

**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, NOVEMBER 17, 2009  
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 November 10, 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 November 3, 2009 meeting.

**Regular Agenda**

3. General Development Plan- Consider a request for a General Development Plan for Watters Business Park, being 9.7123± acres located at the southeast corner of Watters Road and Allen Central Drive. (GDP-10/12/09-83)
4. Public Hearing – Conduct a Public Hearing and consider amendments to the Allen Land Development Code including adding, amending and/or renaming various definitions set forth in Appendix A, amending the purpose statements for the Shopping Center, Light Industrial and Heavy Industrial Zoning Districts set forth in Article IV, Zoning Regulations, amending the Schedule of Principal Uses Chart set forth in Section 4.20.2 and the Schedule of Accessory Uses set forth in Section 4.20.3 relating to the use and development of property for assembly uses and establishing use standards for assembly uses in Section 6.01. (Z-10/28/09-86)

**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, November 13, 2009, 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 11/10/09 City Council Meeting**

There were no items taken to the November 10, 2009 City Council meeting for consideration.



**PLANNING AND ZONING  
COMMISSION**

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**Regular Meeting  
November 3, 2009**

**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  
Kevin Laughlin, Attorney  
Helen-Eve Liebman, Senior Planner

**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 October 27, 2009 City Council meeting.

**Consent Agenda**

2. Approve minutes of the October 20, 2009 meeting.
3. Request for Extension – Consider a 6 month extension of expiration date for a General Development Plan approved for Connemara Crossing, being 20.602± acres located at the northeast corner of Bethany Drive and Alma Drive.
4. Request for Extension – Consider a 60-day extension to time for recording the Final Plat approved for Twin Creeks Phase 7C-1, being 7.850± acres located southwest of San Jacinto Drive on Walnut Springs Drive.

5. Request for Extension – Consider a 60-day extension to time for recording the Final Plat approved for Twin Creeks Phase 7D-2, being 9.372± acres located southeast of San Jacinto Drive on Walnut Springs Drive.

**Motion:**        **Upon a motion by Commissioner Rushing, and a second by Commissioner Kelley, 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 to amend PD Planned Development No. 99 by amending the Sign Plan for the development. The property is 63.24± acres in the T.G. Kennedy Survey, Abstract No. 500, Michael See Survey, Abstract No. 543, and the Rufus Sewell Survey, Abstract No. 875, Watters Creek at Montgomery Farm; located southwest of Bethany Drive and US75. (Z 10/12/09-82)

Ogden “Bo” Bass, Director of Planning and Development, presented to the Commission.

The property is located at the southwest corner of US75 and Bethany Drive. In February of 2006 the City Council voted to approve PD Planned Development No. 99 for a mixed use community. The applicant has submitted an amendment to the zoning for additional signage for the development. Mr. Bass explained the unique aspect of the site and how the site orientation does not allow for views of the retail, residential, and office users within it.

The proposed sign package adds three elements that will increase visibility for the site. Garage tenant fins, an LED pylon sign, and parking area banners were presented and described to the Commission.

The garage tenant fins are limited to four, installed along the US 75 frontage, and may not exceed the height of the garage.

The LED pylon sign proposed was compared to that of the Village at Allen and the Allen Event Center LED pylon sign. Mr. Bass noted the TXDOT standards related to light pollution for the LED pylon sign are much greater than that of the City of Allen. TXDOT regulates light levels, the number of changes permitted, and the movement the sign is allowed to have. The height proposed for the LED pylon sign from the base of the sign to the top of the sign is 50 feet and the Director of Planning and Development has the ability to determine the grade at which the placement of the sign will be. The proposed maximum copy area of the sign is 700 square feet and of that the LED area may not exceed 472 square feet. It was noted that the proposed LED sign is desired to be seen from a distance.

Mr. Bass identified the parking lot pole banner signs along with design details, quantity, and locations within the parking area. It was also noted that additional banners for the future parking areas would be at the discretion of the Director of Planning and Development.

Staff recommends approval.

Chairman Wendland opened the Public Hearing.

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

Commissioner Dreggors questioned the material of the banners and if they would withstand high wind speeds. Harold Dull, applicant representative, 970 Garden Park Drive, Allen answered the banners are a polyethylene mesh-like material.

