



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, FEBRUARY 3, 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 1/27/09 City Council meeting.

Consent Agenda

1. Approve minutes of the January 20, 2009 meeting.
2. Request for Extension - Consider a request for a 60 day extension to record the Final Plat for Starcreek Commercial, Lot 13, Block B for Strikz; located east of the northeast corner of Ridgeview Drive and Watters Road.

Regular Agenda

3. Public Hearing/Replat – Conduct a Public Hearing and consider a Replat for Creekwood Addition, Lots 1R & 3, Block 1, being a Replat of Lot 1, Block 1. The property is 1.597± acres located north of Hedgcoxe Road between Custer Road and Old Custer Road.
4. 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.

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, January 30, 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: February 3, 2009

SUBJECT: Consider a 60-day extension of approval for a Final Plat for Starcreek Commercial, Lot 13, Block B for Strikz, located east of the northeast corner of Ridgeview Drive and Watters Road.

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL The Final Plat was approved by the Commission on November 18, 2008.

ACTION:

BACKGROUND

The applicant has submitted a request for a 60-day extension to the approval to allow time for finalizing information with the franchise utility companies. Please see the letter attached.

Section 8.03.4, paragraph 5 states that a final plat shall expire if not filed of record within 90 days of approval; however, the Planning & Zoning Commission, at its discretion, may grant an extension of time not to exceed sixty (60) days.

STAFF RECOMMENDATION

Staff recommends approval of the 60-day extension of the Final Plat to April 20, 2009.

ATTACHMENTS

Request for Extension Letter



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

January 23, 2009

Lee Battle, AICP
Assistant Director of Planning
City of Allen
305 Century Parkway
Allen, Texas 75013

**RE: Starcreek Commercial Lot 13, Block B (Strikz)
Final Plat
DAA Job No. 07010A-04-13**

Dear Mr. Battle:

On behalf of our client, Rosewood Property Company, we respectfully request a 60-day extension to record the Starcreek Commercial Lot 13, Block B Final Plat with Collin County. The Final Plat was approved at the Planning and Zoning Commission meeting on November 18, 2008 and is currently on track to expire February 18, 2009. We would like to have our 60 day extension placed on the February 3rd P&Z agenda.

There are still some outstanding franchise utility issues we are attempting to resolve prior to filing this plat. We would like to get the easements correct to make sure we do not have to prepare a replat.

Please do not hesitate to call me should you have any questions regarding this request.

Sincerely,

J. Casey Ross, P.E.

Cc: Shane Labeth, Cornerstone Architecture
Neil Farren, Strikz
Tiffany McLeod, City of Allen

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: February 3, 2009

SUBJECT: Conduct a Public Hearing and Consider a Replat for Creekwood Addition, Lots 1R & 3, Block 1, being a Replat of Lot 1, Block 1. The property is 1.597± acres located north of Hedgcoxe Road between Custer Road and Old Custer Road.

STAFF RESOURCE: Tiffany McLeod
Planner

**PREVIOUS BOARD/
COUNCIL ACTION:** The Commission approved a Combination Plat on April 17, 2007.

BACKGROUND

This property is located north of Hedgcoxe Road between Custer Road and Old Custer Road. The property to the north and west is the City of Plano, the property to the east is zoned PD Planned Development No. 57 for SF Single Family, and the property to the south is PD Planned Development No. 90 for SC Shopping Center.

The purpose of the replat is to divide Lot 1, Block 1 into two separate lots. A day care has been proposed for Lot 1R and a general office building has been proposed for Lot 3.

