



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, APRIL 2, 2024 – 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

1. **Call to Order and Announce a Quorum is Present.**
2. **Pledge of Allegiance.**
3. **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.)
 - 3.1 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council at the March 26, 2024, Regular Meeting.
 - 3.2 Approve Minutes from the March 19, 2024, Planning and Zoning Commission Regular Meeting.
4. **Regular Agenda.**
 - 4.1 Conduct a Public Hearing and consider a City initiated request to amend the development and use regulations of Specific Use Permits No. 116 (Lot 2R, Block 3, Millennium Business Park), 121 (Lot 4, Block 1, Bethany Park Place), 125 (Lot 2, Greenway-Allen Retail Addition), 127 (Lot 11, Block A, Greenville Center Addition), 129 (Lot 3, Block A, Watters Village), 134 (Lot/Track GH, Allen Business Centre), 135 (Lot 1 & 4, Mark VII equipment of Texas), 136 (Lot 1R, Block 3, Cottonwood Creek Village Shopping Center No. 3), 138 (Lot 2, Allen Business Centre), 140 (Lot 1R-1, Allen Business Centre), 141 (Lot 1R2, Block A, Watters Village), 143 (Lot 1, East Allen Place), 144 (Lot 4R, Block A, Allen Watters LP Addition), 145 (Lot 2A, Block B, Brookshires Addition), 147 (Lot 3, Block 1, Allen Tech Center Addition), 149 (Lot A-1, Block A, The Village at Allen), 150 (Lot 12, Block A, Greenville Center Addition), 153 (Lot 2, William F. Chester Addition), 154 (Lot 1R3, Block A, Watters Village), 157 (Lot 1R, Block A, The Reading Ranch Addition), 158 (Lot 1R, Block A, The Reading Ranch Addition), 159 (Lot 2, Block A, Greenwood Valley Commercial Addition), 160 (Lot 1A, Cottonwood Creek Village Shopping Center), 161 (Lot 1, William F. Chester Addition), 165 (Lot 5, Block A, Lyrick Addition), 166 (Lot 1, Block 3, Allen Tech Center Addition), 168 (Lot 6, Block 1, Allen Tech Center Addition), 169 (Lot 1, Block 1, Allen Church of Christ Addition), 170 (Lot 1, Block A, Legends at Twin Creeks Business Addition), 171 (Lot 1, Block A, Bethany Corner Addition), 172 (Lot 2A, Block B, Brookshires Addition), 174 (Lot 10, Block D, Bray Central One Addition), 177 (Lot 6,

Greenway-Allen Retail Addition), 178 (Lot 2, Block A, Greenville Center Addition), 180 (Lot 7A-1, Block A, The Village at Allen); repeal Specific Use Permits No. 120 (Lot 3, Block A, McDermott Towne Crossing), 123 (Lot 1, Pebblebrook Village Phase I), 124 (Lot 1, Block A, Bethany Plaza Addition), 126 (Lot 5, Allen Towne Center), 132 (Lot 7, Block A, Custer/McDermott Addition), 133 (Lot 1, Block A, Allen Heights Shopping Center), 148 (Lot 1, Block A, Central Allen Addition), 152 (Lot 1, Block A, Allen Business Center II), 162 (Lot 1, Pete Ford Medical Addition), 164 (Lot 6, Greenway-Allen Retail Addition), 173 (Lot 1A, Block A, Cottonwood Creek Village Phase 2), 175 (Lot 1, Block 2, Allen Premium Outlets), and 181 (Lot 1A, Block A, Eagle Landing Shopping Center); and amend and restate the development and use regulations of Specific Use Permit No. 142 (Lot 1, Block 1, Bethany Corner Addition). [Ownership Clause SUP]

4.2 *****The applicant has requested to postpone this item to the May 7, 2024, Planning and Zoning Commission meeting.*****

Conduct a Public Hearing and consider a request to amend Planned Development No. 53 with a base zoning of Shopping Center, regulating the development and use of Lot 1R1-2, Block A, Kids R Kids Addition. [McDonalds]

5. **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.

6. **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, March 29, 2024, at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.