



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JULY 3, 2018 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the June 26, 2018, regular meeting.

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

2. Approve minutes from the June 19, 2018, regular meeting.
3. Final Plat – Consider a request for a Final Plat for The Enclave, being 24.964± acres located in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road. (PL-052118-0044) [The Enclave]

Executive Session (*As Needed*)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, June 29, 2018, 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 6/26/2018 City Council Meeting

- No action items were taken to the June 26, 2018 City Council meeting.

PLANNING AND ZONING COMMISSION
REGULAR MEETING
June 19, 2018

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
John Ogrizovich

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Madhuri Mohan, AICP, LEED Green Associate, Senior Planner
Hayley Angel, AICP Candidate, Planner
Joseph Cotton, PE, Assistant Director of Engineering
Brian Bristow, Assistant Director of Parks and Recreation
Nicole Corr, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Director's Report

1. The Director discussed the action taken on the Planning & Zoning Commission items by City Council at the June 12, 2018, regular meeting.

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

2. Approve minutes from the June 5, 2018, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat – Consider a request for a Final Plat for The Village at Twin Creeks Phase Four, being 33.542± acres located in the Catharine Parsons Survey, Abstract No. 711; generally located at the southwest corner of Exchange Parkway and Watters Road. (PL-041618-0035) [The Village at Twin Creeks Phase Four]
5. Final Plat – Consider a request for a Final Plat for Davis Apartments at Montgomery Ridge, Phase II, being 6.470± acres located in the Thomas G. Kennedy Survey, Abstract No. 500; generally located north of Montgomery Boulevard and west of U.S. Highway 75. (PL-091917-0007) [Davis Apartments at Montgomery Ridge, Phase II]

6. Final Plat – Consider a request for a Final Plat for Exchange Retail Addition, being 1.634± acres located in the Catherine Parsons Survey, Abstract No. 711; generally located south of Exchange Parkway and east of Alma Drive. (PL-050218-0037) [Exchange Retail Addition]

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

The motion carried.

Regular Agenda

7. Combination Plat – Consider a request for a Combination Plat for Springwood Senior Living Addition, being 6.577± acres located in the Peter Wetsel Survey, Abstract No. 990; generally located at the northwest corner of Fountain Gate Drive and Main Street. (PL-051118-0042) [Springwood Senior Living Addition]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the request has been reviewed by the Technical Review Committee, is consistent with the Concept Plan and meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

The Commission discussed access points into the development.

Motion: Upon a motion by 2nd Vice-Chair Orr, and a second by 1st Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Combination Plat for Springwood Senior Living Addition, being 6.577± acres; generally located at the northwest corner of Fountain Gate Drive and Main Street.

The motion carried.

8. Preliminary Plat – Consider a request for a Preliminary Plat for Pines at Twin Creeks, being 55.594± acres located in the Michael See Survey, Abstract No. 544; generally located north of Exchange Parkway and west of Watters Road. (PL-Pre-05118-0012) [Pines at Twin Creeks]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the request has been reviewed by the Technical Review Committee, is consistent with the Concept Plan and meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

The Commission discussed access points into the development, including proposed improvements on Exchange Parkway.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Preliminary Plat for Pines at Twin Creeks, being 55.594± acres; generally located north of Exchange Parkway and west of Watters Road.

The motion carried.

9. Public Hearing – Conduct a Public Hearing and consider a request for a Replat for Gatherings at Twin Creeks, being 10.983± acres; generally located at the northwest corner of Watters Road and Bray Central Drive. (PL-053118-0045) [Gatherings at Twin Creeks]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the request has been reviewed by the Technical Review Committee, is consistent with the Concept Plan and meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

The Commission discussed ownership of the property.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Metevier, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve a Replat for the Gatherings at Twin Creeks, being 10.983± acres; generally located at the northwest corner of Watters Road and Bray Central Drive.

The motion carried.

10. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Medical Clinic Use for an approximately 3,987± square foot portion of a building located on Lot 6, Greenway-Allen Retail Addition; generally located south of McDermott Drive and east of U.S. Highway 75 (and commonly known as 325 S. Central Expressway). (SUP-051118-0015) [American Family Care]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the request meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by 2nd Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit for a Medical Clinic use for American Family Care; generally located south of McDermott Drive and east of U.S. Highway 75 (and commonly known as 325 S. Central Expressway), for American Family Care.

The motion carried.

11. Public Hearing– Conduct a Public Hearing and consider a request to amend the Development Regulations for Planned Development “PD” No. 129 Corridor Commercial CC by amending the Concept Plan, Screening Plan, and Building Elevations relating to Lot 2-R-1-R, Block A, Allen Commerce Center Addition; generally located north of Allen Commerce Parkway and west of U.S. Highway 75. (ZN-051418-0021) [DFW II]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel stated that the request meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chairman Trahan closed the public hearing.

The Commission discussed building material requirements and the operations of the micro data center, including the services it provides and how prospective clients access the site.

Motion: Upon a motion by Commissioner Autrey, and a second by 1st Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations for Planned Development “PD” No. 129 Corridor Commercial CC by amending the Concept Plan, Screening Plan, and Building Elevations relating to Lot 2-R-1-R, Block A, Allen Commerce Center Addition; generally located north of Allen Commerce Parkway and west of U.S. Highway 75, for DFW II.

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:27 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, AICP Candidate, Planner

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: July 3, 2018

SUBJECT: Consider a request for a Final Plat for The Enclave, being 24.964± acres located in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road. (PL-052118-0044) [The Enclave]

STAFF RESOURCE: Madhuri Mohan, AICP, LEED Green Associate
Senior Planner

PREVIOUS COMMISSION/ COUNCIL ACTION: Planned Development No. 82 – Approved July, 1999
Planned Development No. 133 – Approved January, 2018
Preliminary Plat – Approved February, 2018

LEGAL NOTICES: None.

ANTICIPATED COUNCIL DATE: None.

BACKGROUND

The property is generally located north of Hedgcoxe Road and east of Custer Road. The properties to the north and east are zoned Agriculture Open Space AO. The properties to the west are zoned Planned Development PD No. 62 Single-family Residential SF and Planned Development PD No. 62 Community Facilities CF. To the south (across Hedgcoxe Road), is the City of Plano.

A Planned Development was approved by City Council in January 2018 for a new residential community with detached product types. A Preliminary Plat was approved in February 2018. The Final Plat is the last step in the development process.

The Final Plat is for 24.964± acres of land subdivided into 123 detached single-family lots and 8 Open Space/HOA lots. There are a total of four access points into the development; three through adjacent properties and one on Hedgcoxe Road. The plat also shows various easements and right-of-way dedication required for development.

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

STAFF RECOMMENDATION

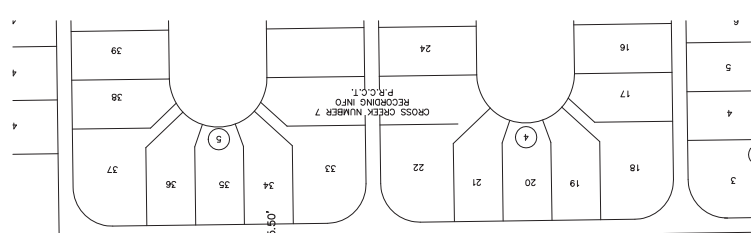
Staff recommends approval.

MOTION

I make a motion to approve the Final Plat for The Enclave, being 24.964± acres; generally located north of Hedgcoxe Road and east of Custer Road.

