



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, NOVEMBER 6, 2012
COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Action taken on the Planning & Zoning Commission items by City Council at the October 23, 2012 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 October 16, 2012 regular meeting.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider amendments to various sections of the Allen Land Development Code, including amending Appendix B “Filing Fees and Charges” and amending Sections 1.08, 2.03.3, 3.03; 4.06, 7.06.4; and 8.04 to provide for adoption of various fees and charges by city council resolution; moving from Section 4.15.2 to Section 4.15.1 language authorizing uncovered front porches and uncovered patios to extend a limited distance into the front yard in the R-1, R-1.5, R-2, R-3, R-4, R-5, R-6 and R-7 zoning districts; amending Section 6.06 and adding a new Section 6.06.11, “Solar Panels” providing for supplemental use regulations for solar panel systems; amending Section 7.03.4 regarding the regulation of outdoor lighting; amending Section 7.07.1 to add an exception to the prohibition of fences and walls in the front yard; amending Section 8.05.1.7 regarding the regulation of driveway cuts; amending Section 8.11 regarding the regulation of street lights; and amending Appendix A by adding, amending or repealing certain definitions.
4. Residential Replat/Public Hearing – Conduct a Public Hearing and consider a request for a Residential Replat for Cumberland Crossing Phase IV. The property is 14.842± acres north of Exchange Parkway and west of Twin Creeks Drive. (RP-8/28/12-61) [Cumberland Crossing Phase IV]
5. Preliminary Plat – Consider a request for a Preliminary Plat for Cumberland Crossing Phase V, being 18.909± acres located north of Exchange Parkway and west of Twin Creeks Drive. (PP-9/12/12-63) [Cumberland Crossing Phase V]
6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit for an Assisted Living use. The property is Lot 1, Block 1, Allen Assisted Living Addition; located north of Prestige Circle and west of Greenville Avenue. (SUP-10/15/12-71) [Allen Assisted Living]

7. Public Hearing – Conduct a Public Hearing and consider a request to add building elevations, and amend the Concept Plan and development regulations for Planned Development No. 93 Townhome TH. The property is 5.0± acres situated in the L. K. Pegues Survey, Abstract No. 702, City of Allen, Collin County, Texas; located south of Stacy Road and east of Curtis Lane. (Z-8/20/12-58) [Villas at Cottonwood Creek, Phase 2]

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, November 2, 2012, 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.