



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 2, 2021 - 7:00 P.M.  
CONDUCTED VIA VIDEO CONFERENCE**

**This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference. The facility will not be open to the public.**

Members of the public are entitled to participate remotely via broadcast by webinar. To speak remotely at the Planning and Zoning Commission Meeting, speakers must:

- Submit the online registration form found at: [https://forms.office.com/Pages/ResponsePage.aspx?id=D-ZxTzEcXUWhNtqHVXCaeGmU7\\_1vIepOgbwpgNX9pypUQ0NPNVkxWIVKVlpFUFJRT0pBQkFMV1RBNy4u](https://forms.office.com/Pages/ResponsePage.aspx?id=D-ZxTzEcXUWhNtqHVXCaeGmU7_1vIepOgbwpgNX9pypUQ0NPNVkxWIVKVlpFUFJRT0pBQkFMV1RBNy4u) not later than 3 p.m. on Tuesday, March 2, 2021.
- Once the registration form is received, registered speakers will receive either an email or phone call providing the telephone number to call on the date of the meeting.
- Speakers must call not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers will not be accepted and will not be allowed to speak.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to [planningsubmittals@cityofallen.org](mailto:planningsubmittals@cityofallen.org) by 3 p.m. on March 2, 2021, to ensure the information is able to be provided to the Commissioners in advance of the meeting.

The meeting will be live streamed on Allen City TV at [www.cityofallen.org/982/ACTV](http://www.cityofallen.org/982/ACTV) for those wanting to watch the meeting but not address the Commission.

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Director's Report**

1. Action Taken on the Planning and Zoning Commission Items by City Council at the February 9, 2021, and the February 23, 2021, Regular Meetings.

## **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. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the February 2, 2021, Planning and Zoning Commission Regular Meeting.
4. Replat - Consider a Replat of Tract L, Allen Business Center II, Being 2.57± Acres; Generally Located at the Southwestern Corner of the Intersection of Prestige Circle and Greenville Avenue. (PL-010821-001) [SHB Allen Replat]
5. Replat - Consider a Replat of Suncreek United Methodist Church II, Lot 1R, Block A, Being 12.252± Acres; Generally Located at the Southwestern Corner of the Intersection of McDermott Drive and Suncreek Drive. (PL-020521-005) [Suncreek UMC II]
6. Replat - Consider a Replat of Watters Creek at Montgomery Farm, Phase 1 and 2, Lot 3R-1A, Block A, Being 2.920± Acres; Generally Located at the Northeastern Corner of the Intersection of U.S. Highway 75 and Montgomery Boulevard. (PL-020521-004) [Allen Tech Hub]

## **Regular Agenda**

7. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 142 Mixed Use MIX, Adopt a Concept Plan for Single-Family Residential and Single-Family Residential Cross Sections, and to amend Appendix 5 "Street Sections" and Appendix 7 "Ridgeview Drive Conceptual Landscape Plan" for Approximately 79.285± acres in the James W. Parson Survey, Abstract No. 705, Thomas Philips Survey, Abstract No. 717, and John Philips Survey, Abstract No. 718; Generally Located South of State Highway 121 and West of Alma Drive. (ZN-121120-0018) [The Avenue -Single-Family]
8. Discussion regarding proposed Allen Land Development Code Amendments - signage, accessory and temporary structures, use regulations, processing of development applications, consistency with various state regulations, definitions, and clarification of existing language in various sections.

## **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, February 26, 2021, at 5:00pm

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Shelley B. George, City Secretary