The question was raised whether the materials were opaque and if they would be maintained. Ogden "Bo" Bass stated that the materials proposed are opaque and the developer will ensure the banners will be in good condition. Mr. Bass further stated that the City of Allen Code Enforcement department would also ensure the proper maintenance and appearance of the banners.

Commissioner Cocking inquired about the garage tenant fins. If the trees grew would the signs be visible. Ogden "Bo" Bass stated that the Planned Development regulations for landscaping would be held to and the City's Urban Forester would not allow the trees to be topped.

Commissioner Cocking asked if the signage already on the garage would remain or if they would be removed. Ogden "Bo" Bass answered that the fixed signage would remain but the banners would be removed and that in fact, banners had already been removed from the parking structure in anticipation of the PD amendment review.

Commissioner Cocking advised that a motion should include a condition that any additional parking banners should be reviewed by the Planning and Development Director.

Commissioner Cocking questioned the wind strength for the banners. Mr. Bass stated that the wind strength would meet ALDC standards. He continued by stating staff would obtain the wind resistance and distribute the information to the Commission in the next week.

Commissioner Cocking asked about the number of signs currently permitted in the PD and if this PD amendment removed any of the originally approved signage. Mr. Bass stated that the signs presented in the PD amendment are in addition to the original PD. He also noted that the temporary multi-tenant sign at the corner of Bethany Drive and US 75 had already been removed.

Commissioner Cocking asked about the height of the LED pylon sign and how that height is based. He noted that we have a height requirement for pole signs and questioned the reason for allowing the LED sign to be taller than this requirement. He is concerned with the request and stated that the City will be establishing a precedent that other shopping centers will be seeking. Mr. Bass explained the importance of this public investment succeeding and stated that not every shopping center would qualify for signage of this type.

Chairman Wendland noted that approval of this amendment would not constrain the Commission or preclude them from denying other applications for similar signage.

Commissioner Platt commented that within two years the garage tenant fins may be obsolete due to the tree growth.

Commissioner Rushing stated that he was in support of the PD amendment.

Commissioner Kelley asked where the LED sign would be located and whether the light would interfere with residential uses in the development. Mr. Bass stated that based on the orientation of the sign it would not be an issue.

Chairman Wendland noted the height of the trees would obstruct the visibility of the garage tenant fins. He is concerned that using the centerline grade of US 75 for the LED pylon sign would make it too obtrusive.

Chairman Wendland also inquired about the number of monument signs and if the PD amendment would allow too much signage. He supported the parking lot banners.

Commissioner Dreggors inquired as to where the US 75 elevation would be determined.

Kerby Smith, applicant representative, 301 Commerce, Suite 3635, Ft. Worth, spoke to the Commission. Mr. Smith stated that site line studies will determine the height but could not answer the height question until the studies were prepared.

Mr. Bass suggested that site line visibility studies be prepared prior to City Council review in order for the height to be considered in a photographic perspective. He also suggested that the PD include a requirement for City Council to have another review of the height prior to permitting.

Mr. Smith stated that there is not enough time to prepare the site line visibility studies prior to City Council review.

Chairman Wendland agreed with the recommendation to require a second review of height by City Council. City Council would have the opportunity to accept or reject the height prior to a sign permit being approved.

**Motion:**      **Upon a motion by Commissioner Cocking, and a second by Commissioner Rushing, the Commission voted 5 IN FAVOR, and 1 OPPOSED (by Commissioner Cocking), to recommend approval of the request to amend PD Planned Development No. 99 by amending the Sign Plan for the development with the following conditions:**

- **Any parking banners in excess of 20 shall be approved by the Director of Planning and Development;**
- **The LED pylon sign height will be reviewed by City Council prior to sign permitting.**

**The motion carried.**

**Other Business**

None.

**Adjournment**

**Motion:       Upon a motion by Commissioner Cocking and adopted by acclamation the  
Planning and Zoning Commission meeting adjourned at 8:08 p.m.**

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2009.

\_\_\_\_\_  
Robert Wendland, Chairman

\_\_\_\_\_  
Tiffany McLeod, Planner

### **Director's Report from 10/27/09 City Council Meeting**

There were no items taken to the October 27, 2009 City Council meeting for consideration.

<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** November 17, 2009

**SUBJECT:** Consider a General Development Plan for Watters Business Park, being 9.712± acres located at the southeast corner of Watters Road and Allen Central Drive.

