



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 4, 2017 – 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. No action taken on the Planning & Zoning Commission items by City Council at the March 28, 2017, regular meeting as the meeting was cancelled.

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 March 21, 2017, regular meeting.
3. Final Plat – Consider a request for a Final Plat for Angel Field East, being 29.001± acres out of the T.G. Kennedy Survey, Abstract No. 500; generally located at the southeast corner of Bethany Drive and Montgomery Boulevard. (FP-2/13/17-17) [Angel Field East]

Regular Agenda

4. Preliminary Plat – Consider a request for a Preliminary Plat for Allen ISD STEAM Center, being 159.128± acres of land out of the Chadrick Jackson Survey, Abstract No. 489, J.W. Parsons Survey, Abstract No. 705, and the Thomas Phillips Survey, Abstract No. 717; generally located south of State Highway SH 121, north of Ridgeview Drive, and between Exchange Parkway and Alma Drive. (PP-2/3/17-3) [Allen ISD STEAM Center]
5. DEFFERED/Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development PD-54 relating to the use and development of Lot 1, Block Y, Twin Creeks Phase 7A-1, generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway, by changing the base zoning from Medium Density Single Family “MDSF” to Single Family Residential “R-6”, and adopting a Concept Plan, Development Regulations, and Building Elevations. (Z-9/30/16-92) [Walnut Springs at Twin Creeks]

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, March 31, 2017, at 5:00 pm.

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 3/28/2017 City Council Meeting

- No meeting was held by City Council on March 28, 2017.



PLANNING AND ZONING COMMISSION

Regular Meeting

March 21, 2017

ATTENDANCE:

Commissioners Present:

Jeff Cocking, Chair
Ben Trahan, 1st Vice-Chair
Stephen Platt, Jr., 2nd Vice-Chair
Luke Hollingsworth
Michael Orr

Absent:

John Ogrizovich

City Staff Present:

Ogden "Bo" Bass, AICP, Director of Community Development
Victoria Thomas, City Attorney

Call to Order and Announce a Quorum is Present:

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

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the March 14, 2017, regular meeting, attached.

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 March 7, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Extension Request – Consider a request for a 60-day extension to file the Final Plat for Allen High Point Addition, Block A, Lots 3 and 4, being 1.9175± acres situated in the Henry Wetsel Survey, Abstract No. 1026; generally located north of Exchange Parkway and west of Greenville Avenue. (FP-12/14/16-125) [Allen High Point Addition]

Motion: **Upon a motion by 2nd Vice-Chair Platt, and a second by 1st Vice-Chair Trahan, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, and Development Regulations for an approximately 65.578± acre portion of land situated in the George Phillips Survey, Abstract No. 701; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard. (Z-3/89/17-22) [Cyrus One Data Center]

Chairman Cocking stated that this item was withdrawn at the request of the applicant.

6. Public Hearing – Conduct a Public Hearing and consider a request to change the base zoning district from Medium Density Single Family “MDSF” to Single Family Residential “R-6”, and adopt a Concept Plan, Development Regulations, and Building Elevations for Lot 1, Block Y, Twin Creeks Phase 7A-1; generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway. Z-9/30/16-92) [Walnut Springs at Twin Creeks.] [NOTE: Due to an error regarding publication of notice for the public hearing on this item, consideration of this item will be deferred to a later meeting.]

Chairman Cocking stated that there was an error in notification - the sign, which is required to be placed on the property ten days in advance of the Planning and Zoning Commission meeting, was placed on the incorrect lot. The case will therefore be moved to the next Planning and Zoning Commission meeting which will be April 4th.

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

The meeting adjourned at 7:03 p.m.

These minutes approved this _____ day of _____ 2017.

Jeff Cocking, Chairman

Madhuri Mohan, AICP, Senior Planner

Director's Report from 03/14/2017 City Council Meeting

- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 153 for a Minor Automotive Repair Use for an approximately 1,400± square foot portion of a building generally located south of Allen Drive and east of US Highway 75, for North Dallas Auto Tint, was approved.
- The request to conduct a Public Hearing and adopt an Ordinance for Specific Use Permit No. 154 for Fitness and Health Center Use for an approximately 2,130± square foot portion of a building generally located south of Stacy Road and west of Curtis Lane, for Circuit 31 Fitness, was approved.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: April 4, 2017

SUBJECT: Final Plat – Consider a request for a Final Plat for Angel Field East, being 29.001± acres out of the T.G. Kennedy Survey, Abstract No. 500; generally located at the southeast corner of Bethany Drive and Montgomery Boulevard. (FP-2/13/17-17) [Angel Field East]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

**PREVIOUS COMMISSION/
ACTION:** Planned Development No. 76 Adopted – October, 1998
Planned Development No. 76 Amended – June, 2004
Planned Development No. 76 Amended – September, 2016
Preliminary Plat Approved – October, 2016

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

BACKGROUND

The property is generally located at the southeast corner of Bethany Drive and Montgomery Boulevard. The property to the east is zoned Planned Development PD No. 99 Mixed Use MIX. The property to the south is zoned Planned Development PD No. 121 for Single-Family Residential R-7, Multi-Family Residential MF-18, and Corridor Commercial CC. The property to the west (across Montgomery Boulevard) is zoned Planned Development PD No. 105 Single-Family Residential R-5. The properties to the north (across Bethany Drive), are zoned Planned Development PD No. 26 Single Family SF and Planned Development PD No. 55 Community Facilities CF.

A Planned Development amendment was approved in September 2016 for a single-family development. The Preliminary Plat was approved in October 2016. The Final Plat is the last step in the development process.

The Final Plat shows 29.001± acres of land subdivided into 130 Residential Lots and 9 Open Space/HOA Lots. There are two (2) primary access points, both on Montgomery Boulevard. The plat also shows various easements required and right-of-way to be dedicated for development of the property.

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

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for Angel Field East, being 29.001± acres; generally located at the southeast corner of Bethany Drive and Montgomery Boulevard.

ATTACHMENTS

Final Plat

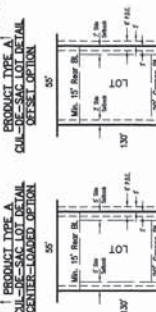


Legend

- Iron Rod Set
- Wall Maintenance Easement
- Right of Way
- Building Line Setback
- Property Easement
- Site Line Easement
- Sanitary Sewer Easement
- Sidewalk / Tree Easement
- Landscaping Easement
- Utility Easement
- Water Easement
- Home Owners Association
- Water Easement
- Sidewalk Easement
- Traffic & Maintenance Easement
- Street Name Change
- Utility Access Maintenance
- Trail Pick-up
- Consolidated Mail Delivery Location



LOCATION MAP



FINAL PLAN

ANGEL ESTATE

130 RESIDENTIAL LOTS 9 OPEN SPACE/HOA LOTS (6.95 AC.)

578 ACRES RIGHT OF WAY

29,001 ACRES OUT OF THE

T.G. KENNEDY SURVEY - ABSTRACT NO. 500

CITY OF ALLEN, COLLIN COUNTY, TEXAS

Engineer / Surveyor

Survey Engineering, Inc. P.C.

