



Meeting Location:
City Council Chambers
Allen City Hall
305 Century Parkway, Allen, Texas 75013

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, January 6, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegence

3. Consent Agenda

3.1 Receive the Interim Director's Report on action taken on the Planning and Zoning Commission items by City Council at the December 9, 2025, Regular Meeting.

3.2 Approve Minutes from the December 16, 2025, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda

4.1 Conduct a Public Hearing and consider a request to change the base zoning of 0.688± acres of land in the James T. Roberts Survey, Abstract No. 777, from Agriculture/Open Space to Local Retail, generally located northwest of E. Exchange Parkway and Allen Heights Drive. [1229 E. Exchange Parkway - Straight Zoning]

4.2 Conduct a Public Hearing and consider a request to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital, from Agriculture/Open Space to Single-Family Residential R-3, generally located 210± feet north of the northeast corner of the intersection of Heritage Parkway and Bethany Drive. [Heritage Parkway - Straight Zoning]

4.3 Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Light Commercial regulating the development and use of 2.424± acres of land in the Peter Fischer Survey, Abstract No. 324, generally located 580± feet west of the northwest corner of the intersection of Allen Height Drive and Main Street. [Mustang Creek]

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 purposes 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, in accordance with state law.

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 Parking. Requests for sign interpreters or special services must be received forty-eight (48) hours prior the meeting time by calling the City Secretary at 214-509-4105.

Date Posted: December 30, 2025

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 6, 2026, 7:00 PM
AGENDA CAPTION:	Receive the Interim Director's Report on action taken on the Planning and Zoning Commission items by City Council at the December 9, 2025, Regular Meeting.
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.
STRATEGIC PLANNING GOAL:	Financially sound and transparent City government.

BACKGROUND:

At the December 9, 2025, Regular Meeting, City Council approved requests to amend Planned Development No. 58 for 1300 Central Expressway and to amend Planned Development No. 134A for The Farm. City Council also approved various amendments to the Allen Land Development Code.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 6, 2026, 7:00 PM
AGENDA CAPTION:	Approve Minutes from the December 16, 2025, Planning and Zoning Commission Regular Meeting.
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.
STRATEGIC PLANNING GOAL:	Financially sound and transparent City government.

MOTION:

I make a motion to approve the minutes from the December 16, 2025, Planning and Zoning Commission Regular Meeting.

Attachments

[December 16, 2025, Planning and Zoning Commission Regular Meeting Minutes](#)

PLANNING AND ZONING COMMISSION

REGULAR MEETING

December 16, 2025

ATTENDANCE:

Commissioners:

Dan Metevier, Chair

Gary Stocker, 1st Vice-Chair

Sandeep Kathuria, 2nd Vice-Chair

Doug Galletti

Tim Voss

Cynthia Walker

Danielle Westgard (absent)

City Staff Present:

Jeremy Tennant, Interim Director of Community Development

Matt Bechtluft, Senior Planner

Kaleb Smith, City Attorney

1. Call to Order and Announce a Quorum is Present.

With a quorum of the Commissioners present, Chair Metevier called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas.

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 Interim Director's Report on action taken on the Planning and Zoning Commission items by City Council at the November 11, 2025, and November 25, 2025, Regular Meetings.

3.2 Approve Minutes from the November 18, 2025, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 2nd Vice-Chair Kathuria and a second by Commissioner Voss, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

4. Regular Agenda.

4.1 Conduct a Public Hearing and consider a request to amend Planned Development No. 5 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block 1, La Petite Academy Allen. [103 N. Fountain Gate Drive - Additional Land Use]

Mr. Bechtluft, Senior Planner, presented the item to the Commission and stated that staff recommends approval of the item.

Chair Metevier opened the Public Hearing.

Chair Metevier mentioned receipt of the following letter in support of the item:

- Shan Sabapathy, 103 N. Fountain Gate Drive, Allen, TX

The following individuals registered their support but did not wish to speak on the item:

- Molly George, applicant, 14009 Sowell Drive, Frisco, TX
- Charlie Price, 205 N. Fountain Gate Drive, Allen, TX

Chair Metevier closed the Public Hearing.

The Commission discussed requirements for potential future alterations to the structure and the use of the property.

