CITY OF ALLEN

AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 16, 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 December 9, 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 December 2, 2014, regular meeting.

3. Capital Improvement Program (CIP) Status Report

Regular Agenda

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lot 2-R-1, Block F, Bray Central One Addition, being a portion of Lot 2, Block F. The property is 2.489± acres generally located north of Village Way and west of US Highway 75. (R-12/4/14-84) [Junction Drive/Hyatt Place]

5. Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1R and 2R, Block AA, to adjust the shared line between Lots 1 and 2, Block AA, Lost Creek Ranch, Phase 3, generally located east of Poets Way and south of Stablerun Drive, Allen, Texas. (RP-4/14/14-82) [Lost Creek Ranch Phase 3]

6. Public Hearing – Conduct a Public Hearing and consider a request to create a Planned Development, with a base zoning of Single Family Residential R-6, and adopt a Concept Plan, building elevations and development regulations. The property is Lot 1, Block A, Fellowship Christian Center Church Addition, City of Allen, Collin County, Texas; generally located northeast of Malone Road and Lake Travis Drive. (Z-9/16/14-66) [Malone Meadows]

7. Public Hearing – Conduct a Public Hearing and consider amendments to the Allen Land Development Code Sec. 4.20.4 "Schedule of Principal Uses" by adding the use "Private Park", amending. 7.09 "Sign Regulations" by amending the definition of "vehicle signs", and the definition of "electronic message board"; and amending Appendix A "Definitions" by amending the definition of "Park or playground (public)" and adding the definition of "Private Park."

8. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to Community Facility "CF" for Public Park use. The properties are currently zoned Planned Development No. 72 for Residential "R-5" use, Planned Development No. 98 for Residential "R-4" use, Planned Development No. 109 for Residential "R-5" use, Planned Development No. 58 for Shopping Center "SC" use, Planned Development No. 58 for Light Industrial "LI" use, Planned Development No. 63 for Commercial Corridor "CC" use, and Planned Development No. 63 for Multi-Family "MF" use, Light Industrial "LI" use, and Garden Office "GO" use, Planned Development No. 54 for Garden Office "GO" use and Agricultural and Open Space "AO" use. The properties are located south of Ridgeview and west of Bray Central Drive [Watters Branch], south of Ridgeview Drive and east of W. Exchange Parkway [Rowlett Creek Park], east of US 75 and north of W. Exchange Parkway, [Allen Historic Dam], north of Ridgeview Drive and east of N. Custer Road, [Custer-Ridgeview Park], north of W. McDermott Drive and west of Twin Creeks Drive [Bolin Park] and between US 75 and Greenville Avenue, at Chaparral Road, [Molson Farms].

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 12, 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 12/9/2014 City Council Meeting

- The request to adopt an Ordinance for Specific Use Permit SUP No. 141 for a Fitness and Health Center use (Orange Theory Fitness), an approximately 3,006 square foot portion of a building located on Lot 1R-2, Block A, Watters Village (generally located south of Stacy Road and east of Watters Road and commonly known as 945 W. Stacy Road, Suite 180), was approved.

PLANNING AND ZONING COMMISSION

Regular Meeting
December 2, 2014

ATTENDANCE:

Commissioners Present:
Jeff Cocking, Chair
Shirley Mangrum, 1st Vice-Chair
Ben Trahan, 2nd Vice-Chair
John Ogrizovich
Stephen Platt, Jr.
Michael Orr

Absent:
Luke Hollingsworth

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

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 November 25, 2014, regular meeting attached.

Consent Agenda

2. Approve minutes from the November 18, 2014, regular meeting.

Motion: **Upon a motion by Commissioner Platt, and a second by Commissioner Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

3. Public Hearing/Replat - Conduct a Public Hearing and consider a request for a Replat for Lots 2R, 3-4, Block A, Ridgeview Village Retail Addition, being all of Lot 2, Block A. The property is 2.649± acres located at the northeast corner of Watters Road and Ridgeview Drive. (FP-10/28/14-77) [Ridgeview Meadow Condos]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a public hearing and a replat for Ridgeview Village Retail Addition.

The property is located on the northeast corner of the intersection of Watters Road and Ridgeview Drive. The surrounding properties are zoned Planned Development No. 92 for Corridor Commercial (CC).

Ms. Kulkarni stated that a Site Plan for general/medical office and retail buildings was approved by staff in June 2014. Replatting the property is the last step in the development process.

The Replat is for 2.649 ± acres of land and divides the property into three (3) lots. There are three (3) access points into this lot; one located on Ridgeview Drive to the south, and two located on Watters Road through access easements on the adjacent property to the west. The plat shows the new location of the firelane, access, water and sewer easement, and adds various water and drainage easements required for development.

The Replat has been reviewed by the Technical Review Committee, is consistent with the approved Site Plan, and meets the standards of the *Allen Land Development Code*.

Chairmain Cocking opened the public hearing.

Chairmain Cocking closed the public hearing.

Chairman Cocking stated that no written notifications were received.

Motion: **Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 2R, 3-4, Block A, Ridgeview Village Retail Addition, being 2.649± acres located at the northeast corner of Watters Road and Ridgeview Drive, for Ridgeview Meadow Condos.**

The motion carried.

4. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 1A1R, 1A2, 1A3 & 2R, Block 2, Millennium Business Park, being all of Lot 1A1 and Lot 2, Block 2. The property is 22.6± acres generally located northwest of the intersection of Century Parkway and Millennium Drive. (RP-10/3/14-7) [Allen Place]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a public hearing and a replat for Allen Place.

The property is generally located northwest of the intersection of Century Parkway and Millennium Drive. The properties to the west and south are zoned Light Industrial (Conditional) LI(C).The property to the north is zoned Shopping Center SC. The property to the east, across Century Parkway, is zoned Light Industrial LI.

Ms. Kulkarni stated that the 22.6 ± acre property was final platted in November, 1994 and is currently divided into two (2) lots. A Concept Plan for the property was approved in August 2014. Site Plans for a multi-story office complex and light industrial building (for the AllenPlace project) are currently undergoing staff review. Replatting the property is the last step in the development process.

The subject Replat divides the property into four (4) lots. There are two access points; one on Century Parkway and one on Millennium Drive. The plat also shows right-of-way dedication and various easements required for development.

The Replat is consistent with the approved Concept Plan and meets the standards of the *Allen Land Development Code*.

Chairmain Cocking opened the public hearing.

Chairmain Cocking closed the public hearing.

Chairman Cocking stated that no letters or written notifications were received.

Motion: **Upon a motion by Commissioner Platt, and a second by 1st Vice-Chair Mangrum, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for Lots 1A1R, 1A2, 1A3 & 2R, Block 2, Millennium Business Park, generally located northwest of the intersection of Century Parkway and Millennium Drive, for AllenPlace.**

The motion carried.

5. General Development Plan – Consider a request for a Revised General Development Plan for Allen Center North, being 18.54± acres located in the James T. Roberts Survey, Abstract No. 777, City of Allen, Collin County, Texas; located on the southeast corner of Greenville Avenue and Stacy Road. (GDP-7/16/14-47) [Allen Center North]

Ms. Madhuri Kulkarni, Planner, presented to the Commission. She stated this item is a Revised General Development Plan for Allen Center North.

The property is located south of Stacy Road and east of Greenville Avenue, and is zoned Shopping Center SC. The property located to the east is Community Facilities CF. The property located to the south is zoned Single Family Residential R-7. The property located to the west (across Greenville Avenue) is zoned Shopping Center SC and Single Family Residential R-5. The Town of Fairview is located to the north.

Ms. Kulkarni stated that a General Development Plan (GDP) for this property was approved in October 2003 showing eight lots and five access points. The Revised GDP shows a total of six lots on the 18.47-acre property. The revised GDP also shows four access points: two points of access are located to the north on Stacy Road, and two points of access are located to the west on Greenville Avenue.

Ms. Kulkarni pointed out that two of the lots shown on the GDP are existing – these are located to the north along Stacy Road for an Automotive Repair use (Firestone) and for a retail use (Walgreens). The remaining four lots are proposed; one for a bank along Stacy Road, and three along Greenville Avenue for retail and restaurant uses.

Parking for each individual lot meets the standards of the *Allen Land Development Code*. Additionally, a Traffic Impact Analysis has been reviewed and approved by the Engineering Department.

This GDP guarantees the provision of screening and detention requirements. Screening, keeping with the long-term commitment to the southern residences, is required along the entire southern and eastern perimeter for separation between this development and the adjacent subdivision. An ultimate detention pond is also required to be constructed. Both of these requirements will be triggered in conjunction with the next lot to be developed.

The Revised General Development Plan has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

2nd Vice-Chair Trahan asked about screening and said he did not see reference to an 8' masonry wall on the plan. He said that was the stipulation for when a fueling station was proposed on Lot 2.

Ms. Kulkarni stated that the screening requirement note is listed on the plan.

2nd Vice-Chair Trahan stated that a screening wall provision is noted, but it does not specify that the wall has to be masonry and does not specify height, makeup, and composition. 2nd Vice-Chair Trahan wanted to know if the Commission had to recommend that or if the provision from the last item (the fueling station) would carry forward.

Mr. Bass stated that the screening wall standard is 8' masonry. Mr. Bass stated that the Commission could specify "8' masonry" in the motion for clarification, but the applicant does know the requirement and the commitment with the Silhouette neighborhood. Mr. Bass also pointed out the detention requirement and stated that the detention would be constructed for the entire facility, not just a few of the lots.

Chairman Cocking asked about requirements for amenitizing the detention pond or if it's just a standard pond.

Mr. Bass stated that the Parks department has clear standards for aeration, landscaping, and bench improvements. He stated that the City of Allen has one of the more demanding amenitization requirements for detention and retention ponds, which will be further resolved through the Site Plan process. Again, the entire facility has to be engineered for drainage and has to be screened. No building permits will be issued until the fence permit has been pulled and no Certificates of Occupancy will be issued until the fence is approved and accepted by City staff. The same requirement holds for the detention/retention facility.

Motion: **Upon a motion by 2nd Vice-Chair Trahan, and a second by Commissioner Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Revised General Development Plan for the 18.54± acres located on the southeast corner of Grenville Avenue and Stacy Road, for Allen Center North.**

The motion carried.

Adjournment

The meeting adjourned at 7:16 p.m.

These minutes approved this _____day of _____2014.

_____ _____

Jeff Cocking, Chairman Madhuri Kulkarni, Planner

December 2, 2014

Director's Report from 11/25/2014 City Council Meeting

- The 2014 CAPER taken to the November 25, 2014 City Council Meeting was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	December 16, 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

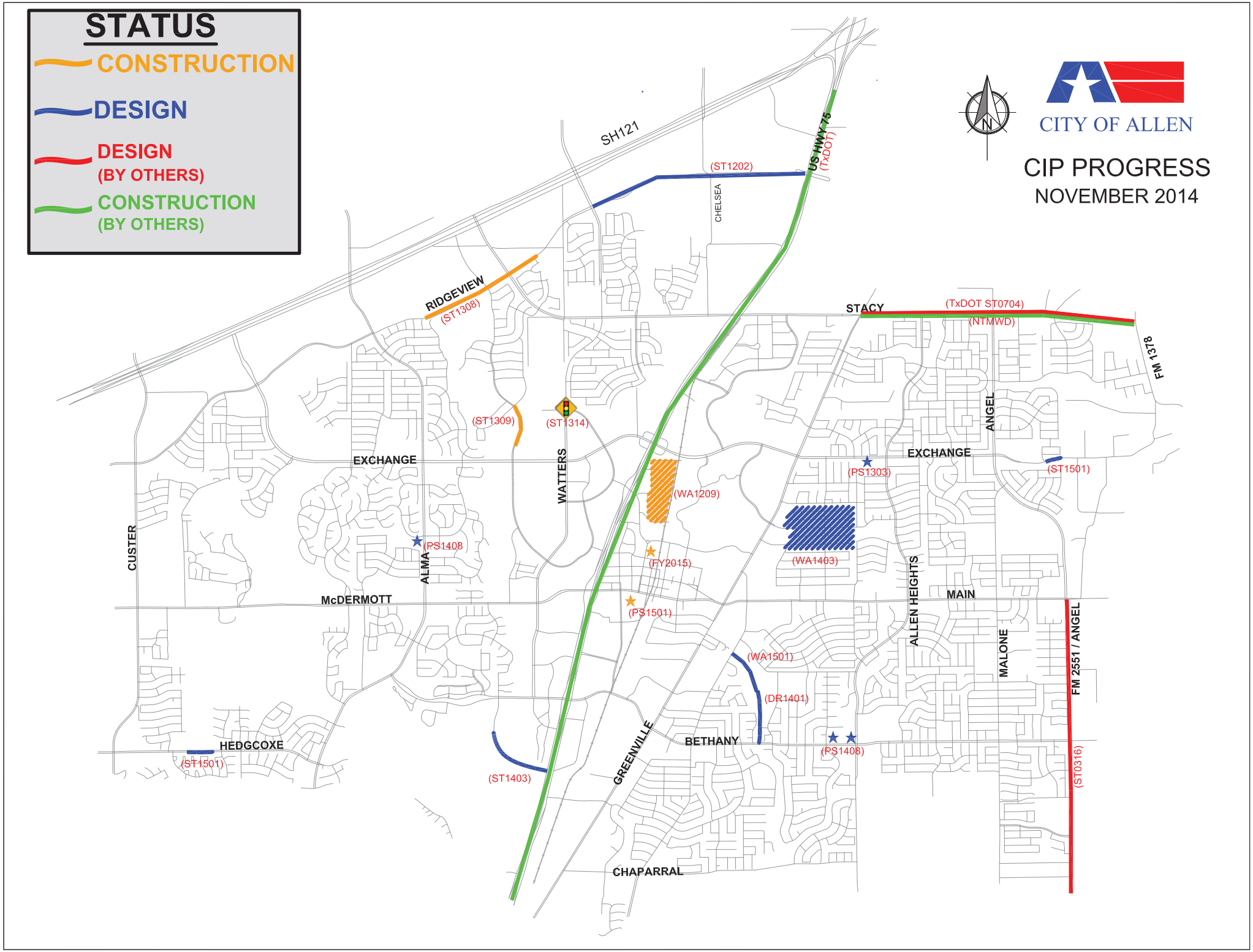
N/A

ATTACHMENTS

CIP Progress Report through November 2014
CIP Map through November 2014

ENGINEERING CIP PROGRESS REPORT - THROUGH NOVEMBER 2014

		PROJECT		STATUS / COMMENTS
FACILITIES	1	Fire Station 2 Reconstruction	PS1303	Construction drawings at 50%. Working with the church on temporary facilities and site coordination. Completion anticipated for Spring 2016.
FACILITIES	2	Fire Station 3 & 4 and Animal Shelter Lighting	PS1408	FSG Electric was low bidder. Working with Oncor to qualify projects for energy rebates. Animal Shelter pole lights work pending further warranty research. Work is anticipated to occur in March 2015.
FACILITIES	3	Library Window Tint	FY2015	Work will be completed in December 2014.
FACILITIES	4	City Hall Basement Remodel	PS1501	Contracted with Quorum Architects; initial Staff meeting and concepts designs, along with detailed direction from City Manager have been issued to Architect. Completion anticipated by December 2015.
ROADS – CITY	5	2014 Street and Alley Repair	ST1401	Awarded to Jim Bowman Construction. Also included is several accessibility improvements. Construction is anticipated to begin by December and be complete Fall 2015.
ROADS – CITY	6	Bray Central Widening	ST1309	Concrete paving finished. Project anticipated to be completed December 2014.
ROADS – CITY	7	Ridgeview Drive (Watters - US75)	ST1202	No formal construction schedule. Awaiting development trends in this area.
ROADS – CITY	8	Ridgeview Drive (Alma through Stacy) Ph 1	ST1308	Clearing and grubbing is complete. Estimated completion Fall 2015.
ROADS – CITY	9	Montgomery Boulevard Extension	ST1403	Design is underway. Planned construction completion on March 31, 2016.
ROADS – OTHERS	10	FM 2551	ST0316	Design is being managed by Collin County to widen FM 2551 to six lanes.
ROADS – OTHERS	11	Stacy Road, Ph 2 (Greenville - FM 1378)	ST0704 NTMWD	NTMWD waterline relocation in progress. Anticipate TxDOT letting December 2014 with construction starting Summer 2015.
ROADS – OTHERS	12	US 75 Widening	TXDOT	Addition of 2 general purpose lanes and selected ramp improvements. Construction estimated to be complete October 2016.
UTILITIES	13	Fountain Park Water/SS Rehabilitation	WA1403	Water, sanitary sewer, and paving improvements for Sections 1 & 2. Design is 60% complete. Construction anticipated to begin in 2015.
UTILITIES	14	Whis-Lynge Water/SS Replacement	WA1209	Paving and utility installation complete. Restoration work anticipated completion January 2015.
UTILITIES	15	SCADA System Upgrade	WA1402	Design has begun. Completion anticipated December 2015.
OTHER	16	Cottonwood Creek Wastewater Rehab	WA1501	City to determine if Buy Board Contractor will be used or if project will be bid through traditional means.
OTHER	17	Cottonwood Creek Bank Stabilization	DR1401	Proposed project addresses erosion along the Cottonwood Creek Tributary No. 1, north of Bethany. City evaluating a Construction-Manager-At-Risk Procurement for this project.
OTHER	18	Olsen & Beverly Elementary Sidewalk Improvements	ST1501	Project scheduled to go before STTC and RTC early 2015. Federal approval to follow in spring of 2015.
OTHER	19	Signal - Watters / Bossy Boots	ST1314	Signal will be constructed with the AISD Service Center Project with completion required prior to facility opening.