755 Cedar Road, Suite 100

Allen, Texas 75010

Telephone (972) 422-0077

Contact: Matt Dornett

Owner / Applicant

Dorner Development, LLC

2500 Loper Lane, Suite 100

Allen, Texas 75010

Telephone (469) 252-2200

Contact: Philip Thompson

Scale 1"=40' March, 2017 SP Job #15-003

POINT OF BEGINNING
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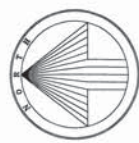
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LOCATION MAP

Legend

- 1/4" = 1' Road Set
- 1/4" = 1' Iron Rod Found
- 1/4" = 1' Wall Maintenance Easement
- 1/4" = 1' Building Line Setback
- 1/4" = 1' Right Of Way
- 1/4" = 1' Private Drainage Easement
- 1/4" = 1' Site Line Easement
- 1/4" = 1' Sanitary Sewer Easement
- 1/4" = 1' Sidewalk / Tree Easement
- 1/4" = 1' Landscape Easement
- 1/4" = 1' Utility Easement
- 1/4" = 1' VISTA Easement
- 1/4" = 1' Water Easement
- 1/4" = 1' Home Owners Association
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- 1/4" = 1' Trail & Maintenance Easement
- 1/4" = 1' Street Name Change
- 1/4" = 1' Visibility Access Maintenance Easement
- 1/4" = 1' Truck Pickup
- 1/4" = 1' Consolidated Mail Delivery Location

FINAL PLAT

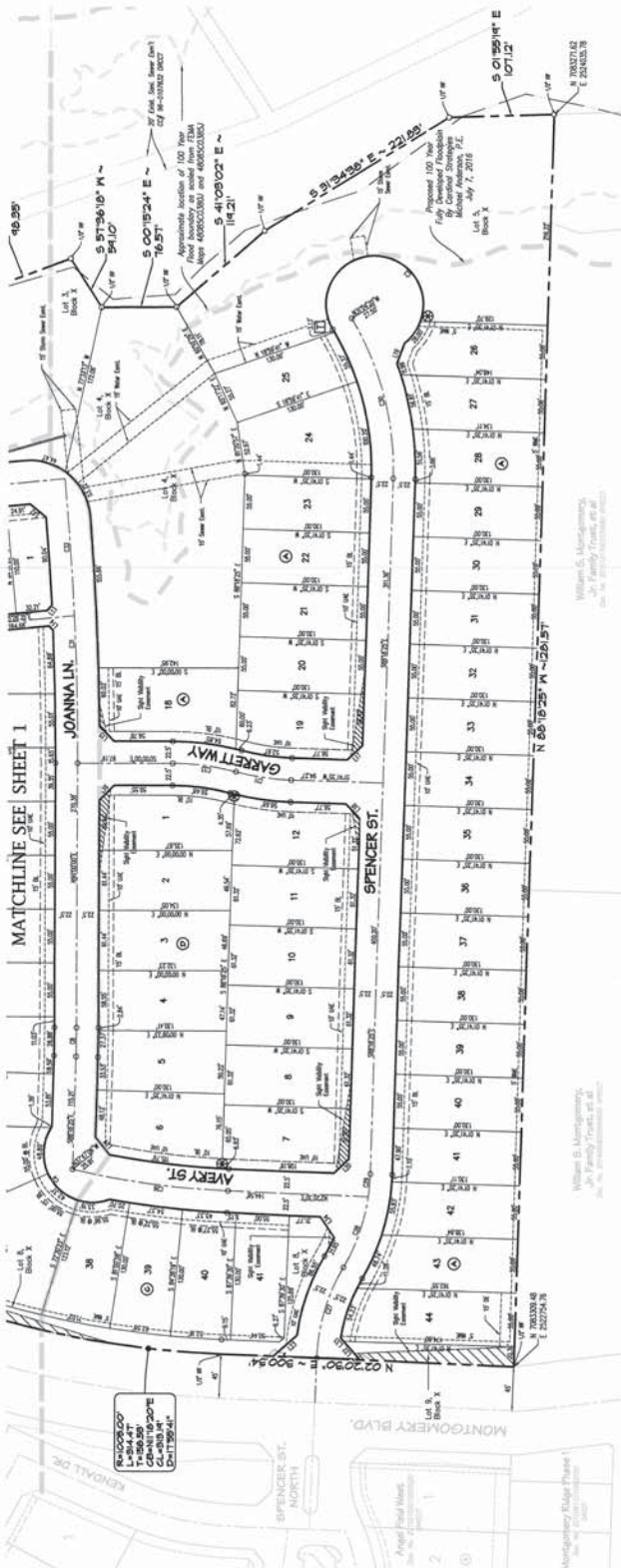
ANGEL FIELD EAST

130 RESIDENTIAL LOTS, 9 OPEN SPACE/HOA LOTS (6.95 AC.)
5.78 ACRES RIGHT OF WAY
29,001 ACRES SURVEY - ABSTRACT NO. 500
T.G. KENNEDY SURVEY - ABSTRACT NO. 500
CITY OF ALLEN, COLLIN COUNTY, TEXAS

Owner / Applicant
Dorcas Homes of Texas, LLC
2500 Lullwater Drive, Suite 100
Allen, Texas 75015
Telephone (469) 252-2300
Contact: Philip Thompson

Engineer / Surveyor
Sims Engineering, Inc. ME No. 12-221
705 Cedar Road, Suite 100
Allen, Texas 75015
Telephone (972) 422-0077
Contact: Matt Bennett

Scale 1"=40' March, 2017 SD Job #16-103



- NOTES:
1. Lots 3-5, Block X to be dedicated as drainage easements by this plat.
 2. All easements shall comply with City Ordinance, Chapter 50, Health and Environment.
 3. All easements shall comply with all regulations and requirements of V.T.C.A., the State of Texas, and all applicable laws and regulations.
 4. The easements shall be used for the purposes of drainage, irrigation, and water conservation and shall be subject to the City of Allen Water Conservation and Drainage Ordinance.
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 16. The easements shall be used for the purposes of drainage, irrigation, and water conservation and shall be subject to the City of Allen Water Conservation and Drainage Ordinance.

Centerline Curve Table			
Curve #	Length	Radius	Center Bearing
C26	160.24'	837.00'	S 79°42'22" E 103°74'44"
C27	86.12'	200.00'	S 73°29'16" E 200°29'20"
C28	77.12'	200.00'	S 70°29'31" E 22°05'20"
C29	23.36'	200.00'	S 84°58'33" E 67°49'45"
C30	171.56'	200.00'	S 75°16'36" E 32°45'55"
C31	150.71'	200.00'	S 85°32'36" E 27°42'42"
C32	146.50'	200.00'	S 85°32'36" E 27°42'42"
C33	65.27'	200.00'	S 85°32'36" E 27°42'42"
C34	75.40'	48.00'	S 67°08'17" E 14°26'42"
C35	15.66'	300.00'	S 85°32'36" E 27°42'42"

Lot Curve Table			
Curve #	Length	Radius	Center Bearing
C1	15.85'	32.00'	S 21°59'11" E 28°52'54"
C2	28.15'	32.00'	S 82°22'01" E 57°13'50"
C3	20.85'	30.00'	S 80°14'14" E 53°19'28"
C4	42.31'	50.00'	S 41°44'03" E 48°29'52"
C5	28.89'	231.00'	S 85°32'36" E 27°42'42"

Centerline Curve Table			
Curve #	Length	Radius	Center Bearing
C6	8.70'	200.00'	S 67°08'17" E 11°46'46"
C7	8.70'	200.00'	S 67°08'17" E 11°46'46"
C8	29.55'	100.00'	S 89°09'12" E 1°41'35"
C9	78.54'	50.00'	S 70°17'11" E 45°00'00"
C10	42.34'	100.00'	S 12°07'48" E 24°29'38"
C11	57.82'	200.00'	S 67°08'17" E 11°46'46"
C12	28.89'	200.00'	S 67°08'17" E 11°46'46"
C13	34.48'	200.00'	S 67°08'17" E 11°46'46"
C14	40.56'	200.00'	S 67°08'17" E 11°46'46"
C15	45.72'	200.00'	S 67°08'17" E 11°46'46"
C16	12.24'	600.00'	S 80°14'14" E 53°19'28"
C17	79.25'	48.00'	S 41°44'03" E 48°29'52"
C18	154.86'	200.00'	S 85°32'36" E 27°42'42"
C19	28.89'	200.00'	S 85°32'36" E 27°42'42"
C20	36.06'	500.00'	S 85°32'36" E 27°42'42"
C21	73.72'	50.00'	S 70°17'11" E 45°00'00"
C22	81.00'	143.50'	S 73°49'47" E 32°02'08"
C23	130.56'	143.50'	S 73°49'47" E 32°02'08"
C24	87.15'	458.50'	S 85°32'36" E 27°42'42"
C25	38.84'	540.50'	S 85°32'36" E 27°42'42"