Motion: **Upon a motion by 2nd Vice-Chair Kathuria and a second by Commissioner Galletti, the Commission voted 5 IN FAVOR and 1 OPPOSED by Commissioner Walker to recommend approval of the request to amend the development regulations of Planned Development No. 5 with a base zoning of Shopping Center.**

The motion carried.

5. Executive Session. (As needed)

The executive session was not held.

6. Adjournment.

Chair Metevier adjourned the Planning and Zoning Commission meeting at 7:10 p.m.

These minutes were approved on the 6th day of January 2026.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, January 6, 2026, 7:00 PM

AGENDA CAPTION:

Conduct a Public Hearing and consider a request to change the base zoning of 0.688± acres of land in the James T. Roberts Survey, Abstract No. 777, from Agriculture/Open Space to Local Retail, generally located northwest of E. Exchange Parkway and Allen Heights Drive. [1229 E. Exchange Parkway - Straight Zoning]

STAFF RESOURCE:

Kim Yockey, Senior Planner

BOARD/COMMISSION ACTION:

On July 18, 2025, the Planning and Zoning Commission recommended approving a Planned Development with a base zoning of Local Retail to construct a dental office.

PREVIOUS COUNCIL ACTION:

On August 8, 2023, City Council denied a request to establish a Planned Development with a base zoning of Local Retail to construct a dental office.

STRATEGIC PLANNING GOAL:

Vibrant community with lively destinations and successful commercial centers.

BACKGROUND:

The subject property is generally located on the northwest corner of Allen Heights Drive and Exchange Parkway. The surrounding properties are zoned as follows:

- North: Planned Development No. 80 (PD-80) with a base zoning of Single-Family Residential R-5.
- East (across Allen Heights Drive): PD-80 with a base zoning of Single-Family Residential R-6.
- South (across Exchange Parkway): Planned Development No. 1 with a base zoning of Local Retail (LR).
- West: Single-Family Residential R-5.

The applicant proposes to rezone the subject property from Agriculture/Open Space (A/O) to LR. On July 18, 2023, the Planning and Zoning Commission held a Public Hearing to establish a Planned Development with a base zoning of LR to construct a dental office. Several residents spoke in opposition citing concerns related to traffic and the range of permitted uses in the LR zoning district. Despite these concerns, the Planning and Zoning Commission recommended approving the request. On August 8, 2023, City Council denied the request to establish a Planned Development with a base zoning of LR.

Over the past two years, the property owner has been unable to sell the property under the current A/O zoning, and is therefore requesting consideration of straight Local Retail zoning.

To evaluate this request, staff reviewed the recently adopted 2045 Future Land Use Plan (FLUP) and the surrounding properties. The Future Land Use Map, adopted as part of the FLUP, designates this property as Local Commercial. The FLUP defines Local Commercial as the following:

"Local Commercial areas are intended to serve Allen residents with convenient and quality retail, personal service, and office uses. Concentrated primarily along local collectors and at intersections, Local Commercial establishments should emphasize vehicular and pedestrian access to nearby neighborhoods. Nonresidential uses may include localized retailers, personal services, restaurants, and medical or professional offices. Residential uses are not considered appropriate within Local Commercial areas."

While the Local Commercial designation does not specifically correlate to the various commercial designations in the Allen Land Development Code, the LR zoning district does comply with the definition of Local Commercial. With the exception of minimum rear yard setbacks and building height, there are no differences in the Schedule of nonresidential height and area regulations.

	Local Retail (LR)	Light Commercial (LC)
Rear Yard Setback	25 Feet	50 Feet
Building Height	35 Feet	45 Feet

Permitted uses in the LR district are comparable with permitted uses in the Light Commercial zoning district. As a result, the applicant determined, and Staff concurred, that the LR zoning classification suited the property best.

The draft ordinance establishes LR as the base zoning. Since this request is for straight zoning, development of the property will be required to comply with all requirements of the LR zoning district. Any deviations will result in further entitlement.

LEGAL NOTICES:

- Property Notification Letters - December 16, 2025.
- Public Hearing Sign - December 18, 2025.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of the request to change the base zoning of 0.668± acres of land in the James T. Roberts Survey, Abstract Number 777 to Local Retail.