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

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** Planned Development No. 55, Tract 10, Commercial Office, approved March 1994.

**BACKGROUND**

The property is located at the southeast corner of Watters Road and Allen Central Drive. The property to the north, across Allen Central Drive, and to the east is zoned PD Planned Development No. 55 for C/O Commercial Office. The property to the south is zoned PD Planned Development No. 55 for LI Light Industrial; the property to the west is PD Planned Development No. 55 for O/MF Office and Multi-Family.

The General Development Plan has been reviewed by staff and meets all of the requirements of the *Allen Land Development Code*.

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

General Development Plan



<b>PLANNING &amp; ZONING COMMISSION AGENDA COMMUNICATION</b>
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**AGENDA DATE:** November 17, 2009

**SUBJECT:** Conduct a Public Hearing and consider amendments to the Allen Land Development Code including adding, amending and/or renaming various definitions set forth in Appendix A, amending the purpose statements for the Shopping Center, Light Industrial and Heavy Industrial Zoning Districts set forth in Article IV, Zoning Regulations, amending the schedule of Principal Uses Chart set forth in Section 4.20.2 and the Schedule of Accessory Uses set forth in Section 4.20.3 relating to the use and development of property for assembly uses and establishing use standards for assembly uses in Section 6.01.

**STAFF RESOURCE:** Lee Battle, AICP  
Asst. Director of Planning & Development

**PREVIOUS COMMISSION/  
COUNCIL ACTION:** None

**BACKGROUND**

The purpose of this Allen Land Development Code (ALDC) amendment is insure that the City's land use regulations adequately address the location of assembly uses in the community, and that local regulations are in compliance with the implementation of state and federal laws. Specifically, the ALDC needs to prevent conflicts in land use types by separating the location of various assembly uses, including schools, day cares, churches and hospitals, from entertainment areas intended for the development of restaurants and other establishments that may sell alcoholic beverages and locations planned for major employment centers and business parks.

Included in the proposed amendments are new definitions that were not previously in the ALDC, refinements to the purpose statements for the SC and LI districts, and modifications to the Schedules of Principle Uses and Accessory Uses (land use chart).

**STAFF RECOMMENDATION**

Approval

**ATTACHMENTS**

Proposed ALDC Amendment  
Schedule of Principal Uses  
Schedule of Accessory Uses  
Newspaper Notice

Black text – existing ordinance language

Red strikethroughs – existing language being removed/replaced

Blue text – new language being added

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#### Section 4.08.11. "SC" Shopping Center District.

Purpose. This district provides for medium intensity concentrations of shopping, **dining and entertainment**-related commercial activity **that are compatible with** and appropriate for permitted uses identified in the Schedules of Principal Uses (Section 4.20.2) and the Schedule of Accessory Uses (Section 4.20.3).

. . . .

#### Section 4.08.16. "LI" and "HI" Industrial Districts

1. Purposes. These districts are intended to **establish major employment centers, provide locations for business parks** and accommodate distribution, processing, and manufacturing, and are distinguished by the intensity of use and appropriate for permitted uses identified in the Schedules of Principal Uses (Section 4.20.2) and the Schedule of Accessory Uses (Section 4.20.3).

. . . .

#### Section 6.01.5. ~~Specific Permitted~~ **Additional Use** ~~Standards.~~

1. A Specific Use Permit may be granted for those uses indicated by "S" in the *Schedule of Permitted Principal Uses* (Section 4.20.2). ~~and the following:~~ **The following standards shall apply to those uses listed below and identified in the Schedules of Principal Uses (Section 4.20.2) and the Schedule of Accessory Uses (Section 4.20.3).**

. . . .

- d. ~~Churches, temples, rectories located in residential zoning districts~~

. . . .

- e. **Public Assembly Uses - When located in a residential district, the maximum lot size shall be 5 contiguous acres and maximum square footage of buildings shall be 1/5 the total land area.**

- f. ~~ep.~~ **Tattoo Studio** – shall be prohibited within 1,000 feet of any ~~church~~ **religious institution** or residentially-zoned district or any public or parochial school. The distance is measured from the front door of the premises to be permitted to the closest property line and then in a straight line to the nearest property line of the ~~church~~ **religious institution**, school or residential property.

- g. ~~p-q.~~ **Teen Club.**

. . . .

