

**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, MARCH 2, 2010  
COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Director's Report**

1. Action taken on the Planning & Zoning items by City Council at the February 23, 2010, City Council 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 of the February 16, 2010 regular meeting.

**Regular Agenda**

3. General Development Plan – Consider a General Development Plan for Watters Village, being 8.8314± acres located south of Stacy Road between Watters Road and Curtis Lane. (GDP-2/1/10-7)
4. Preliminary Plat – Consider a Preliminary Plat for Stacy-Chelsea Commercial being 17.627± acres located northwest of Stacy Road and Chelsea Boulevard. (PP-2/1/10-8)
5. Public Hearing – Conduct a Public Hearing and consider amending Section 2.03.2 of the *Allen Land Development Code* regarding procedures following the Allen Sign Control Board's recommendation for approval or denial of an application for a variance from the City's sign regulations; amending Section 4.03.7 regarding procedures for determining new and unlisted uses; amending Section 4.10 regarding minimum side yards for garages and carports entered from rear alleys or side streets; making technical amendments to Section 6.03.10 regarding firearms and explosives sales and service uses to correct possible conflicts with Section 4.20.2 "Schedule of Principal Uses"; amending Section 6.04 by adding temporary food vendors to those required to obtain temporary use permits and procedures related thereto; amending Section 4.20.2 "Schedule of Principal Uses" by deleting the use categories "convalescent center" and "nursing home", adding the use

categories “long-term care facility” and “senior independent living,” and amending the uses allowed as a matter of right or by specific use permit in the “CC” Corridor Commercial zoning; amending Section 4.20.3 “Schedule of Accessory Uses” by amending the uses allowed as a matter of right or by specific use permit in the “CC” Corridor Commercial zoning; amending Section 7.04.1 regarding off-street parking and loading regulations by adding minimum parking requirements for assisted living centers, senior independent living centers, and long-term care facilities and adding regulations regarding stacking and queuing of vehicles; amending Section 7.05.6 regarding the plans for the design and installation of irrigation systems; amending Section 7.07 by deleting regulations relating to utility locations and adding a minimum height for ornamental fences located adjacent to greenbelts, open spaces, and parks; amending Section 7.09.2 by adding a new definition for “changeable electronic variable media message sign” and amending the definition of “electronic message board”; amending Section 7.09.4 to prohibit changeable electronic variable media message signs, animated signs, and message centers except in certain circumstances; amending Section 8.03 with respect to general development plans; amending Section 8.06 with respect to the design of corner lots; amending Appendix A “Definitions” by adding new definitions for “assisted living facility,” “long-term care facility,” “senior independent living,” amending the definitions for “firearms sales and service repair” and “structure,” and deleting the definitions for “convalescent home” and “nursing home”; amending Appendix B “Filing Fees and Charges” by increasing the fees related to pro-rata collection charges relating to construction of water and sanitary sewer lines; and amending Appendix I “Trail Design Standards” by amending certain design and construction standards related to pedestrian trails. (Z-2/22/10-11)

**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, February 26, 2010, at 5:00 p.m.

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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 2/23/10 City Council Meeting**

There were no items taken to the February 23, 2010 City Council meeting for consideration.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
February 16, 2010**

**ATTENDANCE:**

**Commissioners Present:**

Jeff Cocking  
Douglas Dreggors  
John Kelley  
Steven Platt, Jr.  
James Rushing  
Robert Wendland

**Commissioners Absent:**

Shirley Mangrum

**City Staff Present:**

Ogden "Bo" Bass, AICP, Director of Planning & Development  
Chris Flanigan, PE, Assistant Director of Engineering  
Helen-Eve Liebman, AICP, Senior Planner  
Tiffany McLeod, Planner  
Amber Slayton, Attorney

**Call to Order and Announce a Quorum is Present:**

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

**Director's Report**

1. Director's Report is attached for action taken on the Planning & Zoning items by City Council at the January 26, 2010 and February 9, 2010 City Council meetings.

**Consent Agenda**

2. Approve minutes of the January 19, 2010 meeting.
3. Final Plat – Consider a Final Plat for Allen Station Business Park, Phase III, Lots 1-3, Block A, being 66.816± acres located northeast of Exchange Parkway and Allen Station Parkway. (FP-1/28/10-5)
4. Final Plat – Consider a Final Plat for Allen Municipal Service Center, being 28.3242± acres located south of Bethany Drive and west of Greenville Avenue. (FP-1/14/10-2)

5. Final Plat – Consider a Final Plat for the Arts of Collin County, Lot 1, Block 1, being 49.262± acres located south of SH121 and east of Custer Road. (FP-1/12/10-1)

**Motion:**        **Upon a motion by Commissioner Rushing, and a second by Commissioner Dreggors, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to approve the Consent Agenda. The motion carried.**

### **Regular Agenda**

**Agenda Item #6:**     Public Hearing – Conduct a Public Hearing and consider a request for an SUP Specific Use Permit for a Fueling Station for RaceTrac on property currently zoned PD Planned Development No. 92 for SC Shopping Center uses. The property is 1.728± acres located in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas; located at the northwest corner of Stacy Road and Chelsea Boulevard. (SUP-8/25/09-66)

Ogden “Bo” Bass, Director of Planning and Development, presented to the Commission. The property is located at the northwest corner of Stacy Road and Chelsea Boulevard. The applicant, RaceTrac, is proposing to construct a convenience store with fuel pumps. The ALDC requires a SUP for fueling stations. The property is zoned Shopping Center, is surrounded by commercial properties, is located in an area with a limited number of existing fueling stations, and is located on an arterial roadway. Staff supports this as a suitable location for a fueling station. The applicant has worked with City staff for several months on development of the proposed plans and building materials. The proposed design exceeds the City’s landscaping and tree planting standard. The applicant is providing additional improvements outside of the project boundary. In addition, the applicant made concessions to provide an aesthetically pleasing building and canopy.

Staff recommends approval.

Matthew Alexander, Dowdey Anderson and Associates, 5225 Village Creek Drive, Plano, property owner representative, introduced himself to the Commission.

Chairman Wendland opened the **Public Hearing**.

Larry Holley, 933 Birdsong Drive, Allen, spoke in favor of the request. He believes the facility looks nice and the location is suitable.

Jay Sarode, 2344 Hedgewood Lane, Allen, spoke in opposition to the request. He is concerned with safety and questions whether this is the right thing to do for the community.

Alex Suarez, 850 Bear Crossing, Allen, spoke in opposition to the request. He is concerned with safety.

With no one else wishing to speak Chairman Wendland closed the **Public Hearing**.

The following people submitted a written statement in support of the request:  
Linda McCormack, 928 Lairds Lane, Allen, Texas  
James Duggan, Allen, Texas

The following people submitted a written statement in opposition to the request:  
Sharyn Best, 925 McKamy Drive, Allen, Texas

Chairman Wendland questioned the hours of operation. Monica Holley, Racetrac Petroleum, 3225 Cumberland Boulevard, Suite 100, Atlanta, GA, applicant representative, stated the store is 24 hour operation.

