



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
TUESDAY, NOVEMBER 19, 2024 – 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 the Planning and Zoning Commission items by City Council at the November 12, 2024, Regular Meeting.

3.2 Approve Minutes from the October 15, 2024, Planning and Zoning Commission Workshop Meeting.

3.3 Approve Minutes from the October 15, 2024, Planning and Zoning Commission Regular Meeting.

3.4 Consider a request for a Replat of 12.785± acres of Lot 1 and Lot 2, Block A, Prodigy Park, generally located on the south side of State Highway 121, approximately 600 feet west of the intersection of Watters Road and State Highway 121. [Prodigy Park - Replat]

3.5 Consider a request for a Replat of 2.666± acres of Lot 1 and Lot 2, Block A, Custer Four Corners Addition, generally located 900± feet south of State Highway 121 and east of Custer Road. [Custer Four Corners Addition - Replat]

3.6 Consider a request for a Final Plat of 3.091± acres in the Chadrick Jackson Survey, Abstract No. 489, generally located on the southeast corner of State Highway 121 and Exchange Parkway. [Allen Gateway Commercial - Final Plat]

3.7 Consider a request for a Replat of 8.770± acres of Lot 8, Block A, TCC Custer Addition, generally located in the southeast quadrant of State Highway 121 and Custer Road. [TCC Custer Addition - Replat]

**4. Regular Agenda.**

4.1 Consider a request for a Final Plat of 22.427± in the John W. Roberts Survey, Abstract No.

762 and the H. Seaborn & Robert T. Clements Survey, Abstract No. 879, generally located on the southeast corner of State Highway 121 and Stacy Road. [Costco Allen - Final Plat]

- 4.2 Conduct a Public Hearing and consider a request to amend Planned Development No. 54 with a base zoning of Corridor Commercial, regulating the development and use of Lot 5R, Block D, Bray Central One Addition. [Twin Creeks - Building Setback]
- 4.3 Conduct a Public Hearing and consider a request to change the base zoning of a 3.30± acre portion of Lot 3, Block 1, Bethany Pet Hospital, from Agriculture/Open to Single-Family Residential R-5, generally located north of Bethany Drive and west of Allen Heights Drive. [755 Heritage Pkwy - Straight Zoning]

**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, November 15, 2024, 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.*