## Appendix A – Definitions

~~Church, Temple or Rectory~~ – a place of worship and religious training of recognized religions including the on-site housing of ministers, rabbis, priests, nuns and similar staff personnel.

~~College, or University or Trade School~~ - An academic institution of higher learning accredited or recognized by the State offering a program or series of programs of academic study. A non-profit or for-profit institution established for educational purposes offering courses of study beyond the secondary education level, including trade schools and commercial schools offering training or instruction in a trade, art, or occupation; provided, however, a Public, Private, or Parochial School that provides students enrolled at the school an opportunity to enroll in and take post-secondary courses or obtain concurrent credit for post-secondary course work on the school's campus is not a College, University, or Trade School.

Gymnastics/Dance Studio - A private commercial facility used as a place for instructional classes in gymnastics, dance, martial arts or similar uses.

Fitness/Health Center - A private commercial facility operated to promote physical health and fitness. Activities may include exercise, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to weight lifting and exercise equipment, fitness training, swimming pools, game courts and running or jogging tracks.

Museum/Art Gallery - A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and which may include as an accessory use the sale of goods.

Park-and-Ride Facility - A public bus and/or rail transportation facility providing scheduled local and/or regional passenger transportation that is constructed with an associated parking lot designed for passengers to park their motor vehicles prior to embarking on a bus and/or train that stops at said facility.

Public Assembly Use - Any public or private college, university, school, library, museum, fraternal organization, civic club, religious institution, community center, recreational facility or other similar use.

Religious Institution – A location used for regular organized religious worship, religious training or related religious activities and those accessory activities which are customarily associated therewith. This use does not include home meetings or other religious activities conducted in a privately occupied residence.

~~School, Business and Trade~~ – a secondary or higher education facility primarily teaching usable skills that prepare students for jobs in a trade and meeting any State requirements as a vocational facility.

~~School, Public or Denominational~~ – a school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

School, Private or Parochial - A school operated by a private or religious agency or corporation providing elementary and/or secondary education, but not including a Private or Parochial School operated on the campus of a College, University, or Trade School.

School, Public - A school operated by an independent school district established in accordance with Chapter 11 of the Texas Education Code, but not including a Public School operated on the campus of a College, University, or Trade School.

11/13/09 2nd DRAFT

**ALLEN LAND DEVELOPMENT CODE**  
**Section 4.20.2.**  
**SCHEDULE OF PRINCIPAL 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	CF	
													ACID MANUFACTURE											X		
													ADULT BOOKSTORE						S							
										X	X		ADULT DAY CARE				X	X	X	X					X	
													AGRICULTURAL USE	X											S	
													AIRPORT	S												
													AMUSEMENT, COMMERCIAL (INDOOR)				X	X	X	X	X					
													AMUSEMENT, COMMERCIAL (OUTDOOR)	S			S	S	S	S					S	
													ANTIQUE SHOP				X	X	X	X	X					
													APPAREL & RELATED MANUFACTURE								X	X	X			
										S	S		ASSISTED LIVING					S	S	S	S				X	
													AUTO PAINTING OR BODY SHOP					X	S			X	X			
													AUTO PARTS SALES				X	X	X	X	X					
													AUTOMOTIVE REPAIRS, MAJOR				S	S	X	X			X	X		
													AUTOMOTIVE REPAIRS, MINOR				S	S	X	X			S			
													AUTOMOTIVE SALES & SERVICE					X	X			X				
													BAKERIES (WHOLESALE)					X	X	X	S	X	X			
													BAKERY OR CONFECTIONERY				X	X	X	X						
													BANKS AND FINANCIAL INSTITUTIONS		X	X	X	X	X	X	X	X	X			
									X	X	X		BED & BREAKFAST	X												
													BEER & WINE PACKAGE SALES				X	X		X						
													BEER & WINE PACKAGE SALES WITH GREATER THAN 50% OF REVENUE FROM BEER & WINE				S	S		S						
													BICYCLE SHOP/REPAIR SER				X	X	X	X	X					
													BIRTHING CENTER												X	
													BOAT DISPLAY SALES AND REPAIR						X			X	S			
													BOAT STORAGE											X		
													BOOK, CARD OR NOVELTY SHOPS				X	X	X	X						
													BOTTLING WORKS & DISTRIBUTION							S		S	X			
													BUILDING MATERIALS SALES (Outdoor)					S	X	X						
													BUILDING MATERIALS SALES (Indoor)					X	X	X	X					
													BULK HANDLING FACILITY											X		
													BUS STATIONS/TERMINALS		S	S	S	S	S	S	S		X	X		
													CAR WASH					X	X	X	X					
													CARNIVAL OR CIRCUS	T						T			T			
													CARPENTRY, PAINTING SHOP						X	X			X			
													CATERING				X	X	X							
													CEMENT, LIME, GYPSUM MANUFACTURE										X			
													CEMETERY	X											X	