Chairman Wendland asked if there was a set time for fuel delivery or if it is based on demand. Ms. Holley answered the delivery is based on demand.

Commissioner Dreggors asked if a liquor license will be applied for. Ms. Holley answered yes and stated they would be applying for wine and beer.

Commissioner Rushing inquired about the fuel truck delivery route. Mr. Bass stated the applicant has submitted a truck routing plan that shows the internal route of the fuel trucks.

Commissioner Kelley asked if Racetrac would be permitted to have signage along US 75. Mr. Bass answered no. The ALDC only permits on-site signage at this location.

Commissioner Cocking questioned whether the firelane width is maintained in matchline B. Mr. Bass answered yes. The minimum firelane width is 24 ft. This width extends to the northern project boundary.

Commissioner Cocking inquired about the hours of daytime delivery. Mr. Bass requested the Commission allow staff to negotiate the hours with the applicant.

**Motion:**        **Upon a motion by Commissioner Cocking, and a second by Commissioner Rushing, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to approve the request for an SUP Specific Use Permit for a Fueling Station for RaceTrac with the addition of the following items to the SUP:**

- **A routing plan for fuel delivery indicating access to the service station via US 75.**
- **A delivery schedule for daytime hours at a time to be determined by staff and the developer.**

**The motion carried.**

**Agenda Item #7:**        General Development Plan – Consider a General Development Plan for Stacy-Chelsea Commercial, being 17.627± acres located at the northwest corner of Stacy Road and Chelsea Boulevard. (GDP-8/25/09-67)

Helen-Eve Liebman, Senior Planner, presented to the Commission. The property is located at the northwest corner of Stacy Road and Chelsea Boulevard. The General Development Plan is the first step in the planning process. It establishes the general layout for uses and access. The plan identifies commercial uses that fit the Shopping Center zoning. The Engineering and Traffic departments have reviewed the proposed access points and have worked extensively with the applicant. The plan has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

Staff recommends approval.

Commissioner Rushing asked if there are any restrictions in the Oncor easement. Ms. Liebman stated she does not believe trees or bushes are allowed in the easement. She continued by saying the 8 foot masonry wall and 100 foot separation should provide an adequate buffer between the residential property and this property.

Commissioner Rushing asked if staff will verify that lighting will not shine into the residential neighborhood. Ms. Liebman answered that a photometric plan will be reviewed during the Site Plan stage to verify that the light levels are zero at the property line.

Chairman Wendland questioned whether the storage length in the left turn lane on the west end of the property is adequate. Chris Flanigan, Assistant Director of Engineering, answered that the storage provided is actually the maximum allowed.

**Motion:** Upon a motion by Commissioner Cocking, and a second by Commissioner Rushing, the Commission voted 6 IN FAVOR, and 0 OPPOSED, to approve the General Development Plan for Stacy-Chelsea Commercial. The motion carried.

### **ITEMS OF INTEREST**

None

### **Adjournment**

**Motion:** Upon a motion by Commissioner Dreggors and a second by acclamation the Commission voted 6 IN FAVOR, and 0 OPPOSED to adjourn the Planning and Zoning Commission meeting at 8:10 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2010.

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Robert Wendland, Chairman

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Tiffany McLeod, Planner



**Director's Report from 1/26/10 and 2/9/10 City Council Meetings**

There were no items taken to the January 26, 2010 City Council meeting for consideration.

There were no items taken to the February 9, 2010 City Council meeting for consideration.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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<b>AGENDA DATE:</b>	March 2, 2010
<b>SUBJECT:</b>	Consider a General Development Plan for Watters Village, being 8.8314± acres located south of Stacy Road between Watters Road and Curtis Lane.
<b>STAFF RESOURCE:</b>	Tiffany McLeod Planner
<b>PREVIOUS COMMISSION/ COUNCIL ACTION:</b>	March, 2000 - Planned Development No. 86 Approved January, 2010 – Planned Development No. 86 amended by City Council.

### **BACKGROUND**

The property is located south of Stacy Road between Watters Road and Curtis Lane. The property to the north, across Stacy Road, is zoned PD Planned Development No. 92 for SC Shopping Center and R7 Residential. The property to the east, across Curtis Lane, is zoned PD Planned Development No. 93 for TH Town Home. The property to the south is zoned PD Planned Development No. 86 for R7 Residential. The property to the west, across Watters Road, is zoned PD Planned Development No. 86 for R5 Residential.

In January 2010 PD86 was amended to revise the Concept Plan for the shopping center tract in preparation for development. With the approval of the revised Concept Plan, the General Development Plan is the next step in the development process. The General Development Plan has been reviewed by staff, is consistent with the revised Concept Plan and meets the requirements of the *Allen Land Development Code*.

