



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
TUESDAY, SEPTEMBER 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 Receive the Director's Report on action taken on Planning and Zoning Commission items by City Council at the August 23, 2022, Regular Meeting.

3.2 Approve Minutes from the August 16, 2022, Planning and Zoning Commission Regular Meeting.

3.3 Consider a request for a Replat of The Farm, Lots 1 and 2, Block B, generally located at the northeast corner of Jilly Dog Lane and Johnson Road. (PL-081222-0017) [The Farm]

**4. Regular Agenda.**

4.1 Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a 2,080 square foot portion of a building located on Lot 8, Block A, Custer/McDermott Addition; generally located at the southeast corner of the intersection of McDermott Drive and Custer Road and commonly known as 2035 McDermott Drive, Suite 460, to be developed and used as a Fitness and Health Center. (SUP-071522-0003) [Hero Training]

4.2 Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 64 with a base zoning of Garden Office to allow a "Massage Establishment" use by right for Lots 1 - 8, Block A, Alliance Office Center. (ZN-080522-0015) [Alliance Office Centre]

4.3 Conduct a Public Hearing and consider a request to amend the development regulations of Planned Development No. 53 with a base zoning of Shopping Center to allow "Restaurant (with drive-in or drive-through)" as a Permitted Use on Lot 1R1, Block A, Kids R Kids Addition; generally located on the northwest corner of Exchange Parkway and Alma Drive. (ZN-061722-0011) [Restaurant-Office at Alma & Exchange]

**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, September 2, 2022, 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.*