**ALLEN LAND DEVELOPMENT CODE**  
**Section 4.20.2.**  
**SCHEDULE OF PRINCIPAL 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	CF
													CHEMICALS & ALLIED PRODUCTS											X	
X S	X S	X S	X S	X S	X S	X S	X S	X S	X S	X S	X S	X S	CHURCH, TEMPLE OR RECTORY RELIGIOUS INSTITUTIONS	S	X	X	X		X	X	S	S	X	X	X
													CLINIC, MEDICAL		X	X	X	X	X	X	X				S
													COAL, COKE OR WOOD YARD											X	
													COLLEGE OR UNIVERSITY, OR TRADE SCHOOL			S			X	X	X	X			X
													COMMUNITY CENTER												X
													CONCRETE BATCH PLANT (NON-TEMP)		S	S	S	S	S	S			S	S	S
T	T	T	T	T	T	T	T	T	T	T	T	T	CONCRETE BATCH PLANT (TEMPORARY) (Must be located a minimum of 500 feet from any existing residential structure)	T	T	T	T	T	T	T	T	T	T	T	T
										X	X		CONGREGATE RESIDENCE												X
T	T	T	T	T	T	T	T	T	T	T	T	T	CONSTRUCTION OFFICE (TEMPORARY)	T	T	T	T	T	T	T	T	T	T	T	T
													CONTRACTOR'S YARD											X	
										S	S		CONVALESCENT CENTER					S	S	S	S				X
													CONVENIENCE STORE				X	X	X	X	X				
S	S	S	S	S	S	S	S	S	S	S	S	S	COUNTRY CLUB	S											X
										X	X	X	DAY CARE FACILITY		S	S	X	X	X	X	X				X
													DEPARTMENT OR DISCOUNT STORES					X	X	X	X				
													DRUG STORE OR PHARMACY		X	X	X	X	X	X	X				S
													DRUGS, PHARMACEUTICAL MFG.									X	X	X	
										X	X		DWELLING, CONDOMINIUM												
										X	X		DWELLING, MULTI-FAMILY (APARTMENT)												
								X	X	X	X		DWELLING, SINGLE-FAMILY (ATTACHED)												
X	X	X	X	X	X	X	X	X	X	X	X	X	DWELLING, SINGLE-FAMILY (DETACHED)	X											
								X	X	X	X		DWELLING, TWO-FAMILY												
													ELECTRICAL GENERATING PLANT, PUBLIC											X	
													ELECTRONIC ASSEMBLY									X			
													EQUIPMENT RENTAL				X	X	X	X					
													FABRICS OR NEEDLEWORK SHOP				X	X	X	X	X				
													FAIRGROUNDS OR RODEO	S							T		T	T	S
X	X	X	X	X	X	X	X	X	X	X	X	X	FAMILY HOME	X											
													FARM IMPLEMENT SALES AND SERVICE						X				X	X	
													FARMS AND NURSERIES	X											
													FAT RENDERING, ANIMAL REDUCTION											X	
													FIREARMS SALE & SERVICE				S	S	S	S	S				
													FITNESS AND HEALTH CENTER				X	X S	X	X	X S				X
													FLEA MARKET												X