Lot Line Table		
Line #	Length	Bearing
L21	10.00'	N 2°42'52" E
L22	25.45'	N 48°32'00" E
L23	22.47'	S 1°41'35" E
L24	22.95'	N 51°32'29" E
L25	8.66'	N 43°18'18" E
L26	21.69'	N 38°12'07" E
L27	21.21'	N 4°49'59" E
L28	7.07'	S 4°49'59" E
L29	7.11'	N 50°52'45" E
L30	7.47'	N 49°46'46" E
L31	6.89'	N 39°10'07" E
L32	21.12'	N 38°08'08" E
L33	4.34'	N 48°32'00" E
L34	25.67'	S 53°24'47" E

Lot Line Table		
Line #	Length	Bearing
L1	6.89'	S 49°29'27" E
L2	7.07'	S 49°29'27" E
L3	15.06'	S 49°29'27" E
L4	11.05'	N 67°58'59" E
L5	8.33'	N 27°27'27" E
L6	21.69'	N 38°12'07" E
L7	21.21'	S 53°24'47" E
L8	6.90'	N 49°46'46" E
L9	7.11'	N 50°52'45" E
L10	7.47'	N 49°46'46" E
L11	6.89'	N 39°10'07" E
L12	21.12'	N 38°08'08" E
L13	7.22'	N 49°46'46" E
L14	6.90'	S 49°29'27" E
L15	21.32'	N 44°29'36" E
L16	21.31'	N 45°00'00" E
L17	21.31'	S 43°29'25" E
L18	21.31'	N 46°12'50" E
L19	22.06'	S 70°09'12" E
L20	21.06'	N 42°58'33" E

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: April 4, 2017

SUBJECT: Preliminary Plat – Consider a request for a Preliminary Plat for Allen ISD STEAM Center, being 159.128± acres of land out of the Chadrick Jackson Survey, Abstract No. 489, J.W. Parsons Survey, Abstract No. 705, and the Thomas Phillips Survey, Abstract No. 717; generally located south of State Highway SH 121, north of Ridgeview Drive, and between Exchange Parkway and Alma Drive. (PP-2/3/17-3) [Allen ISD STEAM Center]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

**PREVIOUS COMMISSION/
COUNCIL ACTION:** PD 72 Approved – October, 1998
PD 101 Approved – January, 2007
Preliminary Plat Approved – April, 2007
Final Plat Approved (Not Filed) – February, 2010

LEGAL NOTICES: None.

ANTICIPATED CITY COUNCIL DATE: None.

BACKGROUND

The property is generally located south of State Highway SH 121, north of Ridgeview Drive, and between Exchange Parkway and Alma Drive. The properties to the north (across State Highway SH 121) are in the City of McKinney. To the west (across Exchange Parkway), the property is zoned Planned Development PD No. 101 Corridor Commercial CC. The properties to the south (across Ridgeview Drive) are zoned Planned Development PD No. 54 Community Facilities CF, Planned Development PD No. 111 Single-Family Residential R-5, Planned Development PD No. 98 Corridor Commercial CC, Planned Development PD No. 67 Townhome Residential TH and Local Retail LR. To the east, the property is zoned Corridor Commercial CC and further east (across Alma Drive), the properties are zoned Corridor Commercial CC and Planned Development PD No. 72 Local Retail LR.

A Site Plan for the Allen ISD STEAM Center, which is proposed on Lot 1, Block A, is currently under review. Preliminary platting is the next phase in the development process.

The subject Preliminary Plat shows three (3) lots totaling 159.128± acres of land. A commercial collector street is proposed along the western side of Lot 1, Block B, connecting Ridgeview Drive to SH 121. Specifically, for the Allen ISD Steam Center on Lot 1, Block A, two (2) access points are provided; one (1) access point on Bending Branch Way and one (1) access point on Ridgeview Drive. The plat also shows right-of-way dedication and various easements required for development.

The Preliminary Plat has been reviewed by the Technical Review Committee and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

MOTION

I make a motion to approve the Preliminary Plat for Allen ISD STEAM Center, being 159.128± acres of land; generally located south of State Highway SH 121, north of Ridgeview Drive, and between Exchange Parkway and Alma Drive.

ATTACHMENTS

Preliminary Plat

BEING, a tract of land situated in the Chadrick Jackson Survey, Abstract No. 489, James W. Parsons Survey, Abstract No. 705 and Thomas Phillips Survey, Abstract No. 717 in Collin County, Texas, being part of a 67,0052 acre tract, as described in Doe, No. 2011061-9006015300, a 55,0148 acre tract and a 35,797 acre tract, as described in 20105429000405456420, the Pood Records of Collin County, Texas, being more particularly described as follows:

THENCE, North 67°02'59" East, along the south line of said State Highway No. 121, for a distance of 122.15 feet, to a 1/2-inch iron rod set;

THENCE, North 67°24'04" East, conforming along said south line, for a distance of 1083.51 feet, to a ½-inch iron rod set

[illegible]

THENCE, North 64°46'17" East, continuing along said south line, for a distance of 38.02 feet, to a 1/2-inch iron rod set;

THESE: continue along east-west line and with mild curve to the left for an arc distance of 291.59 feet (Chord Bearing

THE N.E., South 00° 17' 03" East, departing said west, for a distance of 789.44 feet, to a 5/8 inch iron rod set;

THENCE, South 23°39'06" East, along the west line of said Alma Drive, for a distance of 330.60 feet, to a ½-inch iron rod

THENCE, South 19°46'32" West, departing said west line, for a distance of 21.17 feet, to a ½-inch iron rod set in the north

THENCE, South 62°26'59"West, continuing along said north line, for a distance of 350.32 feet, to a 1/2-inch iron rod set;

THENCE North 00°09'38" West, commencing said north line, for a distance of 704.50 feet to a 1/4-inch iron rod set-

THENCE, NORTH 89°46'14" WEST, FOR A DISTANCE OF 1452.00 FEET, TO A POINT 100.00 FEET

THENCE, continuing along said north line and with said curve to the left for an arc distance of 541.00 feet (Chord Bearing

THENCE, South 52°29'57"West, continuing along said north line, for a distance of 904.95 feet, to a 1/2-inch iron rod set;

THENCE, South 52°29'57"West, continuing along said north line, for a distance of 175.17 feet, to a ½-inch iron rod set

THENCE, continuing along said north line and with said curve to the left for an arc distance of 36.31 feet (Chord Bearing

9000 feet, at various angles of 0.2 to 1.2°, and at intervals of 40.7 feet,

THENCE, continuing along said north line and with said curve to the left for an arc distance of 60.18 feet (Chord Bearing

THENCE, continuing along said north line and with said curve to the right for an arc distance of 48.92 feet (Chord Bearing

THENCE, continuing along said north line and with said curve to the right for an arc distance of 143.43 feet (Chord Bearing S 89° 59' 59" E, 143.43 feet) to the point of tangency;

65.00 feet, a central angle of $89^{\circ}31'49''$, and a tangent of 64.47 feet;

line of zero exchange halfway (various K.O. W.A. being on a non-tangent curve to the right, having a radius of 900-30)

THENCE, North 21°27'03" West, continuing along said east line, for a distance of 100.70 feet, to a 1/2-inch iron rod set at

THENCE, continuing said east line and with said curve to the left for an arc distance of 504.03 feet (Chord Bearing North 11° 00' 00" East, Chord Distance of 514.00 feet, central angle of 11.3° 00' 00" and radius of 252.01 feet);

the point of a compound curve to the right, having a radius of 378.00 feet, a central angle of $23^{\circ}17'51''$, and a tangent of 142.62 feet (Chord BE).

the point of reverse curvature of a curve to the left, having a radius of 452.00 feet, a central angle of $11^{\circ}16'45''$, and a tangent

point of reverse curvature of a curve to the right, having a radius of 130,000 feet, a central angle of 08° 58' 30", and a tan-

THENCE, continuing along said east line and with said curve to the left for an arc distance of 254.36 feet (Chord Bearing

THENCE, continuing along said line and with said curve to the right for an arc distance of 63.98 feet (Chord Bearing

TH:NC-1, continuing along said east line and with said curve to the left for an arc distance of 119.01 feet (Chord Bearing