Attachments

[Draft Ordinance](#)

[Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FOR A 0.668± ACRE TRACT OF LAND OUT OF THE JAMES T. ROBERTS SURVEY, ABSTRACT NUMBER 777 FROM AGRICULTURE-OPEN SPACE DISTRICT “AO” TO LOCAL RETAIL DISTRICT “LR”; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by granting a change in zoning for a 0.668± acre tract of land situated in the James T. Roberts Survey; Abstract Number 777, City of Allen, Collin County, Texas, as more particularly described in Exhibit “A,” attached hereto and incorporated herein (“the Property”), from Agriculture-Open Space District “AO” to Local Retail District “LR.”

SECTION 2. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney

Shelley B. George, TRMC, City Secretary

DRAFT

EXHIBIT "A"
LEGAL DESCRIPTION

Being a 0.688 acre tract of land situated in the James T. Roberts Survey, Abstract Number (No.) 777, Collin County, Texas, being all of that same tract of land described to DLBC Inc. by warranty deed recorded in Volume 5895, Page 3697 Deed Records OF Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows, (bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 83 (NAD83) (US FOOT) with a combined scale factor of 1.00015271):

BEGINNING at a 1/2-inch rebar found for the northwest corner of said DLBC Tract and the southwest corner of Lot 12, Block B, Ten Oaks Phase One Addition, an Addition to the City of Allen, Collin County, Texas according the plat thereof recorded in Cabinet M, Page 197 Plat Records Collin County, Texas (P.R.C.C.T.), said point lying on the east right-of-way line of an existing 16 foot alley as depicted on Block E, Allen North Addition, Phase Three, an Addition to the City of Allen, Collin County Texas according to the plat thereof recorded in Cabinet J, Page 534 (P.R.C.C.T.);

THENCE North 89 Degrees 22 Minutes 42 Seconds East, departing the east right-of-way line of said 16 foot alley, with the north line of said DLBC Tract, the south line of said Lot 12, and the south line of 'Tract D' of said Ten Oaks Phase One Addition, a distance of 158.91 feet to a point for the northeast corner of said DLBC Tract and the southeast corner of said 'Tract D', said point lying on the west right-of-way line of North Allen Heights Drive (Variable Width Right-Of-Way), and being the beginning of a curve to the left, having a radius of 1,068.12 feet, a central angle of 09 Degrees 50 Minutes 12 Seconds, and a chord bearing and distance of South 05 Degrees 33 Minutes 1 Seconds West, 183.15 feet from said point an "X"-cut found for reference bears South 72 Degrees 05 Minutes East, 0.3 feet;

THENCE, in a southerly direction, with the east line of said DLBC Tract and the curving west right-of-way line of said North Allen Heights Drive, along said curve to the left, an arc length of 183.38 feet, to a 1/2-inch rebar found for the easternmost southeast corner of said DLBC Tract, and lying at the intersection of the west right-of-way line of said North Allen Heights Drive and the north right-of-way line of Exchange Parkway (110' Right-Of-Way);

THENCE South 45 Degrees 10 Minutes 06 Seconds West, departing the west right-of-way line of said North Allen Heights Drive, with the southeast line of said DLBC Tract and the northwest right-of-way line of said Exchange Parkway, a distance of 35.23 feet to a 1/2-inch rebar found for the southernmost southeast corner of said DLBC Tract;

THENCE North 89 Degrees 49 Minutes 54 Seconds West, with the south line of said DLBC Tract and the north right-of-way line of said Exchange Parkway, a distance of 116.75 feet to a point 1/2-inch rebar found for the southwest corner of said DLBC Tract and the southeast corner of Lot L. Block E of said Allen North Addition, Phase Three;

THENCE North 00 Degrees 09 Minutes 20 Seconds East, departing the north right-of-way line of said Exchange Parkway, with the west line of said DLBC Tract and the east line of said Lot 1 and the east right-of-way line of said 16 foot alley, a distance of 205.06 feet to the POINT OF BEGINNING and containing 0.688 acres or 29,967 square feet of land, more or less.

