



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, NOVEMBER 18, 2008
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 11/11/08 City Council meeting.

Consent Agenda

1. Approve minutes of the November 4, 2008 meeting.
2. Final Plat – Consider a Final Plat for Lot 13, Block B, Starcreek Commercial for Strikz. The property is 3.868± acres 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 Lot 2 & Lot 3, Block B, Exxon Allen Heights Addition, being a Replat of Lot 2, Block B, Exxon Allen Heights Addition. The property is 3.7582± acres located east of the southeast corner of Main Street and Allen Heights Drive.
4. Public Hearing – Conduct a Public Hearing and consider a request for SUP Specific Use Permit No. 106 for Harvest Oaks Baptist Church, being 3.616± acres located in the Simons Burns Survey, Abstract No. 92, Tract 5; located at 1403 Bethany Drive.

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, _____, 2008, 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.

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
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AGENDA DATE: November 18, 2008

SUBJECT: Consider a Final Plat for Lot 13, Block B, Starcreek Commercial for Strikz. The property is 3.868± acres located east of the northeast corner of Ridgeview Drive and Watters Road.

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director Planning & Development

PREVIOUS BOARD/COUNCIL ACTION: The property was zoned PD Planned Development No. 92 for CC Corridor Commercial in March, 2004 and a Preliminary Plat was approved in November, 2004.

BACKGROUND

This property is located east of the northeast corner of Ridgeview Drive and Watters Road. The property is surrounded by PD Planned Development No. 92 for CC Corridor Commercial zoning.

The Final Plat is consistent with the GDP and in conformance with the regulations in the *Allen Land Development Code*.

STAFF RECOMMENDATION

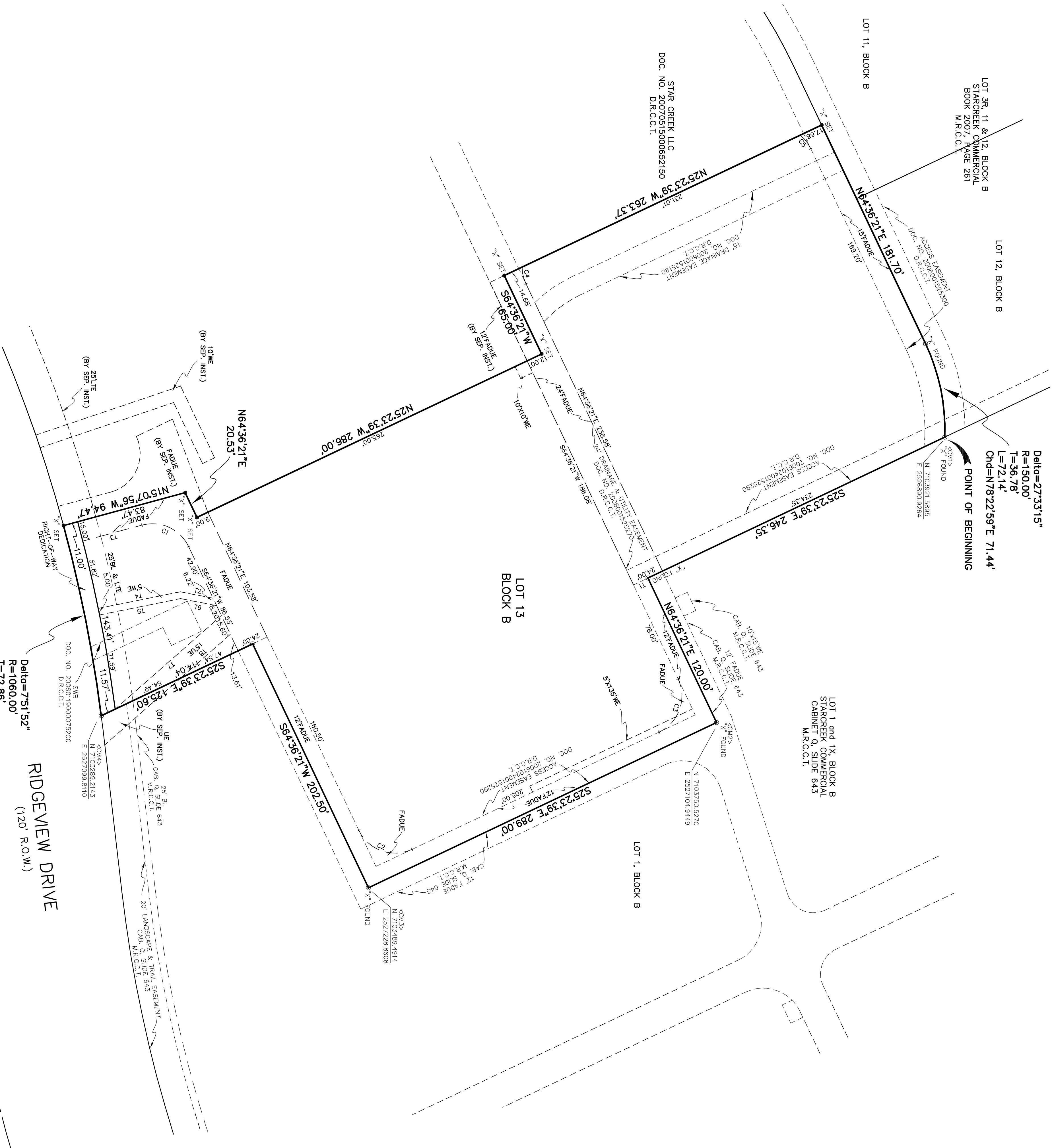
Staff recommends approval.