STATUS
CONSTRUCTION
DESIGN
DESIGN
(BY OTHERS)
CONSTRUCTION
(BY OTHERS)
CITY OF ALLEN
CIP PROGRESS
NOVEMBER 2014
N
SH121
US HWY 75
(TxDOT)
(ST1202)
CHELSEA
RIDGEVIEW
(ST1308)
STACY
(TxDOT ST0704)
(NTMWD)
FM 1378
(ST1309)
(ST1314)
EXCHANGE
WATTERS
ANGEL
EXCHANGE
(PS1303)
(ST1501)
(WA1209)
CUSTER
(PS1408)
ALMA
(FY2015)
(WA1403)
ALLEN HEIGHTS
McDERMOTT
(PS1501)
MAIN
MALONE
FM 2551 / ANGEL
(WA1501)
(DR1401)
HEDGCOXE
(ST1501)
(ST1403)
GREENVILLE
BETHANY
(PS1408)
(ST0316)
CHAPARRAL

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	December 16, 2014
SUBJECT:	Conduct a Public Hearing and consider a request for a Replat for Lot 2-R-1, Block F, Bray Central One Addition, being a portion of Lot 2, Block F. The property is 2.489± acres generally located north of Village Way and west of US Highway 75. (R-12/4/14-84) [Junction Drive/Hyatt Place]
STAFF RESOURCE:	Madhuri Kulkarni Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	PD No. 54 Created – May, 1993 Zoning Amended – October, 1998 PD No. 54 Amended – January, 2014 Replat – June, 1998 Replat – June, 2002

BACKGROUND

The property is generally located north of Village Way and west of US Highway 75. The property to the north is zoned Planned Development PD No. 54 for Industrial Technology IT. The property to the west (across Junction Drive) is zoned Planned Development PD No. 108 for Mixed-Use MIX. To the south, the property is zoned Planned Development PD No. 54 for Corridor Commercial. Finally, to the east (across US Highway 75), the property is zoned Single-Family Residential R-5.

A Concept Plan for the property was approved in January 2014 for a limited service hotel. Site Plans for the hotel were subsequently reviewed and approved in September 2014. Replatting the property is the last step in the development process.

The subject Replat plats this portion of Lot 2, Block F into a 2.489-acre lot. There are three access points; one on the U.S. Highway 75 Service Road, and two through access easements on the adjacent property to the south. The replat also shows right-of-way dedication and various easements required for development.

The Replat is consistent with the approved Concept Plan and Site Plan. The Replat has also been reviewed by the Technical Review Committee and meets the standards of the *Allen Land Development Code*.

STAFF RECOMMENDATION

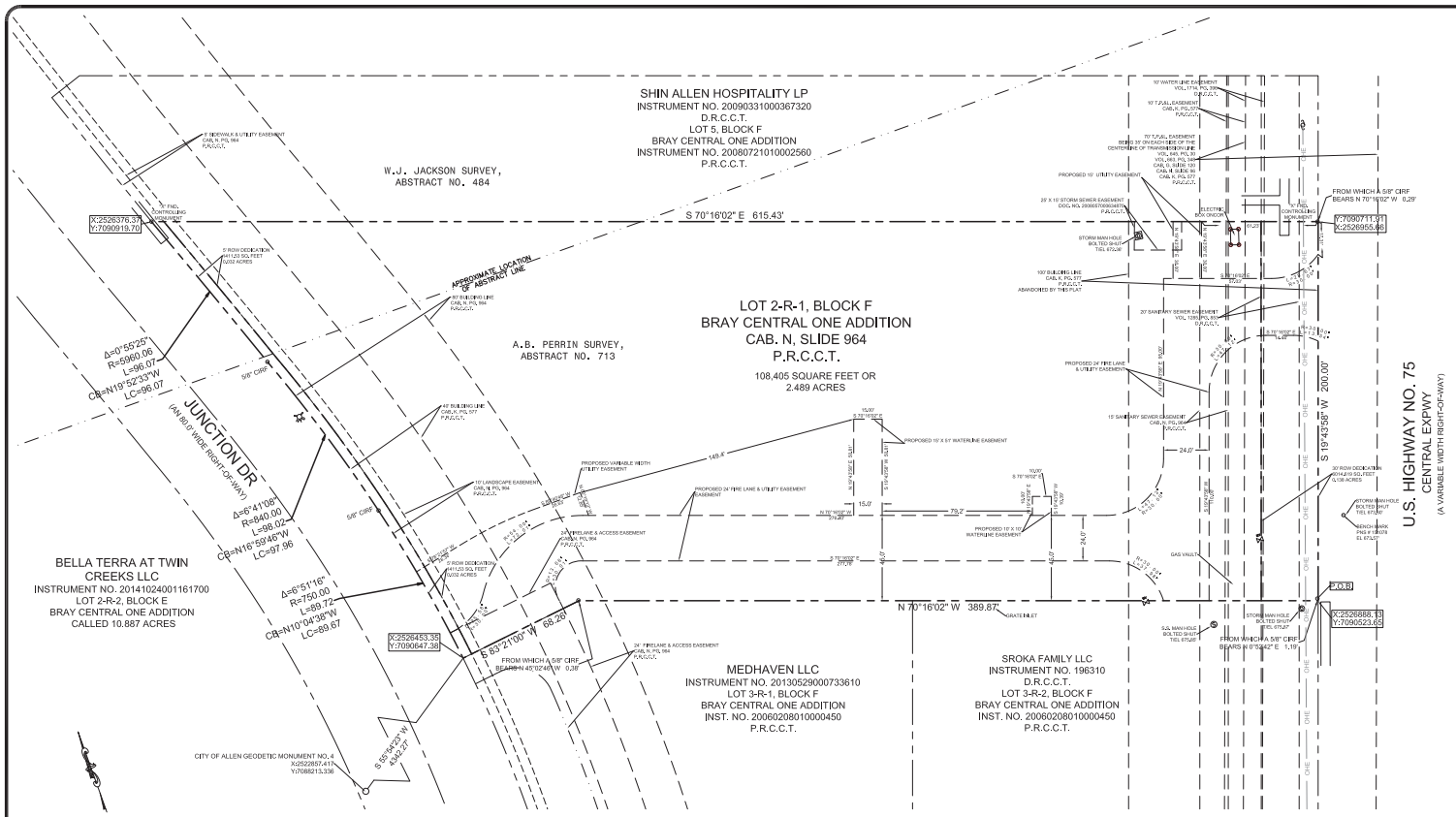
Staff recommends approval.

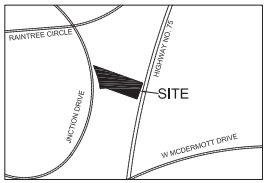
MOTION

I make a motion to approve the Replat for Lot 2-R-1, Block F, Bray Central One Addition, generally located north of Village Way and west of US Highway 75, for Junction Drive/Hyatt Place

ATTACHMENTS

Replat





VICINITY MAP
SCALE 1" = 2000'

STATE OF TEXAS §
COUNTY OF COLLIN §

Property Description

Being a 2.489 acre tract of land out of the A.B. Perrin Survey, Abstract No. 713 and the W.J. Jackson Survey, Abstract No. 484, Collin County, Texas, tract being part of Lot 2, Block F, Bray Central One Addition, an addition to the City of Allen, Texas, according to the plat thereof recorded in Cabinet N, Page 964 of the Plat Records of Collin County, Texas and being a part of a tract of land described in a Special Warranty Deed to Janice B. Bittingham recorded in Clerk's File No. 93-0071697 of the Deed Records of Collin County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a point from which a found 5/8 inch iron rod bears North 00 deg. 52 min. 42 sec. East 1.19 feet, for the west right-of-way line of U.S. Highway 75 (a variable width right-of-way), said point being the southeast corner of said Lot 2 and being the northeast corner of Lot 3-R-2, Block F of said Bray Central One Addition;

THENCE North 70 deg. 16 min. 02 sec. West, along the common line of said Lot 2 and of said Lot 3-R-2, passing through the common line of Lot 3-R-1 of said Bray Central One Addition, a distance of 389.87 feet to a point from which a found 5/8 inch iron rod bears North 45 deg. 02 min. 46 sec. West 0.38 feet;

THENCE South 83 deg. 21 min. 00 sec. West along the common line of said Lot 2 and said Lot 3-R-1 a distance of 68.26 feet to a point in the beginning of a non-tangent curve to the left found in the east right-of-way line of Junction Drive (an 80 foot right-of-way);

THENCE with the east right-of-way line of Junction Drive, the following three courses;

In a northwesterly direction with said curve to the left having a central angle of 06 deg. 51 min. 16 sec., a radius of 750.00 feet, a chord bearing North 10 deg. 04 min. 38 sec. West, 89.67 feet for an arc distance of 89.72 feet to a found 5/8 inch iron found in the beginning of a non-tangent curve to the left;

THENCE In a northwesterly direction along said curve to the left having a central angle of 06 deg. 42 min. 08 sec., a radius of 840 feet, a chord bearing North 16 deg. 59 min. 46 sec. West 97.96 feet for an arc distance of 98.02 feet to a found 5/8 inch iron rod found for the beginning of a non-tangent curve to the left;

THENCE In a northwesterly direction along said curve to the left having a central angle of 00 deg. 55 min. 25 sec., a radius of 5960.06 feet, a chord bearing North 19 deg. 52 min. 33 sec. West 96.07 feet, an arc distance of 96.07 feet to a found "X" cut in concrete for the northwest corner of said Lot 2 and the southwest corner of the remainder of Lot 2, Block F of said Bray Central One Addition;

THENCE South 70 deg. 16 min. 02 sec. East, along the common line of said Lot 2 and the reminder of Lot 2, a distance of 615.43 feet to a found "X" cut in concrete for the northeast corner of said Lot 2 and the southwest corner of said remainder of Lot 2 found in the west right-of-way line of said U.S. Highway 75;

THENCE South 19 deg. 43 min. 58 sec. West along the common line of said Lot 2 and of said U.S. Highway 75 a distance of 200.00 feet to the POINT OF BEGINNING and containing 108,405 square feet of land or 2.489 acre more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Allen Hotels, LP, through the undersigned authorities, does hereby adopt this plat designating the described property as a portion of Lot 2, Block F, Bray Central One, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodations of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing off or port of its respective system without the necessity at any time of procuring the permission of anyone.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

Witness my hand this_____ day of_____,2014.

For Allen Hotels, LP

By_____
Authorized Representative, Allen Hotels, LP

OWNER: PORTION OF LOT 2 BLOCK F
ALLEN HOTELS L.P.
2009 COTTONWOOD VALLEY CIRCLE S
IRVING, TX 75038
(972) 600-8162

ENGINEER
CUMULUS DESIGN
2080 NORTH HIGHWAY 360, #240
GRAND PRAIRIE, TX 75050
(241) 235-0367

The purpose of this plat is to replat a portion of Lot 2, Block F of Bray Central One Addition and to add a variable width utility, waterline and firelane easements and a R.O.W. Dedication.

THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR LOCATIONS OF UNDERGROUND UTILITIES. STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. CALL 1-800-344-8377

FLOOD NOTE: I hereby declare that the property described herein is not within a special flood hazard area "Zone X" as identified by the Federal Insurance Administration, Department of Housing and Urban Development, according to the Federal Insurance Administration Flood Hazard Map effective June 2, 2009 for the Panel No. 48085C 0385 J. All flood line are estimated or scaled from FEMA maps unless otherwise stated.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY HAND and seal of office this _____ day of _____, 20____ A.D.

_____
Notary Public

STATE OF TEXAS §
COUNTY OF COLLIN §

_____
Chairperson, Planning and Zoning Commission Date

_____
Secretary, Planning and Zoning Commission Date

_____
Mayor, City of Allen Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing replat of the _____ Subdivision or Addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the __ day of _____, 20____.

_____
City Secretary, City of Allen

AREA TABLE		
LOT 2-R-1, BLOCK F	ACRES	SQUARE FEET
GROSS AREA	2.489	108,405
R.O.W. DEDICATION U.S. HWY.75	0.138	6014
R.O.W. DEDICATION JUNCTION DR	0.032	1411
NET AREA	2.319	100,980

JUNCTION DRIVE
REPLAT
LOT 2-R-1, BLOCK F
BRAY CENTRAL ONE ADDITION
2.489 ACRES
SITUATED IN THE
W.J. JACKSON SURVEY, ABSTRACT NO. 484
A.B. PERRIN SURVEY, ABSTRACT NO. 713
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SCALE: 1"=30' DATE: NOVEMBER 14, 2014

LEGEND

GAS METER	CLEAN OUT	STORM DRAIN MAN HOLE	ELECTRIC BOX
GAS VALVE	MONITERING WELL	FIRE HYDRANT	TREE
TELEPHONE PEDESTAL	TRAFFIC SIGNAL POLE	WATER METER	SIGN
POWER POLE	TRAFFIC SIGNAL BOX	FUEL PORT	LIGHT POLE TYPICAL
DOWN GUY	SWB MAN HOLE	WATER VALVE	FENCE
S.S. MAN HOLE	VAULT	TRANSFORMER PAD	OVER HEAD ELECTRIC
IRON ROD FOUND	IRON ROD SET	CONCRETE PAVEMENT	GRAVEL PAVEMENT

NO.	DATE	REVISION
1		
2		
3		

SURVEYORS CERTIFICATION

THAT I, Michael Myers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

PRELIMINARY NOT FOR RECORDING

Michael Myers
Registered Professional Land Surveyor, #5803

_____ Notary

STATE OF TEXAS REGISTERED MICHAEL W. MYERS 5803 PROFESSIONAL LAND SURVEYOR

NOTES:
(1) The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.
4. This survey was prepared without a Title Commitment.
5. Title drawing is a topographic survey only, and the boundary lines were provided to use by our client and surveyed by Pacheco Koch dated 04/30/2005.

LIS SURVEY TECHNOLOGIES CORPORATION
LIS Survey Technologies Corporation
2650 Hall Circle
Fort Worth, Texas 76116
817-246-5900
817-246-5959 Fax No.
www.listechnologies.com

Job No.: 2014-469	scale: 1"=30'	drawn: RJM	checked: RR

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE:	December 16, 2014
SUBJECT:	Public Hearing/Residential Replat – Conduct a Public Hearing and consider a request for a Residential Replat for Lots 1R and 2R, Block AA, to adjust the shared line between Lots 1 and 2, Block AA, Lost Creek Ranch, Phase 3, generally located east of Poets Way and south of Stablerun Drive, Allen, Texas. (RP-4/14/14-82) [Lost Creek Ranch Phase 3]
STAFF RESOURCE:	Madhuri Kulkarni Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	PD No. 69 Approved – October, 1998 Preliminary Plat Approved – March, 1999 Final Plat Approved – February, 2003 Amended Plat Approved – October, 2003 2nd Amended Plat Approved – March, 2004
LEGAL NOTICES:	Newspaper Notice – Sent 11/24/14 Public Hearing Notices – Mailed 11/26/14

BACKGROUND

The properties, Lots 1 and 2, Block AA, are generally located on the southeastern corner of Stablerun Drive and Poets Way, and are zoned Planned Development PD No. 69 for Single Family Residential District. The two lots are within the Lost Creek Phase 3 subdivision, with surrounding properties also zoned Planned Development PD No. 69 for Single Family Residential District.

The purpose of the replat is to adjust the shared lot line between Lots 1 and 2, whereby Lot 1 would gain additional land from Lot 2. All other conditions remain the same. There are no impacts to existing utilities, setbacks, or structures.

The Replat has been reviewed by the Technical Review Committee and meets the standards of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Residential Replat for Lost Creek Ranch Phase 3 for Lots 1R and 2R, Block AA; being a Replat of Lots 1 and 2, Block AA, Lost Creek Ranch, Phase 3, and generally located east of Poets Way and south of Stablerun Drive.