**JAMES T. ROBERTS SURVEY
ABSTRACT NO. 777**

TEN OAKS PHASE ONE
VOLUME M, PAGE 197
PLAT RECORDS OF COLLIN COUNTY, TEXAS

LOT 12
BLOCK B

ZONE R-5

N89° 22' 34"E
158 91'

158.91;

LOT 3
BLOCK ③

ALLEN NORTH ADDITION PHASE THREE
VOLUME J, PAGE 534
PLAT RECORDS OF COLLIN COUNTY, TEXAS

10' ALLEY

0.688 OF AN ACRE

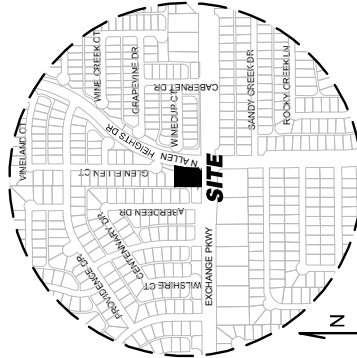
VOL. 5895, PG. 3697
DEED RECORDS OF COLLIN
COUNTY, TEXAS

ZONE AO

NORTH ALLEN HEIGHTS DRIVE

$$L=183.25, R=1068.12$$

MONUMENT COORDINATES			
Point #	Northing	Easting	Description
1	7093816.56	2537335.10	"X" IN CONC.
400	7093880.64	2537177.66	3/8" IRON ROD
401	7093882.33	2537336.73	"X" IN CONC.
402	7093700.03	2537318.79	1/2" IRON ROD
403	7093675.17	2537293.86	1/2" IRON ROD
404	7093675.61	2537177.01	1/2" IRON ROD



VICINITY MAP
(NOT TO SCALE)

LEGEND

- 1/2" IRON ROD FOUND,
UNLESS OTHERWISE STATED

**1229 EXCHANGE PARKWAY
0.688 OF AN ACRE**

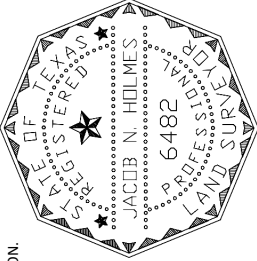
VOL. 5895, PG. 3697
DEED RECORDS OF COLLIN COUNTY, TEXAS
SITUATED IN THE
JAMES T. ROBERTS SURVEY ABSTRACT NO. 777,
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMITTED DECEMBER 16, 2022

ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
401 PINSON ROAD
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericddavis@eldengineering.com

OWNER:
DLBC INC
9009 BRUTON RD STE 435
DALLAS, TX 75217-2071

APPLICANT:
THAO THIEN
4702 BRYCE DRIVE
PARKER, TX 75002
214-733-3149

SURVEYOR/ENGINEER:
JACOB HOLMES (SURVEYOR)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592



I, JACOB N. HOLMES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION.


JACOB N. HOLMES
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

METES & BOUNDS DESCRIPTION FOR 0.688 OF AN ACRE

BEING ALL OF A CALLED 0.688 ACRES AS DESCRIBED IN THE DEED TO DLBC, INC., RECORDED VOLUME 5895, PAGE 3697 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SITUATED IN THE JAMES T. ROBERTS SURVEY, LOCATED AT THE NORTHWEST INTERSECTION OF EXCHANGE PARKWAY AND NORTH ALLEN HEIGHTS DRIVE, WITHIN THE CORPORATE CITY LIMITS OF ALLEN, TX, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON REBAR FOUND IN THE NORTH LINE OF SAID EXCHANGE PARKWAY, FOR THE SOUTHWEST CORNER OF SAID 0.688 ACRES, SAME BEING THE SOUTHEAST CORNER OF ALLEN NORTH ADDITION PHASE THREE, AT THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AS IT APPEARS UPON THE MAP RECORDED IN VOLUME J 534 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (PRCOT):

THENCE WITH THE WEST LINE OF SAID 0.688 ACRES, COMMON WITH THE WEST LINE OF SAID ALLEN NORTH ADDITION, NORTH 00°09'15" EAST, 205.06 FEET TO A 3/8" IRON REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 0.688 ACRES, SAME BEING A SOUTHWEST CORNER OF TEN OAKS PHASE ONE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AS IT APPEARS UPON THE MAP RECORDED IN VOLUME M, PAGE 197 OF THE PROCI;