ATTACHMENTS

Final Plat

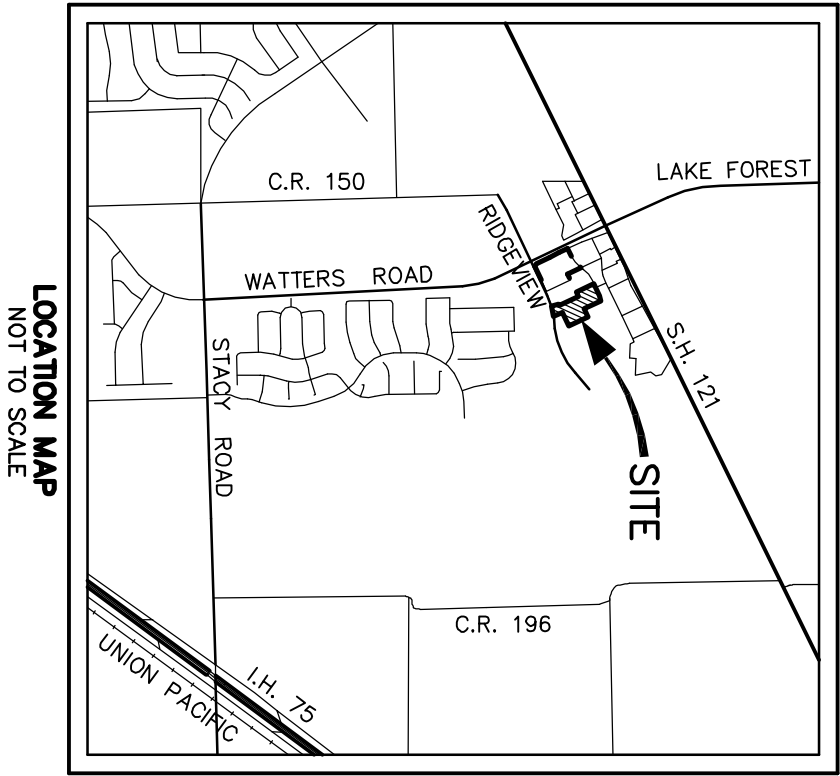
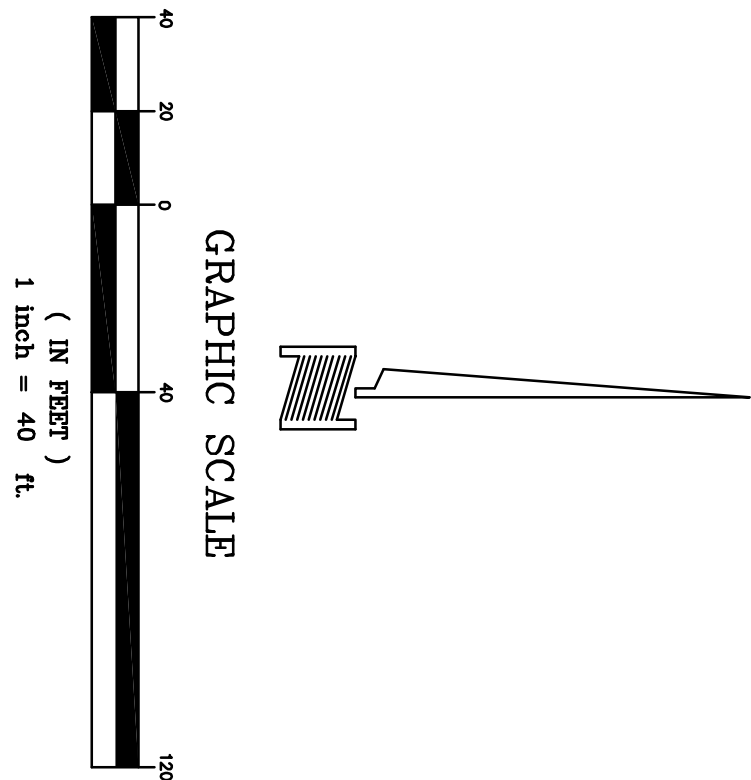
CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT LENGTH
C1	79.4119°	30.00'	25.06'
C2	90.0000°	30.00'	30.00'
C3	90.0000°	30.00'	30.00'
C4	2.11140°	30.50'	6.54'
C5	2.11140°	30.50'	6.54'

LINE TABLE		
LINE	BEARING	LENGTH
T1	N25°23.39"W	12.00'
T2	S11°04.34"W	24.96'
T3	N15°07.56"W	45.99'
T4	S11°25.26'E	62.87'
T5	S11°25.26'E	61.87'
T6	S11°04.34"W	22.66'
T7	S41°22.17'E	106.14'
T8	S41°22.17'E	49.45'



CONTROL POINTS (NAD83)			
MONUMENT	NORTHING	EASTING	PHYSICAL DESCRIPTION
<CM1>	7103921.5895	2526890.9264	"X" FOUND
<CM2>	7109340.5570	2527104.9549	"X" FOUND
<CM3>	7103489.4914	2527228.8608	"X" FOUND
<CM4>	7103289.2143	2527099.8110	1/2" IR W/ "YELLOW" PLASTIC CAP STAMPED "DA"

1. BASIS OF BEARINGS ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (CONS).
2. ALL LOT CORNERS ARE MONUMENTED WITH "X" CUT IN CONCRETE, UNLESS OTHERWISE NOTED.



3.868 ACRES
FINAL PLAT
LOT 13, BLOCK B
STARCREEK COMMERCIAL

FRANCIS DOSSER SURVEY ~ ABSTRACT NO. 280
COLLIN COUNTY, TEXAS
AUGUST 2008 SCALE: 1"=40'

OWNER
ROSEWOOD PROPERTY COMPANY
8789 LEBANON ROAD
2-668-5263 FRISCO, TEXAS 75034
ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-1694

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS ROSEWOOD PROPERTY COMPANY is the owner of a tract of land located in the FRANCIS DOSSER SURVEY, ABSTRACT NO. 280, City of Allen, Collin County, Texas and being all of a tract of land described in Deed to Rosewood Property Company, Document Number 200807030008147801, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at an "x" found in the West lines of Lot 1, Block B of Starcreek Commercial, an Addition to the City of Allen, Collin County, Texas according to the Plat thereof recorded in Cabinet Q, Page 643, Map Records, Collin County, Texas at the Southeast corner of Lot 12, Block B of Starcreek Commercial, an Addition to the City of Allen, Collin County, Texas according to the Plat thereof recorded in Book 2007, Page 261, Map Records, Collin County, Texas;

THENCE Southerly, with the common line of said Rosewood tract and said Lot 1, the following five (5) courses and distances:

South 25 degrees 23 minutes 39 seconds East, a distance of 246.35 feet to an "x" found for corner;

North 64 degrees 36 minutes 21 seconds East, a distance of 120.00 feet to an "x" found for corner;

South 25 degrees 23 minutes 39 seconds East, a distance of 289.00 feet to an "x" found for corner;

South 64 degrees 36 minutes 21 seconds West, a distance of 202.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAK" found for corner;

South 25 degrees 23 minutes 39 seconds East, a distance of 125.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAK" found in the North line of Ridgeway Drive, a 120 foot right-of-way, at the Southeast corner of said Rosewood tract and at the beginning of a non-tangent curve to the left having a central angle of 07 degrees 51 minutes 52 seconds, a radius of 1,060.00 feet and a chord bearing and distance of South 78 degrees 48 minutes 00 seconds West, 145.38 feet;

THENCE Westerly, leaving said common line and with said North line and with said curve to the left, an arc distance of 145.50 feet to an "x" set for corner;

THENCE North 15 degrees 07 minutes 56 seconds West, leaving said North line, a distance of 94.47 feet to an "x" set for corner;

THENCE North 64 degrees 36 minutes 21 seconds East, a distance of 20.53 feet to an "x" set for corner;

THENCE North 25 degrees 23 minutes 39 seconds West, a distance of 286.00 feet to an "x" set for corner;

THENCE South 64 degrees 36 minutes 21 seconds West, a distance of 65.00 feet to an "x" set for corner;

THENCE North 25 degrees 23 minutes 39 seconds West, a distance of 263.37 feet to an "x" set for corner in the common line of said Rosewood tract and said Starcreek Commercial Addition recorded in Book 2007, Page 261;

THENCE North 64 degrees 36 minutes 21 seconds East, with said common line, a distance of 181.70 feet to an "x" found for corner at the beginning of a curve to the right having a central angle of 27 degrees 33 minutes 15 seconds, a radius of 150.00 feet and a chord bearing and distance of North 78 degrees 22 minutes 59 seconds East, 71.44 feet;

THENCE Easterly, continuing with said common line and with said curve to the right, an arc distance of 72.14 feet to the POINT OF BEGINNING and containing 3.868 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, ROSEWOOD PROPERTY COMPANY, through the undersigned authority, does hereby adopt this plat designating the describe property as LOT 13, BLOCK B, STARCREEK COMMERCIAL, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the easement strips shown on the plat for mutual use and accommodation of all public utilities and for the use of the public. The easement strips shown on the plat are hereby dedicated to the public use and shall be placed upon, over or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone.