ATTACHMENTS

Property Notification Map
Replat

CITY OF ALLEN

Property Ownership Notification

Lost Creek Ranch Ph 3
Lot 1R & 2R Blk AA

Map Legend

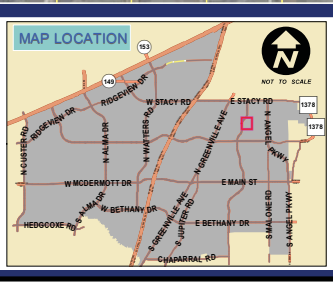
- 200' Notification Buffer
- CollinCAD Parcels

N
W E
S

0 50 100 150
Feet

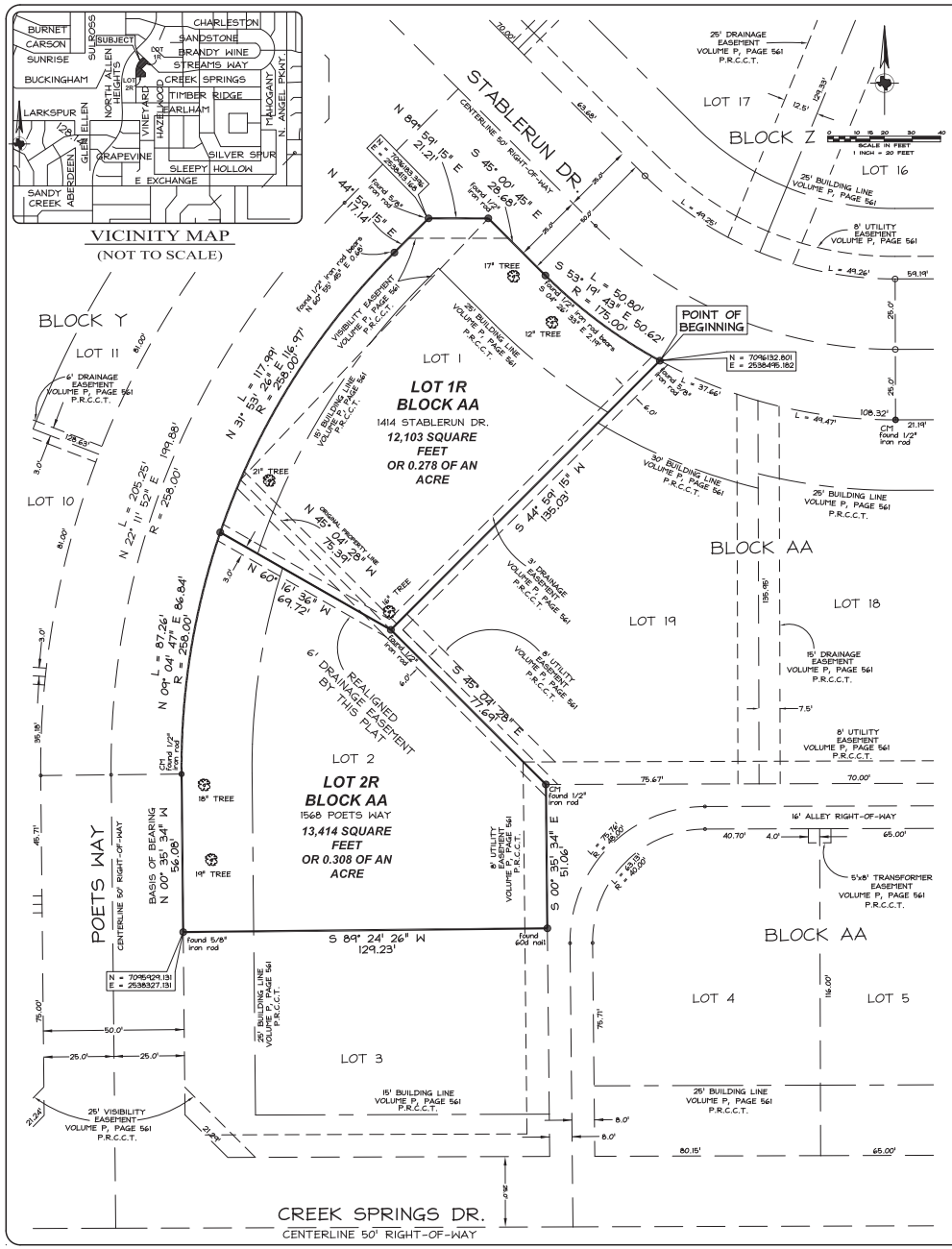
Planning & Development - GIS
Date: 11/18/2014

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



Path: Q:\MXD Templates\Community Development\Planning\Property Notification BufferRebecca.mxd

VICINITY MAP
(NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS DANIEL P. WELLS AND SPOUSE, STEPHANIE G. WELLS, AND PAUL ALEX DOWIDCHUK ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. ROBERTS SURVEY, ABSTRACT NO. 777, COLLIN COUNTY, TEXAS, AND BEING LOTS 1 AND 2, BLOCK AA, OF A 2ND AMENDED PLAT OF LOST CREEK RANCH, PHASE 3, CITY OF ALLEN, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME P, PAGE 561, PLAT RECORDS OF COLLIN COUNTY, SAME BEING DESCRIBED IN DEED TO DANIEL P. WELLS AND SPOUSE, STEPHANIE G. WELLS, RECORDED IN INSTRUMENT NO. 20120830000318780, DEED RECORDS, COLLIN COUNTY, TEXAS, LOT 2 BEING DESCRIBED IN INSTRUMENT TO PAUL ALEX DOWIDCHUK IN INSTRUMENT NO. 20100112000334360, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8" IRON ROD IN THE SOUTHERLY, RADIAL LINE OF STABLERUN DRIVE (A 50 FOOT WIDE PUBLIC RIGHT-OF-WAY), HAVING A RADIUS OF 175.00 FEET AND BEING AT THE COMMOM NORTH CORNER OF LOT 1 AND LOT 19 OF SAID BLOCK AA;

THENCE SOUTH 44°59'15" WEST, A DISTANCE OF 135.03 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTH COMMON CORNER OF SAID LOTS 1 AND 19 IN THE NORTHEAST LINE OF LOT 2 OF SAID BLOCK AA;

THENCE SOUTH 45°04'28" EAST, A DISTANCE OF 77.69 FEET TO A FOUND 1/2" IRON ROD IN THE COMMON EASTERLY CORNER OF SAID LOTS 2 AND 19, IN THE NORTHWEST CORNER OF A VARIABLE WIDTH PUBLIC ALLEY RIGHT-OF-WAY;

THENCE SOUTH 00°35'34" EAST, A DISTANCE OF 51.06 FEET ALONG THE WESTERLY LINE OF SAID ALLEY RIGHT-OF-WAY TO A FOUND 60-D NAIL, AT THE EAST COMMON LINE OF SAID LOT 2 AND LOT 3;

THENCE SOUTH 89°24'26" WEST, A DISTANCE OF 129.23 FEET TO A FOUND 5/8" IRON ROD IN THE EAST LINE OF POETS WAY (A FIFTY FOOT WIDE PUBLIC RIGHT-OF-WAY), AT THE WEST COMMON CORNER OF SAID LOT 2 AND 3 OF SAID BLOCK AA;

THENCE NORTH 00°35'34" WEST, ALONG THE EASTERLY LINE OF SAID POETS WAY, A DISTANCE OF 56.08 FEET TO A FOUND 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 205.25 FEET, A RADIUS OF 258.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22° 11' 52" EAST, 199.85 FEET, TO A POINT FOR CORNER, FROM WHICH A FOUND 1/2" IRON ROD BEARS NORTH 60°55'45" WEST, A DISTANCE OF 0.68 FEET;

THENCE NORTH 44°59'15" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 17.14 FEET TO A FOUND 5/8" IRON ROD IN THE TRANSITIONAL RIGHT-OF-WAY LINE OF SAID EASTERLY LINE AND THE SOUTHERLY LINE OF SAID STABLERUN DRIVE;

THENCE NORTH 89°59'15" EAST, ALONG SAID TRANSITIONAL RIGHT-OF-WAY, A DISTANCE OF 21.21 FEET TO A POINT FOR CORNER IN THE SAID SOUTHERLY LINE OF STABLERUN DRIVE;

THENCE SOUTH 45°00'45" EAST, ALONG THE SAID SOUTHERLY LINE OF STABLERUN DRIVE, A DISTANCE OF 28.68 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE SOUTH 53°19'43" EAST, 50.62 FEET TO A POINT FOR CORNER, FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 04°28'53" EAST, A DISTANCE OF 2.19 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AND SAID SOUTHERLY LINE OF STABLERUN DRIVE, AN ARC DISTANCE OF 50.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 25,517 SQUARE FEET OR 0.586 OF AN ACRE.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DANIEL P. WELLS AND SPOUSE, STEPHANIE G. WELL AND PAUL ALEX DOWIDCHUK, THE OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1R & 2R, BLOCK AA, OF THE AMENDED PLAT OF LOST CREEK RANCH, PHASE 3, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS THEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING THE SAME. NO BUILDINGS, FENCES TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

_____
DANIEL P. WELLS, OWNER

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS, DANIEL P. WELLS, KNOWN TO ME TO BE THE ONE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES _____

BY: _____
AUTHORIZED SIGNATURE

_____
STEPHANIE G. WELLS, OWNER

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS, STEPHANIE G. WELLS, KNOWN TO ME TO BE THE ONE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES _____

BY: _____
AUTHORIZED SIGNATURE

_____
PAUL ALEX DOWIDCHUK, OWNER

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS, PAUL ALEX DOWIDCHUK, KNOWN TO ME TO BE THE ONE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES _____

BY: _____
AUTHORIZED SIGNATURE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J.T. THOMPSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALLEN, TEXAS.

STATE OF TEXAS
J.T. THOMPSON
4604
REGISTERED PROFESSIONAL LAND SURVEYOR

DATED THIS THE 10 DAY OF December, 2014.

J.T. THOMPSON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4604

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARS, J.T. THOMPSON, KNOWN TO ME TO BE THE ONE WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES _____

Approved	Attest
_____	_____
Chairperson Planning & Zoning Commission	Secretary Planning & Zoning Commission
_____	_____
Date Executed Pro-forma	Date
_____	_____
Mayor	Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Replat for Lots 1R and 2R, Block AA of the THE AMENDED PLAT OF LOST CREEK RANCH, PHASE 3, to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the __ day of _____, 20____.

_____
City Secretary, City of Allen

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PROVIDE MORE GROUND SPACE AT THE REAR OF LOT 1 BY ADJUSTING THE SHARED PROPERTY LINE OF LOTS 1 AND 2. THERE ARE NO REVISIONS TO THE GRADING OR ADDITIONAL STRUCTURES TO BE CREATED BY THIS PLAT.

2. BASIS OF BEARING IS ALONG THE EAST LINE OF POETS WAY. LOST CREEK RANCH PHASE 3, VOLUME P, PAGE 561, PLAT RECORDS, COLLIN COUNTY, TEXAS.

COORDINATE VALUES SHOWN ARE TEXAS STATE PLANE - NORT CENTRAL ZONE 4202, NAD83 DATUM.

RESIDENTIAL REPLAT

LOT 1R & 2R, BLOCK AA, OF THE AMENDED PLAT OF LOST CREEK RANCH PHASE 3

REPLAT OF
LOT 1 AND LOT 2, BLOCK AA, OF A SECOND AMENDMENT OF PLAT OF LOST CREEK RANCH PHASE 3 RECORDED IN VOLUME P, PAGE 561, PLAT RECORDS OF COLLIN COUNTY COUNTY, TEXAS. BEING 0.586 OF AN ACRE OUT OF THE L. ROBERTS SURVEY, ABSTRACT NO. 777

OWNERS:
DANIEL P. WELLS AND SPOUSE, STEPHANIE G. WELLS
1414 STABLERUN DRIVE * ALLEN, TEXAS 75002
PHONE: (972) 977-4968

OWNER:
PAUL ALEX DOWIDCHUK
1568 POETS WAY * ALLEN, TEXAS 75002
PHONE: (214) 502-6761

SURVEYOR:
PRECISE LAND SURVEYING, INC.
4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149
(877) 581-7072 FAX (888) 738-1273

TECH: JDJ
FILE - F:\14-FILES\514\514-0363\514-0363.DWG

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE:	December 16, 2014
SUBJECT:	Conduct a Public Hearing and consider a request to create a Planned Development, with a base zoning of Single Family Residential R-6, and adopt a Concept Plan, building elevations and development regulations. The property is Lot 1, Block A, Fellowship Christian Center Church Addition, City of Allen, Collin County, Texas; generally located northeast of Malone Road and Lake Travis Drive. (Z-9/16/14-66) [Malone Meadows]
STAFF RESOURCE:	Tiffany McLeod Senior Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Zoning Approved – February, 1985 Preliminary Plat Approved – August, 2011 Final Plat Approved – November, 2011
LEGAL NOTICES:	Public Hearing Sign –December 5, 2014 Public Hearing Notices –December 5, 2014
ANTICIPATED COUNCIL DATE:	January 13, 2015

BACKGROUND

The property is located east of Malone Road and north of Lake Travis Drive. The property to the north is zoned Agricultural Open Space (AO). The properties to the east and south are zoned Single Family Residential (R-2). The property to the south is zoned Agriculture-Open Space (A-O). The properties to the west (across Malone Road) are zoned Planned Development No. 2 Community Facilities (CF) and Planned Development No. 59 Single Family Residential (R-5).

The property is currently zoned Single Family Residential (R-2). The applicant is requesting to change the zoning by creating a Planned Development for a single family residential subdivision, and adopting development regulations, a concept plan and building elevations for the property.

The proposed residential development is approximately 10 acres. The attached Concept Plan shows a total of 45 front entry lots and approximately 0.11± acres of open space. The density of the development is 4.5 units per acre.

There are four (4) access points into the development. There are two (2) access points on Malone Road and two (2) access points on Windmill Crossing. Windmill Crossing currently terminates southeast of the site (within The Orchards, Phase 2 subdivision). The roadway will be extended, as shown on the Concept Plan, in conjunction with this development.

The attached development regulations establish design criteria to include lot standards, screening and required improvements. The proposed base zoning for the property is Single Family Residential R-6. However, some of the proposed regulations exceed the R-6 standards. The minimum lot width, minimum lot depth and density are equivalent to the R-5 standard. In addition, the minimum dwelling unit size proposed (2,200 square feet) exceeds the R-2 standard. Landscaping will be planted along the northern property boundary to

provide a visual and headlight screen between the development and the properties to the north. Staff believes that these standards create a development that is compatible with the surrounding area.

The primary building materials (shown on the attached conceptual Building Elevations) are stone, brick and a composition shingle roof.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

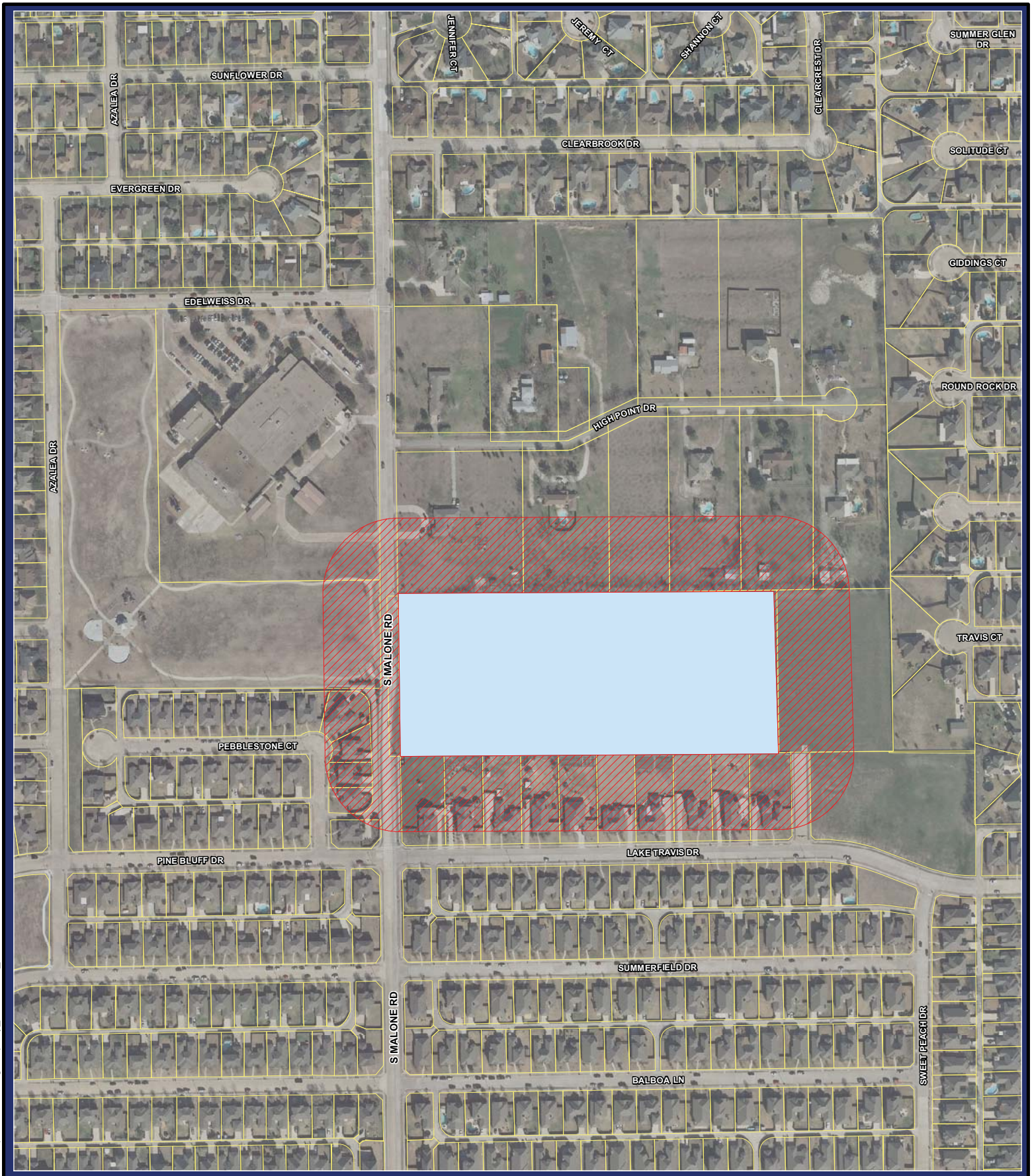
Staff recommends approval. The development is compatible with the surrounding area and is consistent with the current Comprehensive Plan.

MOTION

I make a motion to recommend approval of the request to create a Planned Development, with a base zoning of Single Family Residential R-6, and adopt a Concept Plan, building elevations and development regulation for the property known as Lot 1, Block A, Fellowship Christian Center Church Addition, and generally located northeast of Malone Road and Lake Travis Drive, for Malone Meadows.

