



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING – 7:00 P.M.  
TUESDAY, NOVEMBER 16, 2010  
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 November 9, 2010 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 November 2, 2010 regular meeting.

**Regular Agenda**

3. General Development Plan – Consider a request for a General Development Plan for Hamilton Hills being 30.97± acres located west of Alma Drive at Bethany Drive. (Z-2/19/10-28) [Hamilton Hills]
4. Revised Preliminary Plat – Consider a request for a Revised Preliminary Plat for Waterford Parks Phases 7, 8 & 9 being 95.0662± acres located west of Bray Central Drive and south of Hot Springs Drive. (PP-10/11/10-76) [Waterford Parks Phases 7, 8 & 9]
5. General Development Plan – Consider a request for a General Development Plan for The Offices at McDermott being 6.84± acres located southwest of McDermott Drive and Watters Road. (GDP-8/20/10-66) [The Offices at McDermott]
6. Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for Automotive Repairs, Minor. The property is 0.7446± acres situated in the Michael See Survey, Abstract No. 543, City of Allen, Collin County, Texas; located south of McDermott Drive, west of Watters Road and north of Allen Central Drive. (SUP-9/13/10-71) [National Tire & Battery]

7. Public Hearing – Conduct a Public Hearing and consider a request to amend Planned Development PD No. 54, for a portion of tract 12, for Townhome TH to Planned Development PD No. 54 R-7 Single-Family Residential District. The property is 16.23± acres situated in the Catherine Parsons Survey, Abstract No. 711, City of Allen, Collin County Texas; located south of Bray Central Drive between Benton Drive and Watters Road. (Z-7/26/10-55) [TheVillas at Twin Creeks Phase III]
8. Public Hearing – Conduct a Public Hearing and consider a request to create Planned Development PD No. 106, Shopping Center SC, for a Car Wash. The property is 1.306± acres situated in the Grizzle Kennedy Survey, Abstract No. 499, City of Allen, Collin County, Texas; located at the northeast corner of Custer Road and Hedgcoxe Road. (Z-8/16/10-64) [Appleseed Express Car Wash]
9. Preliminary Plat – Consider a Preliminary Plat for The Preserve being 32.858± acres located north of McDermott Drive and east of Custer Road. (PP-10/19/10-78) [The Preserve]

**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, November 12, 2010, 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.