



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING – 7:00 P.M.
TUESDAY, SEPTEMBER 6, 2011
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 August 23, 2011 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 of the August 16, 2011 regular meeting.
3. Final Plat - Consider a request for a Final Plat for Fall Creek Phase I, being 23.621± acres located south of Ridgeview Drive and west of Willingham Drive. (FP-8/23/11-158) [Fall Creek]

Regular Agenda

4. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to amend the elevations and exterior building material regulations. The property is Lots 125-130, Block A, Villas at Twin Creeks Phase I; located north of McDermott Drive and west of Benton Drive. (Z-7/14/11-139) [Villas at Twin Creeks Phase I]
5. Tabled Item/Public Hearing – Conduct a Public Hearing and consider a request to amend the Concept Plan, elevations and exterior building material regulations. The property is Lots 1-22, Block C, Lots 15-21, Block D, Lots 7-18, Block E, Villas at Twin Creeks, Phase II; located at the northwest corner of Watters Road and Plainview Drive. (Z-7/14/11-140) [Villas at Twin Creeks Phase II]
6. Public Hearing – Conduct a Public Hearing and consider a request to amend the Concept Plan, elevations and exterior building material regulations. The property is 0.365± acres situated in the Katherine Parsons Survey, Abstract No. 711, located west of Watters Road and east of Noah Drive. (Z-8/22-11-157) [Villas at Twin Creeks Phase III]
7. Preliminary Plat – Consider a request for a Preliminary Plat for Villas at Twin Creeks Phase III. The property is 16.23± acres located east of Benton Drive, south of Bray Central Drive and west of Watters Road. (PP-7/12/11-132) [Villas at Twin Creeks Phase III]

8. Public Hearing – Conduct a Public Hearing and consider a request to amend the Concept Plan and Planned Development PD regulations. The property is 14.466± acres situated in the Mary Standifer Survey, Abstract No. 812, located west of Twin Creeks Drive and north of Exchange Parkway. (Z-7/13/11-138) [Cumberland Crossing IV]
9. Public Hearing/Replat – Conduct a Public Hearing and consider a request for a Replat for Lots 1R & 2R, Block A, Watters Creek at Montgomery Farm, Phase 1, being a Replat of Lot 1, Block A. The property is 33.833± acres located at the southwest corner of US75 and Bethany Drive. (R-8/8/11-151) [Watters Creek at Montgomery Farm]

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, September 2, 2011, 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.