



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY, NOVEMBER 4, 2025 – 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 Interim Director's Report on action taken on the Planning and Zoning Commission items by City Council at the October 28, 2025, Regular Meeting.
 - 3.2 Approve Minutes from the October 21, 2025, Planning and Zoning Commission Regular Meeting.
- 4. Regular Agenda.**
 - 4.1 Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing an "Automotive Repairs, Minor" use on Lot 2R, Block 1, CVS - Main St. Addition, commonly known as 1530 E. Main Street. [Integrity 1st]
 - 4.2 Conduct a Public Hearing and consider a request to amend the Allen Land Development Code, including the following: Section 4.06, "Change and amendments" by amending requirements of zoning change voting and protest procedures; amending Section 8.02.4, "Administrative approval of certain Amending Plats, Minor Plats and Replats" by retitling to "Administrative approval of plats" and amending which plats the Director of Community Development is authorized to approve; Section 8.03.1, "General plat regulations" amending the statutory compliance procedure for plat applications; Section 8.03.3, "Preliminary plat" by changing who may approve preliminary plats; Section 8.03.4, "Final plat" amending plat regulations to exempt the requirement for tax certificates and who may approve final plats; Section 8.03.9, "Conveyance plat" amending plat regulations to exempt the requirement for tax certificates and who may approve conveyance plats; Section 11.03, "Advisory committee" relating to the composition of the advisory committee; Appendix A, "Definitions" adding a definition for "Manufactured Home" and amending a definition for "Manufactured Home - HUD Code". [ALDC Amendments]
 - 4.3 Conduct a Public Hearing a consider a request to amend Planned Development No. 58 with a

base zoning of Shopping Center, regulating the development and use of Lot 1, Block A, Cornerstone/Allen Addition. [1300 Central Expy N - Additional Land Uses]

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 Tuesday, October 28, 2025, 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.