ATTACHMENTS

Final Plat



BENCHMARKS:
 MONUMENT #2: 3 1/2" ALUMINUM DISK SET IN CONCRETE ON THE WEST SIDE OF ALMA DRIVE, ON THE WEST SIDE OF A BRIDGE, LOCATED 46' SOUTH OF THE NORTH END OF THE BRIDGE. ELEVATION = 603.62'
 MONUMENT #4: 3 1/2" ALUMINUM DISK SET IN THE NORTH BERM OF MODERMT DRIVE, LOCATED 307' EAST OF THE INTERSECTION OF EAST END OF A BRIDGE. ELEVATION = 624.56'

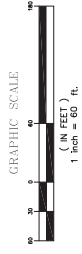
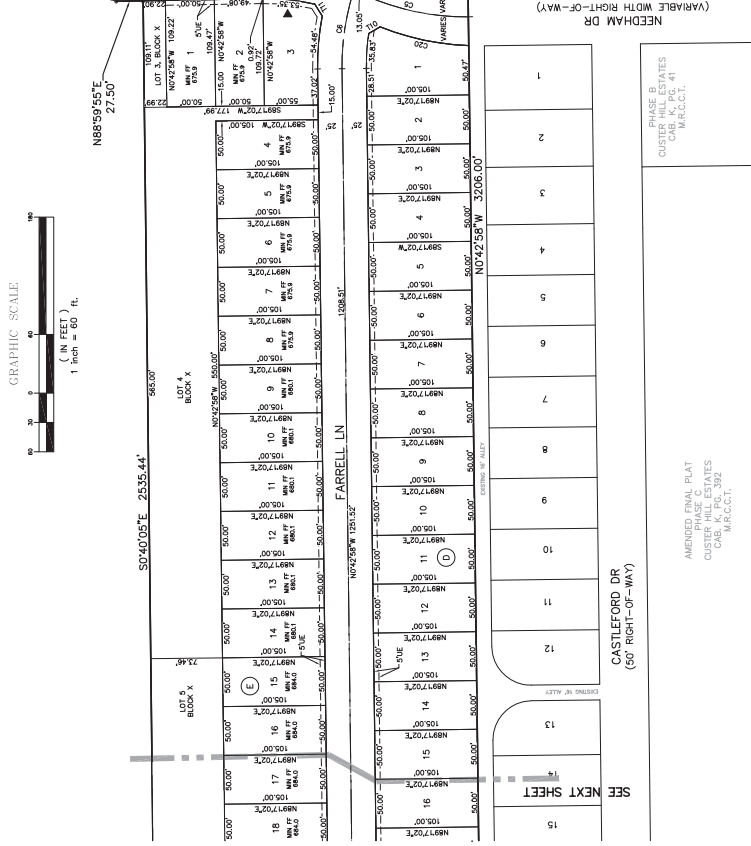
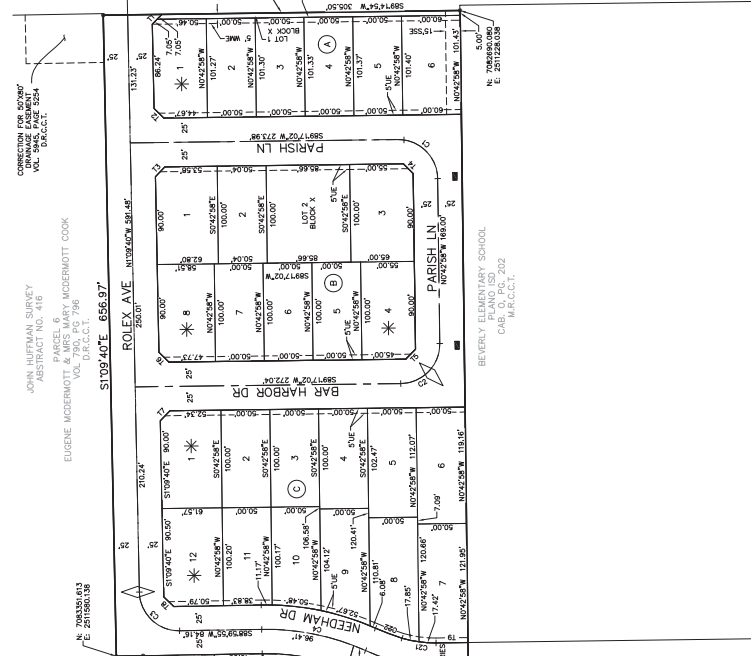
123 DETACHED SINGLE FAMILY LOTS
 8 OPEN SPACE/HOA LOTS
 6.438 ACRES ROW DESIGNATION
 FINAL PLAT

