



**SUPPLEMENTAL AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, JANUARY 6, 2009
ALLEN CITY HALL – COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS**

2. Revised Wording - Conduct a Public Hearing and consider amendments to the Allen Land Development Code by amending the Allen Land Development Code Article VII, Section 7.04.1 Parking Requirements and Section 7.07 Fences & Walls.

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, January 2, 2009, at 2:00 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.



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, JANUARY 6, 2009
ALLEN CITY HALL – COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS**

Call to Order and Announce a Quorum is Present

Directors Report: Action taken on the Planning & Zoning items, by City Council at their 12/9/08 City Council meeting.

Consent Agenda

1. Approve minutes of the November 18, 2008 meeting.

Regular Agenda

2. Consider amendments to the Allen Land Development Code by amending the Allen Land Development Code Article VII, Section 7.04.1 Parking Requirements and Section 7.07 Fences & Walls.

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, _____, 2009, at _____ 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.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

- AGENDA DATE:** January 6, 2009
- SUBJECT:** Conduct a Public Hearing and consider a request for amendments to the Allen Land Development Code by amending the Allen Land Development Code Article VII, Section 7.04.1 Parking Requirements for Church, Temple, or Rectory; and Section 7.07 Fences and Walls, Subsection 4 – Screening Walls or Visual Barriers Required.
- STAFF RESOURCE:** Lee Battle, AICP
Assistant Director Planning & Development
- PREVIOUS BOARD/COUNCIL ACTION:** None

BACKGROUND

Recent projects have caused staff to evaluate the requirements in the Allen Land Development Code related to parking and screening requirements for churches and institutional facilities. Staff has researched existing developments in town as well as other cities in the area. As a result two specific changes are being proposed:

1. The proposed changes will modify the parking requirements for churches and other religious facilities. Specifically the new requirement will take into account additional building area outside the main sanctuary or assembly area. This will ensure that adequate parking is provided for the multiple buildings and uses that often occur at these developments.
2. The proposed changes will clarify the requirement for screening for non-residential uses. Currently the code specifies that “commercial and industrial” uses are required to construct a screening wall adjacent to residential developments. However, there are some uses, such as institutional uses, that may not be considered “commercial and industrial”, but may warrant screening. The proposed change states “non-residential” uses instead. Because the ALDC also allows the Planning Commission to approve alternative screening standards where appropriate, staff believes there is enough flexibility in the code to provide relief where warranted.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Proposed ALDC amendments

Proposed Amendments to the Allen Land Development Code:

Section 7.04.1 – Parking Requirements

USE	PARKING SPACE PER							PLUS/ FOR SQUARE FOOTAGE GREATER THAN	
	DWELLING UNIT	Fixed number	Sq.Ft. of Gross Area	Fixed Seats	Bedroom/Suite	Bowling lanes	Beds		Hole of Golf
CHURCH, TEMPLE OR RECTORY				3					Plus 1/300 sq. ft. for all building areas except main assembly area

Section 7.07 - Fences & Walls

4. Screening Walls or Visual Barriers Required

- e. Screening walls or visual barriers are required adjacent to existing residential uses and shall be placed and maintained by the property owner at the following locations:
 - i. Along any property line or district boundary between any single-family detached or attached or any two family use and any multi-family, mobile home park, or non-residential, ~~commercial, or industrial~~ use, but not across a dividing street between such uses.
 - ii. Along any property line or district boundary between any multi-family use and any non-residential, ~~commercial or industrial~~ use, but not across a dividing street between such uses.