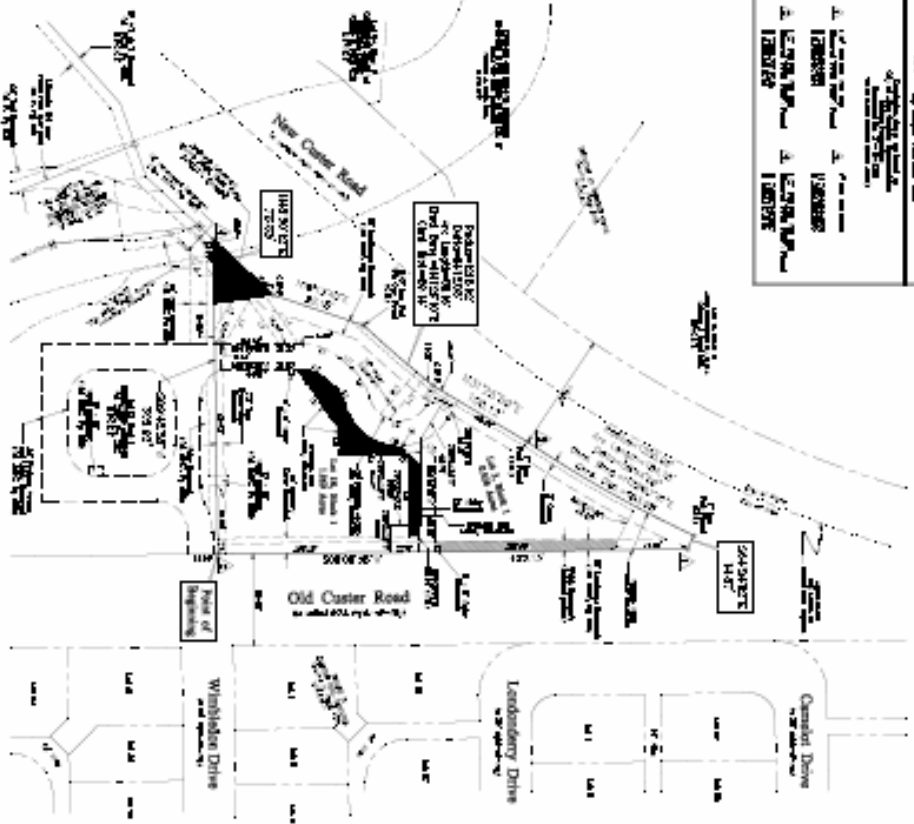
STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Replat

1. 1/2" = 100' (Horizontal Scale)
 2. 1/4" = 100' (Vertical Scale)



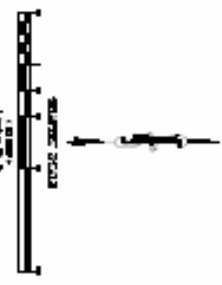
GENERAL CONDITIONS

1. The Contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed.

PERMITS AND REGULATIONS

The Contractor shall obtain all necessary permits and licenses for the work to be performed.

The Contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed.



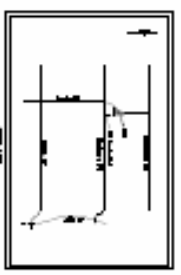
GENERAL CONDITIONS

1. The Contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed.

PERMITS AND REGULATIONS

The Contractor shall obtain all necessary permits and licenses for the work to be performed.

The Contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed.



CRICKWOOD ADDITION
 Being a Subpart of Lot 1, Block 1
 CRICKWOOD ADDITION
 SHEET 1 OF 2
 CRICKWOOD ADDITION - ADJUSTED L.S. 489
 NEW BOUNDARY ON 2024
 08/17/24

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: February 3, 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 meeting.

BACKGROUND

The proposed change will modify the parking requirements for churches and other religious facilities to include additional building areas outside the main sanctuary or assembly area. The intent is to ensure that adequate parking is provided for the multiple buildings and uses that often occur at these developments.

Staff has met with local church leaders and discussed the proposed changes. A survey was sent via email to the Allen Ministerial Alliance requesting specific information about the existing churches in the community. Information was received from five Allen churches. After additional study and discussion, the following parking requirement is now being proposed:

1 parking space per 3 fixed seats in the sanctuary or main assembly area;
Plus 1 space per 300 sq. ft. of gross indoor building area designated for education.

Because the most common overlap of activities is religious services and education activities, staff believes this change will address concerns of parking shortages created by concurrent activities in most situations. Staff recognizes that every religious facility is designed and operates differently, and staff will have to consider each project individually in determining the square footage dedicated to education. Overall this amendment will provide a reasonable amount of additional parking without creating an excessive burden.

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. gross indoor space designated for education

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.