THE ENCLAVE

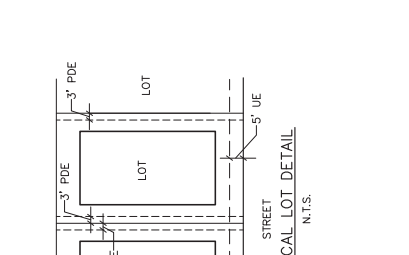
AN ADDITION TO THE CITY OF ALLEN
 JOHN HUFFMAN SURVEY ~ ABSTRACT NO. 416
 COLLIN COUNTY, TEXAS
 MAY 18, 2018 SCALE: 1" = 60'

OWNER
 ENCLAVE DEVELOPMENT, LLC.
 4050 W. PARK BOULEVARD
 PLANO, TEXAS 75075
 214-619-2930
CONTACT: JOHN LANDON

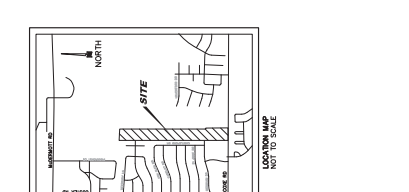
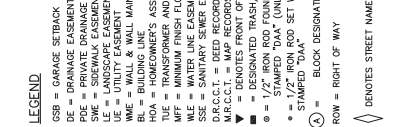
PLANNER / ENGINEER / SURVEYOR
 LOWEY, ANDERSON & ASSOCIATES, INC.
 525 W. WILSON AVENUE, SUITE 200
 FORT WORTH, TEXAS 76102
 STATE REGISTRATION NUMBER C-393 272-221-6264
CONTACT: COLIN HELFRICH



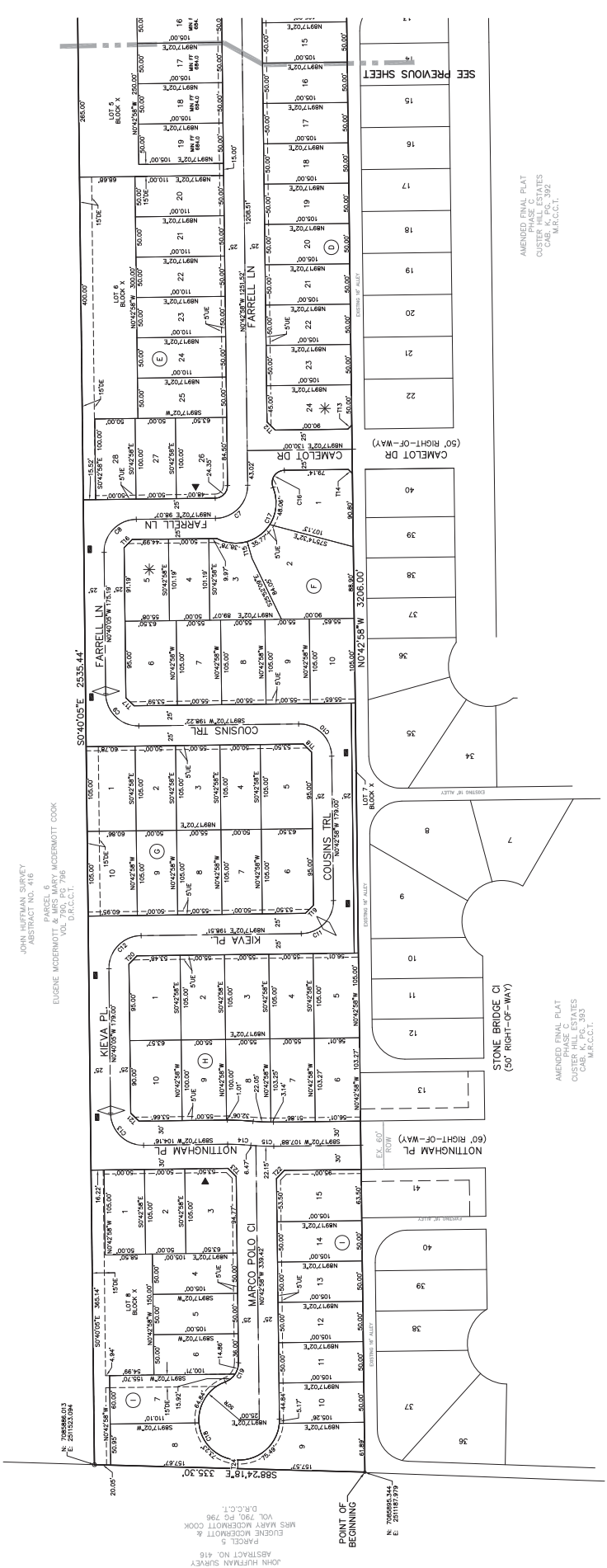
- PLAT NOTES:**
1. BASE OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83.
 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DWA".
 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 4. LOTS 1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