**ALLEN LAND DEVELOPMENT CODE**  
**Section 4.20.2.**  
**SCHEDULE OF PRINCIPAL 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	CF
													FLORIST				X	X	X	X	X				
													FOOD PROCESSING (HEAVY)						S	S			X	X	
													FOOD SERVICE					X	X	X	X	X	X	X	
													FORESTRY	S										X	
													FORGE PLANT											S	
													FRATERNAL ORG., LODGE, CIVIC CLUBS		X	X	X	X	X	X			X	X	X
													FUELING STATION				S	S	X	X	S		S	S	
													FUNERAL HOMES AND MORTUARIES						X	X	S				S
													FURNITURE/APPLIANCE SALES				X	X	X	X	X				
													GARAGE, PUBLIC PARKING					X	X	X	X				X
													GOLF COURSE	X							S				S
													GOLF COURSE (PUBLIC)	X							S				X
													GROCERY				X	X	X	X	X				
													GYMNASTICS/ATHLETICS DANCE STUDIO				X	X S	X	X	X S		X	X	
													HARDWARE STORE				X	X	X	X	X				
													HATCHERY, POULTRY, EGG FARM	X									X		
													HEAVY MACHINERY SALES/STORAGE									S	X		
													HELIPORT	S									S	S	S
													HELISTOP	S		S			S	S	S	S	S	X	S
													HELISTOP (TEMPORARY)		T	T		T	T	T	T	T	T	T	T
										X	X		HOSPICE								S				X
													HOSPITAL							S	X	X			S
													HOTEL			S					S	X	S		
													KEY SHOP, LOCKSMITH				X	X	X	X	X				
													LABORATORIES: BIO SAFETY LEVEL 2		S	S		S	S	X	X	X	X	X	
													LABORATORIES: BIO SAFETY LEVEL 3		S	S		S	S	S	X	X	X	X	
													LABORATORIES: BIO SAFETY LEVEL 4									S	S	S	S
													LABORATORIES: DENTAL		X	X		X	X	X	X	X	X	X	
													LAUNDRY, SELF-SERVICE				S	S		S					
													LAUNDRY/CLEANING PLANT, COMMERCIAL						X				X	X	
													LAUNDRY/CLEANING PLANT, RETAIL w/PK/UP					X		X	X				
													LAUNDRY/DRY CLEANING, PICK-UP ONLY				X	X	X	X	X		X		
													LAWN EQUIPMENT SALES & REPAIR				S	S	X	X					
													LIVESTOCK AUCTION	S										X	
													MACHINE SHOP OR WELDING							X			X	X	
													MAINTENANCE & STORAGE FACILITIES										S	S	S
												X	MANUFACTURED HOUSING UNIT	S											
												X	MANUFACTURED OR MOBILE HOME PARK												

**ALLEN LAND DEVELOPMENT CODE**  
**Section 4.20.2.**  
**SCHEDULE OF PRINCIPAL 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	CF
													MANUFACTURING, HEAVY											X	
													MANUFACTURING, LIGHT							X	X	S	X	X	
													MASS TRANSIT COMMUTER PICK-UP		S	S	S	S	S	S	S	X	S	S	S
													MASSAGE PARLOR								S				
													MINING											X	
													MINI-WAREHOUSES						S	S			S	S	
													IMPLEMENT DISPLAY & SALES											X	
													MONUMENT SALES							X					
													MOTOR CYCLE SALES & SERVICE					S	X	X	X				
													MOTOR FREIGHT TERMINAL											X	
													MUSEUM / LIBRARY, ART GALLERY (PUBLIC)		X	X	X	X	X	X	X	X			X
													NURSERY, RETAIL PLANT	X				X	X	X	X				
										S	S		NURSING HOME					S	S	S	S				X
													OFFICE SHOWROOM/WAREHOUSE					X	X	X	X	X	X	X	
													OFFICE USE		X	X	X	X	X	X	X	X	X	X	X
													OPEN STORAGE				S	S	S	S	S	S	S	S	S
													OUTDOOR PRODUCE MARKET						X	X					
X	X	X	X	X	X	X	X	X	X	X	X	X	PARK OR PLAYGROUND (PUBLIC)	X	X	X	X	X	X	X	X		X	X	X
													PAWN SHOPS					X		X	S				
													PEST CONTROL SERVICE				S	S	X	X	X		X	X	
													PETROLEUM PRODUCTS REFINING/STORAGE											X	
													PLAYFIELD OR STADIUM	S							S				S
													PRINTING OR NEWSPAPER ESTABLISHMENT							X	X	X	X	X	
													PRIVATE CLUB					S			S	S			
													PUBLIC SERVICE FACILITY	X	S	S	X	X	X	X	X		X	X	X
													RADIO OR TV BROADCAST STUDIO					S	X	X	X	X	X	X	
													RAILROAD FREIGHT STATION											X	
T	T	T	T	T	T	T	T	T	T	T	T	T	REAL ESTATE SALES OFFICE (TEMP.)	T	T	T	T	T	T	T	T	T	T	T	T
													RECREATION CAMP	X											X
													RECREATION CENTER (PUBLIC)	X											X
													RENTAL, AUTO, TRAILER, TRUCK						X				X	X	
													RESTAURANT (DRIVE-IN OR THROUGH)			S	X	X			X	X	X		
													RESTAURANT (NO DRIVE-IN OR THROUGH)		X	X	X	X			X	X	X		
													RESTAURANT/PRIVATE CLUB			S		S			S	S	S	S	
													RETAIL STORE				X	X	X	X	X				
													SAND OR GRAVEL MINING OR STORAGE											X	
													SANITARY LANDFILL												S
													SCHOOL, BUSINESS AND TRADE					X	X	X	S	X	X	X	

