



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
TUESDAY, JULY 15, 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 Director's Report on action taken on the Planning and Zoning Commission items by City Council at the June 24, 2025, and July 8, 2025, Regular Meetings.
  - 3.2 Approve Minutes from the June 17, 2025, Planning and Zoning Commission Regular Meeting.
  - 3.3 Consider a request for a Replat of 7.429± acres in Lot 3R, Block A, Texet Addition, generally located north of Ridgemont Drive and 597± feet east of the intersection of Central Expressway and Ridgemont Drive. [IntelliEpi]
  - 3.4 Consider a request for a Replat of 34.093± acres of Lots 1 through 31, Block A; Lots 1 through 14, Block B; Lots 1 through 14, Block C; Lots 1 through 14, Block D; Lots 1 through 16, Block E; Lots 1 through 16, Block F; and Lots 1 through 5, Block X; Custer Ridge Estates, generally located on the northeast corner of Custer Road and McDermott Drive. [Custer Ridge Estates]
- 4. Regular Agenda.**
  - 4.1 Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a "Medical Clinic" use on Lot 25R, Block G, Arbor Lakes Addition, commonly known as 1836 E. Bethany Drive. [Total Care ER]
- 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, July 11, 2025, 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.*