



**AGENDA
PLANNING AND ZONING
COMMISSION**

**REGULAR MEETING – 7:00 P.M.
TUESDAY, AUGUST 4, 2009
ALLEN CITY HALL – COUNCIL CHAMBERS
305 CENTURY PARKWAY
ALLEN, TEXAS**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report:

1. Action taken on the Planning & Zoning items by City Council at the July 28, 2009 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 July 21, 2009 meeting.
3. Final Plat – Consider a Final Plat for Greenville Center Addition, Lots 1-3, Block A for Chick-Fil-A. The property is 4.8587± acres located south of Stacy Road and west of Greenville Avenue. FP-7/15/09-54.
4. Final Plat – Consider a Final Plat for Hillside Park Addition, Lots 1 & 2, Block A being 9.827± acres located at the southwest corner of Main Street and Fountain Gate Drive. FP-7/15/09-55.

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request for an SUP Specific Use Permit for an Assisted Living Facility on property currently zoned PD Planned Development No. 3 for MF-12 Multifamily uses. The property is 7.44± acres situated in the William Perrin Survey, Abstract No. 708; located north of Prestige Circle and west of Greenville Avenue. Z-6/15/09-44.
6. Public Hearing – Conduct a Public Hearing and consider a request to amend .582± acres of Tract 2, PD Planned Development No. 55 for Retirement Center/Garden Office uses to allow for a side yard setback of 12.5' in lieu of 25'. The property is .582± acres, being Lot 2, Block A, Woods at Watters Road Addition, located north of Bethany Drive, west of Watters Road. Z-6/19/09-46.

Other Business

American Planning Association Conference – October 7 – 10, 2009

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, July 31, 2009, at 5:00 p.m.

Shelley B. George, City Secretary

Director's Report from 7/28/09 City Council Meeting

There were no items taken to the July 28, 2009 City Council meeting for consideration.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

August 4, 2009

SUBJECT:

Consider a Final Plat for Greenville Center Addition, Lots 1-3, Block A for Chick-Fil-A. The property is 4.8587± acres located south of Stacy Road and west of Greenville Avenue.

STAFF RESOURCE:

Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

A General Development Plan was approved October, 2007, and a Preliminary Plat was approved February 5, 2008.

BACKGROUND

The property is located at the southwest corner of State Highway 5 and Stacy Road. The property to the north, across Stacy Road, is the Town of Fairview. The property to the east, across State Highway 5 is zoned SC Shopping Center; the property to the east is zoned CC Corridor Commercial, and R-6 Residential. The property to the south is also zoned R-6 Residential.

The plat meets all the standards of the Allen Land Development Code and is consistent with the General Development Plan and Preliminary Plat.

STAFF RECOMMENDATION

Approval

ATTACHMENT

Final Plat

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: August 4, 2009

SUBJECT: Consider a Final Plat for Hillside Park Addition, Lots 1 & 2, Block A being 9.827± acres located at the southwest corner of Main Street and Fountain Gate Drive.

STAFF RESOURCE: Tiffany McLeod
Planner

PREVIOUS COMMISSION/COUNCIL ACTION: None

BACKGROUND

The property is located at the southwest corner of Main Street and Fountain Gate Drive. The property to the north, across Main Street, is zoned PD Planned Development No. 5 for SC Shopping Center, and LR Local Retail. The property to the east, across Fountain Gate Drive, is zoned PD Planned Development No. 12 for SF Single Family. The property to the south and west are zoned R-5 Residential.

This property is the City of Allen's Hillside Ballfield. It is the City's practice to plat municipal property as it develops. An indoor soccer facility will be constructed on the site. Therefore, at this time a final plat for the property is being submitted.