LINE	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
1	N 74°52' E	55.23	1	S 33°41' W	29.20
2	N 74°52' E	55.23	2	S 33°41' W	29.20
3	N 74°52' E	55.23	3	S 33°41' W	29.20
4	N 74°52' E	55.23	4	S 33°41' W	29.20
5	N 74°52' E	55.23	5	S 33°41' W	29.20
6	N 74°52' E	55.23	6	S 33°41' W	29.20
7	N 74°52' E	55.23	7	S 33°41' W	29.20
8	N 74°52' E	55.23	8	S 33°41' W	29.20
9	N 74°52' E	55.23	9	S 33°41' W	29.20
10	N 74°52' E	55.23	10	S 33°41' W	29.20
11	N 74°52' E	55.23	11	S 33°41' W	29.20
12	N 74°52' E	55.23	12	S 33°41' W	29.20
13	N 74°52' E	55.23	13	S 33°41' W	29.20
14	N 74°52' E	55.23	14	S 33°41' W	29.20
15	N 74°52' E	55.23	15	S 33°41' W	29.20
16	N 74°52' E	55.23	16	S 33°41' W	29.20
17	N 74°52' E	55.23	17	S 33°41' W	29.20
18	N 74°52' E	55.23	18	S 33°41' W	29.20
19	N 74°52' E	55.23	19	S 33°41' W	29.20
20	N 74°52' E	55.23	20	S 33°41' W	29.20
21	N 74°52' E	55.23	21	S 33°41' W	29.20
22	N 74°52' E	55.23	22	S 33°41' W	29.20
23	N 74°52' E	55.23	23	S 33°41' W	29.20
24	N 74°52' E	55.23	24	S 33°41' W	29.20
25	N 74°52' E	55.23	25	S 33°41' W	29.20
26	N 74°52' E	55.23	26	S 33°41' W	29.20
27	N 74°52' E	55.23	27	S 33°41' W	29.20
28	N 74°52' E	55.23	28	S 33°41' W	29.20
29	N 74°52' E	55.23	29	S 33°41' W	29.20
30	N 74°52' E	55.23	30	S 33°41' W	29.20
31	N 74°52' E	55.23	31	S 33°41' W	29.20
32	N 74°52' E	55.23	32	S 33°41' W	29.20
33	N 74°52' E	55.23	33	S 33°41' W	29.20
34	N 74°52' E	55.23	34	S 33°41' W	29.20
35	N 74°52' E	55.23	35	S 33°41' W	29.20
36	N 74°52' E	55.23	36	S 33°41' W	29.20
37	N 74°52' E	55.23	37	S 33°41' W	29.20
38	N 74°52' E	55.23	38	S 33°41' W	29.20
39	N 74°52' E	55.23	39	S 33°41' W	29.20
40	N 74°52' E	55.23	40	S 33°41' W	29.20
41	N 74°52' E	55.23	41	S 33°41' W	29.20
42	N 74°52' E	55.23	42	S 33°41' W	29.20
43	N 74°52' E	55.23	43	S 33°41' W	29.20
44	N 74°52' E	55.23	44	S 33°41' W	29.20
45	N 74°52' E	55.23	45	S 33°41' W	29.20
46	N 74°52' E	55.23	46	S 33°41' W	29.20
47	N 74°52' E	55.23	47	S 33°41' W	29.20
48	N 74°52' E	55.23	48	S 33°41' W	29.20
49	N 74°52' E	55.23	49	S 33°41' W	29.20
50	N 74°52' E	55.23	50	S 33°41' W	29.20

[illegible]

PRELIMINARY PLAT
 OF
 ALLEN ISD STEAM CENTER
 159.128 ACRES OUT OF THE
 CHURCH JACKSON SURVEY ABSTRACT NO. 489
 AND J.W. PINKSON SURVEY ABSTRACT NO. 705
 AND THOMAS SURVEY ABSTRACT NO. 717
 IN THE COUNTY OF WATKINS
 STATE OF KANSAS
 CITY OF ALLEN
 COLLIN COUNTY, TEXAS
 OWNER/APPLICANT
 ALLEN INDEPENDENT SCHOOL DISTRICT
 617 East Bethany Drive
 Allen, Texas 75013
 (972) 727-5263
 (972) 727-5263
 PREPARED BY
 CORWIN ENGINEERING, INC.
 TYPE FIRM #5951
 200 BELLEVILLE, SUITE E
 ALLEN, TEXAS 75011
 (972) 396-1200
 JANUARY 2017

PLANNING & ZONING COMMISSION	AGENDA COMMUNICATION
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AGENDA DATE: April 4, 2017

SUBJECT: DEFFERED/Public Hearing – Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development PD-54 relating to the use and development of Lot 1, Block Y, Twin Creeks Phase 7A-1, generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway, by changing the base zoning from Medium Density Single Family “MDSF” to Single Family Residential “R-6”, and adopting a Concept Plan, Development Regulations, and Building Elevations. (Z-9/30/16-92) [Walnut Springs at Twin Creeks]

STAFF RESOURCE: Madhuri Mohan, AICP
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION: PD 54 Approved – May, 1993
General Development Plan Approved – September, 2003
Preliminary Plat Approved – October, 2003
Final Plat Approved – June, 2004

LEGAL NOTICES: Public Hearing Sign – Installed March 10, 2017
Public Hearing Notices – Mailed March 10, 2017
Public Hearing Notices – Resent March 24, 2017

ANTICIPATED CITY COUNCIL DATE: April 25, 2017

BACKGROUND

The property is generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway. The property to the north (across Ridgeview Drive) is zoned Planned Development PD No. 101 Corridor Commercial CC. To the west (across Walnut Springs Drive), the property is zoned Planned Development PD No. 54 Medium Density Single-Family MDSF. The properties to the south (across Marshall Drive) are zoned Single-Family Residential R-5 and Planned Development PD No. 54 Single-family SF. The property to the east (across Exchange Parkway) is zoned Planned Development PD No. 54 Community Facilities CF.

The property is currently zoned Planned Development PD No. 54 Medium Density Single-Family MDSF. The applicant is requesting to change the base zoning to Single-Family Residential R-6. The PD amendment request includes a Concept Plan, Building Elevations, and Development Regulations to establish design standards for a new residential community.

The proposed residential development is approximately 28.378± acres. The Concept Plan shows a total of 110± front entry lots. The lots will be 60’X120’. The minimum dwelling unit size for the lots will be 2,000 square feet (not including garage space). The maximum gross density is 3.9 units/acre. There are a total of six (6) access points into the development; one (1) on Ridgeview Drive, one (1) on Exchange Parkway, three (3) on Marshall Drive, and one (1) on Walnut Springs Drive.

The plan also shows approximately 1.4± acres of usable open space; this meets *ALDC* requirements. Proposed amenities in the open space areas include picnic areas, benches, and playground equipment. A 10’ Hike and

Bike trail is proposed along Exchange Parkway on the eastern side of the property. A 10' sidewalk is proposed along Ridgeview Drive on the northern side of the property.

Perimeter screening for the property will consist of an eight foot (8') board-on-board fence with masonry columns, similar to other Twin Creek developments.

Various building elevations will be incorporated in the development. The primary building materials are brick, stone, and stucco, with some cedar and wrought-iron for architectural features. The roof materials consist of composite and metal or tile roofing. To enhance the front-entry product type, garage doors will be wood clad and the driveways will be salt finished concrete.

The attached development regulations include elevation standards, lot design criteria and setbacks, screening, drainage, a provision for cluster mailboxes, and a regulation regarding double-frontage lots.

The request has been reviewed by the Technical Review Committee.