- LEGEND**
- GSB = GARAGE SETBACK
 - DE = DRAINAGE EASEMENT
 - PDE = PRIVATE DRIVEWAY EASEMENT
 - SW = SANITARY EASEMENT
 - UE = UTILITY EASEMENT
 - WE = WALL & WALL MAINTENANCE EASEMENT
 - HOA = HOMEOWNER'S ASSOCIATION
 - TUE = TRANSFORMER AND UTILITY EASEMENT
 - MFF = MINIMUM FINISH FLOOR
 - SS = SANITARY SEWER EASEMENT
 - SSS = SANITARY SEWER SERVICE EASEMENT
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - ▲ = DENOTES FRONT OF LOT/VEHICLE PLUG LOCATION (SEE NOTE 13)
 - = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP
 - = STAMPED "DWA" (UNLESS NOTED OTHERWISE)
 - ⊙ = BLOCK DESIGNATION
 - ⊞ = RIGHT OF WAY
 - ◇ = DENOTES STREET NAME CHANGE



JOHN HUFFMAN SURVEY
ABSTRACT NO. 416
EUGENE MODERNOTT & MRS MARY MODERNOTT COOK
VOL. 790, PG. 796
D.R.C.C.T.



BENCHMARKS: 1. 1/2" ALUMINUM DISK SET IN CONCRETE ON THE WEST SIDE OF ALMA DRIVE ON THE WEST SIDE OF A BRIDGE, LOCATED 305.4' SOUTH OF THE INTERSECTION OF SINCREEK DRIVE AND ALMA DRIVE. ELEVATION = 603.67'.
2. 1/2" ALUMINUM DISK SET IN THE NORTH BEND OF WATERS CROSSING DRIVE AND MODERNOTT DRIVE, 8' EAST OF THE INTERSECTION OF MARCO POLO CI AND MODERNOTT DRIVE. ELEVATION = 624.58'.

AMENDED FINAL PLAT
CUSTER HILL ESTATES
CAMELOT DRIVE
M.R.C.C.T.

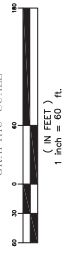
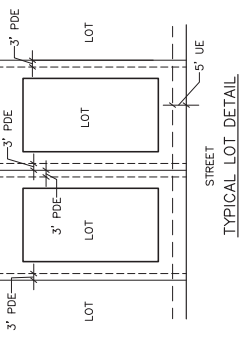
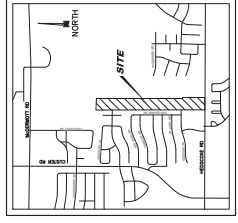
AMENDED FINAL PLAT
CUSTER HILL ESTATES
CAMELOT DRIVE
M.R.C.C.T.