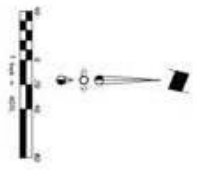
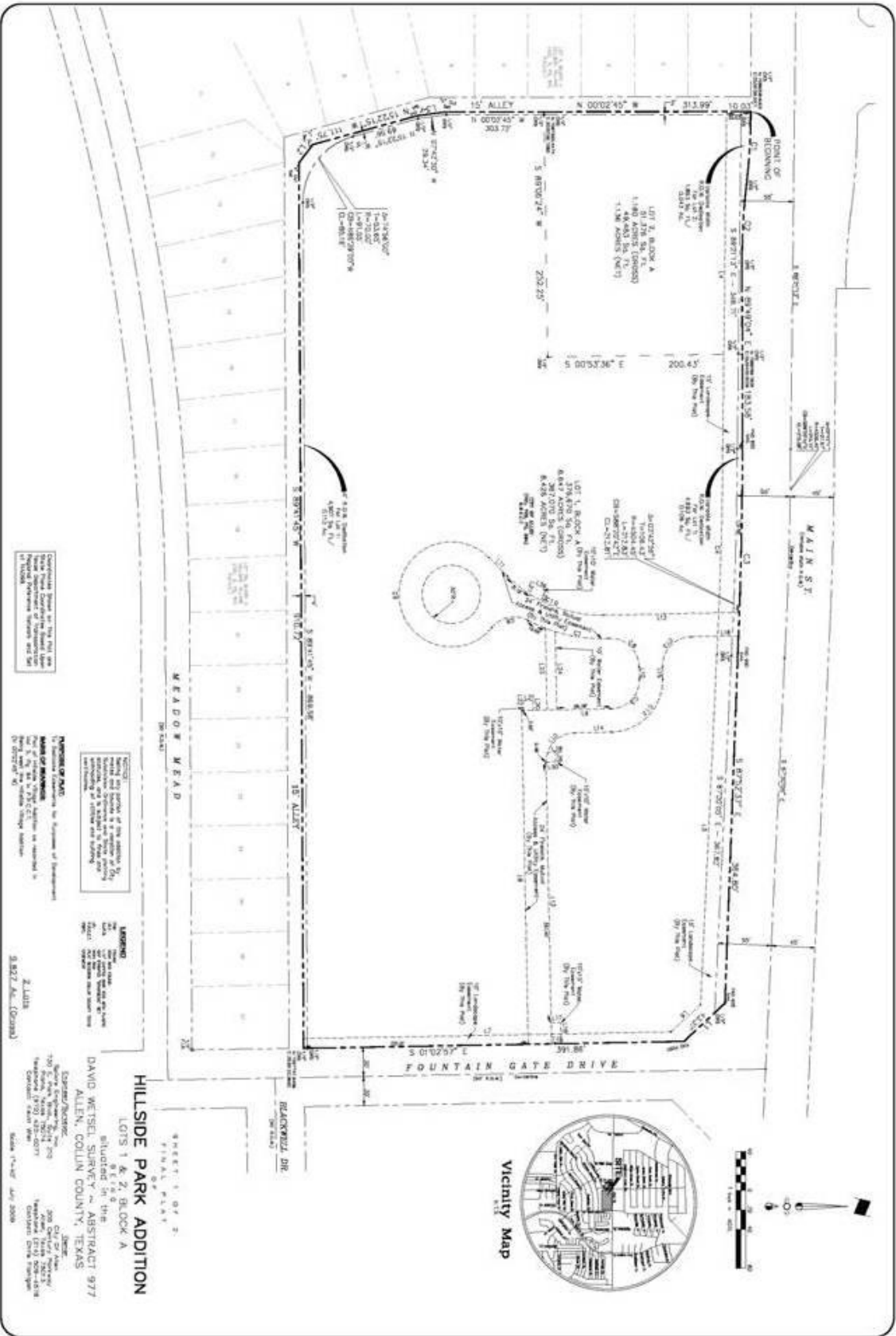
The plat meets all the standards of the Allen Land Development Code.

STAFF RECOMMENDATION

Approval

ATTACHMENT

Final Plat



Copyrighted Survey for this plat was prepared by the Surveyor General of Texas and is a public record of the State of Texas.

NOTICE: The plat of this survey is a public record of the State of Texas and is subject to the provisions of the Texas Surveying Act of 1909.

LEGEND: The plat of this survey is a public record of the State of Texas and is subject to the provisions of the Texas Surveying Act of 1909.