STAFF RECOMMENDATION

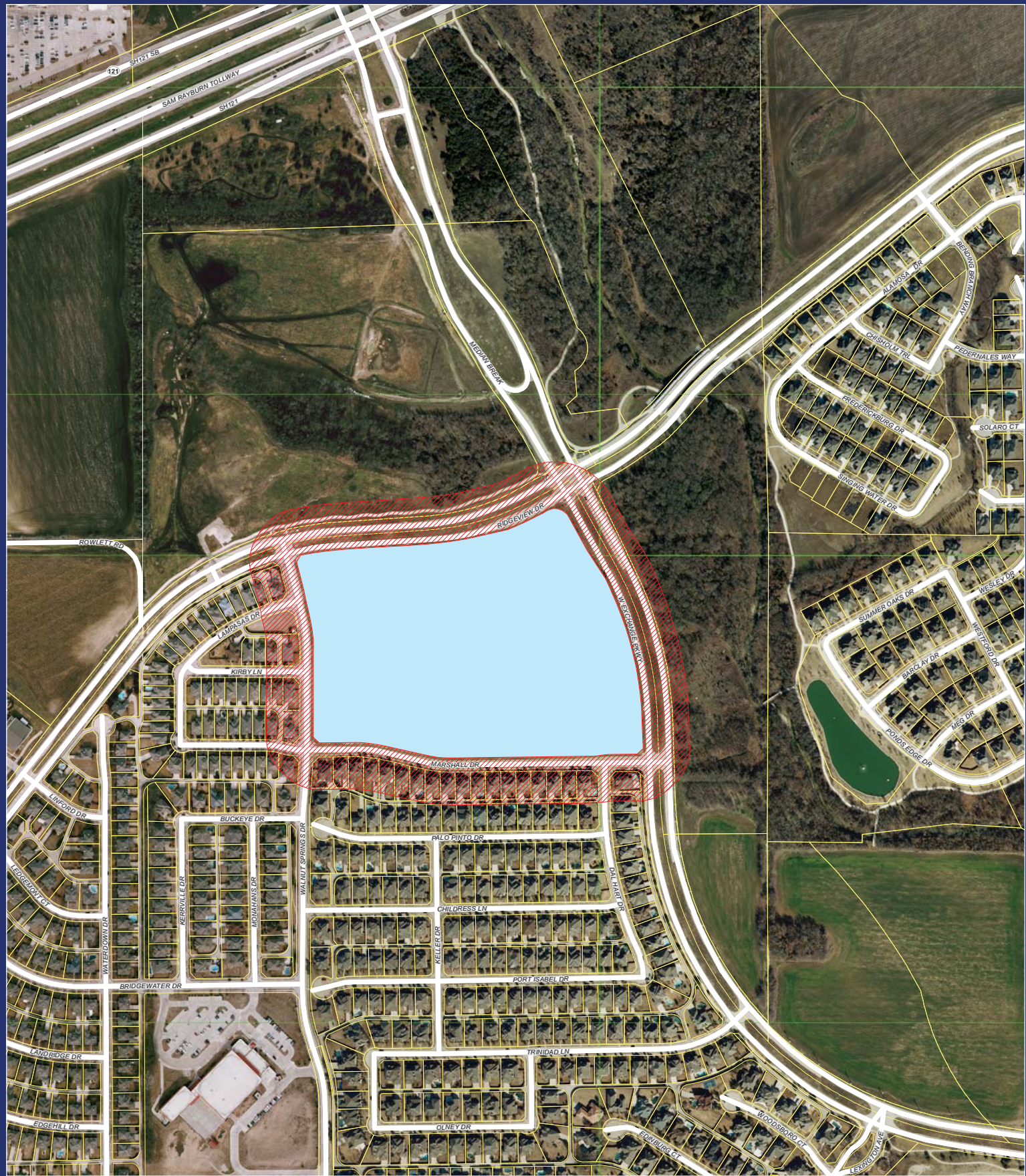
Staff recommends approval.

MOTION

I make a motion to recommend approval of the request to amend the development regulations of Planned Development PD-54 relating to the use and development of Lot 1, Block Y, Twin Creeks Phase 7A-1, generally located at the southwest corner of the intersection of Ridgeview Drive and Exchange Parkway, by changing the base zoning from Medium Density Single Family "MDSF" to Single Family Residential "R-6", and adopting a Concept Plan, Development Regulations, and Building Elevations, for Walnut Springs at Twin Creeks.





ATTACHMENTS

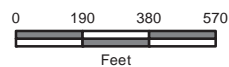
Property Notification Map
Draft Ordinance
Concept Plan
Color Elevations



Property Ownership Notification
Walnut Springs At Twin Creeks

Map Legend

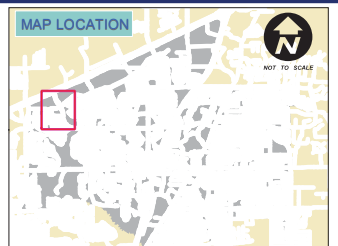
-  200' Notification Buffer
-  Railroad
-  Public Rezone
-  CollinCAD Parcels



Community Development - GIS

Date Saved: 3/30/2017

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



DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
WALNUT SPRINGS AT TWIN CREEKS

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 use and development regulations of the Single Family Residential District (R-6) except as otherwise provided in this Ordinance.
- 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 (the “Concept Plan”). 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. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the materials and architectural style set forth on the Building Elevations attached hereto as Exhibit “B”, and incorporated herein by reference, and shall be further subject to the following.
- (1) The maximum height shall be two and one-half (2.5) stories, but in no case exceeding thirty-six (36) feet.
 - (2) Building Materials: All lot types shall be 100% masonry except for walls over roof.
 - (3) Garage doors shall be wood clad.
 - (4) Driveways shall be salt-finished concrete.
- D. LOT DESIGN CRITERIA AND BUILDING SETBACKS:**
- (1) Minimum Dwelling Unit Size: 2,000 square feet (not including garage space).
 - (2) Maximum Net Density: 5.0 dwelling units per acre.
 - (3) The lot dimensions and building setbacks for all lots developed within the Property shall be as follows:

Minimum Lot Width	60 feet
Minimum Lot Depth	120 feet
Minimum Rear Setback	15 feet
Minimum Side Setback	Five (5) feet for one side yard and five (5) feet for the other side yard on the same lot; provided, however, side yards fronting a street shall be not less than ten (10) feet.
Garage Setback	Not less than the greater of (i) twenty (20) feet from the front lot line and (ii) twenty (20) feet from the closest edge of the sidewalk constructed in the front yard (to face of the structure).

- E. SCREENING:** Screening shall be constructed and/or installed along the boundaries of the Property in general conformance with the Concept Plan.
- F. DRAINAGE:** Lot to lot drainage is prohibited.
- G. CLUSTER MAILBOXES:** Cluster mailboxes are to be provided as shown on the Concept Plan with final location subject the United States Postal Service (USPS) approval.
- H. DOUBLE-FRONTAGE LOTS:** Lots 1 through 9, inclusive, in Block E (located between Street F and Walnut Springs Drive) shall only have driveway access to Street F.



and Planner:
Knapp Land Solutions
3381 Moss Glen Dr.
Frisco, TX 75034
512) 484-9999
Contact: James Knapp
Engineer / Surveyor:
Capiars Engineering
65 Custer Road, Suite
Plano, TX 75075
972) 422-0077
Contact: Matt Dorsett,

Location Map



8.378 gross acre tract situated in the C. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas

DATE:

Date Issued: October 04, 2016

January 6, 2017

January 27, 2017

March 08, 2017

STUDY 1, 2, 3, 4, 5, 6, 7

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Journal compilation © 2006 Blackwell Publishing Ltd

(continued)

PROJECT

WINTER SPRINGS AT

TWIN CREEKS

RPD CONCEPT PLAN (_____)

2

CLAPP
AND SOLUTIONS

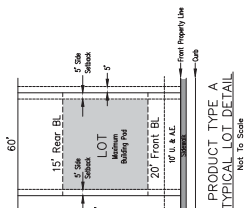
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Calculation = 100%

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surveys only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained here.



PRODUCT TYPE A
TYPICAL LOT DETAIL

Not To Scale



SINGLE-FAMILY RESIDENTIAL SUMMARY:

Product Type	Product	Access	Units	% of Units
type-A	60 x 120	Front-loaded	+/- 110	100%
	Total		+/- 110	100%

Gross Density = +/- 3.9 units per acre
Net Density = +/- 4.4 units per acre
Tract Gross Acres = 28.375 acres

Open Space (total of 10.4 of labeled w/ Lot #, Block XX) = +/- 3.2 acres;
of which 1.4 acres of the +/- 3.2 acres will be required usable open space and
calculated from Street A to the corner of Lot 6, Block A along Ridgeview Dr.
Usable open space to be calculated at a ratio of 1 acre per 75 units.