ATTACHMENTS

Property Notification Map
Proposed Development Regulations
Concept Plan
Landscape Plan
Building Elevations



CITY OF ALLEN

Property Ownership Notification

Malone Meadows

Map Legend

- 200' Notification Buffer
- Railroad
- CollinCAD Parcels
- City Limit

N W E S

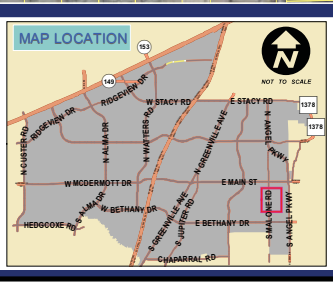
0 110 220 330

Feet

Planning & Development - GIS

Date Saved: 12/4/2014

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



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DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR MALONE MEADOWS

The Property shall be developed and used in accordance with the applicable provisions of the *Allen Land Development Code*, as amended ("ALDC"), 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 Single Family Residential R-6 standards of the ALDC, except as otherwise provided herein.

B. **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 plat approval.

C. **LANDSCAPING:**

(1) The landscaping for the Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit "B", and incorporated herein by reference.

(2) The landscaping located on the northern boundary of the Property, as shown on the Landscape Plan, shall be located in a landscape easement or common area established at the time of approval of the final plat of the Property and shall be maintained by the subdivision homeowner's association.

D. **BUILDING ELEVATIONS**:

(1) The residential units constructed on the Property shall be developed in general conformance with the materials (both in style and mix) and architectural style as the Building Elevations attached hereto as Exhibit "C", and incorporated herein by reference.

(2) Residential units with the same building elevation shall not be constructed more frequently than every fourth (4th) lot on the same side of the street.

(3) No more than 45% of the lots may have a front facing two car garage.

(4) Garage doors shall be decorative.

E. **LOT DESIGN CRITERIA:** The lot design criteria for the Property shall be as follows:

(1) Minimum Lot Width: 65 feet

(2) Minimum Lot Depth: 110 feet

(3) Minimum Lot Area: 7,150 square feet

(4) Minimum Dwelling Unit Size: 2,200 square feet

(5) Maximum Lot Coverage: 66%

F. BUILDING SETBACKS: The minimum building setbacks for the Property shall be as follows:

(1) Front Yard Setback: 15 feet

(2) Side Yard Setback: 5 feet

(3) Corner Lot Side Yard Setback: 10 feet

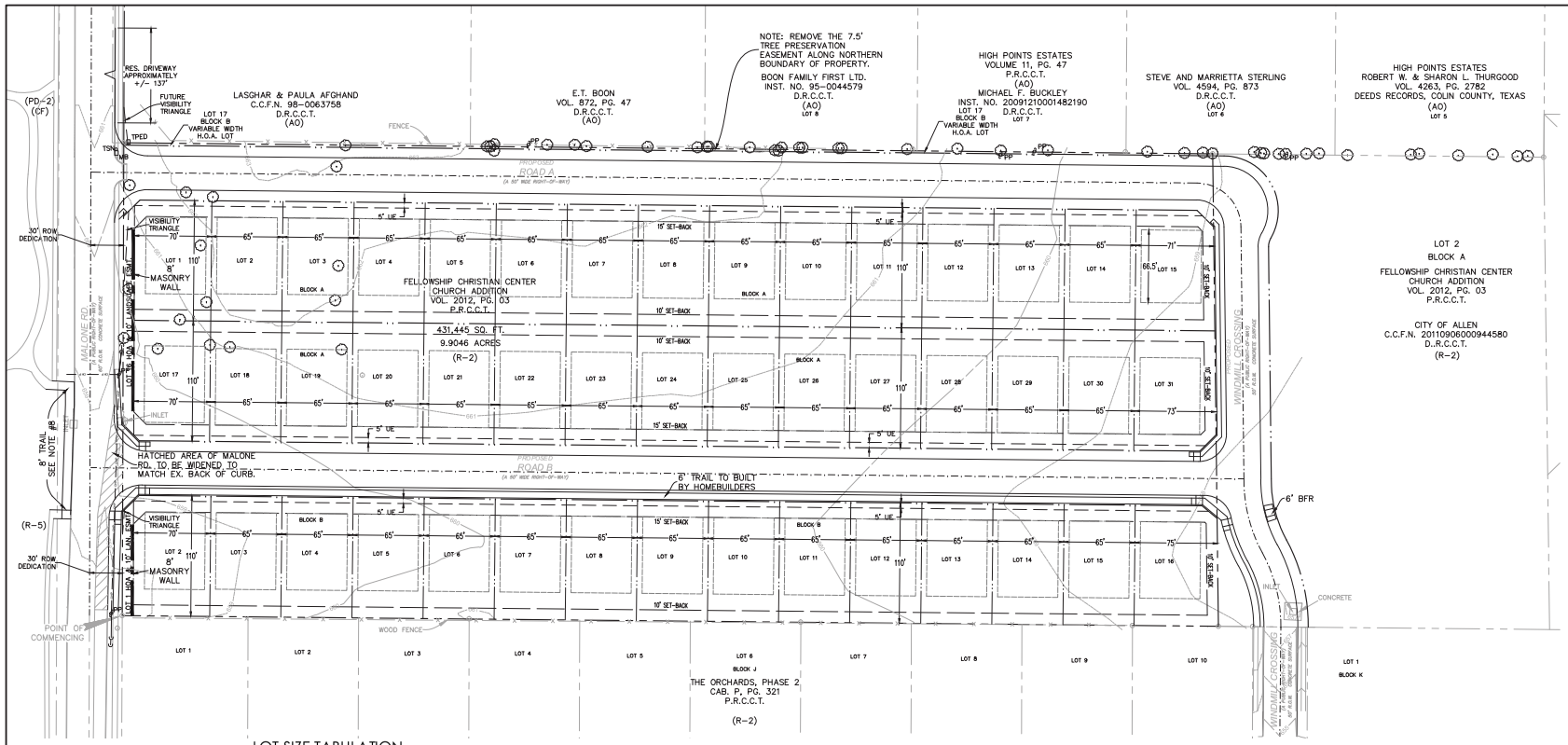
(4) Garage Setback: 20 feet

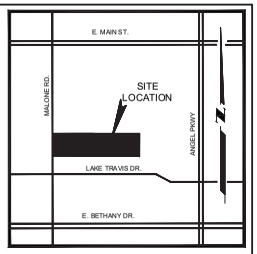
G. ADDITIONAL PUBLIC IMPROVEMENTS:

(1) Subject to execution of an agreement between the City and the developer or owner of the Property prior to approval of the final plat of the Property, Windmill Crossing shall be extended with this development across Lot 2, Block A, Fellowship Christian Church Center Addition ("the City Property") as shown on the Concept Plan. If the developer or owner of the Property is unable to obtain an agreement with the City to construct Windmill Crossing on the City Property, the Concept Plan must be amended to provide alternate traffic circulation within the Property that conforms to ALDC design standards.

(2) An eight foot (8') wide public trail section shall be constructed on the west side of Malone Road with this development, as shown on the Concept Plan.

H. SIDEWALKS: In accordance with ALDC Section 8.05.5.1, sidewalks are not required to be constructed on the north side of Road A or the east side of Windmill Crossing unless other state or federal law or regulation requires such construction at the time of development or at a later date.





LOCATION MAP
NTS

NORTH

0 25 50 100
GRAPHIC SCALE : 1"=50'

NOTES

1. J-SWING GARAGES ON LOTS 1 AND 17, BLOCK A AND LOT 2, BLOCK B REQUIRED TO FACE AWAY FROM MALONE ROAD.
2. NO LOT TO LOT DRAINAGE IS ALLOWED. IF RETAINING WALLS ARE REQUIRED TO ACCOMMODATE THIS REQUIREMENT, THE RETAINING WALLS SHALL BE LOCATED WITHIN A WALL MAINTENANCE EASEMENT AND MAINTAINED BY THE HOA.
3. GRADING OF ROAD A WILL NEED TO BE SUCH THAT IT WILL ACCEPT OFF-SITE FLOW FROM THE EXISTING NEIGHBORHOOD TO THE NORTH.
4. THE DEVELOPER INTENDS TO HONOR THE LETTER AGREEMENT BETWEEN THE CITY OF ALLEN AND ALLEN FELLOWSHIP CHRISTIAN CHURCH DATED SEPT. 2, 2011, REGARDING THE CONSTRUCTION OF A DETENTION POND ON CITY OF ALLEN PROPERTY.
5. THE EXTENSION OF WINDMILL CROSSING AS SHOWN HEREON WILL BE CONSTRUCTED AS A PART OF THE MALONE MEADOWS CONSTRUCTION.
6. NO SIDEWALKS WILL BE CONSTRUCTED ALONG THE EAST SIDE OF WINDMILL CROSSING OR THE NORTH SIDE OF ROAD "A" SHOWN HEREON.
7. AS PART OF THIS DEVELOPMENT A 8FT TRAIL SHALL BE CONSTRUCTED REPLACING THE CURRENT SIDEWALK FROM STORY PARK TO THE ORCHARD PARK INCLUDING RAMPS ACROSS MALONE ROAD.
8. NO AC UNITS IN SIDEYARDS LESS THAN 7FT MINIMUM.

LOT SIZE TABULATION

LOT	BLOCK	S.F.	AC.
01	A	7,727.35	0.1774
02	A	7,150.00	0.1642
03	A	7,150.00	0.1642
04	A	7,150.00	0.1642
05	A	7,150.00	0.1642
06	A	7,150.00	0.1642
07	A	7,150.00	0.1642
08	A	7,150.00	0.1642
09	A	7,150.00	0.1642
10	A	7,150.00	0.1642
11	A	7,150.00	0.1642
12	A	7,150.00	0.1642
13	A	7,150.00	0.1642
14	A	7,150.00	0.1642
15	A	7,784.17	0.1787
* 16	A	1999.92	0.0459
17	A	7,647.98	0.1756
18	A	7,150.00	0.1642
19	A	7,150.00	0.1642
20	A	7,150.00	0.1642
21	A	7,150.00	0.1642
22	A	7,150.00	0.1642
23	A	7,150.00	0.1642
24	A	7,150.00	0.1642
25	A	7,150.00	0.1642
26	A	7,150.00	0.1642
27	A	7,150.00	0.1642
28	A	7,150.00	0.1642
29	A	7,150.00	0.1642
30	A	7,150.00	0.1642
31	A	8,047.78	0.1848

LOT SIZE TABULATION

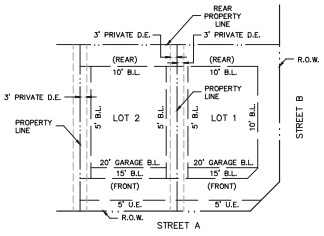
LOT	BLOCK	S.F.	AC.
* 01	B	996.81	0.0229
02	B	7,727.35	0.1774
03	B	7,150.00	0.1642
04	B	7,150.00	0.1642
05	B	7,150.00	0.1642
06	B	7,150.00	0.1642
07	B	7,150.00	0.1642
08	B	7,150.00	0.1642
09	B	7,150.00	0.1642
10	B	7,150.00	0.1642
11	B	7,150.00	0.1642
12	B	7,150.00	0.1642
13	B	7,150.00	0.1642
14	B	7,150.00	0.1642
15	B	7,150.00	0.1642
16	B	8,271.67	0.1899
* 17	B	1,950.95	0.0448

* OPEN SPACE LOTS

R-6 BASE ZONING

PROPOSED DEVELOPMENT REGULATIONS
MALONE ROAD
9.9046 ACRES - ALLEN, TEXAS

- TYPICAL LOT CRITERIA
  - WIDTH.....65 FT (MIN.)
  - AVERAGE DEPTH.....110 FT (MIN.)
  - MIN. RESIDENTIAL LOT AREA.... 7,150 SQ.FT.
  - MIN. DWELLING SIZE..... 2,200 SQ.FT.
  - MAX. LOT COVERAGE..... 66%
  - FRONT YARD.....15 FT SET-BACK
  - GARAGE.....20 FT SET-BACK
  - SIDE YARD .....5 FT SET-BACK
  - NO MORE THAN 45% OF LOTS TO BE FRONT FACING GARAGES
  - MAX HEIGHT.....2.5 STORIES
- LAND USAGE:
  - RESIDENTIAL ....9.9046 AC.
  - SINGLE FAMILY LOTS..... 45
  - HOA LOTS..... 3
  - DENSITY:
- RESIDENTIAL .....4.54 UNITS / AC.
- OPEN SPACE....0.1136 AC.



TYPICAL LOT SETBACKS
N.T.S.

PD CONCEPT PLAN

MALONE MEADOWS

9.9046 ACRE TRACT
LOT 1, BLOCK A
FELLOWSHIP CHRISTIAN CENTER CHURCH ADDITION
VOL. 2012, PG. 03 P.R.C.C.T.
CITY OF ALLEN, COLLIN COUNTY, TEXAS

BENCHMARK:

CITY OF ALLEN GEODETIC MONUMENTATION: MONUMENT NO. "ALUMINUM DISK SET IN CONCRETE: LOCATED FEET WEST OF THE INTERSECTION OF WHITMAN DRIVE AND BETHANY ROAD AT THE END OF THE BRIDGE: IN THE GRASS MEDIAN. ELEV.

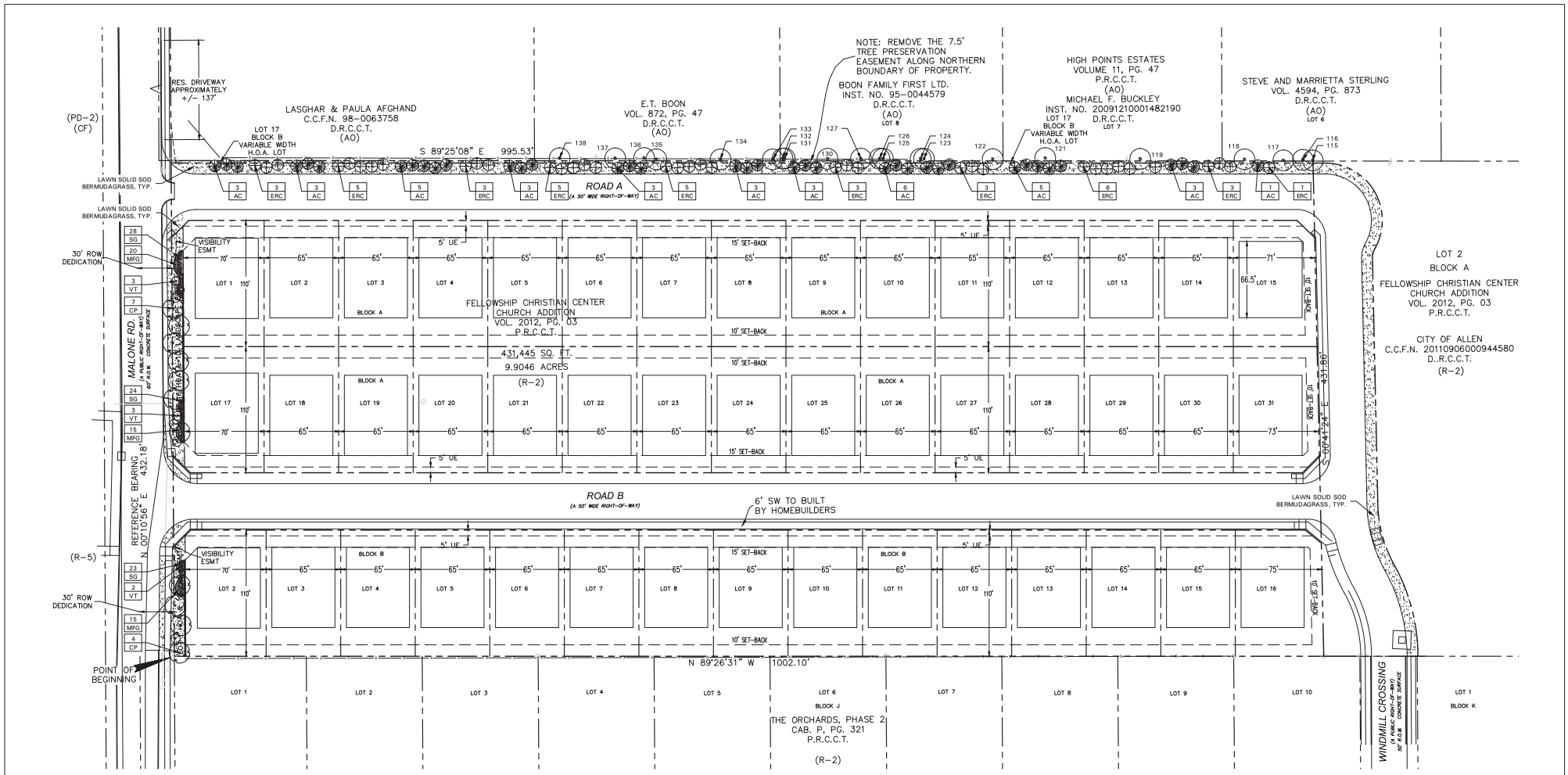
THIS EXHIBIT IS FOR INFORMATION PURPOSES ONLY UNDER THE AUTHORITY OF C. MICHAEL DANIEL TX. P.E. NO. 62457. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES

OWNER:
FELLOWSHIP CHRISTIAN CENTER CHURCH
200 W BELMONT DRIVE SUITE B
ALLEN, TX 75013

DEVELOPER:
FORTH AVENUE INVESTMENTS LLC
16475 DALLAS PARKWAY SUITE 540
ADDISON, TEXAS 75001
T: 972.231.8600

PREPARED BY:
NATHAN D. MAIER, INC.
8080 PARK LANE, SUITE 600
DALLAS, TEXAS 75231
T: 214.739.4741
TEXAS FIRM REG. F-356

December 11, 2014



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
AC	*Cupressus arizonica*	Arizona Cypress	38	3" cal.	B&B or container grown, full to base, 8' ht. min., 3' spread
CP	*Pistacia chinensis*	Chinese Pistache	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	*Juniperus virginiana*	Eastern Redcedar	37	3" cal.	B&B or container grown, full to base, 8' ht. min., 3' spread
VT	*Vitex agnus-castus*	Vitex	8	3" cal.	container grown, 8' ht., 4' spread min.
	SHRUBS/GROUNDCOVER				
MFG	*Nassella tenuissima*	Mexican Feathergrass	50	1 gal.	container full, 18" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	75	5 gal.	container full, 20" spread, 24" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS

THE CITY OF ALLEN, TEXAS

LANDSCAPE BUFFER

1. For single-family residential developments: Where screening walls are required, one (1) shade tree, 4" cal., and one (1) ornamental tree, 3" cal., shall be required for every 40 linear feet of street frontage or portion thereof.