### **STAFF RECOMMENDATION**

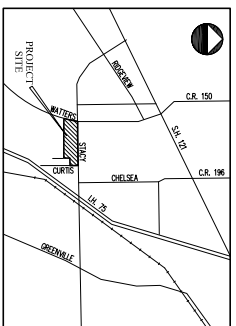
Approval

### **ATTACHMENTS**

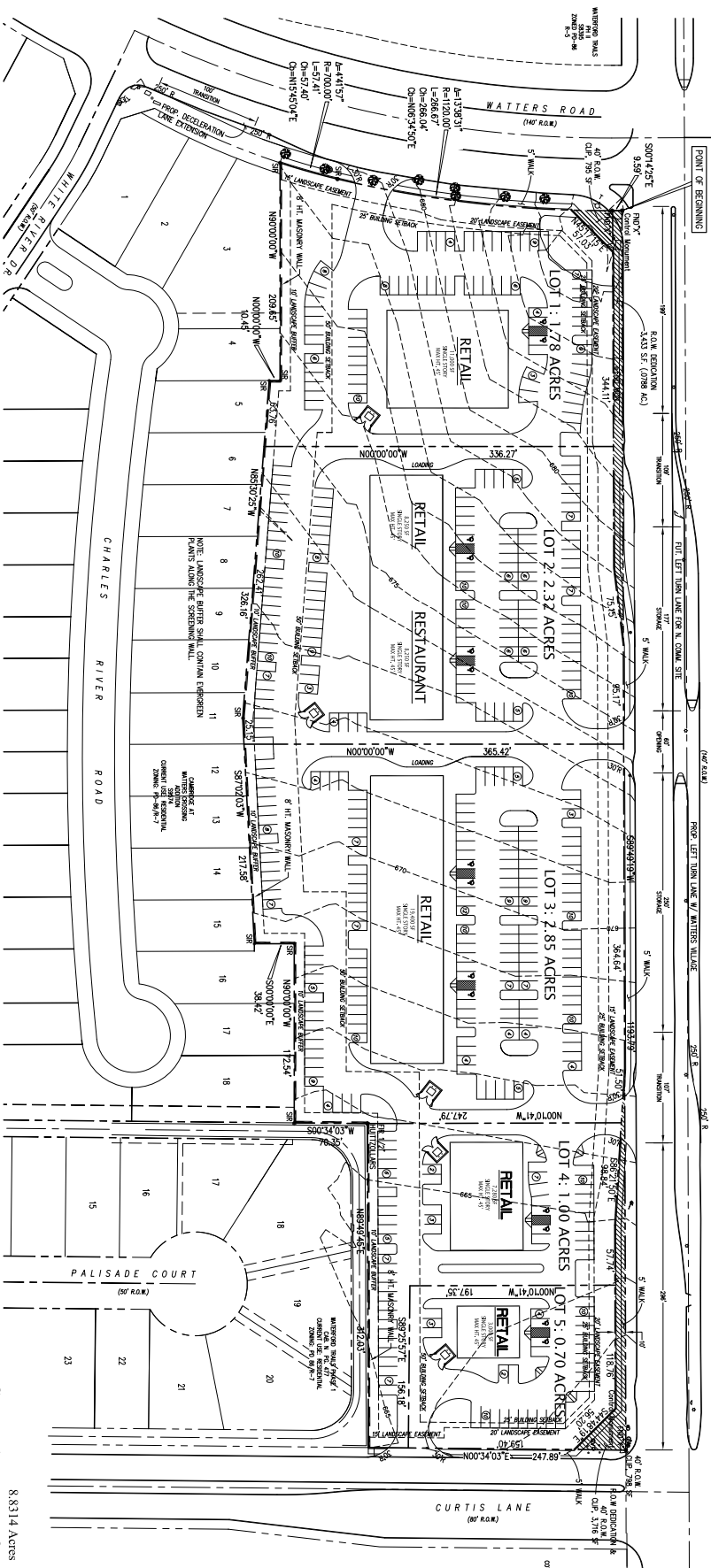
General Development Plan

LOT	ZONING	USE	ACRES	BLDG. FT.	BLDG. SQF	LOT COVERAG	F.A.R.	PARK REQ'D	PARK PROVID
1	PD-66/SC	RETAIL	1.78	45	11,000	166	.16	35	74
2	PD-66/SC	RETAIL/RESTAURANT	2.32	45	8,250/8,250	166	.16	129	129
3	PD-66/SC	RETAIL	2.85	45	13,399	166	.16	97	157
4	PD-66/SC	RETAIL	1.00	45	7,280	17%	.17	37	47
5	PD-66/SC	RETAIL	0.70	45	3,000	106	.10	15	29

RESTAURANT REQ'D: 1 SPC/100 SF



Vicinity Map  
N.T.S.



8.8314 Acres  
GENERAL DEVELOPMENT PLAN

## WATTERS VILLAGE

JOHN FYKE SURVEY, ABSTRACT NO. 325  
CITY OF ALLEN, COLLIN COUNTY, TEXAS

**JASMINE INVESTMENTS**  
Owner/Applicant  
5065 W. Plano Parkway, Suite 115  
Plano, Texas 75093  
Contact: Jay Holman  
(214) 402-8702

**C&P ENGINEERING, LTD.**  
Engineer - Surveyor  
1801 Gateway Blvd., Suite 101  
Richardson, Texas 75080  
(972) 644-2800  
Fax: (972) 644-2817  
Contact: Grant Woolfin

Scale 1"=50' Project No. 09048

January 29, 2010      Sheet 1 of 1

of 1

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** March 2, 2010

**SUBJECT:** Consider a Preliminary Plat for Stacy-Chelsea Commercial, being 17.627± acres located at the northwest corner of Stacy Road and Chelsea Boulevard.

**STAFF RESOURCE:** Helen-Eve Liebman, AICP  
Senior Planner

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** March, 2004 – Planned Development No. 92 Approved.  
December, 2004 – Planned Development No. 92  
Development Regulations amended by City Council  
February, 2010 – General Development Plan Approved.  
February, 2010 – Specific Use Permit for Racetrac  
Petroleum Approved.

**BACKGROUND**

The property is located at the northwest corner of Stacy Road and Chelsea Boulevard. The property located to the east, across Chelsea Blvd., is zoned CC Corridor Commercial and PD Planned Development No. 78 for CC Corridor Commercial. The property located south, across Stacy Road is zoned PD Planned Development No. 45 for CC Corridor Commercial. The property located to the west is zoned PD Planned Development No. 92 for R-7 and R-5 Residential.

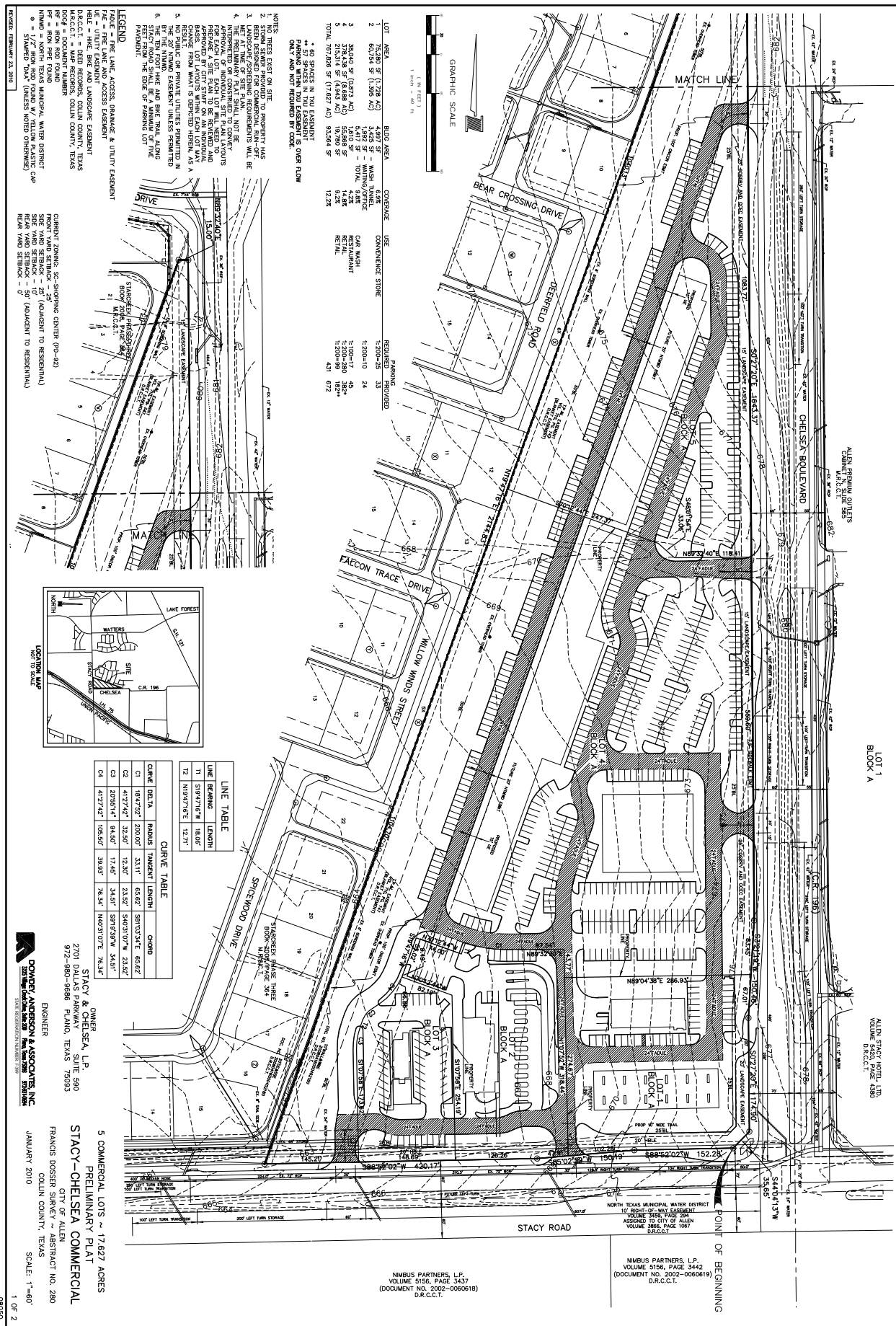
The Preliminary Plat has been reviewed by staff, is consistent with the General Development Plan and meets the requirements of the *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Preliminary Plat



