



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
TUESDAY, FEBRUARY 7, 2023 – 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 January 24, 2023, Regular Meeting.
  - 3.2 Approve Minutes from the January 17, 2023, Planning and Zoning Commission Regular Meeting.
- 4. Regular Agenda.**
  - 4.1 Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 4 with a base zoning of Shopping Center and to adopt Development Regulations, a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations for approximately 7.459-acres situated in the Rufus Sewall Survey, Abstract No. 875, generally located east of Greenville Avenue and south of Hightrail Drive. (ZN-102122-0019) [Allen Flex Center]
  - 4.2 Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 45 with a base zoning of Shopping Center relating to the installation of signs on Lot 3R1, Block A, Stacy Green; generally located south of Stacy Road and west of Central Expressway, commonly known as 1955 Central Expressway North. (ZN-011323-0001) [Outback Allen]
  - 4.3 Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 131 with a base zoning of Shopping Center and to adopt a Sign Location Map, Sign Elevations, and Sign Schedule for Lyrick Addition, Block A, Lot 4, generally located at the southwest corner of Bethany Drive and Greenville Avenue. (ZN-122222-0025) [QuikTrip - Signage]
  - 4.4 Conduct a Public Hearing and consider a request to establish a Planned Development zoning

district with a base zoning of Single-Family Residential R-7 and to adopt Development Regulations, Zoning Exhibit, Concept Plan, Open Space Plan, and Building Elevations for Lot 1, Block 2, Jones Addition; generally located approximately 1,192 feet north of Prestige Circle and directly east of Greenville Avenue, commonly known as 505 S. Greenville. (ZN-120122-0022) [505 S. Greenville]

- 4.5 Conduct a Public Hearing and consider a request to amend the Allen Land Development Code by amending Subsection 6 of Section 4.10, “Residential accessory use regulations” authorizing home occupations in accessory buildings and repealing certain restrictions on advertising home occupations; Section 4.11, “Commercial accessory use regulations” adding regulations regarding commercial accessory structures; removing “Restaurant/Private Club” as use in Section 4.20.3, “Schedule of accessory uses”; Section 6.05, “Site Plan Approval” to add Section 6.05.5, “Amendments to an approved site plan” regarding amending an approved site plan; Section 7.04.1, “Vehicle parking” to add regulations for parallel parking space dimensions; Section 7.05.4, “Tree planting requirements for new single-family residential development (attached and detached)” regarding the number of trees required to be planted; Appendix A, “Definitions” amending the definition “medical or dental office” and amending or removing definitions regarding various restaurant classifications; and Appendix C, “Trees and Plants” removing Texas Ash as a recommended overstory shade tree species.

**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, February 3, 2023, 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.*