HILLSIDE PARK ADDITION
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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE: August 4, 2009

SUBJECT: Conduct a Public Hearing and consider a request for an SUP Specific Use Permit for an Assisted Living Facility on property currently zoned PD Planned Development No. 3 for MF-12 Multifamily uses. The property is 7.44± acres situated in the William Perrin Survey, Abstract No. 708; located north of Prestige Circle and west of Greenville Avenue.

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

PREVIOUS COMMISSION/COUNCIL ACTION: None

PUBLIC NOTICE: Property Owner Notices Mailed: 7/24/09
Public Hearing Sign Installed: 7/24/09

BACKGROUND

The property is located north of Prestige Circle, south of Willow Creek Circle, and west of Greenville Avenue. The property to the north is zoned R-3 Residential. The property to the west and south is zoned PD Planned Development No. 3 for LI Light Industrial uses. The property to the east, across Greenville Avenue, is PD Planned Development No. 46 for CF Community Facilities.

The property is currently zoned PD Planned Development No. 3 for MF-12 Multifamily uses and the Allen Land Development Code requires a Specific Use Permit for Assisted Living Facilities in this district.

The Site Plan submitted with the Specific Use Permit SUP request illustrates a proposed one story facility of 90 units. Parking is provided at 1.1 spaces per unit. The Allen Land Development Code does not have a standard specification for assisted living. The existing MF 12 zoning requires 2.25 spaces per unit and the nursing home standard is .5 spaces per unit. The Planning and Zoning Commission and City Council recently approved an active adult community parking ratio of 1.5 spaces per unit. Staff is comfortable with the 1.1 spaces per unit as an acceptable standard. Parking comparisons from surrounding communities are included in this communication. The Site Plan complies with the 50 foot side yard setback requirements adjacent to single family residential and other development requirements outlined in the Allen Land Development Code have been satisfied.

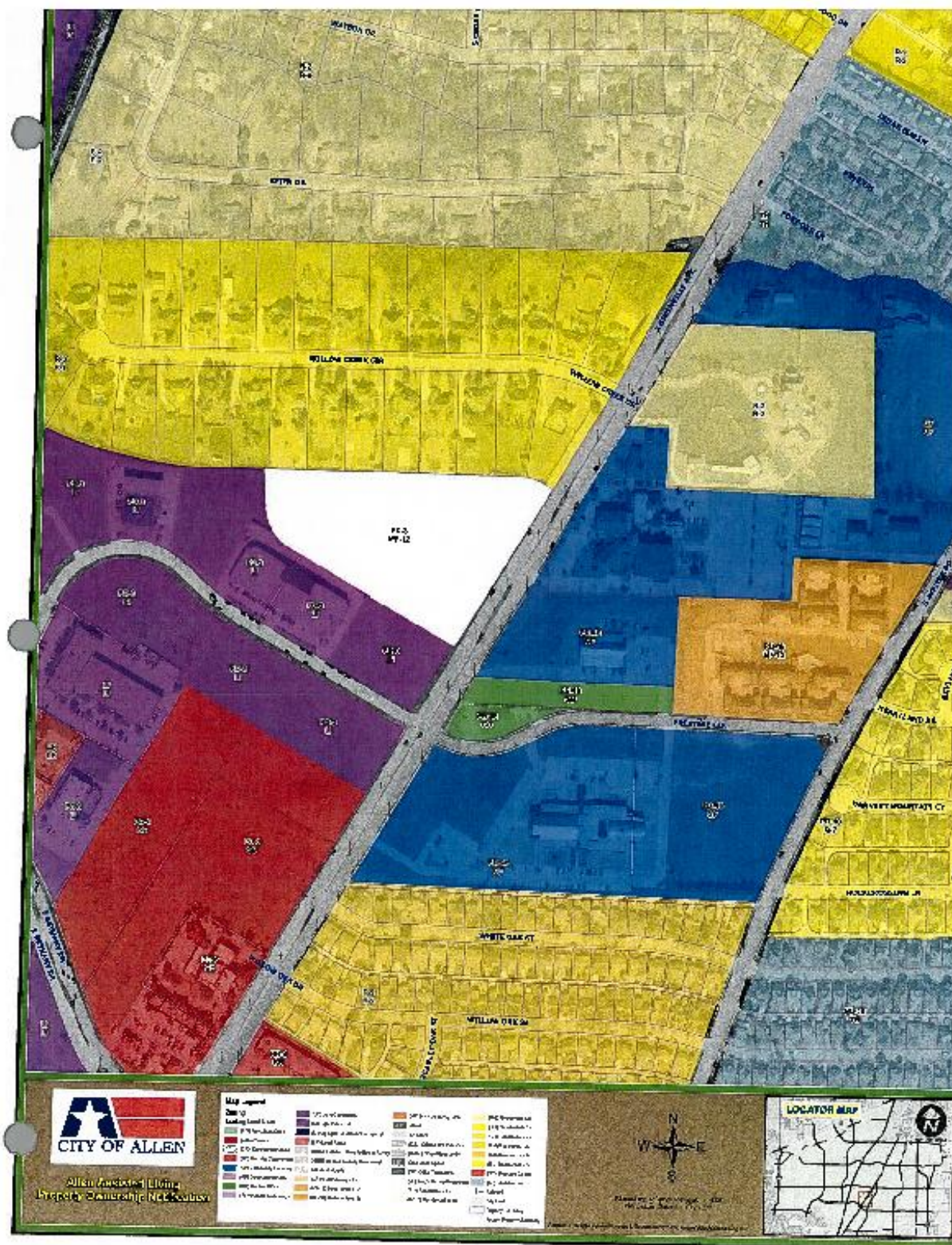
The building elevations meet the City of Allen masonry requirements and staff feels the assisted living facility is a welcome transition between the uses in Prestige Circle and the residential neighborhoods.