- NOTES:**
1. STORM SEWER PROVIDED TO PROPERTY HAS 15' MIN. COVER.
  2. EXISTING STORM SEWER SHALL BE MAINTAINED AND NOT RELOCATED.
  3. EXISTING STORM SEWER SHALL BE MAINTAINED AND NOT RELOCATED.
  4. INTERFERED OR CONFLICTED TO CONVEY FOR EACH LOT, EACH LOT WILL NEED TO BE APPROVED BY CITY STATE ON AN INDIVIDUAL BASIS. LOT 14 VOTES WITHIN EACH LOT HAVE RESULTED IN THE 20' NIMBUS EASEMENT UNLESS PERMITTED.
  5. THE 20' NIMBUS EASEMENT UNLESS PERMITTED.
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  7. THE 20' NIMBUS EASEMENT UNLESS PERMITTED.
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  22. THE 20' NIMBUS EASEMENT UNLESS PERMITTED.
  23. THE 20' NIMBUS EASEMENT UNLESS PERMITTED.
  24. THE 20' NIMBUS EASEMENT UNLESS PERMITTED.

LOT AREA	BLDG AREA	COVERAGE	USE	PARKING REQUIRED
1. 75,280 SF (1.728 AC)	1,490 SF	6.8%	CONVENIENCE STORE	1:200-25 33
2. 60,754 SF (1.385 AC)	1,490 SF	6.8%	CAR WASH	1:200-10 24
3. 38,040 SF (0.873 AC)	1,490 SF	6.8%	RETAIL	1:200-17 45
4. 378,434 SF (8.688 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
5. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
6. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
7. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
8. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
9. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
10. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
11. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
12. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
13. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
14. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
15. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
16. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
17. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
18. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
19. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
20. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
21. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
22. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
23. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387
24. 275,514 SF (6.343 AC)	58,688 SF	14.8%	RETAIL	1:200-280 387

LINE	BEARING	LENGTH
1	N 89° 47' 52" E	18.00'
2	N 89° 47' 52" E	12.71'

CHORD	DELTA	RADIUS	TANGENT	LENGTH
CHORD	DELTA	RADIUS	TANGENT	LENGTH
1	18° 47' 52"	200.00'	33.11'	66.66'
2	18° 47' 52"	200.00'	33.11'	66.66'
3	18° 47' 52"	200.00'	33.11'	66.66'
4	18° 47' 52"	200.00'	33.11'	66.66'
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6	18° 47' 52"	200.00'	33.11'	66.66'
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16	18° 47' 52"	200.00'	33.11'	66.66'
17	18° 47' 52"	200.00'	33.11'	66.66'
18	18° 47' 52"	200.00'	33.11'	66.66'
19	18° 47' 52"	200.00'	33.11'	66.66'
20	18° 47' 52"	200.00'	33.11'	66.66'
21	18° 47' 52"	200.00'	33.11'	66.66'
22	18° 47' 52"	200.00'	33.11'	66.66'
23	18° 47' 52"	200.00'	33.11'	66.66'
24	18° 47' 52"	200.00'	33.11'	66.66'

CHORD	DELTA	RADIUS	TANGENT	LENGTH
CHORD	DELTA	RADIUS	TANGENT	LENGTH
1	18° 47' 52"	200.00'	33.11'	66.66'
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3	18° 47' 52"	200.00'	33.11'	66.66'
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7	18° 47' 52"	200.00'	33.11'	66.66'
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19	18° 47' 52"	200.00'	33.11'	66.66'
20	18° 47' 52"	200.00'	33.11'	66.66'
21	18° 47' 52"	200.00'	33.11'	66.66'
22	18° 47' 52"	200.00'	33.11'	66.66'
23	18° 47' 52"	200.00'	33.11'	66.66'
24	18° 47' 52"	200.00'	33.11'	66.66'

**OWNER:** STACY & ASSOCIATES, L.P.  
2701 DALLAS PARKWAY, SUITE 500  
FARMERS, TEXAS 75093

**ENGINEER:** DOWDYE, ANDERSON & ASSOCIATES, INC.  
2701 DALLAS PARKWAY, SUITE 500  
FARMERS, TEXAS 75093

5 COMMERCIAL LOTS ~ 17.827 ACRES  
PRELIMINARY PLAT  
STACY-CHELSEA COMMERCIAL  
CITY OF FARMERS  
FRANCIS DOSSER SURVEY ~ ABSTRACT NO. 280  
COLLIN COUNTY, TEXAS  
SCALE: 1"=60'  
JANUARY 2010

NIMBUS PARTNERS, L.P.  
VOLUME 5156, PAGE 3442  
(DOCUMENT NO. 2002-0060619)  
D.R.C.C.T.

NIMBUS PARTNERS, L.P.  
VOLUME 5156, PAGE 3442  
(DOCUMENT NO. 2002-0060619)  
D.R.C.C.T.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:**

March 2, 2010

**SUBJECT:**

Conduct a Public Hearing and consider amending Section 2.03.2 of the *Allen Land Development Code* regarding procedures following the Allen Sign Control Board's recommendation for approval or denial of an application for a variance from the City's sign regulations; amending Section 4.03.7 regarding procedures for determining new and unlisted uses; amending Section 4.10 regarding minimum side yards for garages and carports entered from rear alleys or side streets; making technical amendments to Section 6.03.10 regarding firearms and explosives sales and service uses to correct possible conflicts with Section 4.20.2 "Schedule of Principal Uses"; amending Section 6.04 by adding temporary food vendors to those required to obtain temporary use permits and procedures related thereto; amending Section 4.20.2 "Schedule of Principal Uses" by deleting the use categories "convalescent center" and "nursing home", adding the use categories "long-term care facility" and "senior independent living," and amending the uses allowed as a matter of right or by specific use permit in the "CC" Corridor Commercial zoning; amending Section 4.20.3 "Schedule of Accessory Uses" by amending the uses allowed as a matter of right or by specific use permit in the "CC" Corridor Commercial zoning; amending Section 7.04.1 regarding off-street parking and loading regulations by adding minimum parking requirements for assisted living centers, senior independent living centers, and long-term care facilities and adding regulations regarding stacking and queuing of vehicles; amending Section 7.05.6 regarding the plans for the design and installation of irrigation systems; amending Section 7.07 by deleting regulations relating to utility locations and adding a minimum height for ornamental fences located adjacent to greenbelts, open spaces, and parks; amending Section 7.09.2 by adding a new definition for "changeable electronic variable media message sign" and amending the definition of "electronic message board"; amending Section 7.09.4 to prohibit changeable electronic variable media message signs, animated signs, and message centers except in certain circumstances; amending Section 8.03 with respect to general development plans; amending Section 8.06 with respect to the design of corner lots; amending Appendix A

