

**CITY OF ALLEN CITY COUNCIL
NOTICE OF PUBLIC HEARING(S)**

Please scroll to view all public hearing notices.

TABLED TO JANUARY 10: *Application for Zoning has been withdrawn by the Applicant; therefore, no public hearing will be conducted. Citizens are welcome to offer comments during the Citizens' Comments portion of the meeting.*

Notice is hereby given that the Allen City Council will conduct a Public Hearing on **Tuesday, December 13, 2022, at 7:00 p.m.** in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas 75013, on a request to amend and restate the development regulations relating to the development and use of Tract C-1 of Planned Development "PD" No. 98, said property being generally located directly south of Ridgeview Drive and west of Twin Creeks Drive; and generally described as Lots 1-18, Block A, Lots 1-9, Block B, and Lots 1-3, Block X, Ridgeview Villas [Ridgeview Villas]

Anyone wishing to speak either FOR or AGAINST this request is invited to attend this public hearing and voice his or her opinion.

For further information, contact the Community Development Department, City of Allen, 305 Century Parkway, Allen, Texas; or contact Hayley Angel, Planning Manager, by phone at 214-509-4172 or by e-mail at hangel@cityofallen.org.

Published in The Allen American on Sunday, November 20, 2022.

Notice is hereby given that the Planning & Zoning Commission and the **Allen City Council** will conduct public hearings at their regular meetings as follows in the City Hall Council Chambers, 305 Century Parkway, Allen, Texas:

| | | |
|------------------------------|-------------------------|------------------|
| Planning & Zoning Commission | December 6, 2022 | 7:00 p.m. |
| Allen City Council | January 10, 2023 | 7:00 p.m. |

The purpose of the hearing is to receive comment from interested members of the public regarding proposed City-initiated amendments to the Allen Land Development Code ("ALDC") including (a) amending Section 4.08.19 of the ALDC to redesignate the "Central Business District (CBD)" to be known as the "Downtown District (DD)" and amending the regulations relating to the development and use of the property within the Downtown District (DD) and (b) make other conforming amendments to the ALDC including:

(1) Amending Sections 4.02.1, 4.05.6, 7.09.2, and 7.09.5 to replace the term "'CBD' Central Business District" with the term "'D' Downtown District" where it appears; (2) Amending Section 4.15.2, "Schedule of residential height and area regulations," by deleting footnote (1) and renumbering footnotes accordingly; (3) Deleting Section 4.20.4, "Schedule of principal uses—Central business district;"; (4) Deleting Section 4.20.5, "Schedule of accessory uses central business district;"; (5) Amending Section 6.06.13, "Urban Residential," by providing for exceptions to be permitted in the Downtown District; (6) Amending Section 6.06.14, "Townhomes," by providing regulations for specifically for Townhomes in the "Downtown District; (7) Amending Section 6.06.15, "Mobile Food Establishments," by permitting Food Truck Sites in the Downtown District and by providing location standards for Food Truck Sites and Food Truck Parks in the Downtown District; (8) Amending Section 7.05.3.5.d, "Landscape buffer planting requirements," to replace the term, "central business district" with "Downtown District" and to modify approval authority from Commission to the Downtown Design Review Board; (9) Amending Section 7.09.11.2 – Table 7.23, "Permanent signs," by deleting the section relating to signage in the "Central Business District;" and (10) Amending Section 8.05.1.12, "Neo-traditional subdivisions," by deleting the reference to "CBD central business district."

The property affected by these amendments is 241.1± acres in the City of Allen, Texas, located in the W. Perrin Survey, Abstract No. 708; A. Perrin Survey, Abstract No. 713; J. Read Survey, Abstract No. 758; D. Wetsel Survey, Abstract No. 977; and P. Wetsel Survey, Abstract No. 990; and generally located east of US Highway 75, east of the portion of Bonham Drive that is south of Main Street; south of Whisenant Estates Installments #1-3, south of Whis-Lynge Hill Addition No. 1, south of Hydrous Wake Park; west of Cottonwood Creek; and north of Burnett to Allen Addition, north of Allenwood Estates #3, an north of Millennium Business Park Replat for Lots 3R-4R, Block 3.

The public is invited to attend and participate or submit written comments. For further information, contact the Department of Community Development, City of Allen, 305 Century Parkway, Allen, Texas, 214-509-4160, or e-mail Marc Kurbansade at mkurbansade@cityofallen.org.

Published in The Allen American on Sunday, November 20, 2022.
