

FEATURED

## Allen's Twin Creeks development heads towards completion

Final single-family neighborhood approved by city council

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File Photo

Builders have the go-ahead on the last neighborhood to be built within the Twin Creeks development.

The Allen City Council at their May 9 meeting unanimously approved a zoning from medium density single family to single-family residential to allow construction of Walnut Springs, a new residential neighborhood to be located at the southwest corner of Ridgeview Drive and Exchange Parkway.

Developer David Hicks, the applicant of the project, told the council, "The direction that I've gotten from the owners at Twin Creeks is to make this one the best and to learn from all the good things that we've done but all the mistakes in the past."

The developer has planned 110 front-entry 60-feet-by-120-feet lots on about 28 acres. The minimum dwelling unit size will be 2,000 square feet, excluding garages, according to City Senior Planner Madhuri Mohan. Homes will be constructed of 100 percent masonry on the sides with other materials to mostly include brick, stucco and stone. Garages will be wood-clad and driveways will feature salt-finished concrete. Various building elevations will be incorporated into the homes, though the maximum height is set at 36 feet and 2.5 stories.

Mohan added that the neighborhood will have a 1.4-acre usable open space with amenities including picnic areas, playground equipment and benches. A 10-foot hike-and-bike trail will run along the southern edge of the property on Exchange Parkway and will connect to an existing trail farther south before connecting to a trail north on Ridgeview Drive. A 10-foot-wide sidewalk will also be constructed along Ridgeview. Tree mitigation will be enforced either through the planting of trees on the development or through payment to the city's tree fund.

A board-on-board fence with masonry columns, similar to existing screening in other parts of Twin Creeks, will provide perimeter screening of Walnut Springs.

The Planning and Zoning Commission recommended unanimous approval at their April 4 meeting. No residents came forward during the public hearing at the city council meeting.

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David Hicks, developer, Walnut Springs