“Definitions” by adding new definitions for “assisted living facility,” “long-term care facility,” “senior independent living,” amending the definitions for “firearms sales and service repair” and “structure,” and deleting the definitions for “convalescent home” and “nursing home”; amending Appendix B “Filing Fees and Charges” by increasing the fees related to pro-rata collection charges relating to construction of water and sanitary sewer lines; and amending Appendix I “Trail Design Standards” by amending certain design and construction standards related to pedestrian trails. (Z-2/22/10-11)

**STAFF RESOURCE:**

Lee Battle, AICP  
Assistant Director of Planning & Development

**PREVIOUS COMMISSION/  
COUNCIL ACTION:**

None

**LEGAL NOTICES:**

Newspaper Notice – 2/11/10

**BACKGROUND**

The Allen Land Development Code is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws. Historically staff has presented a compiled set of amendments to the Planning Commission and Council approximately every eighteen months.

Attached are proposed amendments in a ‘red-line’ format with explanation. These amendments were originated by different City departments involved in the development process. The proposed amendments have gone through a review and refinement process that has included review by the Technical Review Committee, a briefing at a City Council workshop and participation from City attorneys.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Newspaper Notice  
Proposed amendments to the ALDC

# Star Community Newspapers

## **CITY OF ALLEN NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that the Planning & Zoning Commission and the Allen City Council will conduct public hearings at their regular meetings as follows in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas, to consider the following amendments:

Planning & Zoning Commission March 2, 2010 7:00 p.m.  
Allen City Council March 23, 2010 7:00 p.m.

Conduct a Public Hearing and consider amending Section 2.03.2 of the Allen Land Development Code regarding procedures following the Allen Sign Control Board's recommendation for approval or denial of an application for a variance from the City's sign regulations; amending Section 4.03.7 regarding procedures for determining new and unlisted uses; amending Section 4.10 regarding minimum side yards for garages and carports entered from rear alleys or side streets; making technical amendments to Section 6.03.10 regarding firearms and explosives sales and service uses to correct possible conflicts with Section 4.20.2 "Schedule of Principal Uses"; amending Section 6.04 by adding temporary food vendors to those required to obtain temporary use permits and procedures related thereto; amending Section 4.20.2 "Schedule of Principal Uses" by deleting the use categories "convalescent center" and "nursing home", adding the use categories "long-term care facility" and "senior independent living," and amending the uses allowed as a matter of right or by specific use permit in the "CC" Corridor Commercial zoning; amending Section 4.20.3 "Schedule of Accessory Uses" by amending the uses allowed as a matter of right or by specific use permit in the "CC" Corridor Commercial zoning; amending Section 7.04.1 regarding off-street parking and loading regulations by adding minimum parking requirements for assisted living centers, senior independent living centers, and long-term care facilities and adding regulations regarding stacking and queuing of vehicles; amending Section 7.05.6 regarding the plans for the design and installation of irrigation systems; amending Section 7.07 by deleting regulations relating to utility locations and adding a minimum height for ornamental fences located adjacent to greenbelts, open spaces, and parks; amending Section 7.09.2 by adding a new definition for "changeable electronic variable media message sign" and amending the definition of "electronic message board"; amending Section 7.09.4 to prohibit changeable electronic variable media message signs, animated signs, and message centers except in certain circumstances; amending Section 8.03 with respect to general development plans; amending Section 8.06 with respect to the design of corner lots; amending Appendix A "Definitions" by adding new definitions for "assisted living facility," "long-term care facility," "senior independent living," amending the definitions for "firearms sales and service repair" and "structure," and deleting the definitions for "convalescent home" and "nursing home"; amending Appendix B "Filing Fees and Charges" by increasing the fees related to pro-rata collection charges relating to construction of water and sanitary sewer lines; and amending Appendix I "Trail Design Standards" by amending certain design and construction standards related to pedestrian trails.

The public is invited to attend and participate or submit written comments. For further information, contact the Department of Planning and Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Lee Battle at [lbattle@cityofallen.org](mailto:lbattle@cityofallen.org)



# Star Community Newspapers

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Receipt

## Proposed Amendments to the ALDC

January 2010

### Section 2.03.2. Powers and Duties.

. . . .

2. The sign control board shall have the authority to grant variances to the sign regulations regarding height, area, or bulk pursuant to an application submitted pursuant to Section 2.03.3 based on the criteria for review set forth in paragraph 1 of this Section. The decision of the sign control board to grant or deny a requested variance shall become final unless an appeal of the decision is made to the City Council by the applicant or by any officer, department director, board, or commission of the city affected by the decision not later than the tenth (10th) day following the date of the Sign Control Board decision by delivery of a written application of appeal to the Director. Subject to applicable requirements of the Texas Open Meetings Act, an appeal to the City Council shall be heard at the first possible regular meeting of the City Council following the date the application for appeal is received. ~~All recommendations for approval of variances, and appeals to recommendations of denial, shall be submitted to the city council for review and such decisions of the board shall become final unless reversed or modified by the city council at the next available city council meeting following the sign control board meeting at which formal action was taken by the board. In reviewing the action of the board, or variance requests, the council shall consider the records made at the hearing before the sign control board.~~

*[This amendment shifts the final authority for granting sign variances from the City Council to the Sign Control Board except in the case of appeals filed within 10 days of the Board's decision. This amendment also clarifies that the types of variances are limited to those identified in Section 2.03.3, Para. 1, and that the criteria on which to base the decision to grant/deny a variance is set forth in Para 1 of Sec. 2.03.2. Finally, this amendment provides additional detail on the application process for filing an appeal as well as when the hearing will be held before the City Council.]*

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### Section 4.02.7. New and Unlisted Uses.

New types of land use will develop and forms of land use not anticipated may seek to locate in the City. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

1. Uses of land or structures which are not expressly listed in Section 4.20.2 Schedule of Principal Uses are prohibited uses and shall not be permitted in established zoning districts.
2. The Director ~~of planning and development~~ shall determine if a proposed use constitutes a land use classification listed in Section 4.20.2 Schedule of Permitted Uses and within what land use classification the proposed use is to be included. The Director's decision finding (a) that a proposed use is not included among the land use classifications listed in Section 4.20.2 or (b)

that a proposed use is included within a land use classification listed in Section 4.20.2 other than the land use classification which the proponent of the proposed use desires, may be appealed to the Board of Adjustment in accordance with Section 2.02. ~~refer the question of any new or unlisted use to the Commission, requesting an interpretation as to the zoning classification into which such use should be placed. The appeal of the use interpretation question shall be accompanied by a Statement of Facts listing the nature of the use and whether it involves inhabitation, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, traffic generation, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.~~

- ~~3. The Commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts and determine the zoning district or districts where such use should be permitted.~~
- ~~4. The Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council shall by resolution approve, modify, or deny the recommendation of the Planning & Zoning Commission.~~

*[Establishes that interpretations of land use classifications are made by the Director of Planning and Development. This amendment also changes the process for appeal by shifting the appeal to the Board of Adjustment, which is the body to which all appeals regarding other administrative decisions go.]*

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#### **Section 4.10. Residential Accessory Use Regulations.**

. . . .

