



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 19, 2017 – 7:00 P.M.
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Directors Report

1. Action taken on the Planning & Zoning Commission items by City Council at the December 12, 2017, regular meeting.

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.*)

2. Approve minutes from the December 5, 2017, regular meeting.
3. Capital Improvement Program (CIP) Status Report.
4. Final Plat - Consider a request for a Final Plat for Ridgeview Villas, being 4.249± acres located in the James W. Parsons Survey, Abstract No. 705; generally located west of Twin Creeks Drive and south of Ridgeview Drive. (PL-081117-0013) [Ridgeview Villas]

Regular Agenda

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the regulations relating to the use and development of 79.095± acres out of the Francis Dosser Survey, Abstract No. 280 and the G. Phillips Survey, Abstract No. 701; generally located west of Chelsea Boulevard and south of the Ridgeview Drive right-of-way, and presently zoned as Planned Development No. “PD” 130 by amending the regulations relating to the required building elevations. (ZN-112917-0014) [Ridgeview Crossing]
6. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 112 Single-Family Residential “R-5” generally located north of McDermott Drive and east of Custer Road, relating to the permitted garage orientation on Lot 28 Block G, Cypress Meadows Ph. 1 and Lots 33, 37, 38, 41 Block A, Lots 3, 4, 12, 13, 14, 18, 19, 20, 22, 24, Block C, Lots 17, 24, 25, 26, Block I, Lot 7, Block J, Lot

1, Block K, Lots 1, 12, 15, Block L, Lots 4, 6, 14, 15, 18, Block M, and Lot 1, Block O, Cypress Meadows Ph. 2. (ZN-111617-0013) [Cypress Meadows Phase 1 and 2]

7. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning for a 135.28± acre tract located in the John Phillips Survey, Abstract No. 718, J.W. Parson Survey, Abstract No. 705 and the J.W. Roberts Survey, Abstract No. 762; generally located at the northeast corner of the intersection of Ridgeview Drive and Alma Drive, from Corridor Commercial CC, Planned Development PD No. 72 Local Retail LR, and Planned Development PD No. 72 Corridor Commercial CC to a Planned Development for Single-Family, Multi-Family, Office and Retail Uses, and adopt Development Regulations, Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards (ZN-070317-0006) [The Strand]
8. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development No. 54 Multi-Family Residential “MF-18” and to adopt a Concept Plan and Building Elevations for Lot 1R, Block C, Bray Central One; generally located north of Bray Central Drive and west of Watters Road. (ZN-100317-0011) [The Gatherings at Twin Creeks]
9. Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 24.964± acres situated in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road from Agriculture Open Space AO and Planned Development PD No. 82 Single-Family Residential R-6 to a Planned Development for Single-Family Residential R-7, and adopt Development Regulations, a Concept Plan, Open Space Exhibit, and Building Elevations. (ZN-092717-0009) [The Enclave]

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.

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 15, 2017, at 5:00 pm.

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.