GENERAL NOTES:

- * * ***
- See Exhibit A - PFD zoning file for site survey and legal description.
- (6) Contour Interval - one foot (1'). Sources: Data compiled from NCI County PWY Maps dated 07/09/2008; NCI County PWY Maps dated 07/09/2008; USGS CORDEM dated 6/2/09
- The development boundaries shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plan.
- The design type, setbacks, easements and regulations are subject to change as a result of further engineering and are considered approximate.
- Front, side and rear setbacks on lots will be as shown in the "Typical Lot Detail" diagrams shown herein, for each design type.
- * * ***
- Closest neighbors will be generally located in the areas identified. Location is subject to change with detailed design and approval from the United States Postal Service.
- No AC's in yards less than seven feet (7').
- Gas meters must be located next to the house.
- Setbacks shall be eight foot (8') based on bounding walls with masonry columns.
- FR Setback, RV Setback, & SY Setback represent Front Yard Setback, Rear Yard Setback, and Street Side Yard Setback respectively.
- Directional ramps will be provided for the trail at the southwest corner of Exchange Place, and Project near Dr. Williams' intersection. No ramp placement on either or both roadways with this project requires any further engineering review and design effort.
- This concept plan is an illustration that does not intend to deviate from any requirements of the Allen Land Management Code, unless specifically identified to be right to be changed by the designability easements.
- No liability is assumed by the City of Portland for any injury or damage resulting from designability easements.
- It is the intent to try and preserve many of the existing trees that have been graphically illustrated in tree open space of Lot 1. Block X may need to be eliminated due to further engineering, grading, tree

City of Allen—March 30, 2017

Roof height and materials used when constructing
a Stucco finished home



Roof Height: 32' 8 3/4"

Roof Pitch: 6/12

Materials Used:

Stucco

Tile roofing

Cedar

Wrought iron

Roof height and materials used when constructing a Brick and Stone finished home



Roof Height: 32' 8" - Extends to 36" with additional options

Roof Pitch: 12/12

Materials Used:

Brick and stone

Composite roofing

Cast stone

Wrought iron

Cedar

Roof height and materials used when constructing a Brick and Stone finished home



Roof Height: 31' 9 5/8"

Roof Pitch: 14/12

Materials Used:

Brick and stone

Composite and metal roofing

Wrought iron

Cedar

Roof height and materials used when constructing a Brick and Stone finished home



Roof Height: 33' 9 5/8"

Roof Pitch: 12/12

Materials Used:

Brick and stone

Composite roofing

Cedar

Disregard Chimney

Roof height and materials used when constructing a Brick and Stone finished home



Roof Height: 32' 5 1/2"

Roof Pitch: 12/12

Materials Used:

Brick and stone

Composite and metal roofing

Cedar

Roof height and materials used when constructing a Brick and Stone finished home



Roof Height: 32' 5 1/2"

Roof Pitch: 12/12

Materials Used:

Brick and stone

Composite roofing

Cedar

Roof height and materials used when constructing a Brick finished home



Roof Height: 32' 2 7/8"

Roof Pitch: 12/12

Materials Used:

Brick

Composite and metal roofing

Cedar

Roof height and materials used when constructing a Brick and Stone finished home



Roof Height: 25' 9"

Roof Pitch: 12/12

Materials Used:

Brick

Stone

Composite roofing

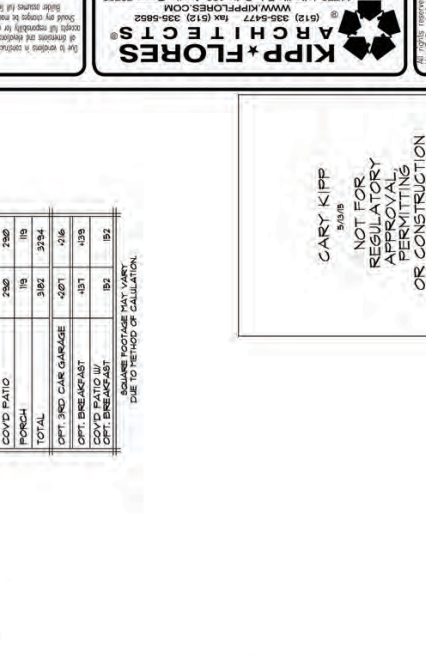
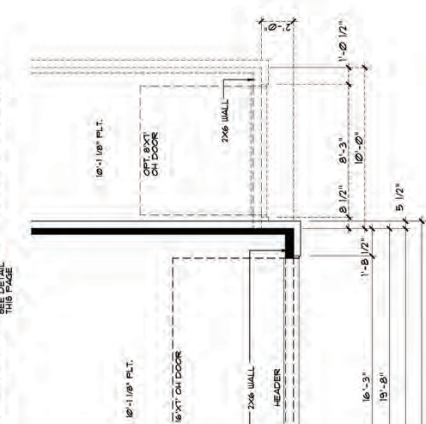
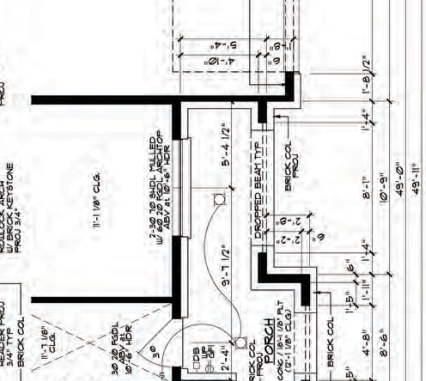
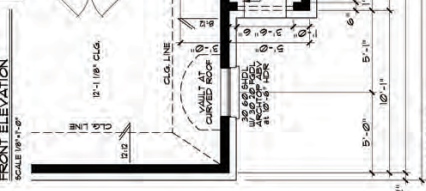
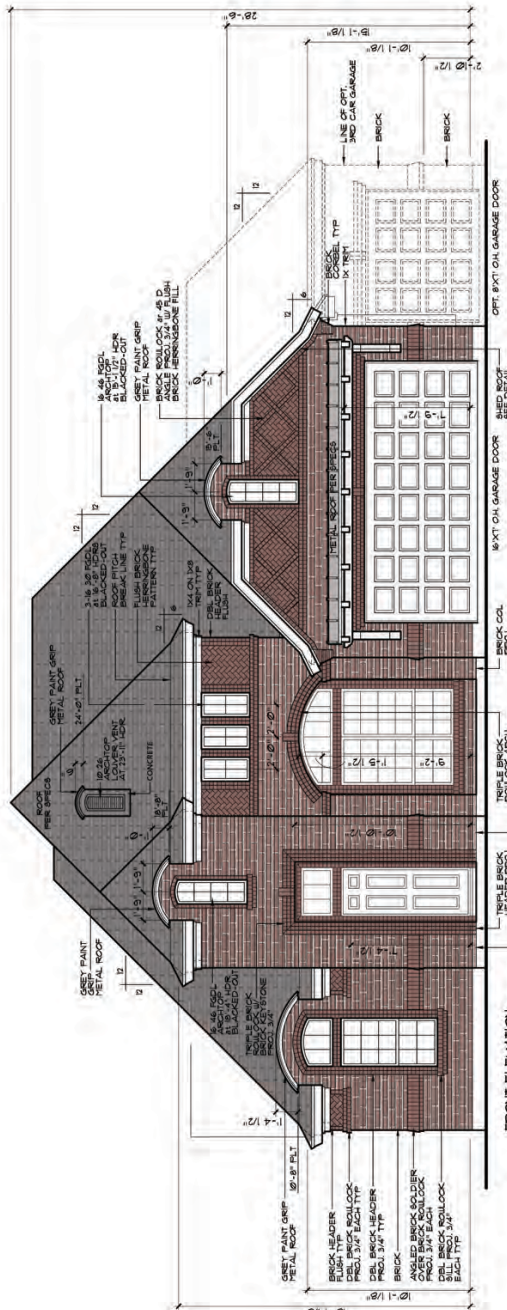
Cedar