This plat is approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

WITNESS MY HAND this _____day of _____, 2008.

ROSEWOOD PROPERTY COMPANY

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared _____, a person known to me to be the person and officer whose name is

subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of Rosewood Property Company, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 2008.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN PATTON, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corners and boundaries of the property shown on the plat are true and correct and that the property is placed under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

DATED this the _____day of _____, 2008.

SEAN PATTON
Registered Professional Land Surveyor
State of Texas License #5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared SEAN PATTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2008.

Notary Public in and for the State of Texas

APPROVED

ATTEST

Chairman, Planning and Zoning Commission

Secretary, Planning and Zoning Commission

Date _____

Date _____

EXECUTED PRO-FORMA

Mayor, City of Allen

Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Final Plat of LOT 13, BLOCK B, STARCREEK COMMERCIAL, an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____day of _____, 2008.

City Secretary, City of Allen

3.868 ACRES
FINAL PLAT
LOT 13, BLOCK B
STARCREEK COMMERCIAL

AN ADDITION TO THE CITY OF ALLEN
FRANCIS DOSSER SURVEY ~ ABSTRACT NO. 280
COLLIN COUNTY, TEXAS

AUGUST 2008 SCALE: 1"=40'

OWNER
ROSEWOOD PROPERTY COMPANY
8789 LEBANON ROAD
972-668-5263 FRISCO, TEXAS 75034
ENGINEER

 DOWDEY, ANDERSON & ASSOCIATES, INC.
2225 Village Creek Drive, Suite 200 Plano, Texas 75093 972.931.0694

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

November 18, 2008

SUBJECT:

Conduct a Public Hearing and consider a Replat for Lot 2 & Lot 3, Block B, Exxon Allen Heights Addition, being a Replat of Lot 2, Block B, Exxon Allen Heights Addition. The property is 3.7582± acres located east of the southeast corner of Main Street and Allen Heights Drive.

STAFF RESOURCE:

Tiffany McLeod
Planner

PREVIOUS BOARD/COUNCIL ACTION:

The property was zoned PD Planned Development No. 2 for LR Local Retail in October, 1981. A final plat was approved in July, 1998.

BACKGROUND

The property is located east of the southeast corner of Main Street and Allen Heights Drive. The property to the west is also zoned PD Planned Development No. 2 for LR Local Retail. The property to the east is zoned PD Planned Development No. 2 for CF Community Facilities. The property to the south is zoned PD Planned Development No. 2 for R5 Residential, and the property to the north, across Main Street, is zoned PD Planned Development No. 1 for CF Community Facilities, and R5 Residential.

This Replat divides the existing Lot 2 into two lots for development. The Replat has been reviewed by City staff and meets the requirements of the *Allen Land Development Code*.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Replat

ALLEN HEIGHTS DRIVE
(VARIABLE WIDTH R.O.W.)

MAIN STREET
(VARIABLE WIDTH R.O.W.)

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, KBLC INVESTMENT, L.P. IS THE OWNER OF A TRACT OF LAND, SITUATED IN THE J.A. TAYLOR SURVEY, ABSTRACT NUMBER 908, IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AND BEING DESCRIBED IN A DEED OF RECORD IN COUNTY CLERKS FILE NUMBER 20060424000541880 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 2, BLOCK B, EXXON ALLEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ALLEN, AS RECORDED IN VOLUME 2007, PAGE 275, MAP RECORDS, COLLIN COUNTY, TEXAS, AND THAT PORTION OF STREET RIGHT-OF-WAY ABANDONED BY CITY COUNCIL ACTION ON FEBRUARY 26, 2008 (ORDINANCE NO. 20080424000541880), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 89° 19' 00" EAST ALONG THE SOUTH LINE OF SAID MAIN STREET, A DISTANCE OF 366.99 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 54' 00" EAST CONTINUING ALONG THE SOUTH LINE OF SAID MAIN STREET, A DISTANCE OF 169.89 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 00° 00' 00" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 329.17 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH LINE OF A 16 FOOT WIDE ALLEY, SAME BEING THE NORTH LINE OF GREENGATE ADDITION, AN ADDITION TO THE CITY OF ALLEN, AS RECORDED IN CABINET D, PAGE 34, MAP RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 9° 17' 34", A RADIUS OF 2180.00 FEET, AND A CHORD WHICH BEARS NORTH 85° 10' 13" WEST, A DISTANCE OF 353.19 FEET;

THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID GREENGATE ADDITION AND SAID 16 FOOT WIDE ALLEY, AND ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 353.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 89° 49' 00" WEST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 185.86 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 00° 11' 00" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 294.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 163,712 SQUARE FEET OR 3.7583 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT KBLC INVESTMENT, L.P. DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT LOT 2 & LOT 3, BLOCK B, EXXON ALLEN HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OF THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND ANY MAINTENANCE OR SERVICES REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF ALLEN, TEXAS.

WITNESS MY HAND AT _____ THIS _____ DAY OF _____ 2008.

KBLC INVESTMENT, L.P. STEVEN CHA, PARTNER

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED STEVEN CHA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED

ATTEST:

CHAIRPERSON
PLANNING & ZONING COMMISSION

SECRETARY
PLANNING & ZONING COMMISSION

DATE
EXECUTED PRO-FORMA

DATE

MAYOR

DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF ALLEN, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL REPLAT OF LOT 2, BLOCK B, EXXON ALLEN HEIGHTS ADDITION TO THE CITY OF ALLEN WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION AND APPROVED BY IT ON THE _____ DAY OF _____ 2008.

CITY SECRETARY, CITY OF ALLEN

REPLAT
LOT 2 & LOT 3, BLOCK B
EXXON ALLEN HEIGHTS ADDITION
3.7582 ACRES, 2 LOTS

BEING A REPLAT OF LOT 2, BLOCK B, EXXON ALLEN HEIGHTS ADDITION
VOLUME 2007, PAGE 275, P.R.C.C.T.
J. A. TAYLOR SURVEY, ABSTRACT NO. 908
CITY OF ALLEN, COLLIN COUNTY, TEXAS

