
www.firmengineering.com
Firm Engineering, LLC

SHEET NO. 3
PROJECT NAME
PROJECT LOCATION
PROJECT DATE



DISTRICT "E" MIXED USE DEVELOPMENT TWIN CREEKS MASTER PLAN

Mucasey & Associates, Architects
June 9, 2014





TYPICAL FOUR STORY BUILDING AT AMENITY CENTER



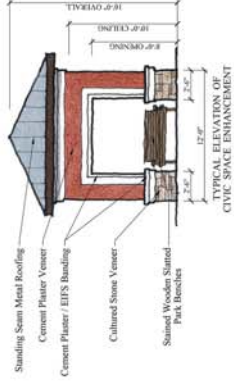
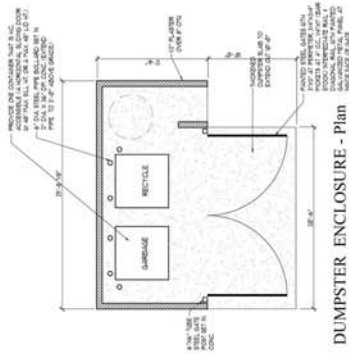
TYPICAL FRONT ELEVATION

DOLCE LIVING AT TWIN CREEKS

District "E" Multi-Family Tract

Mucasey & Associates, Architects

April 23, 2014



DOLCE LIVING AT TWIN CREEKS

District "E" Multi-Family Tract

Mucasey & Associates, Architects

April 23, 2014



DISTRICT "E" RETAIL/ RESTAURANT/ OFFICE TRACT
Mucasey & Associates, Architects
April 23, 2014

Mucasey & Associates, Architects



DOLCE LIVING AT TWIN CREEKS

DISTRICT "E" RETAIL/ RESTAURANT/ OFFICE TRACT

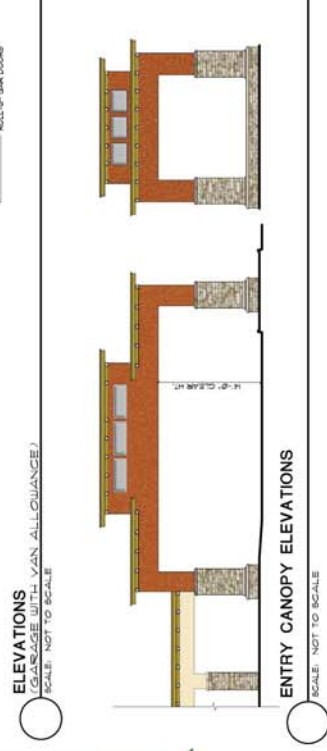
Mucasey & Associates, Architects

June 11, 2014



G FRONT WING ELEVATION

B FRONT END ELEVATION



ELEVATIONS

ENTRY CANOPY ELEVATIONS



A FRONT ELEVATION

Allen Retirement Residence

Senior Independent Living Tract

Allen, TX

HAWTHORN
RETIREMENT GROUP

1010 NE Vancouver Road, Suite 200
Portland, OR 97232
(503) 213-1550 Fax (503) 213-1540

lenity
architecture

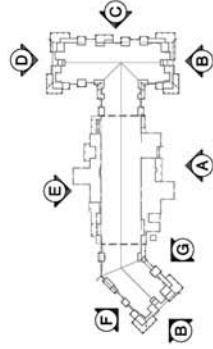
1150 Kettie Court SE, Salem, Oregon 97301
503 399 1990 503 399 0565 lenityarchitecture.com



C SIDE ELEVATION
SCALE: 1/8"=1'-0" (1/16" ALL DIMS THIS SHEET UNLESS NOTED)



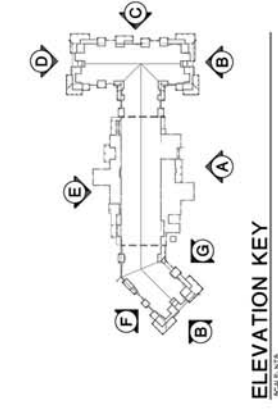
D REAR ELEVATION
SCALE: 1/8"=1'-0" (1/16" ALL DIMS THIS SHEET UNLESS NOTED)



ELEVATION KEY
SCALE: 1/8"=1'-0"



E REAR ELEVATION
SCALE: 1/8"=1'-0" (TYP. ALL DIMS. UNLESS NOTED)



F REAR ELEVATION
SCALE: 1/8"=1'-0" (TYP. ALL DIMS. UNLESS NOTED)