



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 15, 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 October 8, 2024, Regular Meeting.
 - 3.2 Approve Minutes from the October 1, 2024, Planning and Zoning Commission Regular Meeting.
 - 3.3 Consider a request for a Replat of 6.607± acres of Lot 1R, Block X; and Lot 1R and Lot 2R, Block D, The Farm, generally located on the southeast corner of Alma Drive and Johnson Road. [The Farm - Replat]
 - 3.4 Consider a request for a Replat of 6.679± acres of Lot 5, Block A; and Lot 2, Block X, TCC Custer Addition, generally located south of State Highway 121 and east of Custer Road. [TCC Custer Addition - Replat]
- 4. Regular Agenda.**
 - 4.1 Conduct a Public Hearing and consider a request to amend the Allen Land Development Code by amending Article I “General Provisions,” Section 1.08 “Certificates of Occupancy and Compliance,” Subsection 10 “Revocation” by Amending Regulations Relating to Certificate of Occupancy Revocation; Amending Article VI “Special Zoning Provisions,” Section 6.05.3 “Site Plan Details,” Subsection 6 “Photometric Plan” by Amending Regulations Relating To Photometric Plan Requirements as Part of the Site Plan Submittal; Amending Article VII “Zoning Development Standards,” Section 7.05.3 “Nonresidential And Multifamily Landscaping Requirements,” Subsection 6 “Surface Parking Lot Landscaping” by Amending Regulations Relating to Parking Lot Island Dimensions; Amending Appendix A “Definitions,” By Amending The Definition Of “Structure, Accessory (Residential)”. [ALDC Amendment]

4.2 Conduct a Public Hearing and consider a request to amend a portion of Planned Development No. 72 with a base zoning of Corridor Commercial by granting a change in zoning to Planned Development No. 40, with a base zoning of Corridor Commercial, and amending the development regulation thereof, regulating the development and use of a 20.288± acre tract of land situated in the H. Seaborn and R.T. Clements Survey, Abstract No. 879. [Cottonwood Creek Church - Signage]

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, October 11, 2024, at 5:00 p.m.

Shelley B. George, City Secretary

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