**ALLEN LAND DEVELOPMENT CODE**  
**Section 4.20.2.**  
**SCHEDULE OF PRINCIPAL 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	CF	
								S	S	S	S	S	SCHOOL, <del>PROPRIETARY OR DENOMINATIONAL-PRIVATE OR PAROCHIAL</del>	S	S	S	S	S	S	S					X	
X	X	X	X	X	X	X	X	X	X	X	X	X	SCHOOL, PUBLIC	X	X	X	X	X	X	X	S	S	X	X	X	
													SEXUALLY-ORIENTED BUSINESS						S	S				S		
													SIGN SHOP									X	S	X		
													SMELTING OF ORES OR METALS											X		
													STABLE	X										X		
													STOCKYARDS OR SLAUGHTERHOUSE											X		
S	S	S	S	S	S	S	S	S	S	S	S	S	SWIM OR TENNIS CLUB	S	S	S		S	S	S			X			
													SWIM POOL (PUBLIC)	X										X		
													TARGET RANGE							S		S	S	S		
													TATTOO STUDIO (Res. #1512-7-97(R))						S							
													TEEN CLUB				S	S	S	S				S		
													THEATER			X		X	X	X	X	S				
													TIRE RECAPPING											X		
													TRUCK SALES AND REPAIR - NEW						X				X	X		
													TRUCK STORAGE										S	X		
													TRUCK TERMINAL										X	X		
													UPHOLSTERY SHOP				X	X	X	X						
													VETERINARY HOSPITAL OR CLINIC	X			X	X	X	X	X					
													VIDEO REDEMPTION MACHINES (8-LINER MACHINES) - 5 or more							S	S			S		
													WAREHOUSE/DISTRIBUTION CENTER							S	S	S	X	X		
													WRECKING, JUNK OR AUTO SALVAGE YARD											S		
													Supp. No. 1 (1939-5-01)													
													Supp. No. 2 (1984-9-01)													
													Supp. No. 3 (2112-11-02)													
													Ord. No. 2222-9-03													
													Ord. No. 2301-6-04													
													Ord. No. 2425-7-05													