Malone Road (432 l.f.)

Required	Provided
(11) shade trees, 4" cal.	(11) shade trees, 4" cal.
(11) ornamental trees, 3" cal.	(8) ornamental trees, 3" cal.

N

SCALE: 1" = 40'-0"
0 20 40 80

BELLE FIRMA
4245 North-Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192

11.21.14

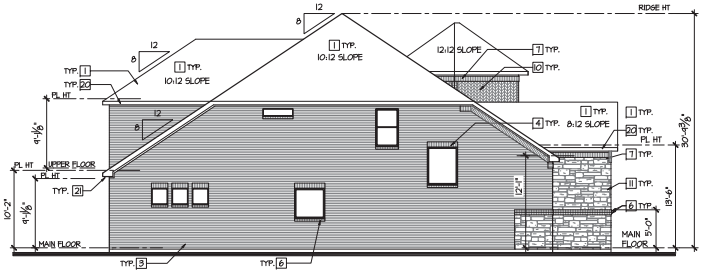
REVISIONS	DATE
TRC REVIEW COMMENTS	10/13/14
TRC REVIEW COMMENTS	10/31/14
TRC REVIEW COMMENTS	11/14/14
TRC REVIEW COMMENTS	11/21/14

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TEXAS FIRM REGISTRATION NO. F-356
TBPLS REG. NO. 10018900
WWW.NDMCE.COM
Two Northpark · 8080 Park Lane · Suite 600
Dallas, Texas 75231 · 214.739.4741

LANDSCAPE PLAN
MALONE MEADOWS
CITY OF ALLEN, COLLIN COUNTY, TEXAS

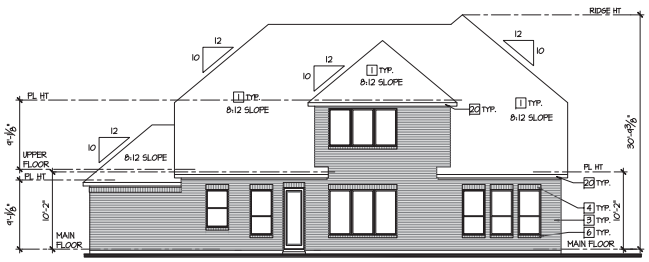
SHEET NO. L4.01

DESIGN	DRAWN	SCALE	DATE	NOTES	JOB NUMBER
KAH	AWH	1" = 40'-0"	09/12/14		14038-A



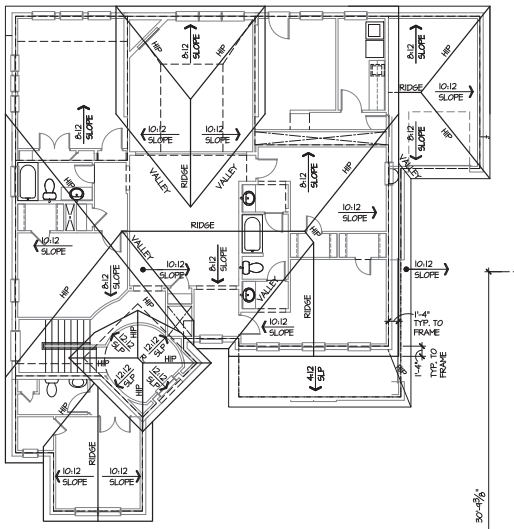
Left Elevation

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



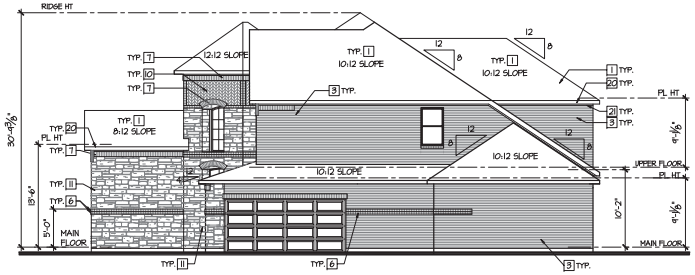
Rear Elevation

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



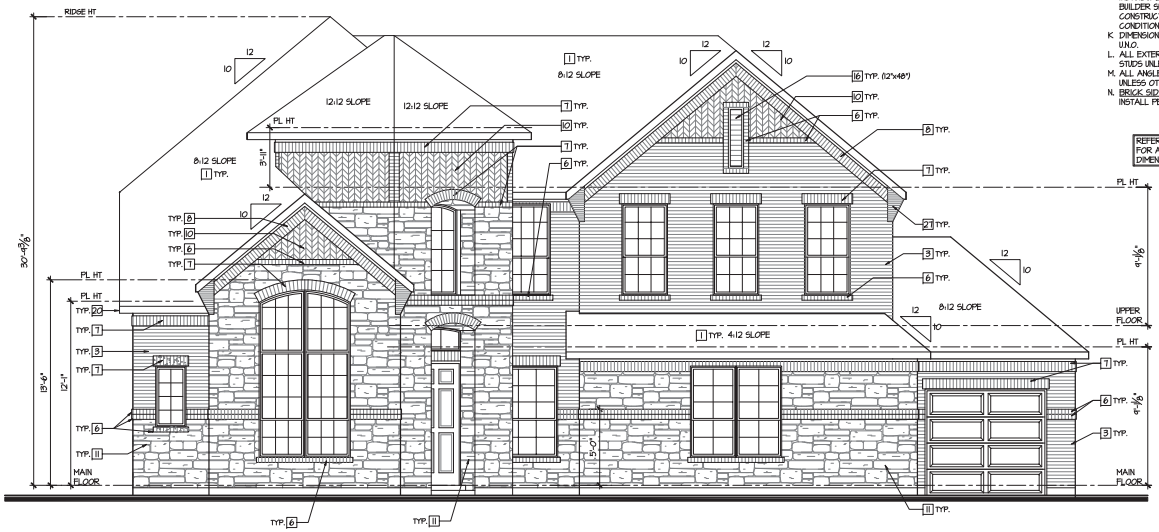
Roof Plan

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



Right Elevation

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



Front Elevation

SCALE: 1/4"=1'-0"

Elevation "M"

EXTERIOR ELEVATION LEGEND

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. ASPHALT ROOF SHINGLES.
2. OPTIONAL METAL ROOFING SYSTEM.
3. BRICK AS SPECIFIED BY BUILDER.
4. FLUSH SOLDIER.
5. FLUSH HEADER.
6. ROWLOCK, PROJECTED ¾".
7. SOLDIER, PROJECTED ¾".
8. ANGLED SOLDIER, PROJECTED ¾".
9. BRICK BASKET WEAVE.
10. BRICK DIAGONAL HERRINGBONE.
11. OPTIONAL STONE.
12. DECORATIVE 8"x8" TILE.
13. DECORATIVE 4"x4" TILE.
14. DECORATIVE 4"x8" BRICK.
15. SIDING STANDARD-MASONRY OPTIONAL.
16. DECORATIVE VENT PER BUILDER'S SPEC., SIZE AS NOTED.
17. DECORATIVE SHUTTER PER BUILDER'S SPEC., SIZE AS NOTED.
18. 5/4x4 WOOD TRIM (U.O.N. AS STUCCO).
19. 5/4x6 WOOD TRIM (U.O.N. AS STUCCO).
20. 1X6 FASCIA.
21. 1X FREEZE BD.
22. CORBEL PER BUILDER'S SPEC.
23. EAVE/ RAKE BRACKET PER BUILDER'S SPEC.
24. PLANT SHELF.
25. AWNING PER BUILDER'S SPEC.
26. SEE PLAN OPTIONS FOR ALTERNATE OPTIONAL WINDOWS.
27. SPLIT BRICK PAVERS, PROJECTED ¾".
28. 5/4X8 WOOD TRIM (U.O.N. AS STUCCO).
29. STRETCHER, PROJECTED ¾".
30. HEADER, PROJECTED ¾".
31. ROUGH SAWN BEAM, SEE STRUCTURAL.
32. ROUGH SAWN POST, SEE STRUCTURAL.
33. OUTLOOKER PER BUILDER'S SPEC.
34. COLUMN, ½" HARDBOARD PANEL.
35. FLUSH ROWLOCK.
36. STUCCO AS SPECIFIED BY BUILDER.
37. PRE-CAST STONE.

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES (COMPLY W/ ASTM D 7158 OR ASTM D 3161, WITH A MINIMUM WARRANTY TO MEET WIND SPEED PER LOCAL CODE, OVER 15 LB. FELT ON ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON STRUCTURAL PLANS. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES. INSTALL SHINGLES PER MANUFACTURER'S SPECIFICATION AND PRINTED INSTALLATION INSTRUCTIONS.
CEILING: 5/8" GYPSUM BOARD.

B. TYPICAL WALL CONSTRUCTION:
EXTERIOR SIDING SYSTEM ON AIR BARRIER, AS REQUIRED BY CODE, ON 1/2" STYROFOAM SIS SHEATHING ON 2x STUD WALL WITH 1/2" GYPSUM BOARD. SEE STRUCTURAL DRAWINGS.

C. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING: 5/8" GYPSUM BOARD @ TRUSSES. SEE STRUCTURAL DRAWINGS.

D. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

E. VAPOR BARRIER:
PROVIDE VAPOR BARRIER AROUND ALL WALL PENETRATIONS, INCLUDING DOORS & WINDOWS PER LOCAL CODE.

F. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT SHALL BE AT SINGLE STORY PLANS:
6'-10" A.F.F. (U.N.O.) ON THE MAIN FLOOR & 6'-10" A.F.F. (U.N.O.) ON THE OPTIONAL UPPER FLOOR & STAIR LANDINGS.
AT TWO STORY PLANS:
7'-10" A.F.F. (U.N.O.) ON THE MAIN FLOOR & 7'-0" A.F.F. (U.N.O.) ON THE UPPER FLOOR & STAIR LANDINGS.

G. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

H. HVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

I. STONE SIDING:
INSTALL PER LOCAL CODE.

J. GRADING:
GRADE CONDITIONS MAY VARY AT INDIVIDUAL SITES FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE CONSTRUCTION PER ACTUAL SITE CONDITIONS.

K. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

L. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SIDING:
INSTALL PER LOCAL CODE.

REFER TO STD. ELEVATIONS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN

ISSUE DATE: 09/19/2012
REVISIONS
05/01/2013
07/22/2013

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Meritage Homes

Meritage Homes - Texas Region

50' Front-Load Product Line

BSB DESIGN
www.bsbdesign.com
17855 Dallas Parkway, Suite 105
Dallas, Texas 75287
972 720 1778

JOB NO: 07D10035 PROJ MGR: RWAN
DRAWN: CHECKED:

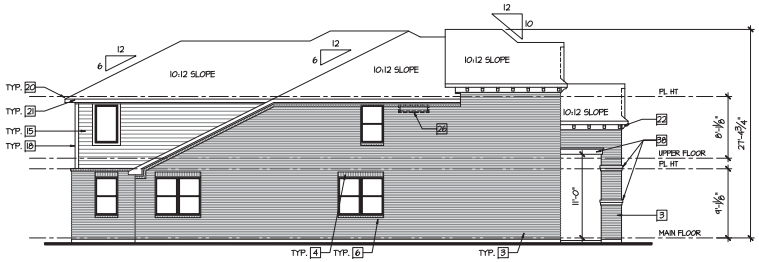
EXTERIOR ELEVATIONS, ROOF PLAN, AND ELEVATION M

PLAN 9 - 5329

A4.1M VE

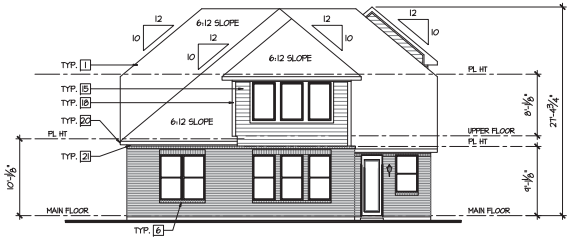
F:\DFW\Meritage Homes\07D10035.13 - Pecan Pointe\Plan 9-5329\Sht A4-1M.dwg, 7/19/2013 10:08:42 AM

Composition Shingles
Brick
Cast Stone



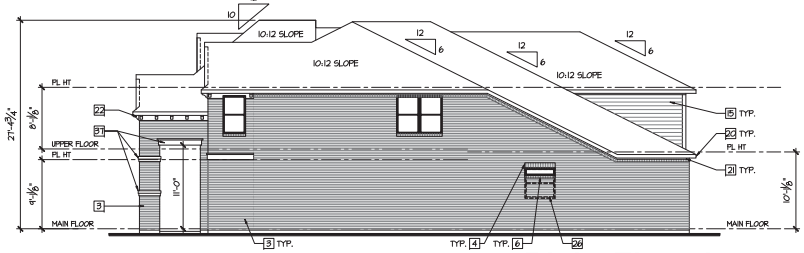
Left Elevation

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



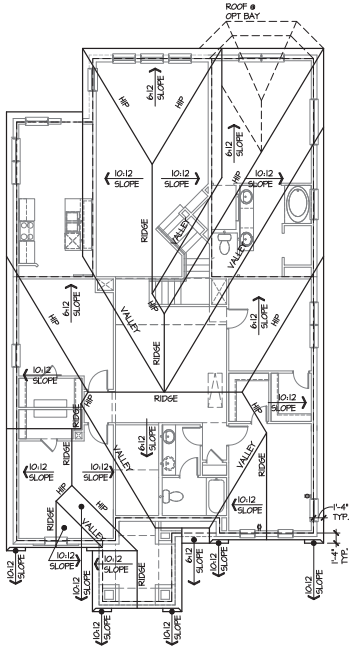
Rear Elevation

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



Right Elevation

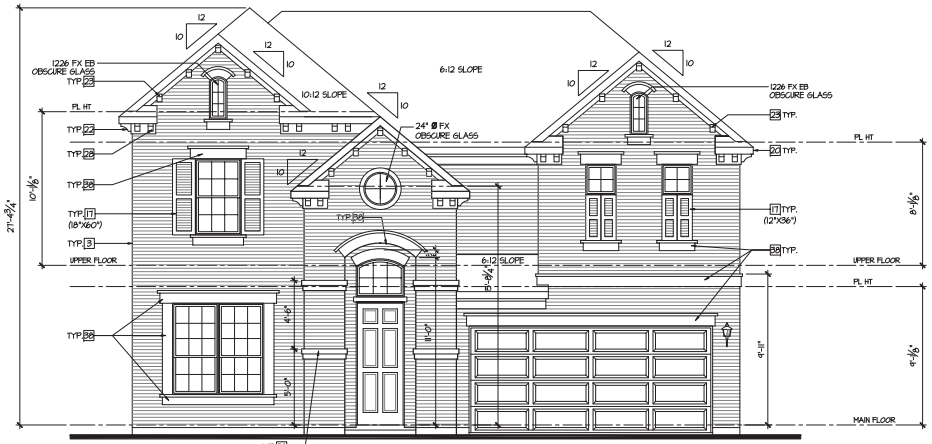
SCALE: 1/8"=1'-0"



Roof Plan

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

MASONRY CALCULATIONS	
PLAN 9 (4311) ELEVATION R	
FRONT ELEVATION:	100%
LEFT SIDE AT-GRADE ELEVATION	84%
RIGHT SIDE AT-GRADE ELEVATION	85%
REAR AT-GRADE ELEVATION	70%
TOTAL FACADE	84%



Front Elevation

SCALE: 1/4"=1'-0"

Elevation "R"

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

F. HVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

L. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SIDING:
INSTALL PER LOCAL CODE.