2. Side Yard. The required side and rear yard for any detached accessory structure is three (3) feet from any side or rear lot line, except as follows:
  - a. If no alley exists, the rear yard shall not be less than ten (10) feet from the rear lot line.
  - b. No accessory structure shall be located within any dedicated easement.
  - c. A garage entered from an alley or side street shall be set back from the side street or alley a minimum distance of **twenty (20)** ~~eighteen (18)~~ feet.

*[This change corrects a conflict with Table 4.15.2, footnote 6, in the ALDC.]*

. . . .

4. Carports accessed from a rear alley or side street shall shelter no more than three (3) vehicles, shall not exceed **twenty-seven (27)** ~~twenty-four (24)~~ feet on its longest dimension, and shall be located no closer than three (3) feet to any side or rear lot line.

*[This change allows carports to be wide enough to accommodate a 3 car driveway.]*

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#### Section 6.03.10. Firearms and Explosives Sales and Service.

1. ~~The sale and servicing of firearms or explosives shall require approval of a Specific Use Permit (Conditional).~~ Uses constituting Firearms Sales and Service shall be permitted in accordance with Section 4.20.2 Schedule of Principal Uses and as a home occupation in accordance with Section 4.10.
2. ~~The sale of firearms~~ Uses constituting Firearms Sales and Service are prohibited under all circumstances within 1,000 feet of the property line of any school.
3. The storage of flammable or explosive materials is subject to the approval of the Fire Marshal.
4. The manufacture or assembly of ammunition or explosives for sale or commercial purposes is prohibited in all areas within the City of Allen.

#### Appendix A – Definitions

Firearms Sales and Service Repair – means ~~An establishment that is primarily engaged in~~ the sale, service and/or repair of firearms, ammunition and gun related equipment and accessories, but does not include the manufacture or assembly of ammunition or explosives.

*[This corrects a potential conflict with the Schedule of Principle Uses and clarifies the definition. This amendment also addresses an issue with which we previously dealt regarding the ability to conduct gun sales and service as a home occupation and whether or not that can also include the home manufacture of ammunition for sale.]*

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#### Section 6.04. TEMPORARY USE PERMITS.

The following temporary uses may be allowed under the conditions and for the time specified upon proper application and review by the Director of Planning & Development:

5. Temporary sales of seasonal products such as firewood, plants, fruits, vegetables, ~~and the like and~~ other food items or products, may be allowed during their normal and generally accepted season subject to the following provisions. Temporary food vendors, defined as a person or entity selling food products on a temporary and/or seasonal basis from a temporary or mobile facility, including but not limited to snow cones, hot dogs and similar food products, may also be allowed subject to the following provisions:

. . . .

- j. The owner of the property on which a temporary food vendor is located must apply for and obtain a Temporary Use Permit prior to the temporary food vendor commencing the preparation or sale of any food on the property. This permit is required in addition to any permits that may be required by the City of Allen Environmental Health Code, as amended.

*[This change creates a provision that requires temporary food vendors to obtain a temporary use permit. The addition of Subparagraph j adds a provision that places the responsibility of obtaining the permit on the property owner where the food is to be sold, not the food vendor, who has his own responsibilities for obtaining the food services permits required by the City's Environmental Health Code.]*

**Table 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	
Assisted Living Facility	1								
Senior Independent Living	1.5								
Long-Term Care Facility							6		
Convalescent Home							6		

## Appendix A – Definitions

Senior Independent Living - means multi-family dwelling complex or similar living arrangement that is age restricted for senior citizens, but which is not an assisted-living center or long-term care facility.

Assisted Living Facility - means a residential facility for people with special needs, especially seniors with disabilities, which provides supervision or assistance with activities of daily living; coordination of services by outside health care providers; and monitoring of resident activities to help to ensure their health, safety, and well-being. Assistance may include the administration or supervision of medication, or personal care services provided by a trained staff person.

~~Convalescent Home~~ — a facility used or occupied by persons recovering from illness or suffering from the infirmities of age

~~Nursing Home~~ — means an extended, long-term, or intermediate care facility licensed or approved to provide fulltime convalescent, or chronic care to individuals who, by reason of advance age, chronic illness or infirmity, are unable to care for themselves.

Long-Term Care Facility - means a residential facility licensed or approved to provide services for people who require constant nursing care and have significant deficiencies with activities of daily living, including, but not limited to, facilities commonly known as nursing homes, convalescent homes, care homes or rest homes The term “Long Term Care Facility” also includes skilled nursing facilities

providing physical, occupational, and other rehabilitative therapies following an accident or illness other than solely on an out-patient basis.

*[These changes establish definitions and parking standards for Assisted Living, Senior Independent Living and Long-Term Care Facility land uses and replace the existing Convalescent Home and Nursing Home uses.]*

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**Sec 7.04 Off-street parking and loading.**

**3 . Stacking and queuing requirements.**

- a. **Stacking spaces provide the ability for vehicles to queue on-site prior to receiving a service. In all Districts, at the time any building or structure is erected or altered, stacking spaces shall be provided for uses that include, but are not limited to, service stations, drive-through restaurants, drive-in or drive-through banks, etc. and similar uses that allow customers or clients to receive services and/or conduct activities on the property without leaving their vehicle. City staff may require a traffic study to determine the stacking and queuing requirements to properly identify the number of stacking spaces required.**
- b. **A stacking space shall be a minimum of nine feet in width and twenty feet in length and shall not be located within or interfere with a public street or any other circulation driveway, parking space, fire lane or maneuvering area. Stacking spaces shall be provided behind the vehicle bay door, middle of the service window (e.g. quick service restaurant, dry cleaner), or middle of the service island (e.g. banks), whichever is applicable.**
- c. **A single stacking space shall be provided after the final window, order board, or stopping point to allow vehicles to pull clear of the transaction area prior to entering an intersecting drive aisle. Buildings and other structures shall be set back a minimum of 10 feet from the back of the curb of the intersecting drive aisle to provide adequate visibility and to allow vehicles to safely exit drive-thru lanes and escape lanes prior to merging into intersecting drive aisles.**

**db.** Driveway stacking length is the distance between the street right-of-way line and the near side of the first intersecting interior aisle or parking stall. The minimum length of driveway stacking shall be as follows:

. . . .