MASONRY PERCENTAGE A			
NET EXT. WALL AREA	GLAZING and DOORS	AREA OF MASONRY	PERCENTAGE ***
FRONT	666	249	666
RIGHT	549	36	549
LEFT	432	56	432
REAR	510	149	510
TOTAL	2157	540	2157

MASONRY PERCENTAGE M OPT 5RD CAR			
NET EXT. WALL AREA	GLAZING and DOORS	AREA OF MASONRY	PERCENTAGE ***
FRONT	666	307	666
RIGHT	549	36	549
LEFT	432	56	432
REAR	510	149	510
TOTAL	2268	549	2268

MASONRY PERCENTAGE A OPT BREAKFAST			
NET EXT. WALL AREA	GLAZING and DOORS	AREA OF MASONRY	PERCENTAGE ***
FRONT	666	249	666
RIGHT	549	36	549
LEFT	432	56	432
REAR	510	149	510
TOTAL	2151	546	2151

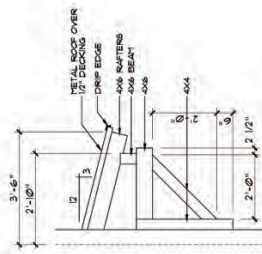
LONDON HOMES



Square Footage Chart
Elevation A

NAME	AREA	PERCENTAGE
LIVING AREA	2374	246.4
GARAGE	399	421
COYD PATIO	290	290
PORCH	189	189
TOTAL	3152	3284
OPT. 3RD CAR GARAGE	4571	4571
OPT. BREAKFAST	4371	4371
OPT. PATIO	4371	4371
OPT. BREAKFAST	4371	4371

SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.



SHED ROOF DETAIL
SCALE N.E.

CARY KIPP
5/8/18
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PERMITTING
OR CONSTRUCTION

RECHECK OR BEG COMPLIANCE
ALL PLATE NOTS TO BE
PROVIDED BY OTHERS
HEADERS WITH 4x8x10 NOTED.
PROVIDE STEEL LATELS ABOVE ALL
OPENINGS IF MASONRY AS REQD.
ALL LIVING AREA EXTERIOR WALLS
AND 1/2" TO 1/4" REPAIRS
BUILDER TO VERIFY CURRENT LOCAL
FIRE RATED OVERLANDS
SEE FRAMING SHEETS FOR HEADERS
SIZES AND LOCATION

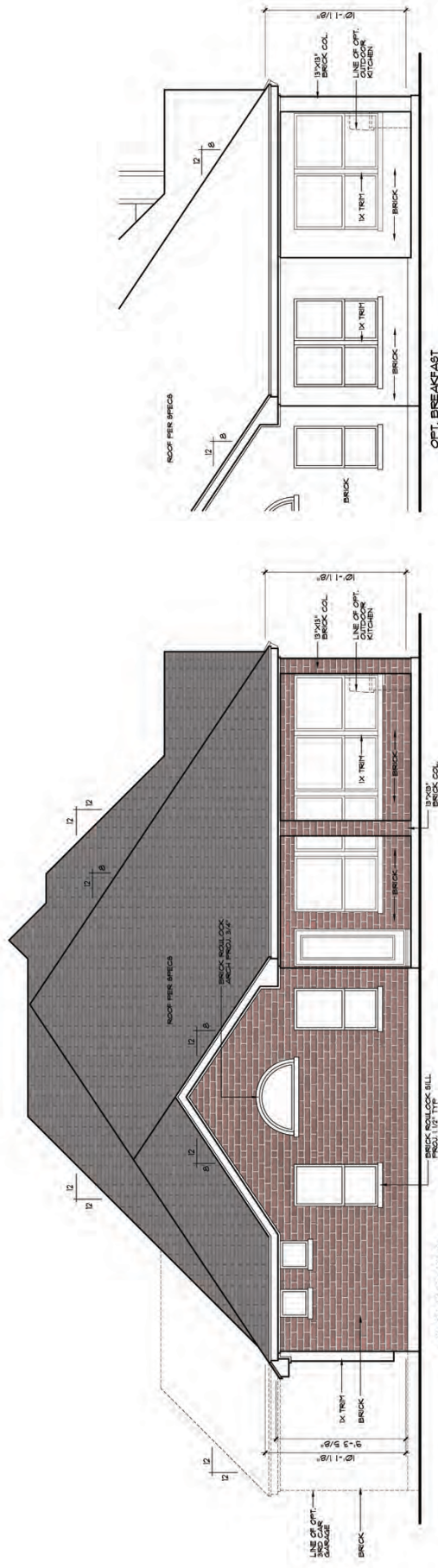
1176 Jollyville Rd., Suite 100 Austin, Texas 78759
(512) 335-5477 Fax (512) 335-8882
WWW.KIPPFLORRES.COM
KIPP*FLORRES ARCHITECTS
KIPP FLORRES ARCHITECTS, P.C. is a limited liability partnership organized under the laws of the State of Texas. The undersigned are the sole members of KIPP FLORRES ARCHITECTS, P.C. and are duly licensed architects in the State of Texas. The undersigned are not responsible for the design or construction of any building or structure unless the same is specifically designated as such in the contract. The undersigned are not responsible for the design or construction of any building or structure unless the same is specifically designated as such in the contract. The undersigned are not responsible for the design or construction of any building or structure unless the same is specifically designated as such in the contract.

Use is restricted to construction methods and details as indicated. All dimensions are indicated in feet and inches. All materials and methods of construction shall conform to the applicable building codes and standards. All materials and methods of construction shall conform to the applicable building codes and standards. All materials and methods of construction shall conform to the applicable building codes and standards.

KIPP FLORES ARCHITECTS
11776 Jollyville Rd., Suite 100 Austin, Texas 78759
(512) 335-5477 Fax (512) 335-6852
WWW.KIPPFILORES.COM

DATE: 11-18-14
SHEET: 9a of 11
PROJECT: LND-0148-01-100C-1-DWG 05/13/15

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OR CONSTRUCTION



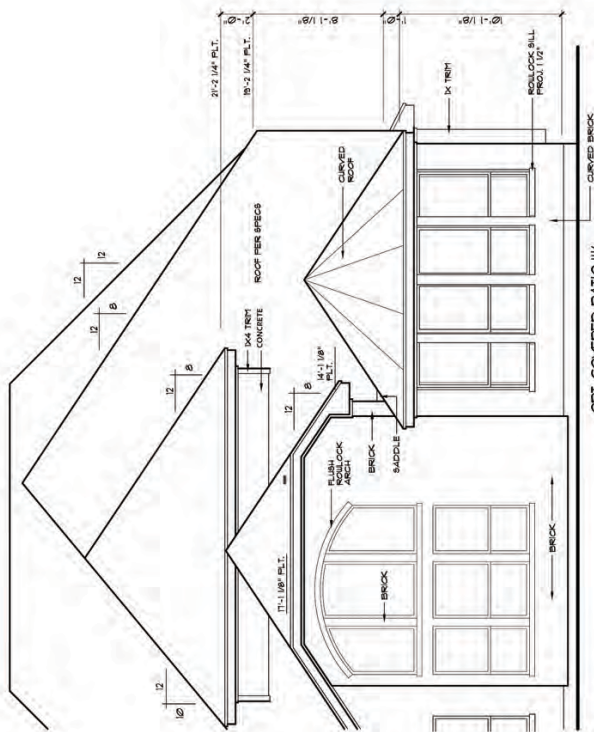
OPT. BREAKFAST
REAR ELEVATION
SCALE 1/8"=1'-0"

REAR ELEVATION
SCALE 1/8"=1'-0"