EXTERIOR ELEVATION LEGEND

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. ASPHALT ROOF SHINGLES.
2. OPTIONAL METAL ROOFING SYSTEM.
3. BRICK AS SPECIFIED BY BUILDER.
4. FLUSH SOLDIER.
5. FLUSH HEADER.
6. ROWLOCK, PROJECTED ¾".
7. SOLDIER, PROJECTED ¾".
8. ANGLED SOLDIER, PROJECTED ¾".
9. BRICK BASKET WEAVE.
10. BRICK DIAGONAL HERRINGBONE.
11. STONE
12. 8"X8" BRICK DESIGN.
13. DECORATIVE 4"X4" TILE.
14. DECORATIVE 4"X8" BRICK.
15. SIDING STANDARD-MASONRY OPTIONAL.
16. DECORATIVE VENT PER BUILDER'S SPEC., SIZE AS NOTED.
17. DECORATIVE SHUTTER PER BUILDER'S SPEC., SIZE AS NOTED.
18. 5/4x4 WOOD TRIM.
19. 5/4x6 WOOD TRIM.
20. 1X8 FASCIA.
21. 1X FRIEZE BD.
22. CORBEL PER BUILDER'S SPEC.
23. EAVE/ RAKE BRACKET PER BUILDER'S SPEC.
24. PLANT SHELF.
25. AWNING PER BUILDER'S SPEC.
26. SEE PLAN OPTIONS FOR ALTERNATE OPTIONAL WINDOWS.
27. SPLIT BRICK PAVERS, PROJECTED ¾".
28. 5/4X8 WOOD TRIM.
29. STRETCHER, PROJECTED ¾".
30. HEADER, PROJECTED ¾".
31. ROUGH SAWN BEAM, SEE STRUCTURAL.
32. ROUGH SAWN POST, SEE STRUCTURAL.
33. OUTLOOKER PER BUILDER'S SPEC.
34. COLUMN, ½" HARDBOARD PANEL.
35. FLUSH ROWLOCK.
36. STUCCO AS SPECIFIED BY BUILDER.
37. PRE-CAST TRIM.
38. STONE CAP, ROWLOCK, SILL OR HEADER
39. CLAY TILE ROOFING SYSTEM

ISSUE DATE: 03/08/2013
REVISIONS

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Meritage Homes

Meritage Homes - Texas Region

40' Front-Load Product Line

BSB DESIGN

www.bsbdesign.com
17855 Dallas Parkway, Suite 105
Dallas, Texas 75287
972 720 1778

JOB NO: 07D10033 PROJ MGR: RWAN
DRAWN: CB, SG, DB, OM CHECKED:

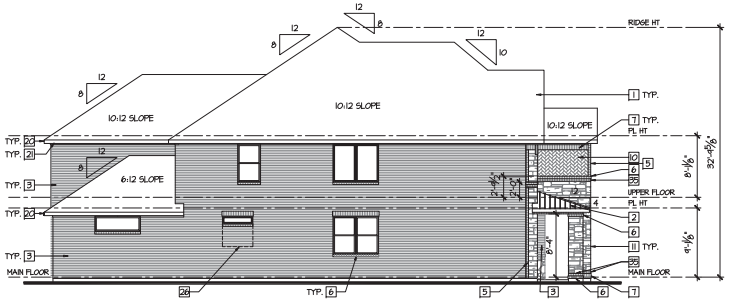
EXTERIOR ELEVATIONS &
ROOF PLAN
ELEVATION R

PLAN 9 - 4311

A4.1R

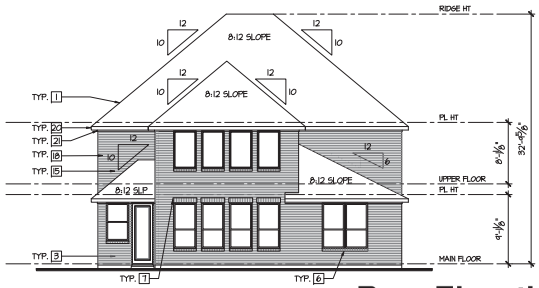
F:\BSB_Replicated\DFW\Meritage Homes\07D10033-44 - Hills at Indian Creek\Plan 9-4311\Sht\A4-1R.dwg, 3/18/2013 5:58:00 PM

Brick
Stone
Composition Shingles



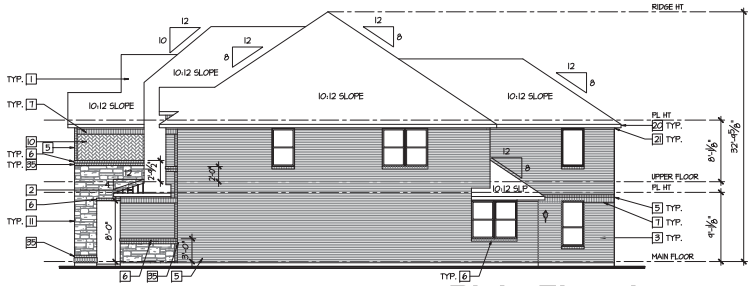
Left Elevation

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



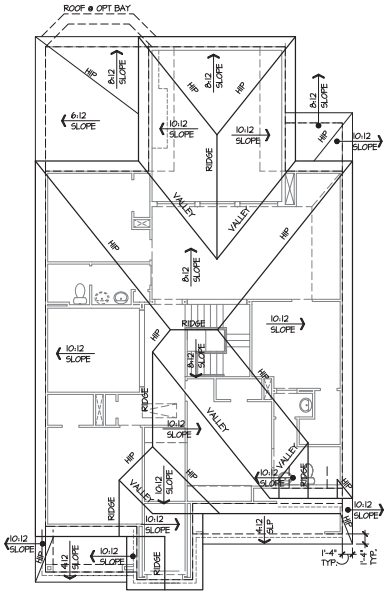
Rear Elevation

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



Right Elevation

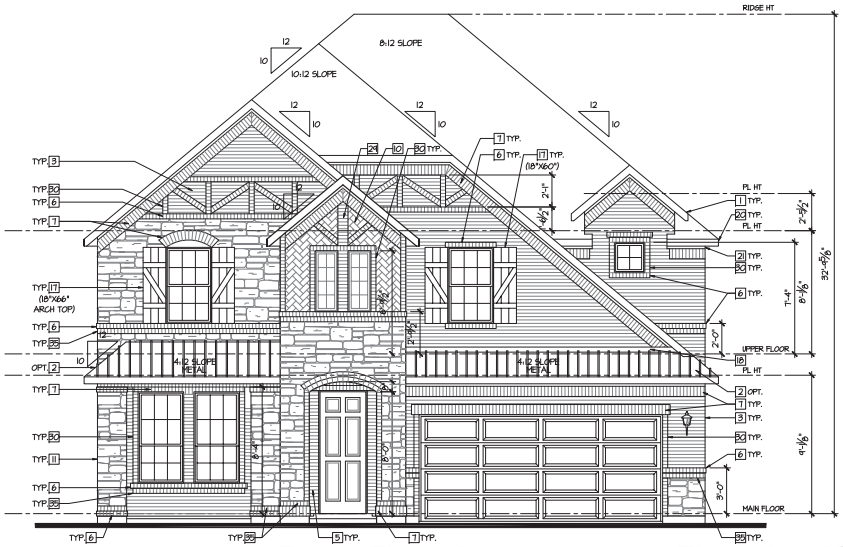
SCALE: 1/8"=1'-0"



Roof Plan

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

MASONRY CALCULATIONS	
PLAN 10 (4344) ELEVATION Q	
FRONT ELEVATION:	100%
LEFT SIDE AT-GRADE ELEVATION	100%
RIGHT SIDE AT-GRADE ELEVATION	100%
REAR AT-GRADE ELEVATION	100%
TOTAL FACADE	100%



Front Elevation

SCALE: 1/4"=1'-0"

Elevation 'Q'

TYPICAL CONSTRUCTION ASSEMBLIES:

A. TYPICAL ROOF CONSTRUCTION:
ASPHALT ROOF SHINGLES

B. TYPICAL FRAME FLOOR CONSTRUCTION:
FINISH FLOORING ON 3/4" TONGUE & GROOVE FLOOR SHEATHING ON FLOOR TRUSSES OR FLOOR JOISTS AS NOTED ON STRUCTURAL DRAWINGS.

C. SLAB ON GRADE FLOOR CONSTRUCTION:
4" CONCRETE SLAB, EXCEPT AS SPECIFIED BY SOIL REPORT, AND STRUCTURAL ENGINEER. INCLUDE VAPOR BARRIER PER SECTION IV, C, 3, a.

D. WINDOWS:
A. ALL WINDOWS SHALL COMPLY WITH MINIMUM STANDARDS OUTLINED IN APPLICABLE RES. CHECKS.
B. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
C. TYPICAL WINDOW HEAD HEIGHT:
7'-0" A.F.F @ 8'-1 1/8" PLATE HEIGHT (U.N.O.)
8'-0" A.F.F @ 9'-1 1/8" PLATE HEIGHT (U.N.O.)

E. ELECTRICAL:
ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.

F. HVAC:
PROVIDE BACK DRAFT DAMPERS @ DRYER VENT, HOOD VENT, & EXHAUST FANS.

G. STONE SIDING:
INSTALL PER LOCAL CODE.

H. DIMENSIONS ARE TO THE FACE OF STUD, U.N.O.

L. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

M. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

N. BRICK SIDING:
INSTALL PER LOCAL CODE.

EXTERIOR ELEVATION LEGEND

THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS:

1. ASPHALT ROOF SHINGLES.
2. OPTIONAL METAL ROOFING SYSTEM.
3. BRICK AS SPECIFIED BY BUILDER.
4. FLUSH SOLDIER.
5. FLUSH HEADER.
6. ROWLOCK, PROJECTED ¾".
7. SOLDIER, PROJECTED ¾".
8. ANGLED SOLDIER, PROJECTED ¾".
9. BRICK BASKET WEAVE.
10. BRICK DIAGONAL HERRINGBONE.
11. STONE
12. 8"X8" BRICK DESIGN.
13. DECORATIVE 4"X4" TILE.
14. DECORATIVE 4"X8" BRICK.
15. SIDING STANDARD-MASONRY OPTIONAL.
16. DECORATIVE VENT PER BUILDER'S SPEC., SIZE AS NOTED.
17. DECORATIVE SHUTTER PER BUILDER'S SPEC., SIZE AS NOTED.
18. 5/4x4 WOOD TRIM.
19. 5/4x6 WOOD TRIM.
20. 1X8 FASCIA.
21. 1X FRIEZE BD.
22. CORBEL PER BUILDER'S SPEC.
23. EAVE/ RAKE BRACKET PER BUILDER'S SPEC.
24. PLANT SHELF.
25. AWNING PER BUILDER'S SPEC.
26. SEE PLAN OPTIONS FOR ALTERNATE OPTIONAL WINDOWS.
27. SPLIT BRICK PAVERS, PROJECTED ¾".
28. 5/4X8 WOOD TRIM.
29. STRETCHER, PROJECTED ¾".
30. HEADER, PROJECTED ¾".
31. ROUGH SAWN BEAM, SEE STRUCTURAL.
32. ROUGH SAWN POST, SEE STRUCTURAL.
33. OUTLOOKER PER BUILDER'S SPEC.
34. COLUMN, ½" HARDBOARD PANEL.
35. FLUSH ROWLOCK.
36. STUCCO AS SPECIFIED BY BUILDER.
37. PRE-CAST TRIM.
38. STONE CAP, ROWLOCK, SILL OR HEADER
39. CLAY TILE ROOFING SYSTEM

ISSUE DATE: 03/08/2013
REVISIONS
6/4/2013

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Meritage Homes

Meritage Homes - Texas Region

40' Front-Load Product Line

BSB DESIGN
www.bsbdesign.com
17855 Dallas Parkway, Suite 105
Dallas, Texas 75287
972 720 1778

JOB NO: 07D10033 PROJ MGR: RWAN
DRAWN: CB,SG,DB,OM CHECKED:

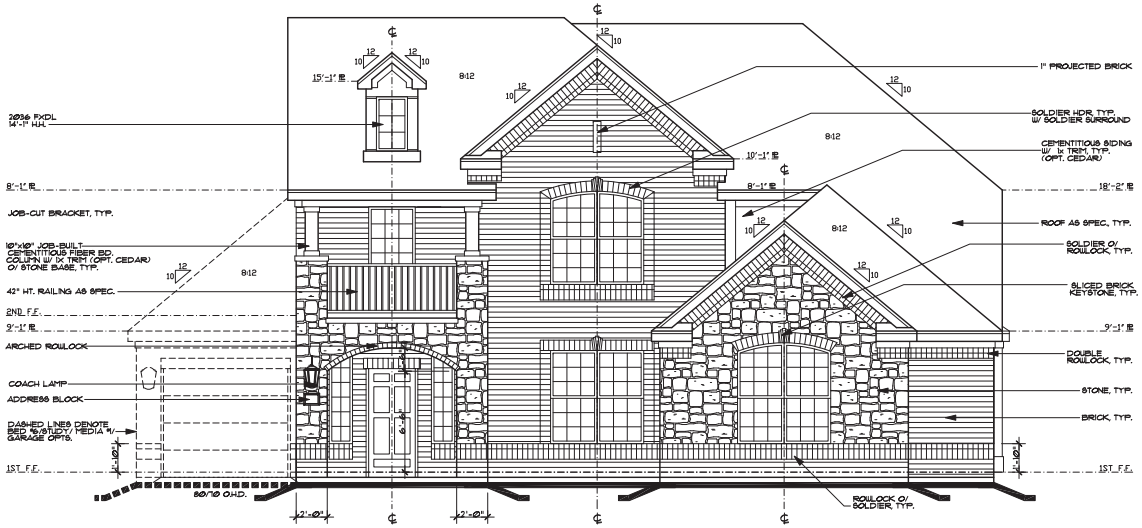
EXTERIOR ELEVATIONS & ROOF PLAN
ELEVATION Q

PLAN 10 - 4344

A4.1Q VE

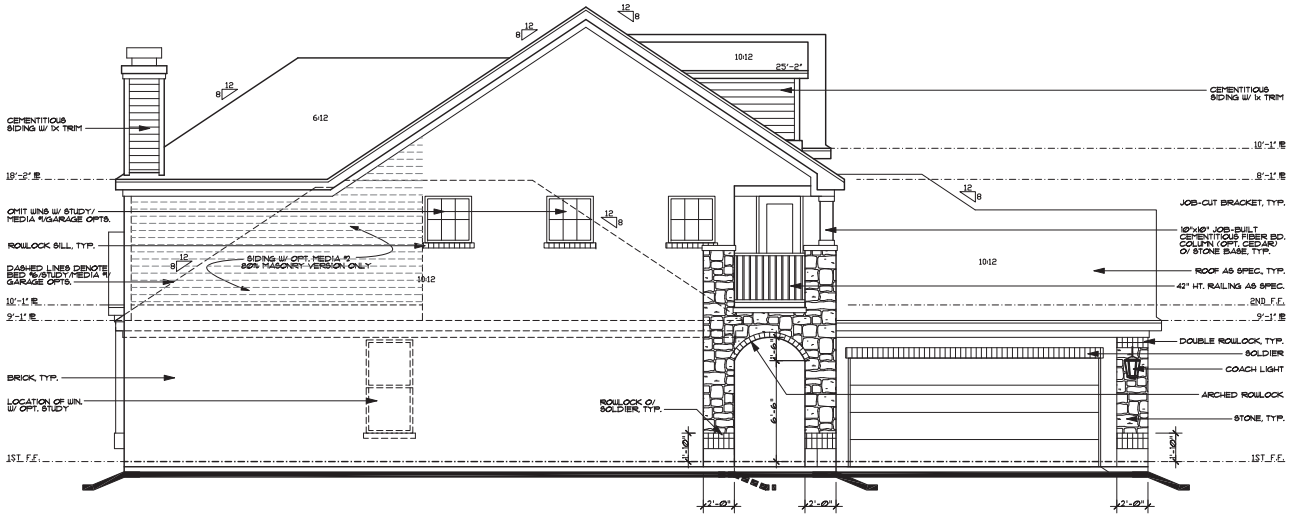
F:\DFW\Meritage Homes\07D10033.44 - Hills at Indian Creek\Plan 10-4344\SbA44-1Q.dwg, 6/25/2013 12:52:28 PM

Composition Shingles
Brick
Stone



FRONT ELEV-B

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



LEFT ELEV-B

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

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CHECKED BY: DK
DATE: 1-14-09
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ISSUED FOR CONSTRUCTION:
REVISIONS:

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http://www.ntsarchitects.com

MONTEREY HOMES LUXURY COMMUNITIES

MeritageHomes CORPORATION

PLAN 2965 R - ALPINE

A3.20
ELEV-B
08-025

Composition Shingles
Brick
Stone

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:	December 16, 2014
SUBJECT:	Conduct a Public Hearing and consider amendments to Allen Land Development Code amending Sec. 4.20.4 "Schedule of Principal Uses" by adding the use "Private Park", amending. 7.09 "Sign Regulations" by amending the definition of "vehicle signs", and the definition of "electronic message board"; and amending Appendix A "Definitions" by amending the definition of "Park or playground (public)" and adding the definition of "Private Park."
STAFF RESOURCE:	Lee Battle, AICP, LEED AP Assistant Director
PREVIOUS COMMISSION/COUNCIL	N/A
PUBLIC NOTICES:	Newspaper Notice: November 26th, 2014
ANTICIPATED CITY COUNCIL DATE:	January 13, 2015

BACKGROUND

The *Allen Land Development Code (ALDC)* is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws.

Attached is a redlined version of the proposed amendments to *ALDC*. The proposed amendments have gone through a review and refinement process with participation from City attorneys.

STAFF RECOMMENDATION

Approval

RECOMMENDED MOTION

I make a motion to recommend approval of the proposed amendments to the Allen Land Development Code.

ATTACHMENTS

Red-lined Version of *ALDC* Changes
Newspaper Notice

Proposed Amendments to the Allen Land Development Code
Planning and Zoning Commission Meeting
12/16/2014
Red-Lined Version

APPENDIX A - DEFINITIONS

~~*Park or playground (public)* – means an open recreation facility or park owned and operated by a public agency such as the municipal park department or school board and available to the general public.~~

Park, public – means any municipally owned, operated and/or maintained tract of land or facility accessible and open, for use by the general public, with or without payment of a fee, for active or passive recreational purposes, including but not limited to, playfields, playgrounds, swimming pools, recreation centers, trails, nature preserve areas, and greenbelts.

Park, private – any tract of land owned or controlled by any entity other than the local municipality and used for active or passive recreational purposes including playgrounds and swimming pools, but does not include playfields, stadiums, golf courses, community centers or similar recreation facilities.