*[This language is being added to provide guidance on stacking/queuing spaces for vehicles in drive-thru lanes and similar vehicle stacking areas.]*

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**Section 7.05.6. Irrigation Plan Requirements.**

1. **No person shall install an irrigation system in the City without first having obtained a permit authorizing such installation from the office of the City's Department of Building and Code Compliance. In addition to the permit fee established by the City and such other**

information as may be required by the chief building official, an application installation of an irrigation system must be accompanied by a full set of plans setting forth the design and operation parameters of the irrigation system to be installed, which plans must comply with this Section 7.05. ~~The applicant shall submit full irrigation plans with all applications for installation of irrigation systems to the Office of the Chief Building Official.~~

2. The City shall provide the applicant with an irrigation **system plan** review checklist ~~and~~, shall evaluate the appropriateness of the irrigation **system** plan, and ~~may~~ **shall** approve ~~it the plans~~, or approve **the plans** subject to stipulations, ~~or reject it until revised~~. Irrigation plans must comply with all State of Texas design and installation requirements **including, but not limited to, applicable provisions of Title 30, Chapter 344 of the Texas Administrative Code to minimize water waste and promote water conservation**. In addition, the installation and operation of all irrigation systems ~~shall also meet~~ **must comply with** the requirements of the City's water conservation ordinance, **as amended, as described in Code of Ordinances sec. 14-14.1**.
3. **In addition to the provisions of Title 30, Chapter 344 of the Texas Administrative Code, as amended**, all new irrigation systems shall meet the following requirements:
  - a. The irrigation plan shall be sealed by a Licensed Irrigator or Texas registered Landscape Architect.
  - b. The system must include an automatic controller and sensors that prevent the operation of irrigation during rainfall or in freezing weather.
  - c. All non-turf landscape areas shall be designed with drip irrigation and/or pressure compensating tubing (no above-ground spray).
  - d. All landscaped areas **(including areas of turfgrass), regardless of size**, located between the sidewalk and curb/pavement edge for any development shall be designed with drip irrigation and/or pressure compensating tubing (no above-ground spray). **For subsurface installation, application rate shall not exceed .21 inches per hour.**
  - e. **All drip irrigation and/or pressure compensating tubing shall be designed and installed according to manufacturer's specifications.**
  - f. Turfgrass areas utilizing ~~spray~~ irrigation **rotors** are to be designed **and installed** using low-angle ~~spray heads nozzles~~.
  - g. Irrigation heads shall be ~~spaced for~~ **installed to provide** maximum distribution ~~and~~ uniformity. The system shall be designed **and installed** to provide a distribution uniformity of ~~seventy five percent (75%)~~ **sixty-three percent (63%) DU<sub>LQ</sub>** or better.
  - h. The irrigation shall be designed to prevent overspray on impervious surfaces and excessive runoff.
  - i. Irrigation systems that vary from the standards of this Code and are designed to minimize water usage may be reviewed and approved by the ~~Parks and Recreation Department~~ **City, provided, however, the design and installation requirements must at all times comply with Title 30, Chapter 344 of the Texas Administrative Code, as amended.**
4. All new irrigation systems for non-single family developments ~~shall meet the following requirements:~~ **All installed in** landscaped areas **(including turfgrass)** that are less than ten (10) feet in width and adjacent to impervious surfaces, and landscape islands with an area of 200 square feet or less shall be designed with drip irrigation and/or pressure compensating tubing (no above ground spray).

5. All new irrigation systems for single-family homes shall have separate zones for a drip system around the foundation.
6. A ~~Licensed Irrigator or~~ Certified **Landscape** Irrigation Auditor shall conduct the following required irrigation **audits and** inspections:
  - a. Installation **audit and** inspection: **Immediately following installation**, an irrigation system **audit and** inspection shall be required for all new irrigation systems. For new developments, documentation of the **audit and** inspection shall be submitted to the City prior to issuing a Certificate of Occupancy. The **audit and** inspection must include an evaluation of the system distribution uniformity **and actual zone precipitation rate. The audit shall be performed according to the Recommended Audit Guidelines, published by the Irrigation Association, 6540 Arlington Boulevard, Falls Church, Virginia 22042-6638. Distribution Uniformity shall be measured on the largest turfgrass area zone of the irrigation system.** ~~and meet the design and installation requirements of this Code. An irrigation inspection requirement checklist shall be made available by the City.~~ **Forms for submission and documentation of inspection information shall be made available by the City.**
  - b. Recurring inspections: An irrigation **system audit and** inspection shall be required for all irrigation systems, new and existing, in non-single-family developments and shall be submitted to the City once every three (3) years, **and shall be conducted in the same manner as set forth in subparagraph a., above, regarding the installation audit and inspection.** The City shall establish a timeline and procedures for all developments to submit irrigation system **audit and** inspection documentation to the City for review. **Forms for submission and documentation of inspection information shall be made available by the City.**
7. When existing irrigation systems are expanded by more than twenty-five percent (25% of the land area covered by the system); or more than twenty-five percent (25% of the land area covered by the system) of the irrigation system is replaced, the portion being expanded or replaced shall meet the requirements of this Code.

*[Changes needed to maintain compliance with TCEQ regulations, and clarifications intended to improve requirements after one year of implementing new irrigation regulations.]*

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#### **Section 7.07. Fences & Walls.**

##### **3. ~~Utilities~~ Reserved**

*[Remove entire section – redundant]*

. . . .

##### **4. Screening Walls**

- f. The rear and side lot lines of residential lots adjacent to greenbelts, open space or parks shall be required to have an ornamental wrought iron fence **with a minimum height of six (6) feet**, unless an alternative is approved by the Planning Commission.



*[This change establishes a minimum fence height for decorative fences adjacent to greenbelts / parks. Properties with swimming pools are required to have fences with a minimum height of six feet, setting this as the minimum will insure consistency the entire length of the fence.]*

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## **Section 7.09. Sign Regulations.**

. . . .

### **Section 7.09.2. Definitions.**

. . . .

**Changeable Electronic Variable Message Sign (CEVMS)** - a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including an illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

. . . .

**Electronic Message Board** - means any sign that uses lights or colors to form a sign message or graphic wherein the message is electronically programmed and can be modified by electronic processes without altering the face or the surface of the sign. These signs shall not be animated and messages may only be changed once an **day hour**.

### **Section 7.09.4. Prohibited Signs.**

The following signs are prohibited:

. . . .

**9. Any changeable electronic variable message sign, animated sign, or message center sign,** except message center signs displaying time and temperature and message center signs as allowed in Table 7.23.

*[Establishes a definition for LED signs (new technology) and prohibits motion. The amendment amends the restrictions on static electronic signs/reader boards to allow the message on the sign face to change once every hour as opposed to once a day. The amendment to Sec. 7.09.4, Subsection 9 is added to clarify that the CEVMS signs are prohibited signs, thus requiring a zoning amendment in the form of a planned district in order to approve the installation of a CEVMS.]*

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## **Section 8.03. Plat Regulations.**

### **Section 8.03.1. In General.**

1. *Review Steps.* **The submittal and review of a General Development Plan shall be required prior to the submittal of and approval of any applications for a plat.** The preparation, submittal, review, and approval of all subdivision plats shall proceed through the following steps:

~~General Development Plan~~  
Preliminary Plat

## Final Plat

2. *Official Submission Date.* For the purpose of these regulations, the date on which a completed application is first filed shall constitute the official submission date for the plat, after which the statutory period required for approval or disapproval of the plat shall commence to run. ~~The Planning and Development Department shall publish at least thirty days prior to the beginning of each year a calendar of official submittal dates. This calendar shall specify two submittal dates for each month. All applications delivered to the city on a date other than a scheduled date shall be dated received on the next official submittal date.~~

• • • •

### Section 8.03.2. General Development Plan.

1. Purpose. The purpose of a General Development Plan is to review and approve a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities. **The General Development Plan is not a plat.**

*[Clarifies that the General Development Plan is not a plat, and therefore not subject to State law requirements for approval time limits, ie. 30 day rule.]*

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### Section 8.06 Lot Design.