OWNER

KBLC INVESTMENTS, L.P.
2420 S. STEMMONS FRWY., STE. G
LEWISVILLE, TEXAS 75067
CONTACT: STEVEN CHA
214-929-7486

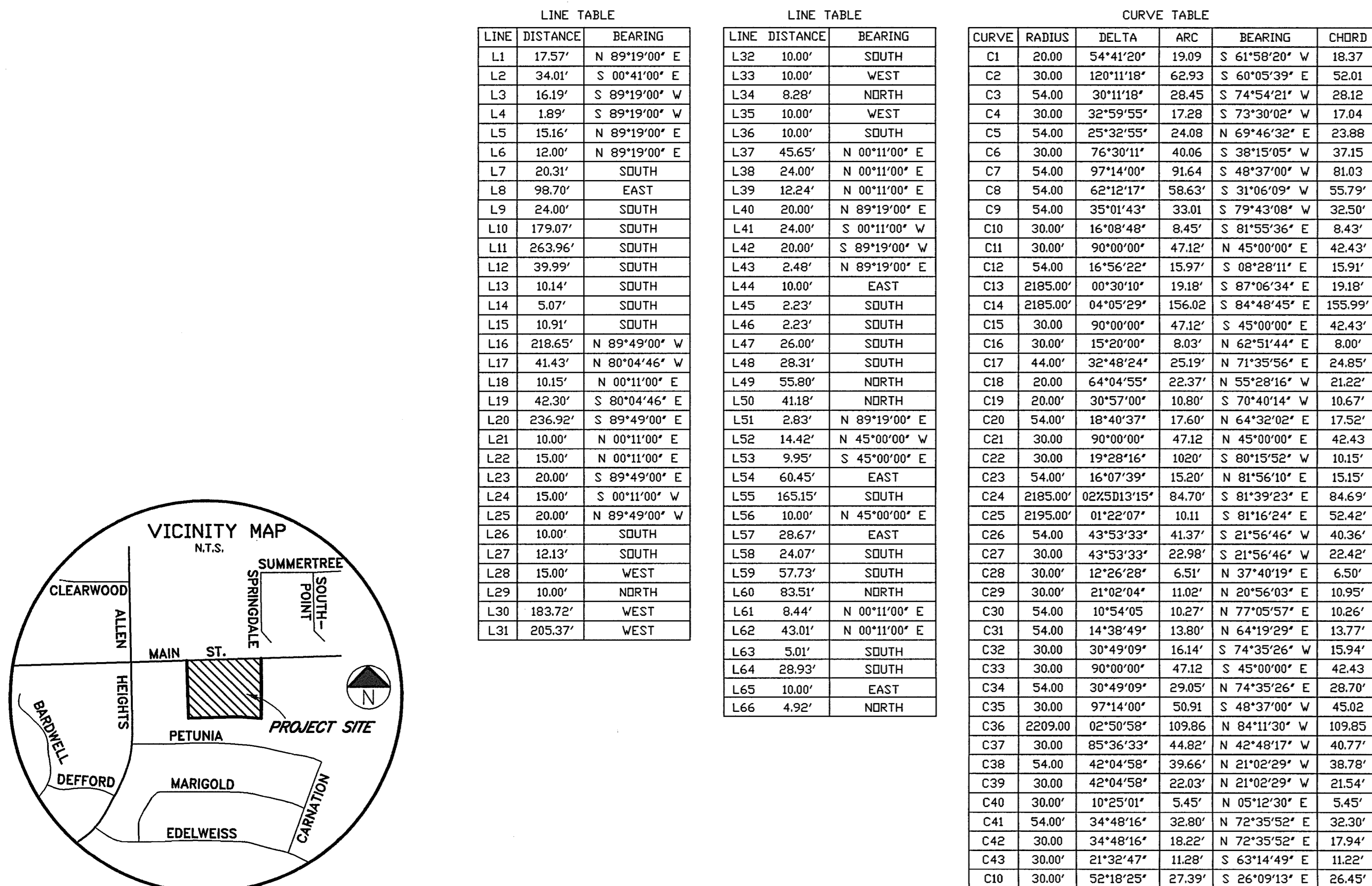
SURVEYOR
ROLAND FOERSTER
CIVIL ENGINEERS

1601 N. WADDILL ST, SUITE 104
MCKINNEY, TEXAS 75069
(214) 544-8888
FAX (214) 544-8887
e-mail: rfoer@flash.net

SHEET 1 of 2

NOVEMBER, 2007

SCALE: 1" = 40'



PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
--

AGENDA DATE: November 18, 2008

SUBJECT: Conduct a Public Hearing and consider a request for SUP Specific Use Permit No. 106 for Harvest Oaks Baptist Church; being 3.616± acres located in the Simons Burns Survey, Abstract No. 92, Tract 5; located at 1403 Bethany Drive.

STAFF RESOURCE: Ogden “Bo” Bass, AICP
Director Planning & Development

PREVIOUS BOARD/COUNCIL ACTION: This property was annexed and zoned R-5 Residential in December, 2000.

BACKGROUND

This property is located north of Bethany Drive, west of Malone Road between Big Bend Drive and Cheyenne Drive. The property is surrounded by R-5 Residential zoning.

The property is currently zoned R-5 Single-Family and includes an existing house and accessory building. The church is requesting to develop this property in phases. The first phase will be to move into the existing building and complete improvements necessary to operate the church including a parking lot and landscaping. The second phase is the full development of the lots, which includes removal of existing buildings and construction of multiple new buildings.

The Allen Land Development Code (ALDC) requires that a Specific Use Permit (SUP) be approved prior to the development of a church, temple or rectory on land zoned R-5 Residential. While the site may be developed over time in two phases, the applicant is requesting SUP approval for the entire 3.16 acre property. As such, the potential impact of the development of the entire site on surrounding land uses must be considered.

While the proposed concept site development plan meets ALDC parking standards (1 parking space per 3 fixed seats), staff has sufficient cause for concern to recommend denial of the SUP.

The site is enclosed on its West, North and East sides by existing single-family residential lots. It is bound to the South by Bethany Drive. The applicant has indicated a quantity of parking that exactly meets the ALDC parking standard. Staff has significant concerns that should additional parking be required in the future, no area remains on the site on which to construct such additional parking. And, furthermore, that should additional parking spaces be needed, and realizing that no parking will be allowed on Bethany Drive, church attendees would have little alternative other than to park within the immediately adjacent single-family neighborhood.

The SUP development plan illustrates the placement of two large buildings in addition to the main sanctuary building on the site at ultimate development. It is not at all unusual for a church site to include the development of educational, recreational, fellowship or other types of buildings in association with a main worship building. However, the small size of this site in combination with the land area taken up by minimum required parking, on-site drainage improvements and the size and location of the three proposed buildings provides no options for expansion.