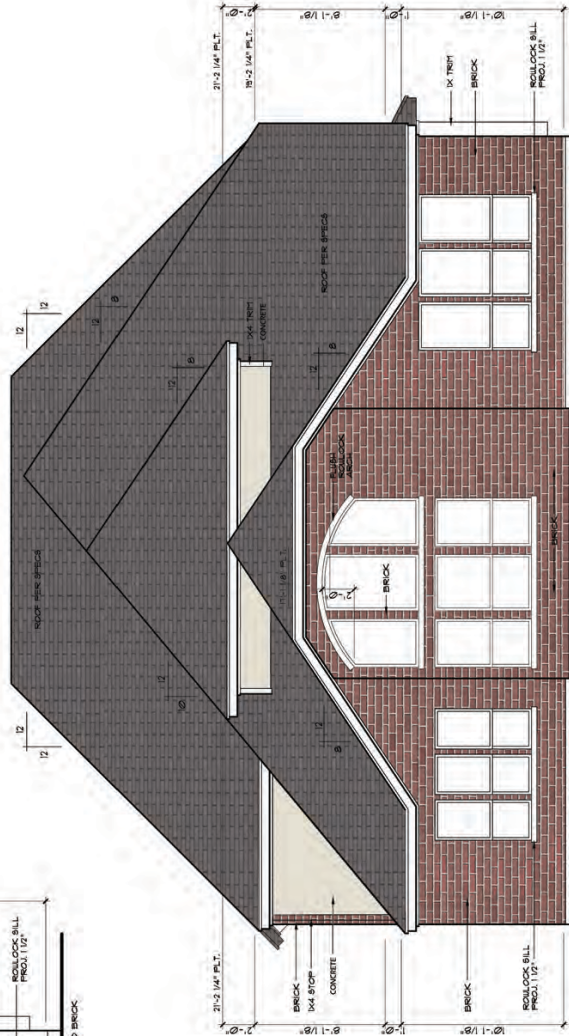
NOTES:
1. ALL MATERIALS TO BE PROVIDED BY OTHERS.
2. REFER TO ENGINEERING DOCUMENTS FOR ALL DIMENSIONS AND MATERIALS.
3. ALL DIMENSIONS ARE IN FEET AND INCHES.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PLAN 698 RFB

MASSONRY PRETREATMENT "B" - OFF-COMPACTED					MASSONRY TREATMENT PERCENTAGE
		NET EFTC MASSONRY	AREA OF MASSONRY	AREA OF CONCRETE	
FRONT	1st FLOOR	307	213	307	0
	2nd FLOOR	492	245	492	0
	TOTAL	800	458	800	0
RIGHT	1st FLOOR	614	414	614	0
	2nd FLOOR	249	40	249	559
	TOTAL	863	454	863	559
LEFT	1st FLOOR	246	50	246	0
	2nd FLOOR	156	158	156	0
	TOTAL	402	308	402	0
REAR	1st FLOOR	520	243	520	0
	2nd FLOOR	30	0	30	08
	TOTAL	550	243	520	30
SUBT.	1st FLOOR	2239	554	2239	0
	2nd FLOOR	1250	1471	1161	649
	TOTAL*	3489	1701	3400	698



OPT. COVERED PATIO W/
OPT. BOW BAY AT MSTR
REAR ELEVATION

OPT. COVERED PATIO
REAR ELEVATION

SCALE 1/8" = 1'-0"

NOTES:

1ST FLOOR PLATE HGTS. TO BE
15'-1 1/2" MIN. @ 6" MIN. ON10" HGT. W/ 3" WINDOW
HEADER HGT 8. UNLESS NOTED.

2ND FLOOR PLATE LGTH. TO BE
8'-1 1/8" W/ 7'-0" WINDOW

WEAVER HGT'S, UNLESS NOTED.

PROVIDE STEEL LINTEL @ ABOVE
OPENING @ 1/3 MASONRY. AS SPEC.

PROVIDE TEMPERED GLASS

WHERE READ BY CODE.

NOV 26 1970

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U.S. DEPARTMENT OF COMMERCE

WASHINGTON, D.C.

1ST FLOOR PLATE MATCH TO BE
10'-1 1/8" W/ 8'-0" WINDOW
LEADER LISTS IN E&S NOTED
EISENBERG CONSULTING
CO. INC. 1000 JAVANA
CODES AND REQUIREMENTS OF 1 HOUR
BUILDER TO VERIFY CURRENT LOCAL
REFER TO ENGINEERING DOCUMENTS FOR
MASONRY LOAD SUPPORT REQUIRED.

2ND FLOOR PLATE HG18, TO BE
RECHECK OR IECC COMPLIANCE
ALL LIVING AREA EXTERIOR WALLS

8'-1 1/8" W 7'-0" WINDOW
HEADER HGT'S. UNLESS NOTED:
PROVIDED BY OTHERS
AND LIVING/GARAGE SEPARATION
WALLS TO BE 2'X6.

PROVIDE STEEL | INTER | ABOVE ALL |
SEE FRAMING SHEETS FOR HEADER SIZES
AND LOCATIONS
ALL CONCRETE AND TRIM

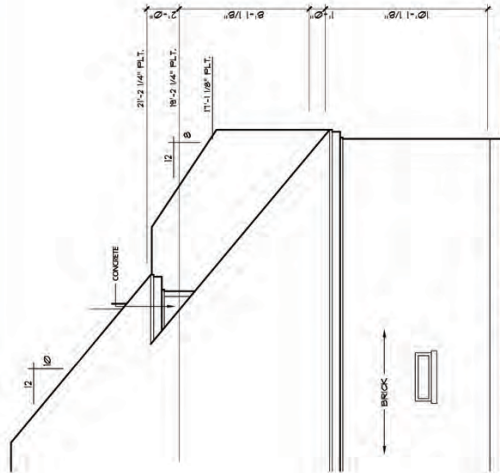
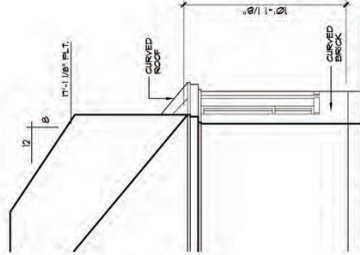
OPENINGS IN MASONRY, AS REQ'D. SHALL BE CEMENTITIOUS.

PROVIDE TEMPERED GLASS
WHERE REQ'D BY CODE.

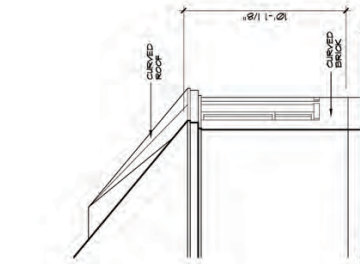
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OR CONSTRUCTION

OPT. COV'D PATIO
PLAN 698 RFB

OPT. COVERED PATIO
SIDE ELEVATION

OPT. BOW BAY AT MSTR.
W/ OPT. COVERED PATIO
SIDE ELEVATION



OPT. BOW BAY AT MSTR
SIDE ELEVATION



8'X7' OHL GARAGE DOOR
SIDE ELEVATION

SCALE 1/8"=1'-0"

NOTES:

1ST FLOOR PLATE HGTS. TO BE 10'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.

2ND FLOOR PLATE HGTS. TO BE 8'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.

PROVIDE STEEL LINTELS ABOVE OPENINGS W/ MASONRY, AS REQUIRED.

PROVIDE TINTED GLASS INSIDE ONLY, COLOR TO BE COORDINATED BY CLOSE.

BUILDER TO VERIFY CURRENT LOCAL
CODES, AND REQUIREMENTS OF 1 HOUR
FIRE RATED OVERHANGS
RECHECK OR IECC COMPLIANCE
PROVIDED BY OTHERS
SEE FRAMING SHEETS FOR HEADER SIZE
AND LOCATIONS

REFER TO ENGINEERING DOCUMENTS FOR
MASONRY LOAD SUPPORT REQUIRED.

ALL LIVING AREA EXTERIOR WALLS
AND LIVING/GARAGE SEPARATION
WALLS TO BE 2X6

ALL CONCRETE AND TRIM
SHALL BE CEMENTITIOUS.

CARY KIPP
11/18/2016
NOT FOR
REGULATORY
APPROVAL,
PERMITTING
OR CONSTRUCTION