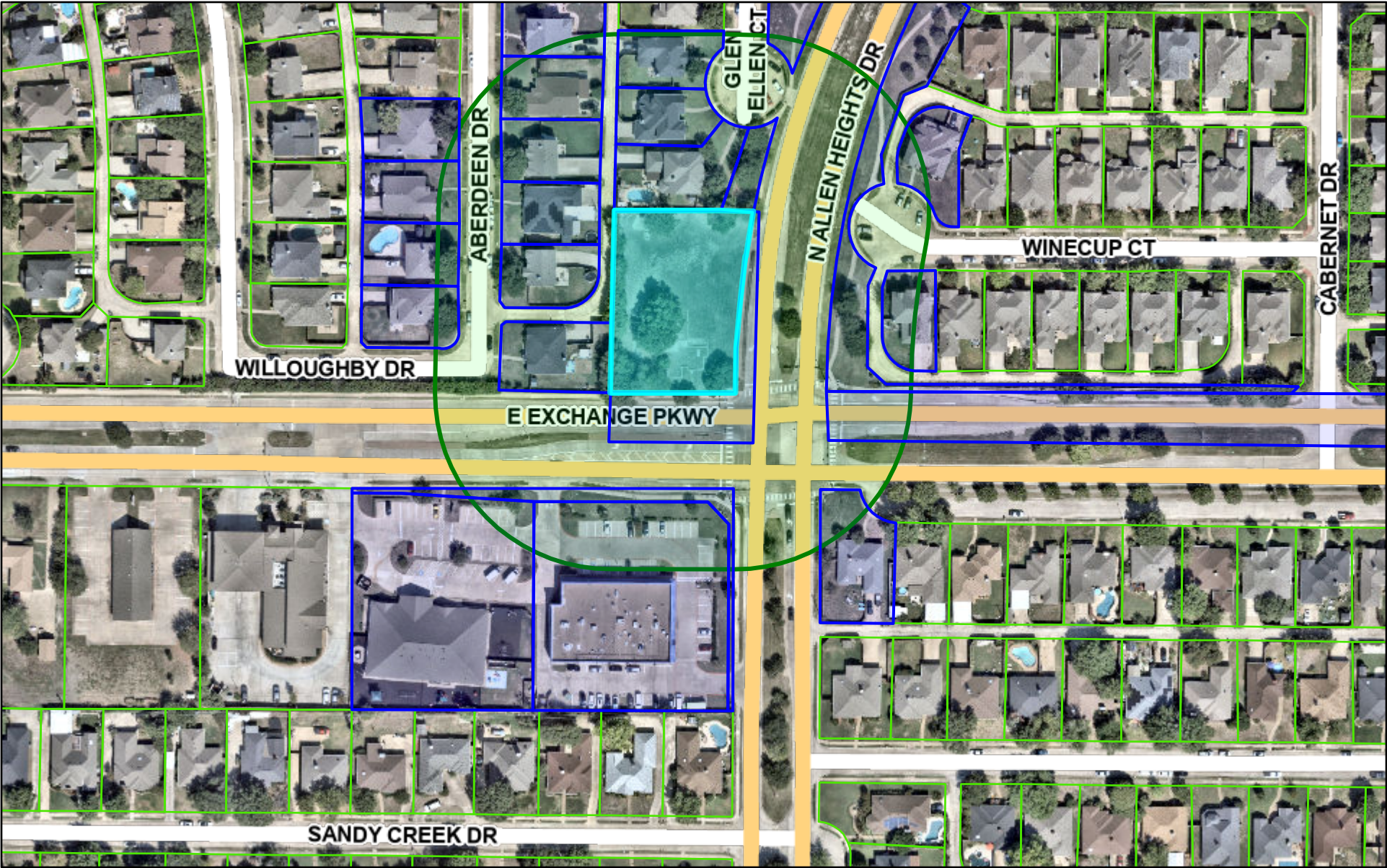
THENCE WITH THE NORTH LINE OF SAID 0.688 ACRES, COMMON WITH THE SOUTH LINE OF SAID TEN OAK'S PHASE ONE, NORTH 89°22'34" EAST, 158.91 FEET TO A "X" FOUND CUT IN CONCRETE IN SAID SOUTH LINE AND FOR THE NORTHEAST CORNER OF SAID 0.688 ACRES, ALSO BEING IN A NON-TANGENT CURVE TO THE LEFT ON THE WEST LINE OF NORTH ALLEN HEIGHTS DRIVE;

THENCE ALONG SAID WEST LINE, COMMON WITH THE EAST LINE OF SAID 0.688 ACRES, ALONG SAID CURVE WHOSE RADIUS IS 1088.12 FEET A DISTANCE OF 183.25 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 05°33'06" WEST, 183.15 FEET, TO A 1/2" IRON REBAR FOUND IN SAME;