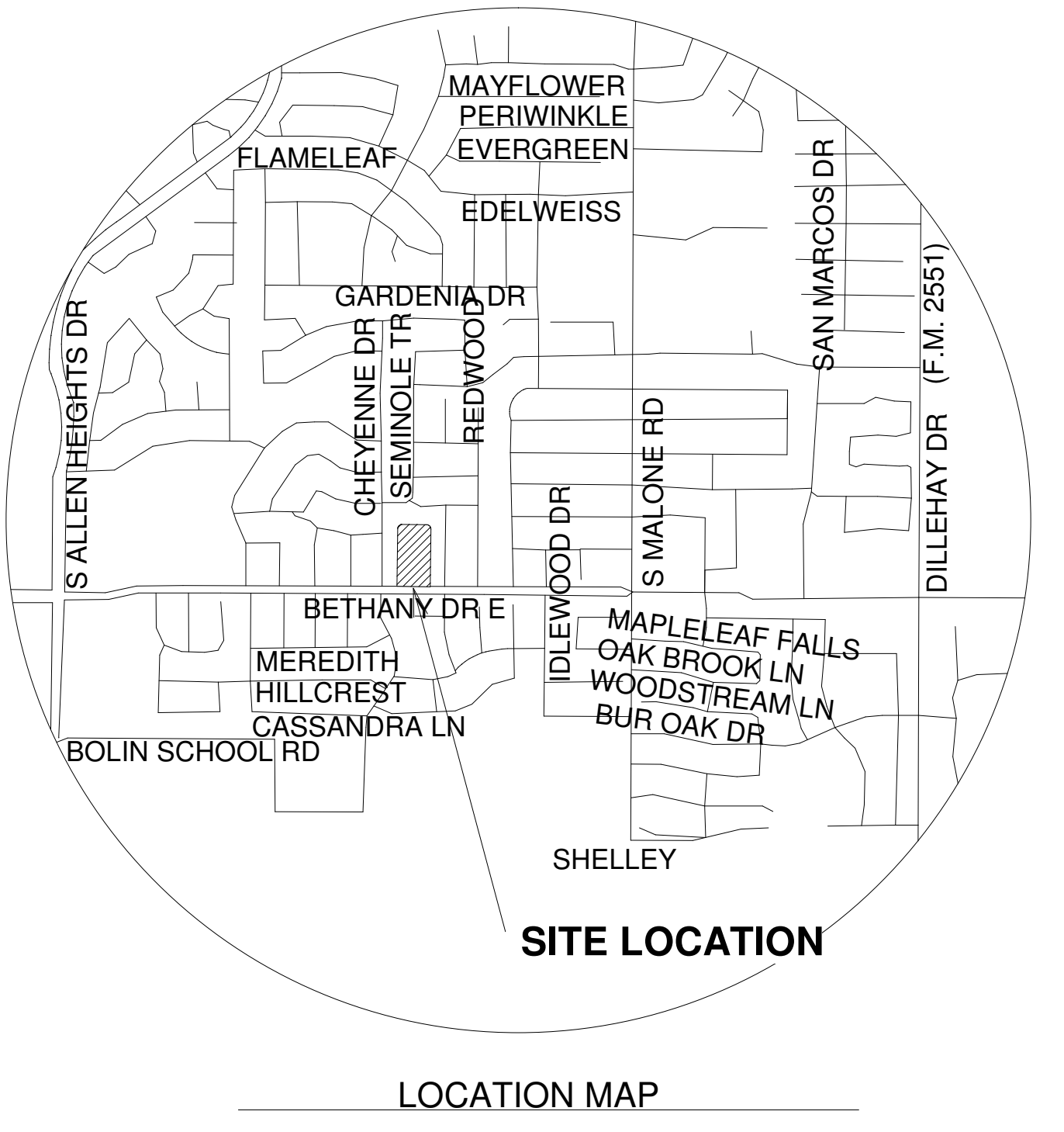
The public hearing has been noticed as required by State law and staff has received several phone calls and responses from adjacent residents. Many residents have indicated serious concerns or opposition to this proposal.

STAFF RECOMMENDATION

Staff recommends denial.

ATTACHMENTS

Concept Plan
Tree Survey
Building Elevations



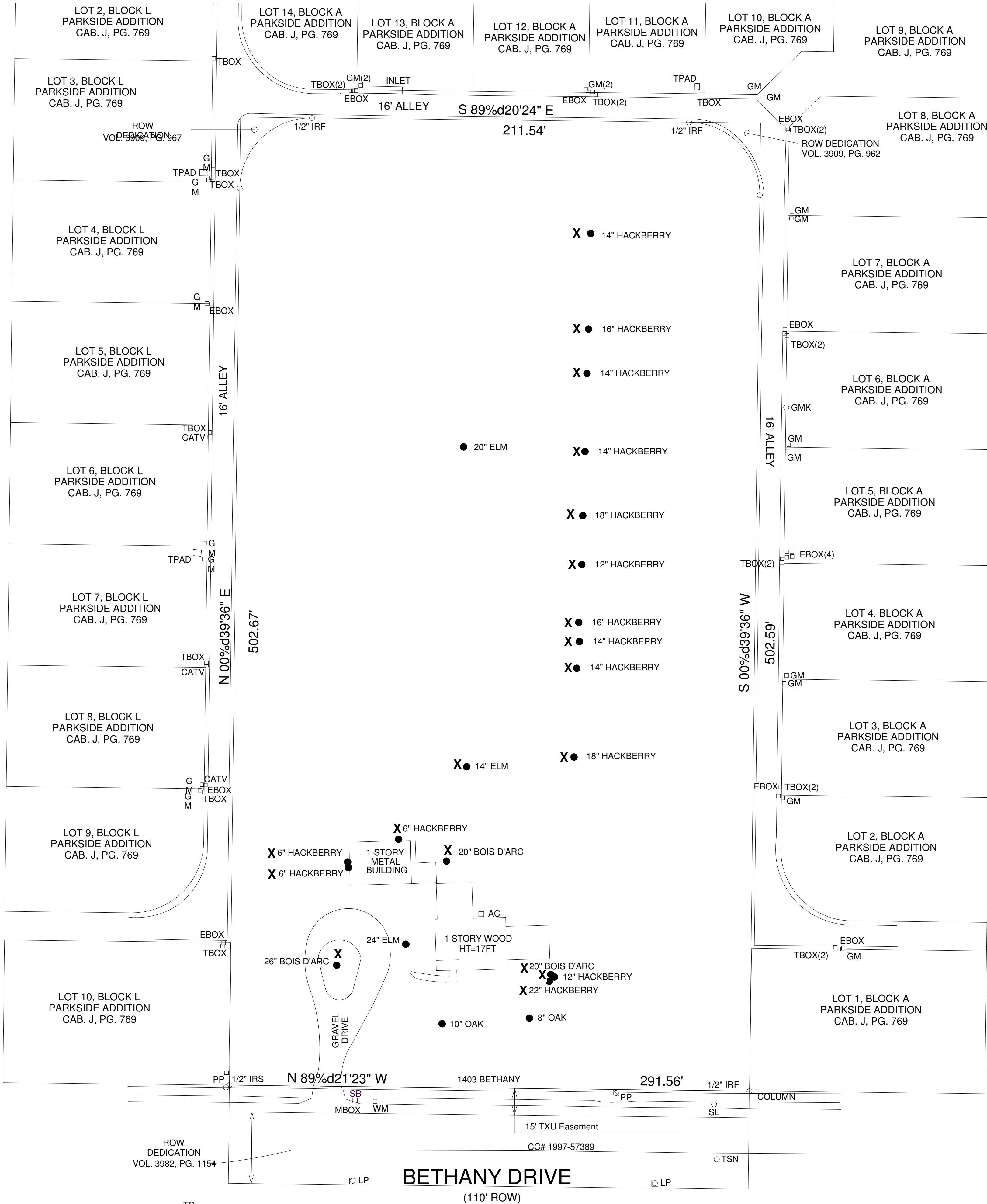
CONTAINING within these metes and bounds 3.616 Acres or 157,511 Square Feet of land, more or less.



