



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, AUGUST 5, 2025 – 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 July 22, 2025, Regular Meeting.
 - 3.2 Approve Minutes from the July 15, 2025, Planning and Zoning Commission Regular Meeting.
 - 3.3 Consider a request for a Replat of 22.460± acres of Lots 1 and 2, Block A, Costco Allen, generally located on the southeast corner of State Highway 121 and Stacy Road. [Costco Allen]
4. **Regular Agenda.**
 - 4.1 Conduct a Public Hearing and consider a request to amend the Allen Land Development Code including the following: Section 4.08.19.d, Table 2, "Schedule of Principal and Accessory Uses in Downtown District" amending titles of and/or removing certain non-permitted uses; Section 4.20.2, "Schedule of principal uses" amending titles of, and/or removing certain non-permitted uses and adding a new use; Section 4.20.3, "Schedule of accessory uses" adding a new use; Section 6.04, "Temporary use permits" regarding the purpose thereof; Section 6.06.16, "Massage Establishments" adding a new section regarding Massage Establishments; Section 6.06.17, "Electric Vehicle Chargers" adding new regulations regarding electric vehicle charging stations; Section 7.03.3, "Screening mechanical equipment and refuse enclosures" adding a section regarding electric vehicle charging station screening; Section 7.04.1, "Vehicle Parking" deleting the use "Fat Rendering, Animal Reduction"; Section 7.09.5, "General regulations governing signs" amending regulations related to illuminated signs; Section 8.03.1, "General plat regulations" amending regulations for plat signature block requirements; Section 8.05.7, "Cross access median cuts" removing a subsection related to the Comprehensive Plan; and Appendix A,

"Definitions" adding and/or amending the title of various definitions. [ALDC Amendments]

4.2 Consider a request for the approval of the 2026-2030 Capital Improvement Program.

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, August 1, 2025, 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.