PLAT NOTES:

- BASES OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83.
- NOTHING IS TO BE CONSIDERED AS A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
- "Y" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- LOTS 1, 2 & 7 & 8, BLOCK X ARE OPEN SPACE LOTS FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- LOTS 3, 4 & 5, BLOCK X ARE OPEN SPACE LOTS FOR DRAINAGE, DETENTION, AND LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- NO STRUCTURED MECHANICAL EQUIPMENT, POOLS OR HOOD APPARATUS ARE ALLOWED TO BE INSTALLED ON ANY LOT. ALL UTILITIES SHALL BE INSTALLED AT THE FRONT OF THE LOT FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE. ALL UTILITIES SHALL BE INSTALLED AT THE FRONT OF THE LOT FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE. EMERGENCY RESPONSE SHALL BE INSTALLED AT THE FRONT OF THE LOT.
- UTILITY SERVICE LINES ON HOA LOTS LOCATED BEYOND THE METER AND/OR CLEANOUT AND BEYOND THE LIMITS OF THE EASEMENT ARE THE RESPONSIBILITY OF THE HOME OWNER.
- NO TREES SHALL BE PLANTED WITHIN THE UTILITY EASEMENTS.
- * 10. DRIVEWAY CUTS FOR LOT 1, BLOCK A; LOTS 4 AND 8, BLOCK B; LOTS 1 AND 12, BLOCK C; LOT 10, BLOCK D; LOTS 1 AND 10, BLOCK E; LOTS 1 AND 10, BLOCK F; LOTS 1 AND 10, BLOCK G; AND LOT 1, BLOCK I SHALL HAVE DESIGNATED TRASH/RECYCLE PADS AS INDICATED.
- 280,648 SF (6.438 AC) OF ROW SHALL BE DEDICATED TO CITY.
- 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP AS DESCRIBED IN THE PLAT. HOWEVER, THE PDE SHALL BE ASSIGNED TO EACH LOT AS DETAILED IN THE TYPICAL LOT DETAIL PROVIDED.
- LOT 6, BLOCK A; LOT 6, BLOCK C; LOT 24, BLOCK E; LOT 10, BLOCK F; LOTS 1 & 10, BLOCK G; AND LOT 1, BLOCK I SHALL HAVE DESIGNATED TRASH/RECYCLE PADS AS INDICATED.
- APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT, ARTICLE 4, SOLID WASTE SECTIONS 6-31 TO 6-80.

LEGEND

- GSB = GARAGE SETBACK
- DE = DRAINAGE EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT
- SW = SANITARY EASEMENT
- UE = UTILITY EASEMENT
- W = WALL & WALL MAINTENANCE EASEMENT
- HOA = HOMEOWNERS ASSOCIATION
- TUE = TRANSFORMER AND UTILITY EASEMENT
- MFF = MINIMUM FINISH FLOOR
- SS = SANITARY SEWER EASEMENT
- SS = SANITARY SEWER EASEMENT
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
- ▲ = DENOTES FRONT OF LOT VEHICLE PUDO LOCATION (SEE NOTE 13)
- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP
- = STAMPED "DAA" (UNLESS NOTED OTHERWISE)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP
- = BLOCK DESIGNATION
- = RIGHT OF WAY
- = DENOTES STREET NAME CHANGE



123 DETACHED SINGLE FAMILY LOTS
8 OPEN SPACE/HOA LOTS
6.438 ACRES ROW DEDICATION
24.964 ACRES
FINAL PLAT
THE ENCLAVE

AN ADDITION TO THE CITY OF ALLEN
JOHN HUFFMAN SURVEY ~ ABSTRACT NO. 416
COLLIN COUNTY, TEXAS
MAY 18, 2018 SCALE: 1" = 60'

ENCLAVE DEVELOPMENT, LLC.
4050 W. PARK BOULEVARD
SUITE 200
214-619-2933
CONTACT: JOHN LONDON

PLANNER / ENGINEER / SURVEYOR
DOMDET, ANDERSON & ASSOCIATES, INC.
1225 W. WINDYBROOK DRIVE, SUITE 200
STATE REGISTRATION NUMBER: 1392 712-221-6264
SURVEY FIRM REGISTRATION NUMBER: 1007800
CONTACT: COLIN HELFRICH

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN §

BEING I, JOHN L. MELTON, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corresponding information shown hereon was found or properly placed under my supervision, in accordance with the provisions of the Public Information Act, Chapter 336, Texas Government Code, and Chapter 111, Texas Administrative Code.