- a. Corner Lots
  - iii. ~~No~~ Corner lots ~~shall be~~ located at right angles to an adjacent interior lots **are discouraged. Where right angle lots are necessary, the side yard setback shall be equal to the rear yard setback of the adjacent right angle lot.**

*[Current code prohibits "right angle lots". However, sometimes right angle lots are necessary and logical due to natural features. This change allows right angle lots with a larger setback between properties.]*

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## Appendix A – Definitions

**Structure** - any construction, including a building or any portion thereof, erected for the purposes of support, shelter or enclosure of persons, animals or property of any kind, including swimming pools located adjacent to a designated collector or arterial, as designated on the Thoroughfare Plan, decks in excess of thirty (30) inches in height, and roof overhangs exceeding three (3) feet. A wooden fence eight feet (8'-0") or less in height shall not be considered a structure for purposes of this Code, ~~nor shall a masonry, brick, or concrete wall or split rail or picket fence thirty-six (36") inches or less located in front yards.~~

*[This change clarifies the definition to prevent potential conflicts with other provisions of the ALDC.]*

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## Appendix B – Filing Fees and Charges

### Schedule H – Pro-Rata Collection Charges

• • • •

8" Water Line	10" Water Line	12" Water Line
<del>\$17</del> \$30 per linear foot	<del>\$19</del> \$43.50 per linear foot	<del>\$25</del> \$57 per linear foot
8" Sanitary Sewer	10" Sanitary Sewer	12" Sanitary Sewer
<del>\$18</del> \$32 per linear foot	<del>\$25</del> \$43.50 per linear foot	<del>\$27</del> \$55 per linear foot

**Note:** These pro-rata charges reflect the total participation (per LF) by the applicant/developer. If the subject development/property abuts only one side and the other side will potentially benefit from the subject utility, then the required pro-rata payment is one-half the totals shown herein.

*[These changes update the pro-rata collection charges.]*

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## Appendix I: TRAIL DESIGN STANDARDS

### A. Hard Surface Trails

• • • •

#### 1. Design Standards

• • • •

- a. Pavement Structure – The standard pavement is reinforced Portland cement concrete (concrete mix: 5-sack, 3,000 pounds/square inch minimum, 3-5 inch slump, 10% fly ash content maximum) with a transverse light to medium broom finish. One inch (14 mm) redwood expansion joints shall be placed in the trail at an interval of ~~30~~ 40 feet in 10' wide trails and ~~40~~ 48 feet in 12' trails. Expansion joints shall be topped and sealed with a minimum thickness of ¼" elastomeric sealer compound, flush with the top surface of pavement on both sides of the joint. Contraction joints shall be placed at intervals equal to the trail width and shall be of a depth of one-fourth the pavement thickness. The joints shall be saw-cut one-fourth inch (3.175 mm) wide. For optimum user comfort, the finished surface of trails should not vary more than .02 feet (0.63 cm) from the lower edge of an 8-foot (2.4 m) long straight edge when laid on the surface in any direction. The trail concrete thickness shall be 5 inches minimum. The reinforcement shall be #3 (minimum) deformed steel bar at a maximum of 16 inches on center. both ways, on chairs (welded wire mesh is not acceptable). Doweled expansion and construction joints, where new trail pavement is connected to existing pavement shall consist of #5 deformed steel bar, spaced at 12" o.c. along the pavement joint.

#### I. Trailheads

• • • •

#### 2. Design Standards

• • • •

##### Major Trailheads

One drinking fountain approved by the city shall be provided within 30'-0" of benches and bike racks. Drinking fountains shall be ~~Haws Models 3300FR or 3380FR, or approved equal~~ **ADA compliant and approved by the city**. Drinking fountains must be plumbed to drain ~~to~~ to the nearest storm sewer or to a below-ground sump approved by the City.

. . . .

#### Primary Trailheads

One drinking fountain approved by the city shall be provided within 30'-0" of benches and bike racks. Drinking fountains shall be ~~Haws Models 3300FR or 3380FR, or approved equal~~ **ADA compliant and approved by the city**. Drinking fountains must be plumbed to drain ~~to~~ to the nearest storm sewer or to a below-ground sump approved by the City.

*[These changes update the trail design standards.]*

# ALLEN LAND DEVELOPMENT CODE

Section 4.20.2.

## SCHEDULE OF PRINCIPAL USES

RESIDENTIAL USES													NON-RESIDENTIAL DISTRICTS																						
R1	R1.5	R-2	R-3	R-4	R-5	R-6	R-7	2F	TH	MF12	MF18	MH	TYPE OF USE											AO	GO	O	LR	SC	LC	GB	CC	IT	LI	HI	CF
										\$	\$		CONVALESCENT CENTER										\$	\$	\$	\$	\$		X						
										\$	\$		NURSING HOME										\$	\$	\$	\$	\$		X						
										S	S		LONG-TERM CARE FACILITY										S	S	S	S			X						
										X	X		SENIOR INDEPENDENT LIVING											S	S	S			X						
													CAR WASH																						
													CARPENTRY, PAINTING SHOP									X	X	X	X										
													CONVENIENCE STORE									X	X	X	X	X									
													FOOD SERVICE									X	X	X	X	X									
													HARDWARE STORE									X	X	X	X	X									
													MANUFACTURING, LIGHT										X	X	S	S									
													MOTOR CYCLE SALES & SERVICE									S	X	X	X										
													NURSERY, RETAIL PLANT	X								X	X	X	X	X									
													PEST CONTROL SERVICE									S	X	X	X	X									
													RADIO OR TV BROADCAST STUDIO									S	X	X	X	X									
													RESTAURANT (DRIVE-IN OR THROUGH)									S	X			X	X								
													VETERINARY HOSPITAL OR CLINIC		X						X	X	X	X	X	X									
																									X										

**ALLEN LAND DEVELOPMENT CODE**  
**Section 4.20.3.**  
**SCHEDULE OF ACCESSORY USES**

		RESIDENTIAL USES										TYPE OF USE		NON-RESIDENTIAL DISTRICTS													
		R1	R1.5	R-2	R-3	R-4	R-5	R-6	R-7	2F	TH			MF12	MF18	MH	AO	GO	O	LR	SC	LC	GB	CC	IT	LI	HI
															AUTOMOTIVE REPAIRS, MINOR						X	X	X	X			
															CAR WASH		X	X			X	X	X	X			
															NURSERY, RETAIL PLANT	X						X	X	X	X		