Site Data Table	
Current Zoning	R-5
Requested Zoning	SUP for Church
Proposed Use	Religious
Lot Area	3.616 acres (157,511 s. f.)
Building Area (Phase 1- Remodel existing House)	2,750 Sq. Ft. (This will be removed when phase 2 is complete)
Building Area (Phase 2)	8,960 Sq. Ft.
Building Area (Phase 3)	8,960 Sq. Ft.
Building Area (Phase 4)	9,375 Sq. Ft.
Building Area Total All New Construction	27,295 Sq. Ft.
Lot Coverage	57.6%
Floor Area Ratio	5.77%
Total Parking Required	372 Seats / 3 per space = 124 spaces
Total Parking	124 Spaces as shown including 5 Handicap
Total % OF LANDSCAPING	57 %

ALLEN, TEXAS 75002 (214) 495-9651

"APPROVAL OF THE CONCEPT PLAN IS CONCEPTUAL ONLY. This is not an approved site plan, and will need to be revised further to comply with various provisions of Allen Land Development Code. Nothing in this Concept Plan waves conformance with the Code."



Trees to be Preserved			
Type	Size	Credit Rate	Positive Credits
Elm	20"	3 credits/caliper inch	60
Elm	24"	3 credits/caliper inch	72
Oak	10"	1 credit/caliper inch	10
Oak	8"	1 credit/caliper inch	8
Total			150

Protected Trees to be Removed			
Type	Size	Credit Rate	Negative Credits
Hackberry	14"	-4 credits/caliper inch	-56
Hackberry	16"	-4 credits/caliper inch	-64
Hackberry	14"	-4 credits/caliper inch	-56
Hackberry	14"	-4 credits/caliper inch	-56
Hackberry	18"	-4 credits/caliper inch	-72
Hackberry	12"	-4 credits/caliper inch	-48
Hackberry	16"	-4 credits/caliper inch	-64
Hackberry	14"	-4 credits/caliper inch	-56
Hackberry	14"	-4 credits/caliper inch	-56
Hackberry	18"	-4 credits/caliper inch	-72
Elm	14"	-4 credits/caliper inch	-56
Hackberry	6"	-2 credits/caliper inch	-12
Hackberry	6"	-2 credits/caliper inch	-12
Hackberry	6"	-2 credits/caliper inch	-12
Hackberry	12"	-4 credits/caliper inch	-48
Hackberry	22"	-4 credits/caliper inch	-88
Total			-828

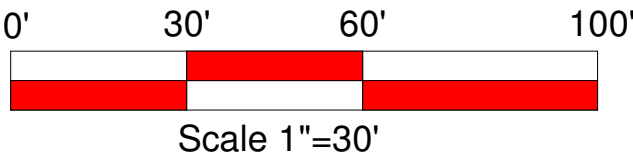
Unprotected Trees to be Removed	
Bois D'Arc	20"
Bois D'Arc	26"
Bois D'Arc	20"

- TREES BY COUNT
- 1 - 8" OAK
 - 1 - 10" OAK
 - X 3 - 6" HACKBERRY
 - X 1 - 12" HACKBERRY
 - X 6 - 14" HACKBERRY
 - X 2 - 16" HACKBERRY
 - X 3 - 18" HACKBERRY
 - X 2 - 20 HACKBERRY
 - X 1 - 22" HACKBERRY
 - X 1 - 14" ELM
 - 1 - 20" ELM
 - 1 - 24" ELM
 - X 1 - 20" BOIS D'ARC
 - X 1 - 26" BOIS D'ARC

NOTE! ALL TREES MARKED "X" TO BE REMOVED
ALL OTHERS TO REMAIN

ON SITE TREE SURVEY

SCALE 1" = 30 FT.



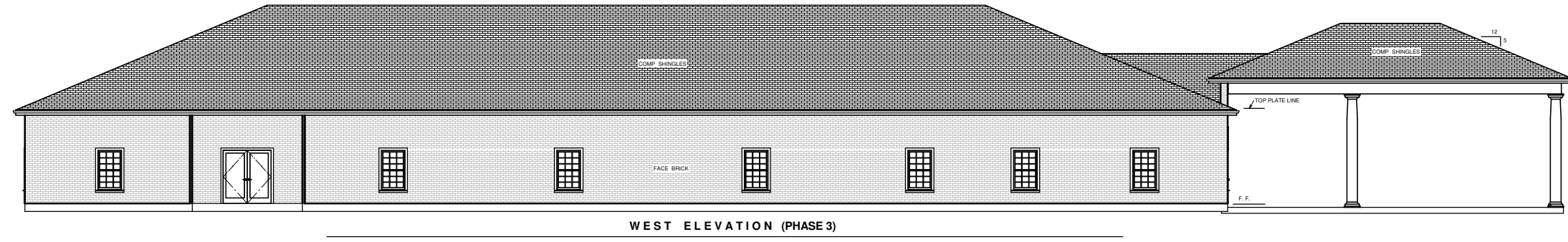
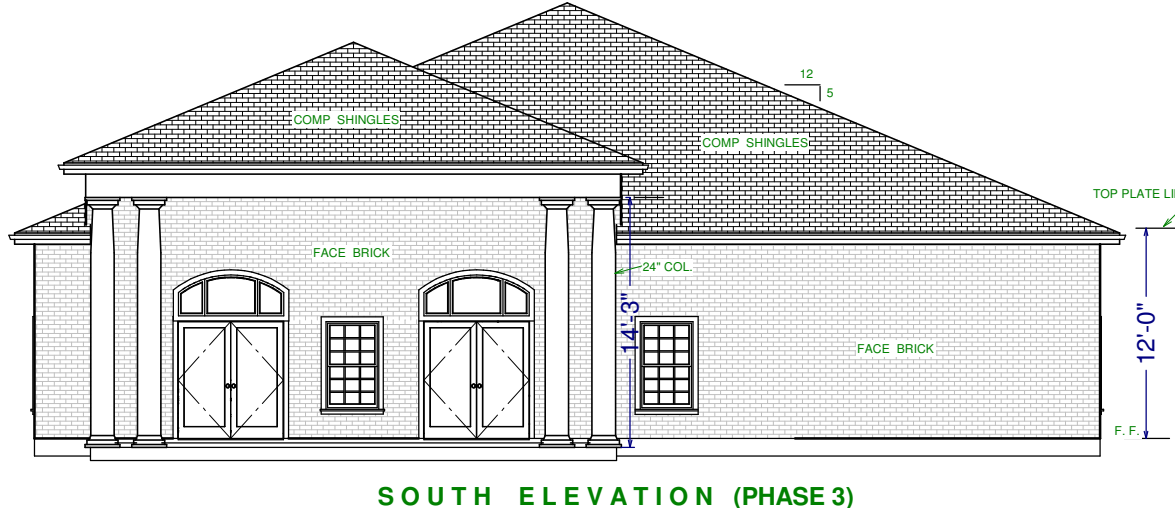
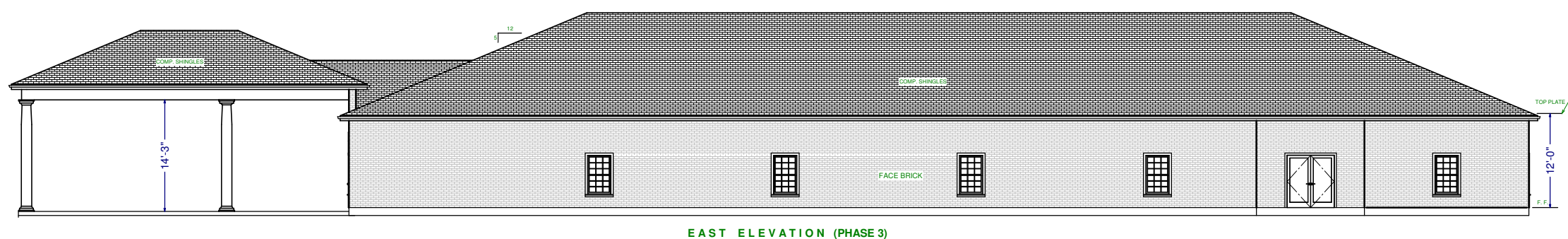
Church Building Ministries
FACILITY AND SITE PLANNING
4010 Lindenuood Lane Garland, Texas 75042
972-272-7727 fax : 972-444-6454
Email: dbmin1@verizon.ne

