



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 6, 2022 – 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 Approve Minutes from the November 29, 2022, Planning and Zoning Commission Workshop Meeting.
 - 3.2 Approve Minutes from the November 29, 2022, Special Called Planning and Zoning Commission Meeting.
- 4. Regular Agenda.**
 - 4.1 Conduct a public hearing and consider a request to amend the Allen Land Development Code to include (a) amending Section 4.08.19 of the Allen Land Development Code to redesignate the “Central Business District (CBD)” to be known as the “Downtown District (DD)” and amending the regulations relating to the development and use of the property within the Downtown District (DD); and (b) make other conforming amendments to the Allen Land Development Code including: (1) Amending Sections 4.02.1, 4.05.6, 7.09.2, and 7.09.5 to replace the term “‘CBD’ Central Business District” with the term “‘D’ Downtown District” where it appears; (2) Amending Section 4.15.2, “Schedule of residential height and area regulations,” by deleting footnote (1) and renumbering footnotes accordingly; (3) Deleting Section 4.20.4, “Schedule of principal uses—Central business district;”; (4) Deleting Section 4.20.5, “Schedule of accessory uses central business district;”; (5) Amending Section 6.06.13, “Urban Residential,” by providing for exceptions to be permitted in the Downtown District; (6) Amending Section 6.06.14, “Townhomes,” by providing regulations for specifically for Townhomes in the “Downtown District; (7) Amending Section 6.06.15, “Mobile Food Establishments,” by permitting Food Truck Sites in the Downtown District and by providing location standards for Food Truck Sites and Food Truck Parks in the Downtown District; (8) Amending Section 7.05.3.5.d, “Landscape buffer planting requirements,” to replace the term, “central business district” with “Downtown District” and to modify approval authority from Commission to the Downtown Design Review Board; (9) Amending Section 7.09.11.2 –

Table 7.23, “Permanent signs,” by deleting the section relating to signage in the “Central Business District;” and (10) Amending Section 8.05.1.12, “Neo-traditional subdivisions,” by deleting the reference to “CBD central business district.” The property affected by these amendments is 241.1± acres in the City of Allen, Texas, located in the W. Perrin Survey, Abstract No. 708; A. Perrin Survey, Abstract No. 713; J. Read Survey, Abstract No. 758; D. Wetsel Survey, Abstract No. 977; and P. Wetsel Survey, Abstract No. 990; and generally located east of US Highway 75, east of the portion of Bonham Drive that is south of Main Street; south of Whisenant Estates Installments #1-3, south of Whis-Lynge Hill Addition No. 1, south of Hydrous Wake Park; west of Cottonwood Creek; and north of Burnett to Allen Addition, north of Allenwood Estates #3, and north of Millennium Business Park Replat for Lots 3R-4R, Block 3.

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, December 2, 2022, 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.