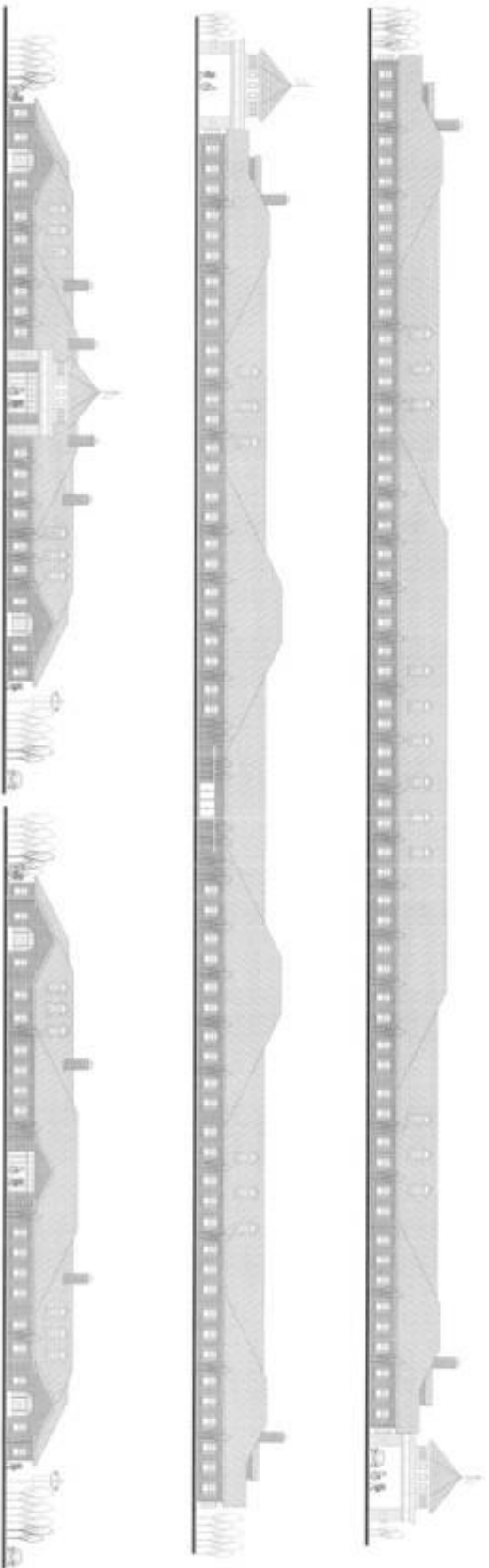
STAFF RECOMMENDATION

Approval

ATTACHMENTS

Location Map	Color Elevation
Site Plan	Landscape Plan
Elevations	Parking Comparison