SITE TREE SURVEY
HARVEST OAKS BAPTIST CHURCH
1403 BETHANY DRIVE - ALLEN, TEXAS 75002
PASTOR JAY GIBSON P. O. BOX 187, ALLEN, TX 75013 - 972-340-0944

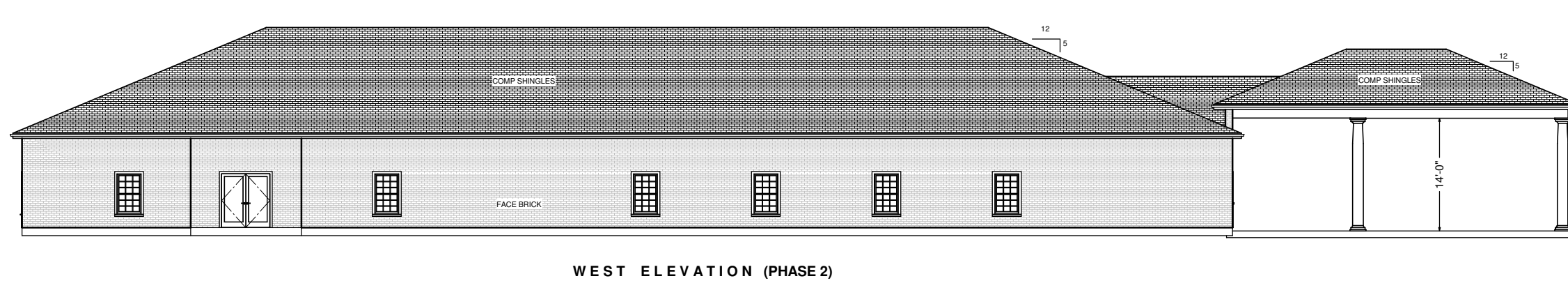
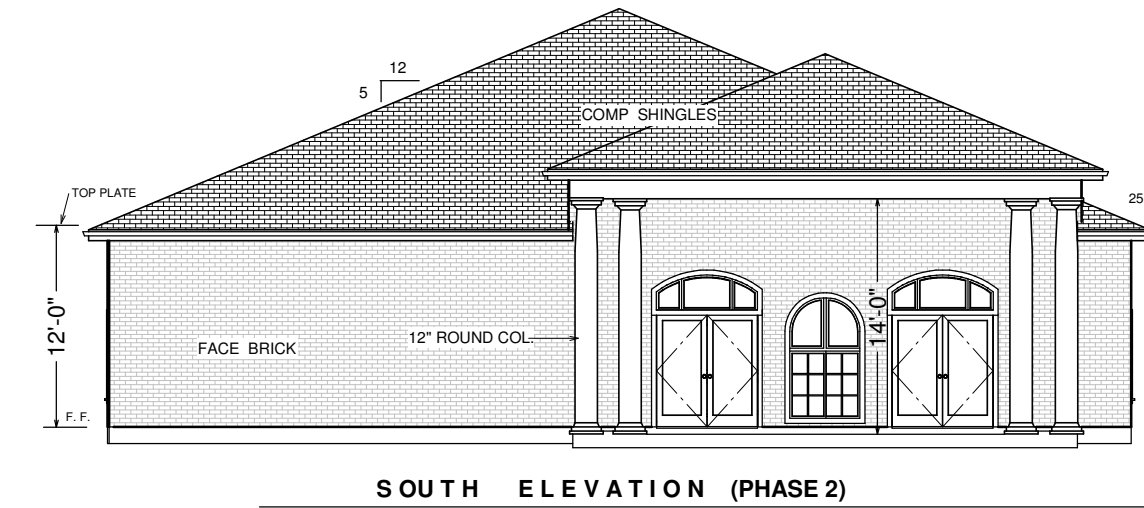
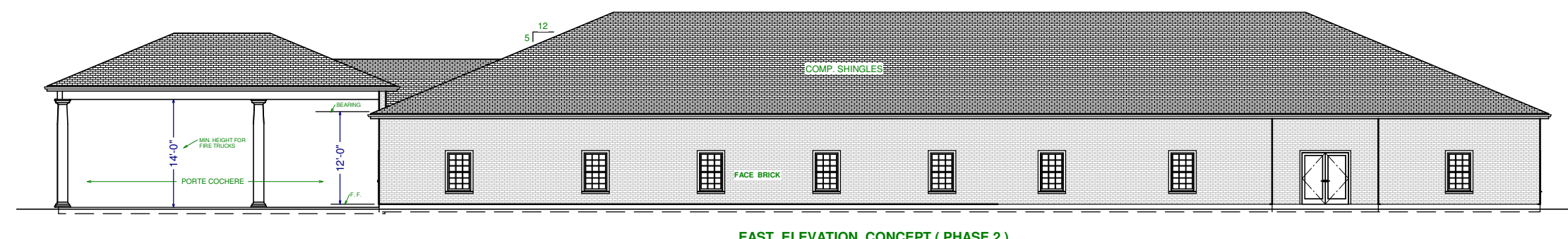
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REV. 11-05-08