Sec. 4.20.2 Schedule of principal uses

RESIDENTIAL USES														NON RESIDNTIAL DISTRICTS											
R1	R 1.5	R-2	R-3	R-4	R-5	R-6	R-7	2F	TH	MF12	MF18	MH	TYPE OF USE	AO	GO	O	LR	SC	LC	GB	CC	IT	LI	HI	CF
X	X	X	X	X	X	X	X	X	X	X	X	X	PARK (PRIVATE)	X	X	X									X

Sec. 7.09.2. - Sign definitions

Electronic message board means any sign that uses lights or colors to form a sign message or graphic wherein the message is electronically programmed and can be modified by electronic processes without altering the face or the surface of the sign. These signs shall not be animated and messages may only be changed once ~~an hour~~ every 5 (five) minutes.

Vehicular sign means a sign attached to or upon any vehicle where that vehicle is parked within 20 feet of a public right-of-way and ~~is stopped, parked, or allowed to remain in the same location for any period exceeding 24 hours if the vehicle~~ contains arrows, directional information or promotional advertising relating to a business.

CITY OF ALLEN
NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning & Zoning Commission and the Allen City Council will conduct public hearings at their regular meetings as follows in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas:

Planning & Zoning Commission	December 16, 2014	7:00 p.m.
Allen City Council	January13, 2015	7:00 p.m.

The purpose of the hearing is to receive public comment on the following proposed amendments to the Allen Land Development Code: amending Sec. 4.20.4 "Schedule of Principal Uses" by adding the use "Private Park", amending. 7.09 "Sign Regulations" by amending the definition of "vehicle signs", and the definition of "electronic message board"; and amending Appendix A "Definitions" by amending the definition of "Park or playground (public)" and adding the definition of "Private Park."

The public is invited to attend and participate or submit written comments. For further information, contact the Department of Community Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Lee Battle at lbattle@cityofallen.org.

TO BE PUBLISHED IN THE ALLEN AMERICAN ON **November 26th, 2014**

E-MAIL TO slake@acnpapers.com (PLEASE CONFIRM RECEIPT BY E-MAIL TO pconway@cityofallen.org)

CHARGE TO: 45169 (City Secretary)

PLANNING & ZONING COMMISSIONAGENDA COMMUNICATION

AGENDA DATE:	December 16, 2014
SUBJECT:	Public Hearing – Conduct a Public Hearing and consider a request to change the zoning to Community Facility "CF" for Public Park use. The properties are currently zoned Planned Development No. 72 for Residential "R-5" use, Planned Development No. 98 for Residential "R-4" use, Planned Development No. 109 for Residential "R-5" use, Planned Development No. 58 for Shopping Center "SC" use, Planned Development No. 58 for Light Industrial "LI" use, Planned Development No. 63 for Commercial Corridor "CC" use, and Planned Development No. 63 for Multi-Family "MF" use, Light Industrial "LI" use, and Garden Office "GO" use, Planned Development No. 54 for Garden Office "GO" use and Agricultural and Open Space "AO" use. The properties are located south of Ridgeview and west of Bray Central Drive [Watters Branch], south of Ridgeview Drive and east of W. Exchange Parkway [Rowlett Creek Park], east of US 75 and north of W. Exchange Parkway [Allen Historic Dam], north of Ridgeview Drive and east of N. Custer Road [Custer-Ridgeview Park], north of W. McDermott Drive and west of Twin Creeks Drive [Bolin Park] and between US 75 and Greenville Avenue, at Chaparral Road [Molson Farms].
STAFF RESOURCE:	Lee Battle, AICP, LEED AP Assistant Director
PREVIOUS COMMISSION/COUNCIL ACTION:	N/A
LEGAL NOTICES:	Public Hearing Sign –December 5, 2014 Public Hearing Notices –December 5, 2014
ANTICIPATED COUNCIL DATE:	January 13, 2015

BACKGROUND

The City is initiating a zoning change for six different parks sites across the City. The current zoning for these sites ranges from Single Family Residential to Shopping Center. The City is proposing to change the zoning for these six areas to Community Facility (CF) zoning for use as a Public Park. The properties are listed below.

Rowlett Creek

The property is located south of Ridgeview Drive and east of W. Exchange Parkway. The property to the north is Planned Development No. 98 Single Family Residential (R-4). The property to the west is zoned Planned Development No. 54 Community Facility (CF). The property to the east is zoned Planned Development No. 109 Single Family Residential (R-5). The properties to the south are zoned Planned Development No. 54 Single Family Residential (SF) and Planned Development No. 54 Community Facility (CF).

The property is currently zoned Planned Development No. 98 for Residential "R-4" use, Planned Development No. 109 for Residential "R-5" use, and Agricultural and Open Space "AO" use.

Allen Historic Dam

The property is located east of US 75 and north of W. Exchange Parkway. The properties to the north are zoned Planned Development No. 45 Corridor Commercial (CC) and Planned Development No. 58 Light Industrial (LI). The property to the west is zoned Planned Development No. 54 Corridor Commercial (CC). The properties to the south are zoned Planned Development No. 58 Shopping Center (SC) and Planned Development No. 58 Community Facility (CF). The property to the east is zoned Planned Development No. 58 Light Industrial (LI).

The property is currently zoned Planned Development No. 58 Shopping Center (SC) and Planned Development No. 58 Light Industrial (LI).

Bolin Park

The property is located north of W. McDermott Drive and west of Twin Creeks Drive. The properties to the north and east are zoned Planned Development No. 54 Single Family Residential. The property to the west is zoned Planned Development No. 54 Community Facility (CF). The properties to the south are zoned Planned Development No. 31 Community Facility (CF) and Agricultural and Open Space (AO).

The property is currently zoned Planned Development No. 54 Garden Office (GO).

Custer-Ridgeview Park

The property is located north of Ridgeview Drive and east of N. Custer Road. The property to the north is zoned Corridor Commercial (CC). The property to the west is zoned Planned Development No. 63 Multi-Family (MF). The properties to the south and east are zoned Planned Development No. 63 Multi-Family (MF) and Planned Development No. 63 Single Family Residential (R-6).

The property is currently zoned Planned Development No. 63 for Commercial Corridor "CC" use, and Planned Development No. 63 for Multi-Family "MF" use.

Molson Farms

The property is located between US 75 and Greenville Avenue, at Chaparral Road. The properties to the north are zoned Light Industrial (LI), Heavy Industrial (HI) and Garden Office (GO). The properties to the east are zoned Light Industrial (LI) and Local Retail (LR). The property to the south is the City of Plano. The property to the west across U.S. 75 is zoned Office (O).

The property is currently zoned Light Industrial (LI) and Garden Office (GO).

Watters Branch Park

The property is located south of Ridgeview and west of Bray Central Drive. The properties to the north are zoned Agricultural and Open Space (AO) and Corridor Commercial (CC). The properties to the east and south are zoned Planned Development No. 77 Single Family Residential (R-5). The property to the south is zoned Planned Development No. 54 Single Family Residential (MDSF). The properties to the west are zoned Planned Development No. 72 Single Family Residential (R-5) and

Planned Development No. 81 Single Family Residential (R-5).

The property is currently zoned Agricultural and Open Space (AO) and Planned Development No. 72 Single Family Residential (R-5).

STAFF RECOMMENDATION

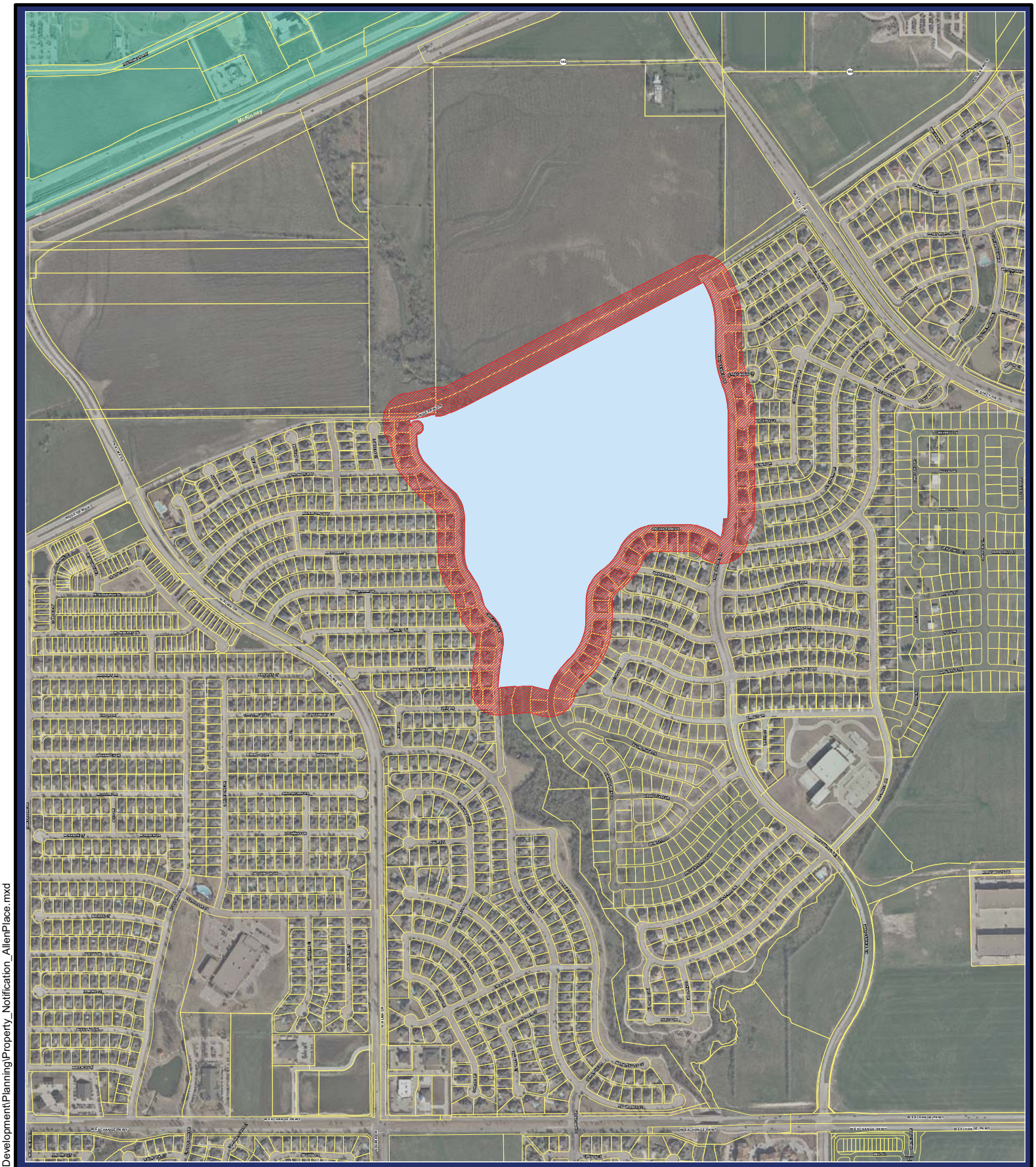
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to change the zoning of various park facilities to Community Facility "CF" for Public Park use.

ATTACHMENTS

Property Notification Maps
City Wide Map



CITY OF ALLEN

Property Ownership Notification

Watters Branch

Map Legend

- 200' Notification Buffer
- Railroad
- CollinCAD Parcels
- Surrounding Cities

N
W E
S

0 330 660 990
Feet

Planning & Development - GIS

Date Saved: 12/5/2014

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

MAP LOCATION

NOT TO SCALE

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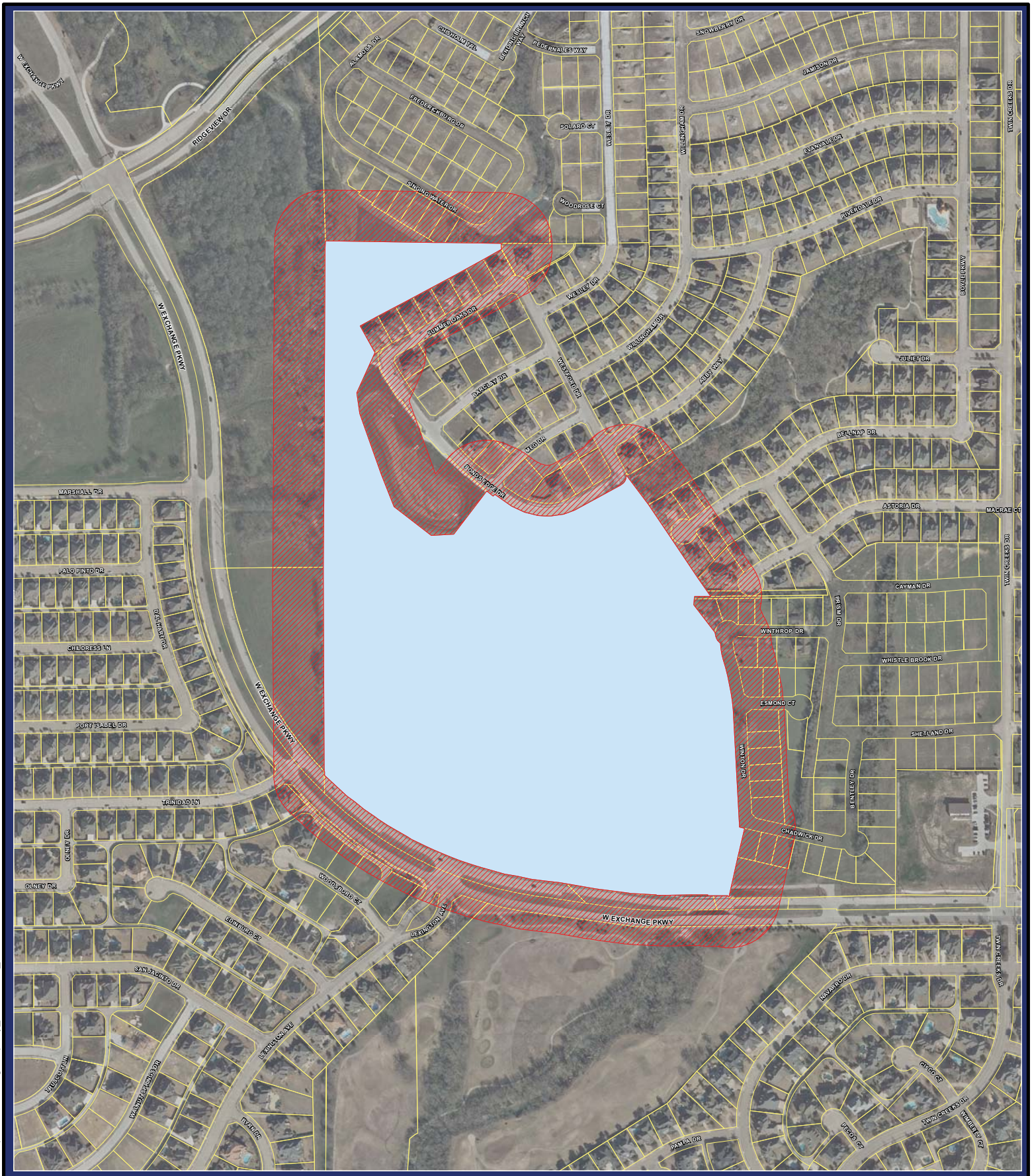

CITY OF ALLEN

Property Ownership Notification

Rowlett Creek Park

Map Legend

- 200' Notification Buffer
- Railroad
- CollinCAD Parcels

N W E S

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Feet

Planning & Development - GIS

Date Saved: 12/5/2014

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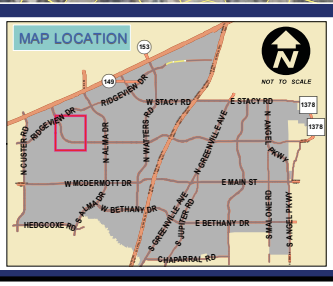