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JOHN L. MELTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

APPROVED

City of Allen

EXECUTED PRO-FORMA

Mayor, City of Allen

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Final Plat of the ENCLAVE on addition to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2018.

City of Secretary, City of Allen

SURVEYORS CERTIFICATE

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City of Secretary, City of Allen

LOT LINE TABLE

LINE	BEARING	LENGTH	CHORD
T1	N 42°23'31"E	14.00'	
T2	S 42°56'19"E	14.20'	
T3	S 44°03'41"W	14.00'	
T4	N 42°42'56"W	14.41'	
T5	N 44°17'02"E	14.41'	
T6	S 46°58'19"E	14.20'	
T7	S 44°03'41"W	14.00'	
T8	S 46°58'19"E	14.41'	
T9	N 89°49'00"E	32.84'	
T10	S 89°49'00"W	13.46'	
T11	N 62°08'33"W	14.41'	
T12	S 42°42'56"E	14.41'	
T13	N 42°42'56"E	14.41'	
T14	N 42°42'56"W	7.00'	
T15	S 42°42'56"E	21.97'	
T16	S 44°19'29"W	14.10'	
T17	S 46°41'31"E	14.41'	
T18	N 42°42'56"W	14.41'	
T19	N 44°17'02"E	14.41'	
T20	S 44°19'29"W	14.10'	
T21	S 42°42'56"E	14.41'	
T22	S 44°19'29"W	14.41'	
T23	N 42°42'56"E	14.41'	
T24	N 42°42'56"W	10.84'	

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	46.50'	46.50'	63.62'	N 42°42'56"W 57.28'
C2	90°00'00"	46.50'	46.50'	63.62'	N 44°17'02"E 57.28'
C3	90°00'00"	46.50'	46.50'	63.62'	N 44°19'29"W 57.28'
C4	29°30'00"	250.00'	58.82'	109.46'	N 70°19'57"W 108.50'
C5	24°49'02"	250.00'	55.01'	108.29'	N 70°19'57"W 107.44'
C6	18°36'55"	250.00'	49.97'	81.22'	N 69°35'00"E 80.87'
C7	90°00'00"	46.50'	46.50'	63.62'	N 44°17'02"E 57.28'
C8	89°57'07"	46.50'	46.47'	63.56'	N 44°19'29"E 57.28'
C9	90°02'53"	46.50'	46.53'	63.65'	N 44°19'29"W 57.30'
C10	90°00'00"	46.50'	46.50'	63.62'	N 42°42'56"W 57.28'
C11	90°00'00"	46.50'	46.50'	63.62'	N 44°17'02"E 57.28'
C12	90°00'00"	46.50'	46.50'	63.62'	N 44°19'29"E 57.28'
C13	90°02'53"	46.50'	46.53'	63.65'	N 44°19'29"W 57.30'
C14	43°33'00"	250.00'	14.33'	28.63'	N 70°20'06"W 28.61'
C15	43°33'00"	250.00'	14.33'	28.63'	N 70°20'06"W 28.61'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C16	111°19'15"	95.50'	25.85'	30.31'	S 53°25'37"W 26.65'
C17	110°59'15"	95.50'	25.86'	30.32'	S 53°25'37"W 26.65'
C18	203°48'30"	50.00'	17.68'	33.37'	S 32°52'54"W 28.88'
C19	189°49'00"	275.00'	47.03'	93.17'	N 70°20'56"W 93.22'
C20	85°06'24"	118.00'	8.13'	17.62'	N 69°26'48"W 17.41'
C21	73°54'17"	225.00'	14.54'	29.05'	N 69°26'48"W 29.03'

WITNESS MY HAND this _____ day of _____, 2018.

Name: _____

Title: Manager

STATE OF TEXAS

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

123 DETACHED SINGLE FAMILY LOTS
8 OPEN SPACE/HOA LOTS
6.438 ACRES ROW DEDICATION
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FINAL PLAT
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CONTACT: JOHN LANDON

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