ASSISTED LIVING ALLEN, TX
HSH SENIOR PROPERTIES

EL-01
SCALE: 1/8" = 1'-0" + 1/32" = 1'-0" (SEE DATE: 06/10/08)
APPROVED BY: [Signature]
DATE: 06/10/08





ASSISTED LIVING ALLEN, TX
HSH SENIOR PROPERTIES

EL-01

SCALE: 1/8"=1'-0" & 1/4"=1'-0" (SEE NOTES) DATE: 01/10/18
APPROVED BY: [Signature] DATE: 01/10/18
[Signature]



O'BRIEN

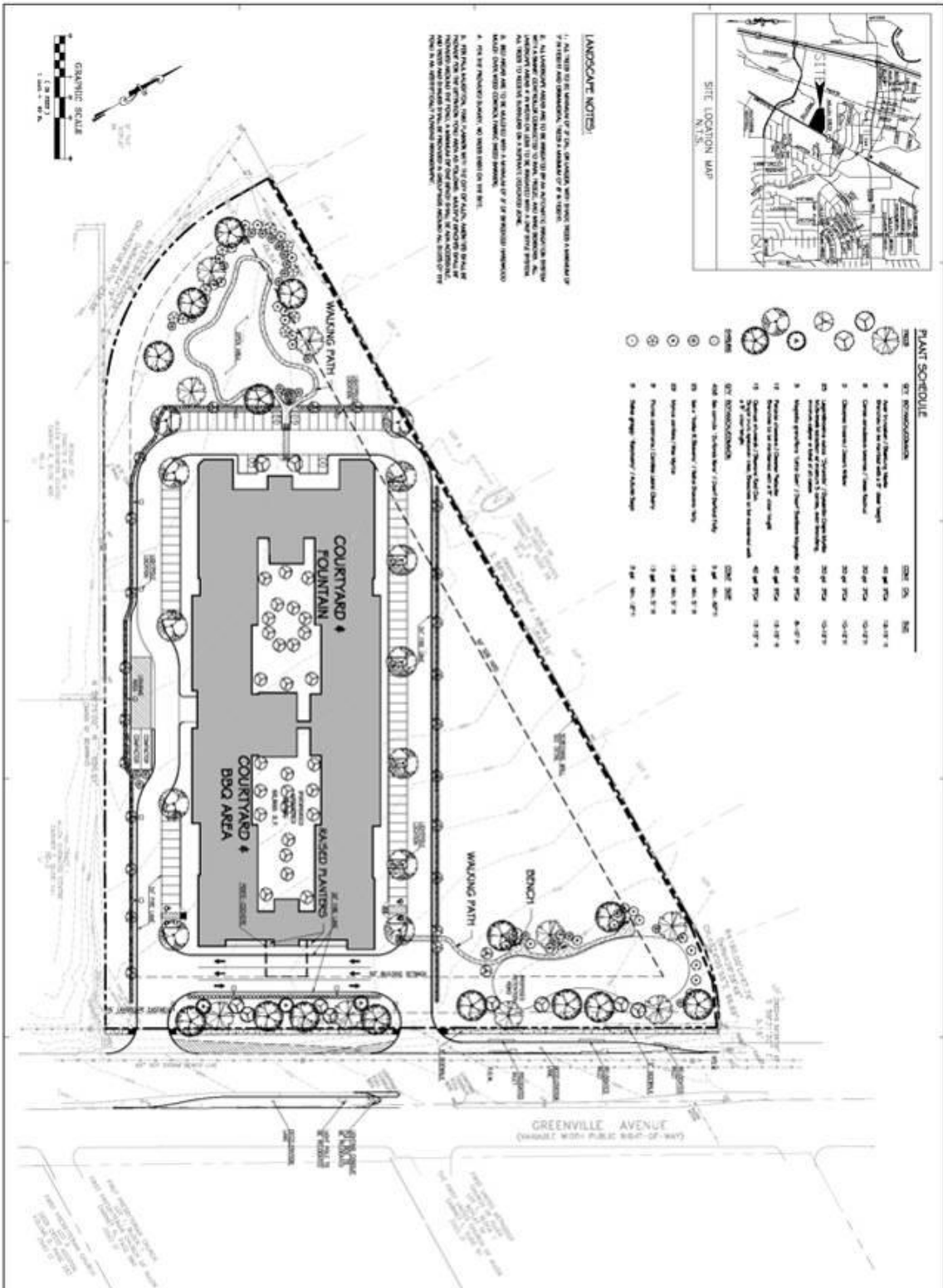


PLANT SCHEDULE

[illegible]