SHEET NUMBER
3
OF 4 SHEETS

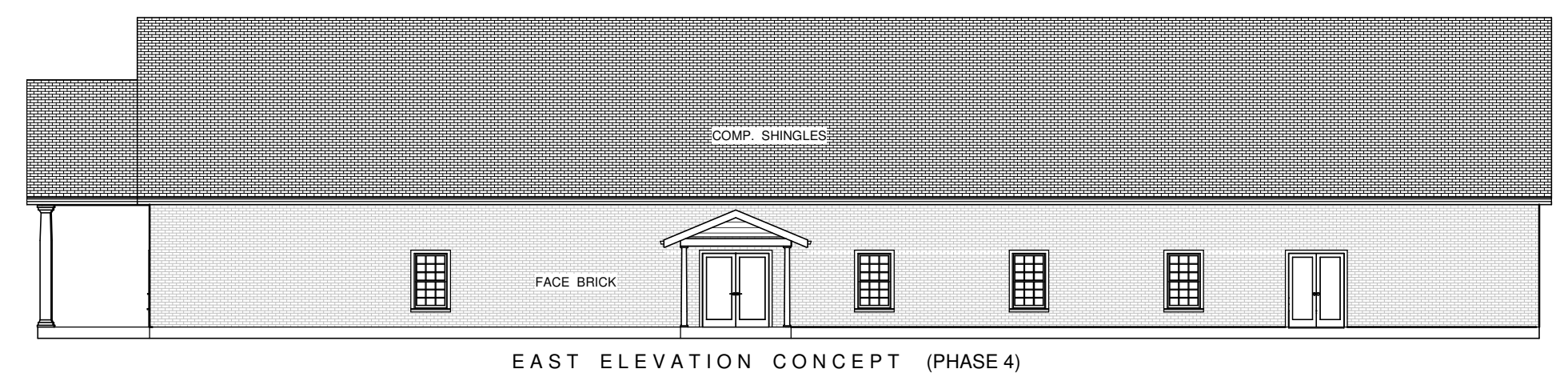
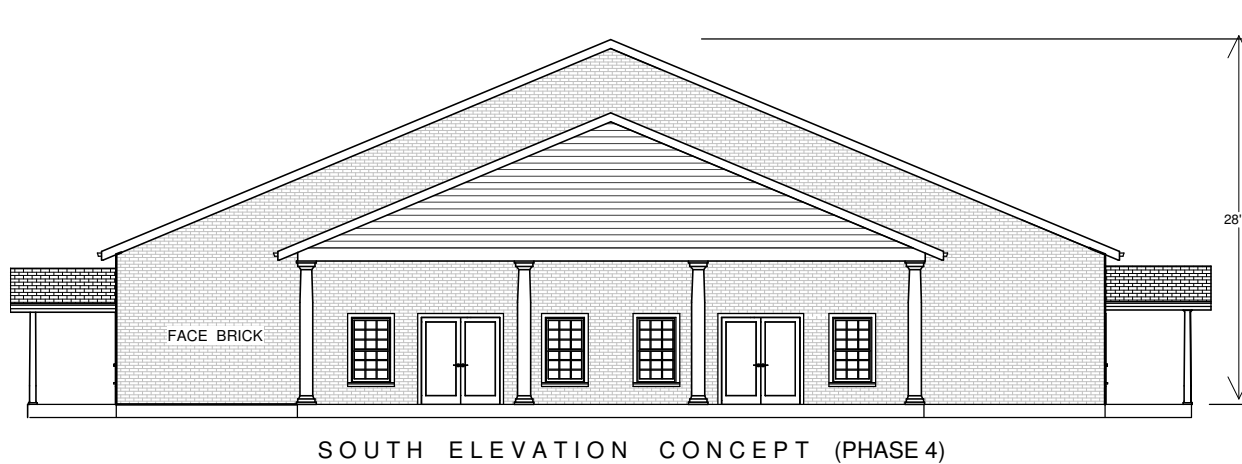
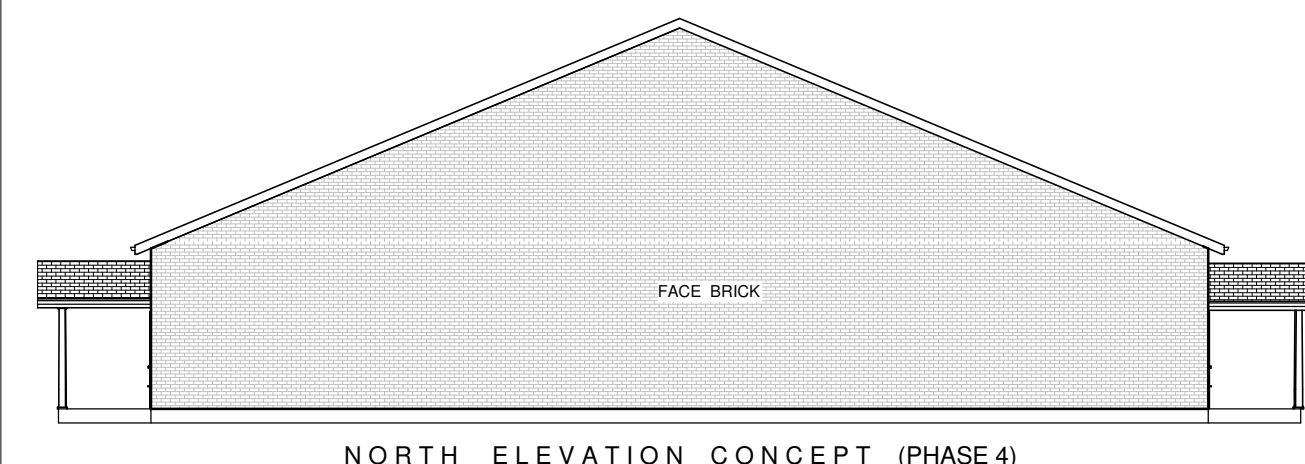
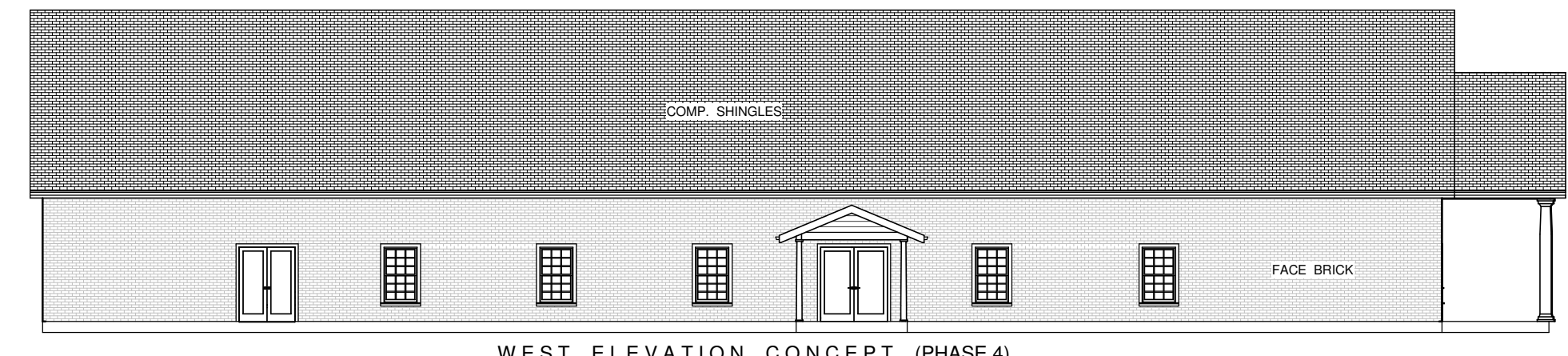
PHASE 3 DISCIPLESHIP FACILITY



PHASE 2 FELOWSHIP FACILITY



PHASE 4 WORSHIP CENTER FACILITY



PHASE 1 REMODEL EXISTING HOUSE



BUILDING ELEVATION CONCEPT

NOT TO SCALE

BUILDING ELEVATION CONCEPT

NOT TO SCALE

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SHEET NUMBER

4

OF 4 SHEETS