



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, JANUARY 20, 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 the 1/13/09 City Council meeting.

Consent Agenda

1. Approve minutes of the January 6, 2009 meeting.

Regular Agenda

2. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat of Lots 12-14, Block G, Being a Replat of Lot 1R-4 & Lot 11, Block G, Bray Central One, being 15.322± acres located at the southeast corner of Medical Drive and Watters Road.
3. Tabled Item/Public Hearing – 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.

Adjournment

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.

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 16, 2009, 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.

305 Century Parkway • Allen, Texas 75013
214-509-4100 • FAX 214-509-4590
EMAIL: coa@cityofallen.org WEBSITE: www.cityofallen.org

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: January 20, 2009

SUBJECT: Conduct a Public Hearing and Consider a Replat for Lots 12-14, Block G, being a Replat of Lot 1R-4 & Lot 11, Block G, Bray Central One, being 15.322± acres located at the southeast corner of Medical Drive and Watters Road

STAFF RESOURCE: Lee Battle, AICP
Assistant Director Planning & Development

**PREVIOUS BOARD/
COUNCIL ACTION:** The property is zoned PD 54 for IT Industrial Technology.

BACKGROUND

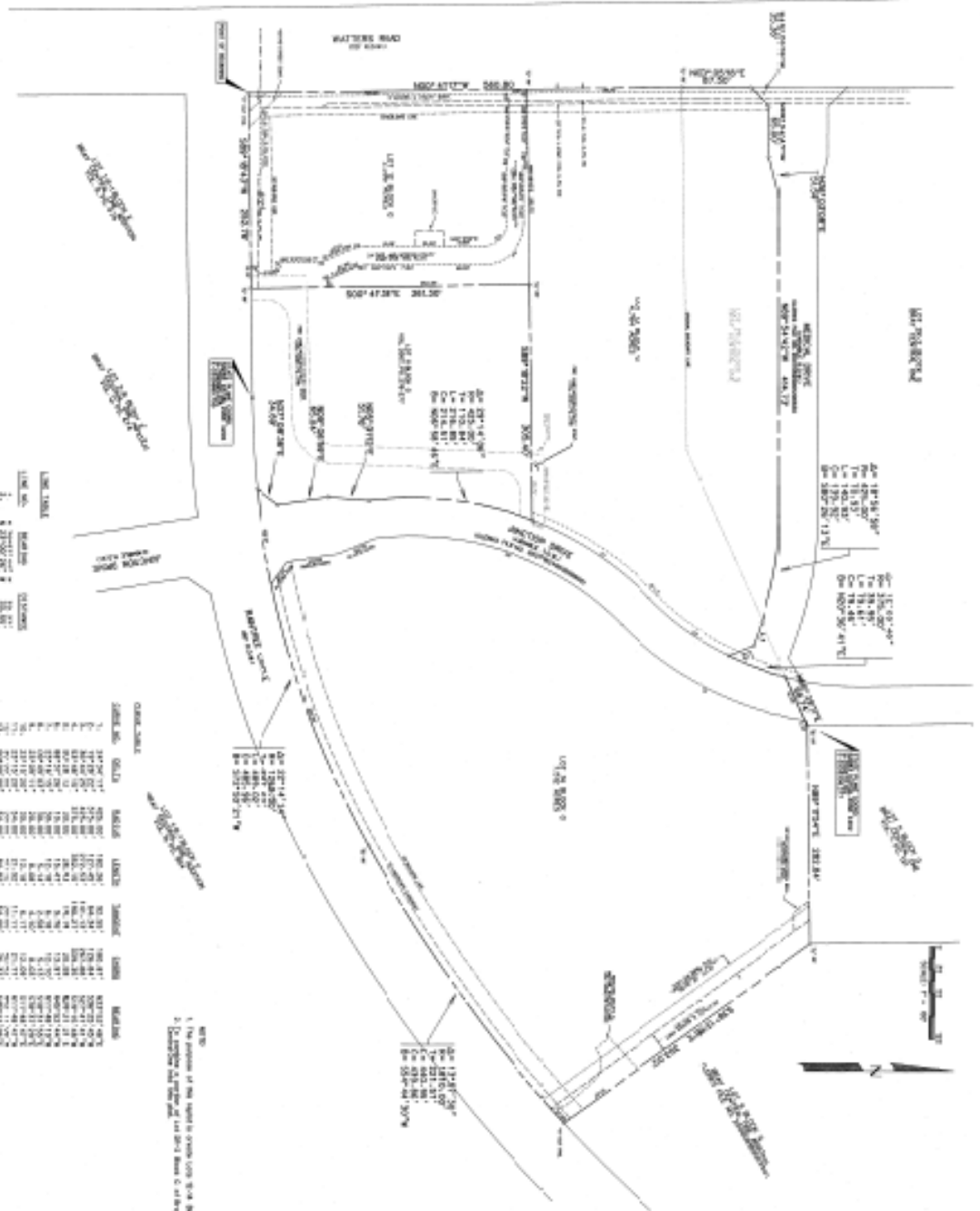
This property is located at the southeast corner of Watters Road and Medical Drive. It is surrounded by PD Planned Development 54 for IT Industrial Technology. Bray Central One, Lot 1R-4 and Lot 11, Block G was final platted in 2007. The purpose of the replat is to add the remaining southern portion of Lot 2R-2, Block G to the plat and create three new lots (Lots 12-14).

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Replat



LOTS 12-14 BLOCK G
 DISTRICT NO. 484
 CITY OF ALLEN
 COLLIN COUNTY, TEXAS

W. J. ANDERSON SURVEY, DISTRICT NO. 484
 CITY OF ALLEN
 COLLIN COUNTY, TEXAS
 HERBERT
 194 S.W. 27 1/2 S. W.
 COOKMAN ENGINEERING, INC.
 101 S. KALAMAZOO, SUITE 1
 DENVER, COLORADO 80202
 304-733-6988

AREA SCHEDULE

AREA NO.	DESCRIPTION	ACREAGE
1	LOT 12	0.28
2	LOT 13	0.28
3	LOT 14	0.28
4	RESERVED	0.28
5	RESERVED	0.28
6	RESERVED	0.28
7	RESERVED	0.28
8	RESERVED	0.28
9	RESERVED	0.28
10	RESERVED	0.28
11	RESERVED	0.28
12	RESERVED	0.28
13	RESERVED	0.28
14	RESERVED	0.28
15	RESERVED	0.28
16	RESERVED	0.28
17	RESERVED	0.28
18	RESERVED	0.28
19	RESERVED	0.28
20	RESERVED	0.28

1. The portion of the right to survey...

2. Lot 12, 13 & 14...



- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...
- 11. ...
- 12. ...
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...

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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: January 20, 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.

STAFF RESOURCE: Lee Battle, AICP
Assistant Director Planning & Development

**PREVIOUS BOARD/
COUNCIL ACTION:** Item was tabled at the January 6, 2009 Planning Commission.

BACKGROUND

Recent projects have caused staff to evaluate the requirements in the Allen Land Development Code related to parking requirements for churches and religious facilities. Staff has researched existing developments in town as well as other cities in the area.

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.

Staff has been meeting with local church leaders and conducting additional research. At this time a new proposal has not been developed and staff is recommended that the item be tabled to the next meeting.

STAFF RECOMMENDATION

Staff recommends tabling the item to the February 3, 2009 meeting.

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.