LANDSCAPE NOTES

- [illegible]



GRAPHIC SCALE
(in cm)
1 cm = 1 in

[illegible]

PARKING REQUIREMENTS (IN SURROUNDING AREAS)

Flower Mound, TX

Classification: Nursing or congregate care

Parking: 2 spaces for every 3 beds; dimensions at 9x17.5, 26' wide drive aisles

(Based on 108 beds = 72 spaces required)

Frisco, TX

Classification: Assisted Care or Living Facility

1 space per 5 beds and 1 parking space for each one thousand (1,000) square feet of lot area for outdoor uses; dimensions at 9x20, 26' wide drive aisles

(Based on 108 beds = 22 spaces required)

(Based on 64,611sf = 65 spaces required)

Total of 77 spaces are required

Grapevine, TX

Classification: Residence home for elderly

1.1 spaces per dwelling unit; dimensions at 9x18, adequate wide drive aisles

(Based on 90 units = 99 spaces required)

Denton, TX

Classification: Retirement complexes for seniors 55-years or greater

1.00 space/unit; All parking spaces shall be a minimum of nine by eighteen (9 x 18) feet and shall have a twenty-four (24) foot back-up space except where parking is angled

(Based on 90 units = 90 spaces required)

Irving, TX

Rezoning required - parking counts are established on the site plan, typically .6 parking spaces per unit.

(Based on 90 units = 54 spaces required)

McKinney, TX

Required: 1 parking space per 1-1/2 dwelling unit.

(Based on 90 units = 60 spaces required)

PLANNING & ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

August 4, 2009

SUBJECT:

Conduct a Public Hearing and consider a request to amend .1582± acres of Tract 2, PD Planned Development No. 55 for Retirement Center/Garden Office uses to allow for a side yard setback of 12.5' in lieu of 25'. The property is .582± acres being Lot 2, Block A, Woods at Watters Road Addition, located north of Bethany Drive, west of Watters Road.

STAFF RESOURCE:

Helen-Eve Liebman
Senior Planner

PREVIOUS COMMISSION/COUNCIL ACTION:

The property was originally zoned PD Planned Development No. 55, Tract 2, in March, 1994; an amendment to allow GO Garden Office District uses in January 2000; an amendment to allow Day Care Center as a permitted use in June, 2004; an amendment to the side yard and Landscaping setbacks in January, 2005, and an amendment to the front yard setbacks from 100 feet to 25 feet was approved September 12, 2006. The General Development Plan was approved on November 7, 2006, a Preliminary Plat was approved in January, 2007, and a Final Plat was approved in February, 2007.

PUBLIC NOTICE:

Property Owner Notices Mailed: 7/24/09
Public Hearing Sign Installed: 7/24/09

BACKGROUND

This property is located northwest of the Bethany Drive and Watters Road intersection. The property to the north is zoned PD Planned Development No. 55 for GO Garden Office to allow for office and retirement center uses. The property located to the east, across Watters Road, is zoned PD Planned Development No. 55 for LI Light Industrial and C Commercial/O Office uses. The property to the west and south is zoned PD Planned Development No. 55 for Retirement Center/Garden Office uses.

The side yard setback requirement along the north property boundary for Tract 2 of PD Planned Development No. 55 is 25 feet, and the applicant is requesting a reduction to 12.5 feet along the north property boundary of Lot 2, Block A to provide for all parking and drive access to be located on the lot. The side yard setback in the O Office District is ten feet.

An informational preliminary site concept and the approved General Development Plan are included in this communication for your reference.

There are no other modifications to the Planned Development PD with this amendment. Staff feels the reduction of the side yard is an appropriate request and allows for a more efficient use of the overall site due to trees and topography.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

Location Map

Preliminary Site Concept

General Development Plan



**Woods at Watters, Lot 2**