**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	CF	
										X	X		ADULT DAY CARE			S	X	X	X	X					X	
													AUTO PARTS SALES				X	X	X	X						
													AUTOMOTIVE REPAIRS, MAJOR									X	X	X		
													AUTOMOTIVE REPAIRS, MINOR					X	X	X						
													BAKERY OR CONFECTIONERY		X	X	X	X	X	X	X	X				
													BANKS AND FINANCIAL INSTITUTIONS				X			X	X	X	X			
													BOOK, CARD OR NOVELTY SHOPS		X	X	X	X	X	X	X	X				
										X	X	X	BUS STATIONS/TERMINALS		X	X		X		X	X	X	X	X		
													CAR WASH		X	X		X	X	X		X				
													CARPENTRY, PAINTING SHOP										X	X		
													CLINIC, MEDICAL						X	X	X	X		S		
													CONVENIENCE STORE				X	X	X							
													DAY CARE FACILITY		X	X				X	X	X		X		
													DRUG STORE OR PHARMACY		X	X				X	X	X		X		
													DWELLING, CONDOMINIUM													
													DWELLING, MULTI-FAMILY (APARTMENT)					X	X			X	X			
													DWELLING, SINGLE-FAMILY (DETACHED)	X												
													EQUIPMENT RENTAL									X				
										X	X	X	FITNESS AND HEALTH CENTER		X	X		X		X	X	X	X	X		
													FLORIST		X	X	X	X	X	X	X	X				
													FOOD SERVICE		X	X	X					X	X			
													FRATERNAL ORG., LODGE, CIVIC CLUBS		X	X	X	X	X							
													FUELING STATION				S		S		S	S				
					X	X	X	X	X	X	X	X	GARAGE, PUBLIC PARKING		X	X	X			X	X			X		
													GOLF COURSE	X						X	X	X		S		
													GOLF COURSE (PUBLIC)	X	X	X				X	X	X		X		
													GYMNASTICS/ATHLETICS DANCE STUDIO		X	X				X		X	X	X		
													KEY SHOP, LOCKSMITH		X	X						X				
													LABORATORIES: BIO SAFETY LEVEL 2		X	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	AO	NON-RESIDENTIAL DISTRICTS											
R1	R1.5	R-2	R-3	R-4	R-5	R-6	R-7	2F	TH	MF12	MF18	MH			GO	O	LR	SC	LC	GB	CC	IT	LJ	HI	CF	
													LABORATORIES: DENTAL		X	X		X	X	X	X	X				
										X	X	X	LAUNDRY, SELF-SERVICE									X	X			
													LAUNDRY/CLEANING RETAIL W/ PICK UP		X	X						X				
													LAUNDRY/DRY CLEANING, PICK-UP ONLY		X	X	X	X	X			X				
													LAWN EQUIPMENT SALES & REPAIR				X	X				X	X			
													MACHINE SHOP OR WELDING									X	X	X		
													MAINTENANCE & STORAGE FACILITIES									X	X	S		
										X	X	X	MASS TRANSIT COMMUTER PICK-UP SERVE			X		X		X	X	X	X	X		
													MOTOR FREIGHT TERMINAL							X		X				
													NURSERY, RETAIL PLANT	X						X		X				
													OFFICE SHOWROOM/WAREHOUSE					X	X			X	X			
X	X	X	X	X	X	X	X	X	X				OFFICE USE				X	X	X	X	X	X	X	X		
													PARK-AND-RIDE FACILITY			S		S	S	S	S	S	S			
													PLAYFIELD OR STADIUM							S X	S X	S X	S X	S X		
													PRIVATE CLUB			CS				S	S	CS				
													RADIO OR TV BROADCAST STUDIO				X	X	X	X		X	X	X		
													RECREATION CENTER (PUBLIC)	X						X		X	X	X		
													RENTAL, AUTO, TRAILER, TRUCK									X	X			
													RESTAURANT (NO DRIVE-IN OR THROUGH)		X	X				X	X					
													RESTAURANT/PRIVATE CLUB		CS	CS				S	S	CS				
													RETAIL STORE		X	X				X		X				
													SIGN SHOP										X	X		
													STABLE	X										X		
					X	X	X	X	X	X	X	X	SWIM OR TENNIS CLUB	X	X	X				X	X	X		X		
X	X	X	X	X	X	X	X	X	X	X	X	X	SWIM POOL	X	X	X		X		X	X	X		X		
													TRUCK TERMINAL									X	X			
													TIRE RECAPPING										X			
													TRUCK STORAGE									X	X			
													WAREHOUSE/DISTRIBUTION CENTER									X	X			
													Supp. No. 2 (1984-9-01); Supp. No. 3 (2112-11-02)													

**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	November 17, 2009	7:00 p.m.
Allen City Council	December 8, 2009	7:00 p.m.

Conduct a Public Hearing and consider amendments to the Allen Land Development Code including adding, amending and/or renaming various definitions set forth in Appendix A, amending the purpose statements for the Shopping Center, Light Industrial and Heavy Industrial Zoning Districts set forth in Article IV, Zoning Regulations, amending the schedule of Principal Uses Chart set forth in Section 4.20.2 and the Schedule of Accessory Uses set forth in Section 4.20.3 relating to the use and development of property for assembly uses and establishing use standards for assembly uses in Section 6.01.

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)

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E-MAIL TO [slake@acnpapers.com](mailto:slake@acnpapers.com) (PLEASE CONFIRM RECEIPT BY E-MAIL TO [pconway@cityofallen.org](mailto:pconway@cityofallen.org))

**CHARGE TO: 45169 (City Secretary)**