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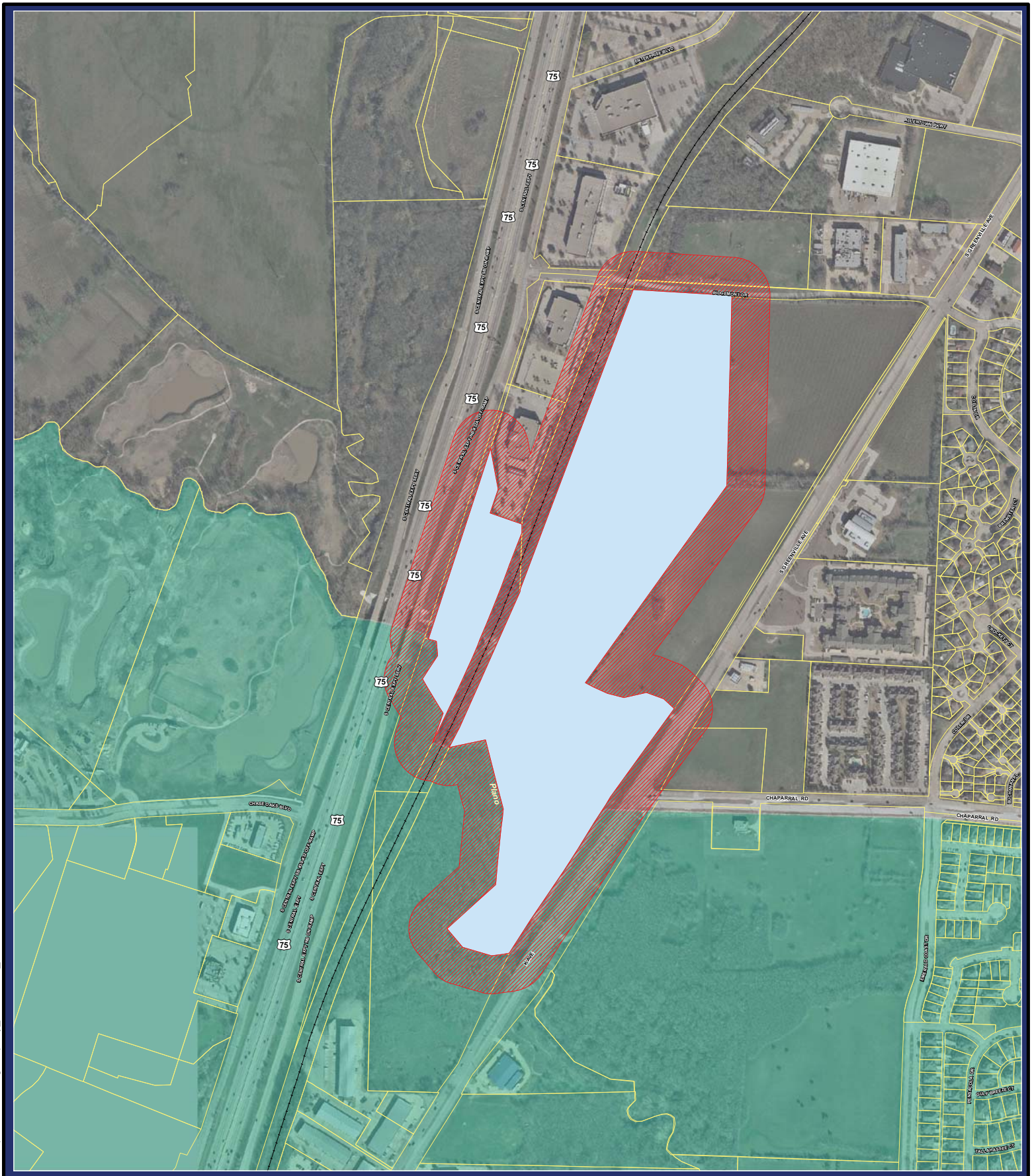

CITY OF ALLEN

Property Ownership Notification

Molsen Farm

Map Legend

- 200' Notification Buffer
- Railroad
- CollinCAD Parcels
- Surrounding Cities

N W E S

0 230 460 690

Feet

Planning & Development - GIS

Date Saved: 12/5/2014

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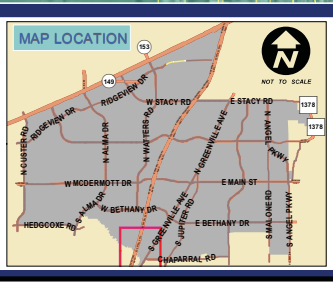

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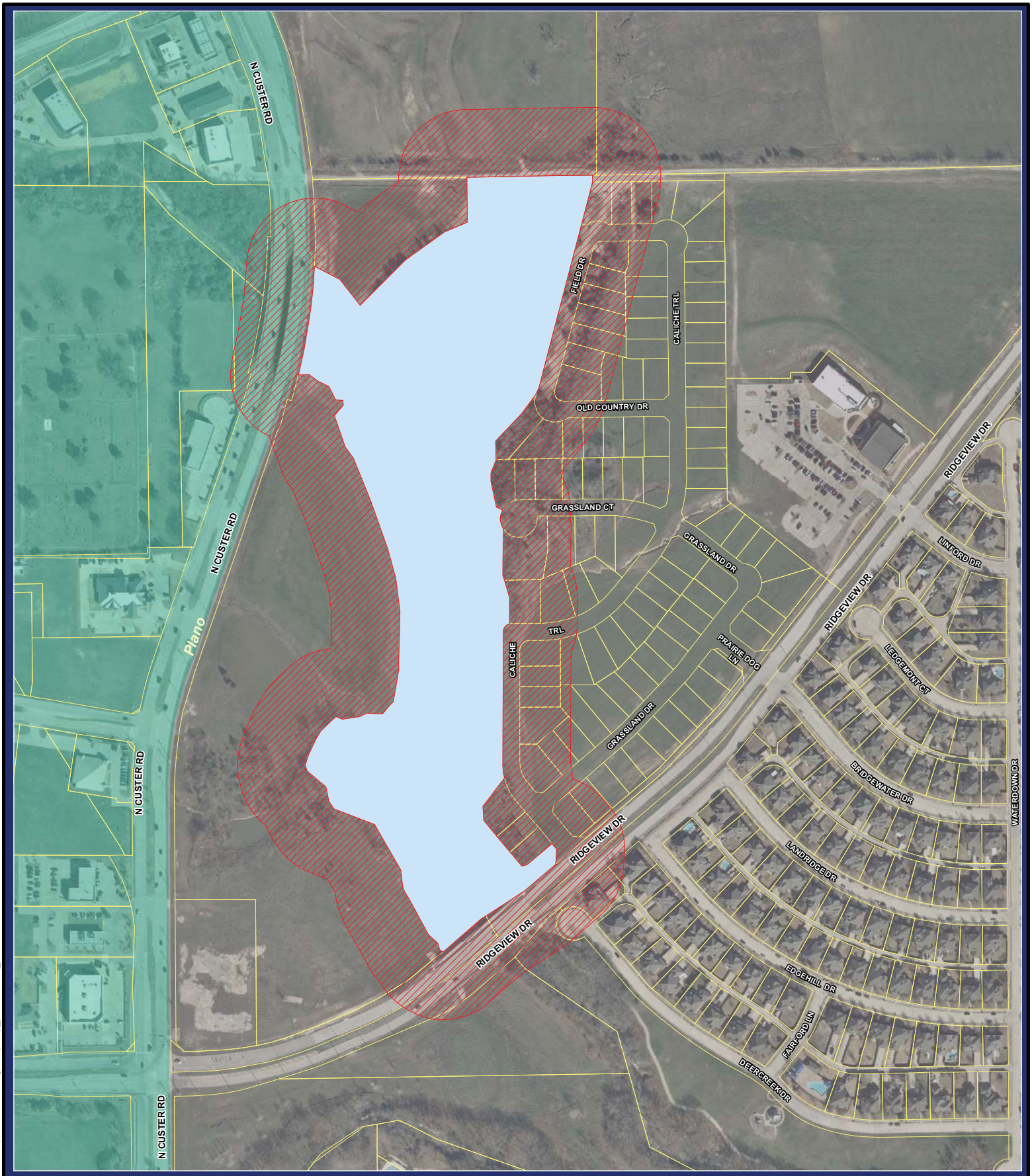

CITY OF ALLEN

Property Ownership Notification

Custer-Ridgeview Park

Map Legend

- 200' Notification Buffer
- Railroad
- CollinCAD Parcels
- Surrounding Cities

N W E S

0 130 260 390

Feet

Planning & Development - GIS

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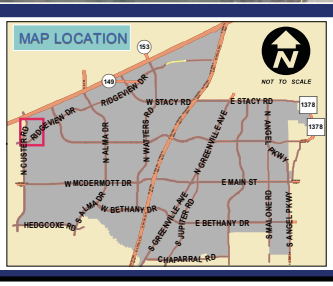

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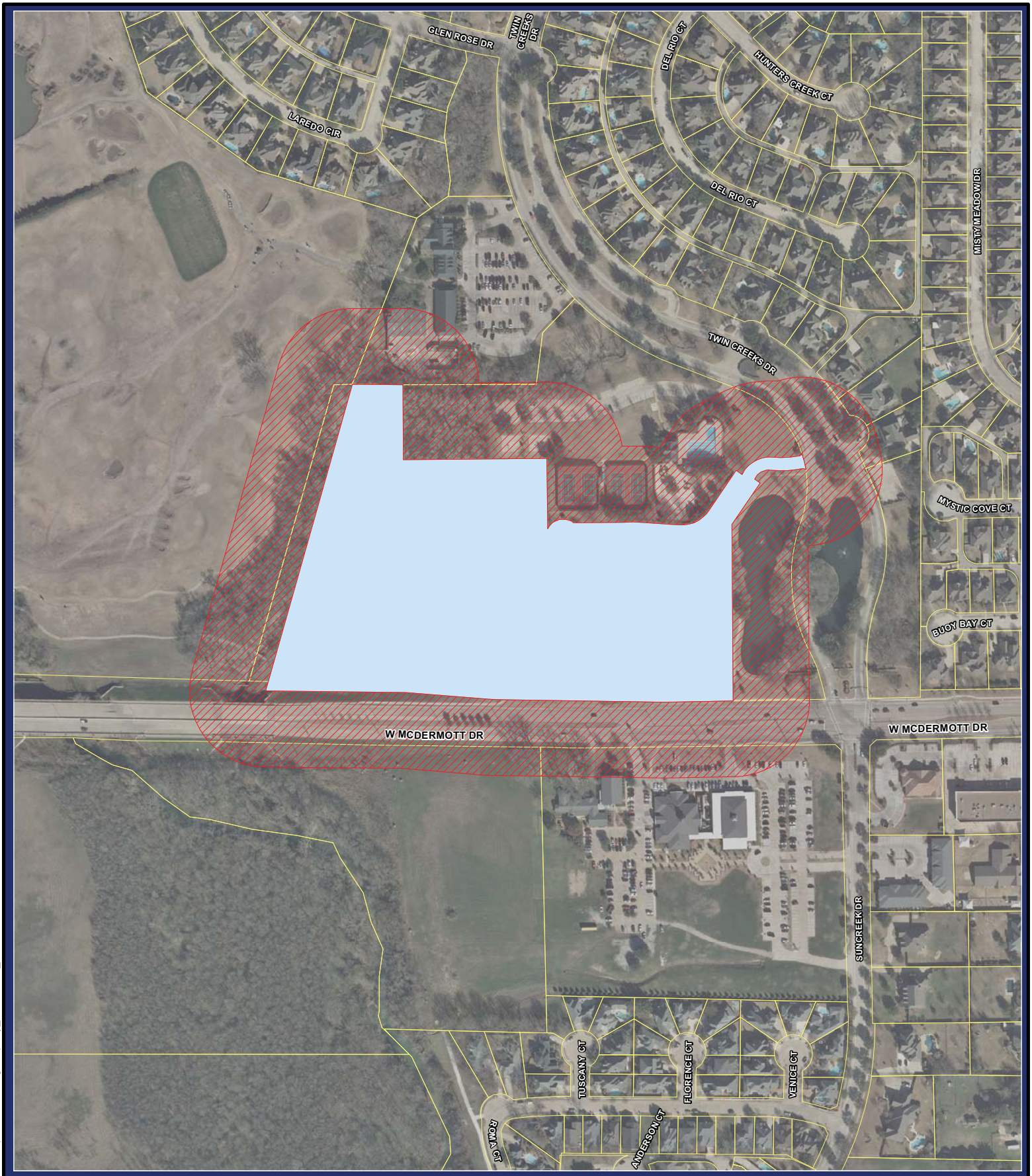

CITY OF ALLEN

Property Ownership Notification

Bolin Park

Map Legend

- 200' Notification Buffer
- Railroad
- CollinCAD Parcels

N W E S

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Feet

Planning & Development - GIS

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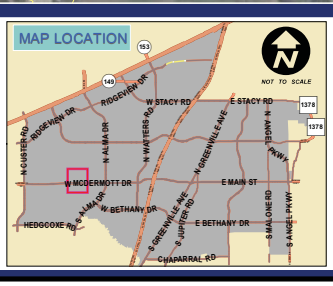

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CITY OF ALLEN

Property Ownership Notification

Allen Historic Dam

Map Legend

- 200' Notification Buffer
- Railroad
- CollinCAD Parcels
- City Limit

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Feet

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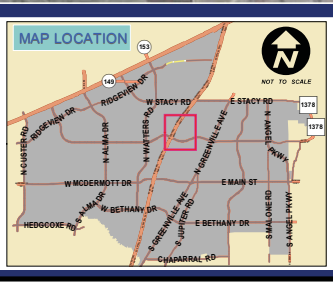

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CITYWIDE
Parkland Rezoning

CITY OF ALLEN

Legend

<all other values>

DEEDNOTES

- Allen Historic Dam
- Bolin Park
- Custer Ridgeview Park
- Molsen Farms
- Rowlett Creek Park
- Watters Branch
- Jurisdiction Boundary
- Railroad
- Parcels

Street Classification

- Major/Primary Highway, Existing
- Secondary Highway, Existing
- Major Street, Existing
- Street, Existing
- Private, Existing
- Service, Existing
- Ramp, Existing
- Major or Primary Highway, Underconstruction
- Ramp, Underconstruction
- Major Street, Proposed/Future
- Major Street, Underconstruction
- Major/Primary Highway, Proposed/Future
- Street, Proposed/Future
- Street, Underconstruction
- Jurisdiction Boundary

N
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Feet

0 0.2 0.4
Miles

Information Technology - GIS
Date Saved: 12/12/2014

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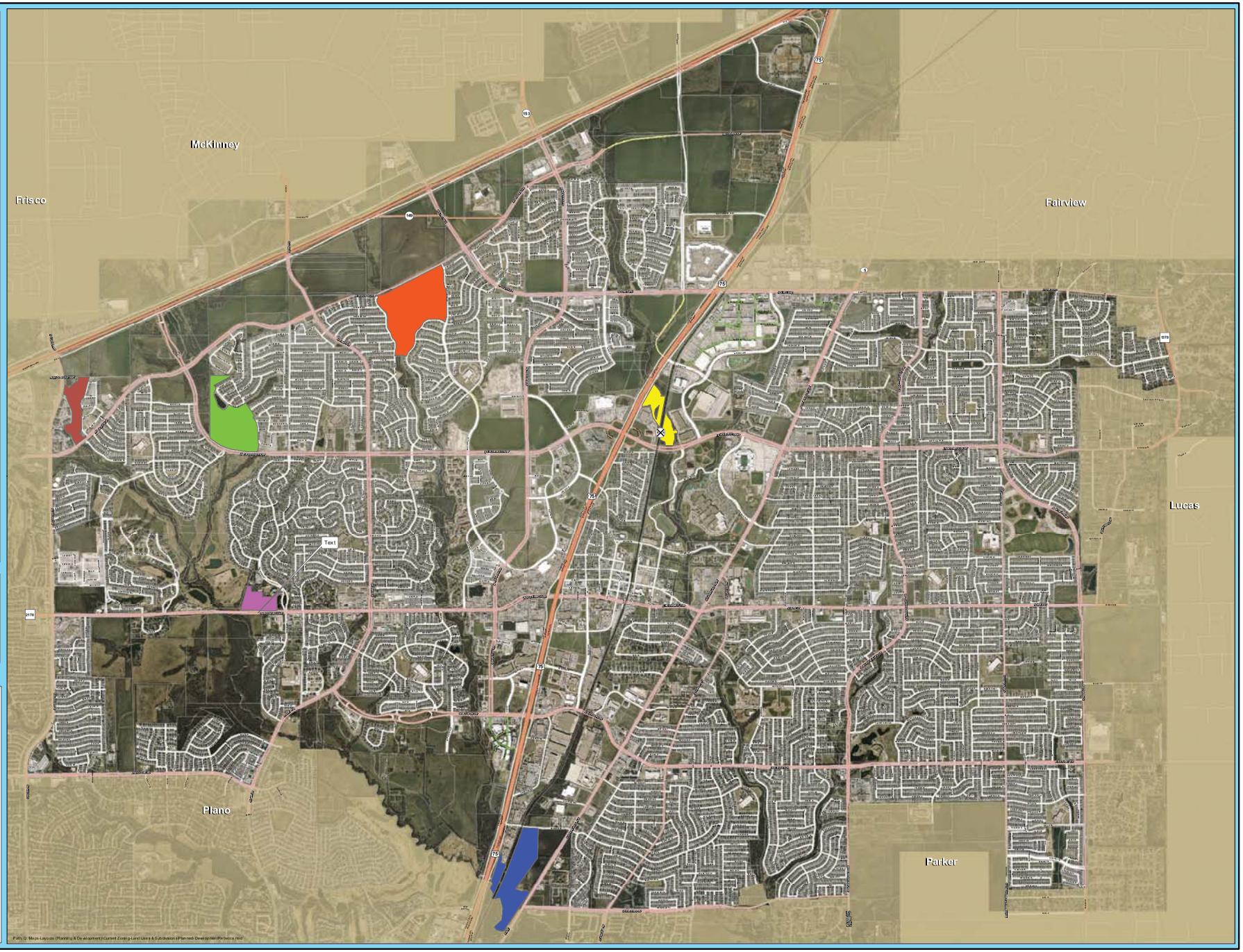
DATA SOURCES:
City of Allen, NCTCOG, Collin CAD, Collin County, FEMA, USGS, NMAS, AISD and/or US Census Bureau.

PROJECTION COORDINATE SYSTEMS:
NAD 1983 (feet) State Plane/North Central Texas FIPS 4202.

***AERIAL PHOTOGRAPH:**
Capture Period- January-March 2011, Scale 1:9,000, Ground Resolution = 0.5 US Survey foot, Altitude Capture- 9K feet above mean terrain.

***ELEVATION CONTOURS:**
Capture Period- January 2007, 2-foot elevation contours meet NMAS for 2-foot interval contours, Altitude of capture = 8K above mean terrain, DEM point spacing at 5 meters, DEM Point Accuracy at 15-18 vertical, DEM Format ASCII.

*If applicable.

NOTE: For detail, current and/or hard copy data/maps, please log onto www.cityofallen.org → *Online Services* → *Interactive Maps*.

CONTACT: Department of Community Development Geographic Information Systems (GIS)
(214) 509-4199 or (214) 509-4167 rhuang@cityofallen.org