THENCE ALONG THE SOUTH LINE OF SAID 0.688 ACRES, SOUTH 45°10'01" WEST, 35.23 FEET TO A 1/2" IRON REBAR FOUND IN SAID SOUTH LINE; SAME BEING IN THE NORTH LINE OF SAID EXCHANGE PARKWAY;

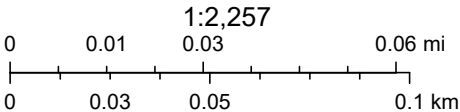
THENCE ALONG SAID COMMON LINE, NORTH 89°49'59" WEST, 116.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.688 ACRES, AS SURVEYED:

Public Notification Map - 1229 E Exchange Pkwy



12/15/2025, 2:59:56 PM

 Collin County Appraisal District Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

City of Allen

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, January 6, 2026, 7:00 PM

AGENDA CAPTION:

Conduct a Public Hearing and consider a request to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital, from Agriculture/Open Space to Single-Family Residential R-3, generally located 210± feet north of the northeast corner of the intersection of Heritage Parkway and Bethany Drive. [Heritage Parkway - Straight Zoning]

STAFF RESOURCE:

Kim Yockey, Senior Planner

BOARD/COMMISSION ACTION:

November 15, 2016 - Final Plat - Approved

PREVIOUS COUNCIL ACTION:

None.

STRATEGIC PLANNING GOAL:

Safe and livable community for all.

BACKGROUND:

The subject property is generally located 210± feet north of the northeast corner of the intersection of Heritage Parkway and Bethany Drive:

- North: Single-Family Residential R-3 (R-3).
- East: Single-Family Residential R-5.
- South: Agriculture/Open Space (A/O).
- West: Planned Development No. 22 with a base zoning of Single-Family.

The subject property has a zoning designation of A/O. The applicant proposes to change the base zoning of the subject property from A/O to Single-Family Residential R-3.

To evaluate this request, staff reviewed the recently adopted 2045 Future Land Use Plan (FLUP) and surrounding properties. The Future Land Use Map, adopted as part of the FLUP, designates this area as Low Density Residential. This property is shown as Low Density Residential with a density between one and five units per acre. The FLUP defines Low Density as the following:

"Low Density Residential developments should generally be located on medium (0.25-0.49 acres) to large (over 0.5 acres) lots with large setbacks from streets or adjacent properties. Driveways should either enter from the street or alley, and to the extent possible garages should not face the street."

Per the Allen Land Development Code (ALDC), the R-3 zoning district has a maximum dwelling units of three per acre, which is in conformance with the dwelling units per acre identified by the FLUP. The applicant intends and must follow to its full extent the regulations set forth by the ALDC for R-3 zoned properties, in order to progress through the entitlement process.

The request has been reviewed by the Technical Review Committee, is in conformance with the ALDC, and meets the expectations of the 2045 Allen Comprehensive Plan.

LEGAL NOTICES:

- Property Notification Letters - December 16, 2025.

- Public Hearing Sign - December 18, 2025.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of the request to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital to Single-Family R-3.

Attachments

[Draft Ordinance](#)

[Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING OF LOT 2, BLOCK 1, BETHANY PET HOSPITAL FROM AGRICULTURE-OPEN SPACE DISTRICT “AO” TO SINGLE-FAMILY RESIDENTIAL DISTRICT “R-3”; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by granting a change in zoning of Lot 2, Block 1, Bethany Pet Hospital, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 852, Map Records, Collin County, Texas, as more particularly described in Exhibit “A,” attached hereto and incorporated herein (“the Property”), from Agriculture-Open Space District “AO” to Single-Family Residential District “R-3.”

SECTION 2. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

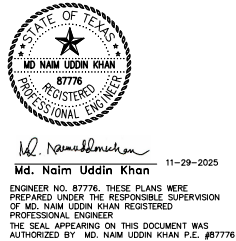
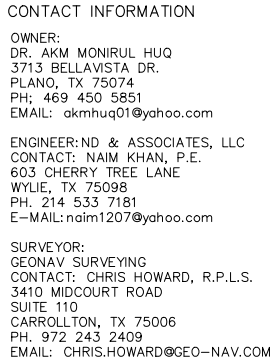
Peter G. Smith, City Attorney

Shelley B. George, TRMC, City Secretary

DRAFT

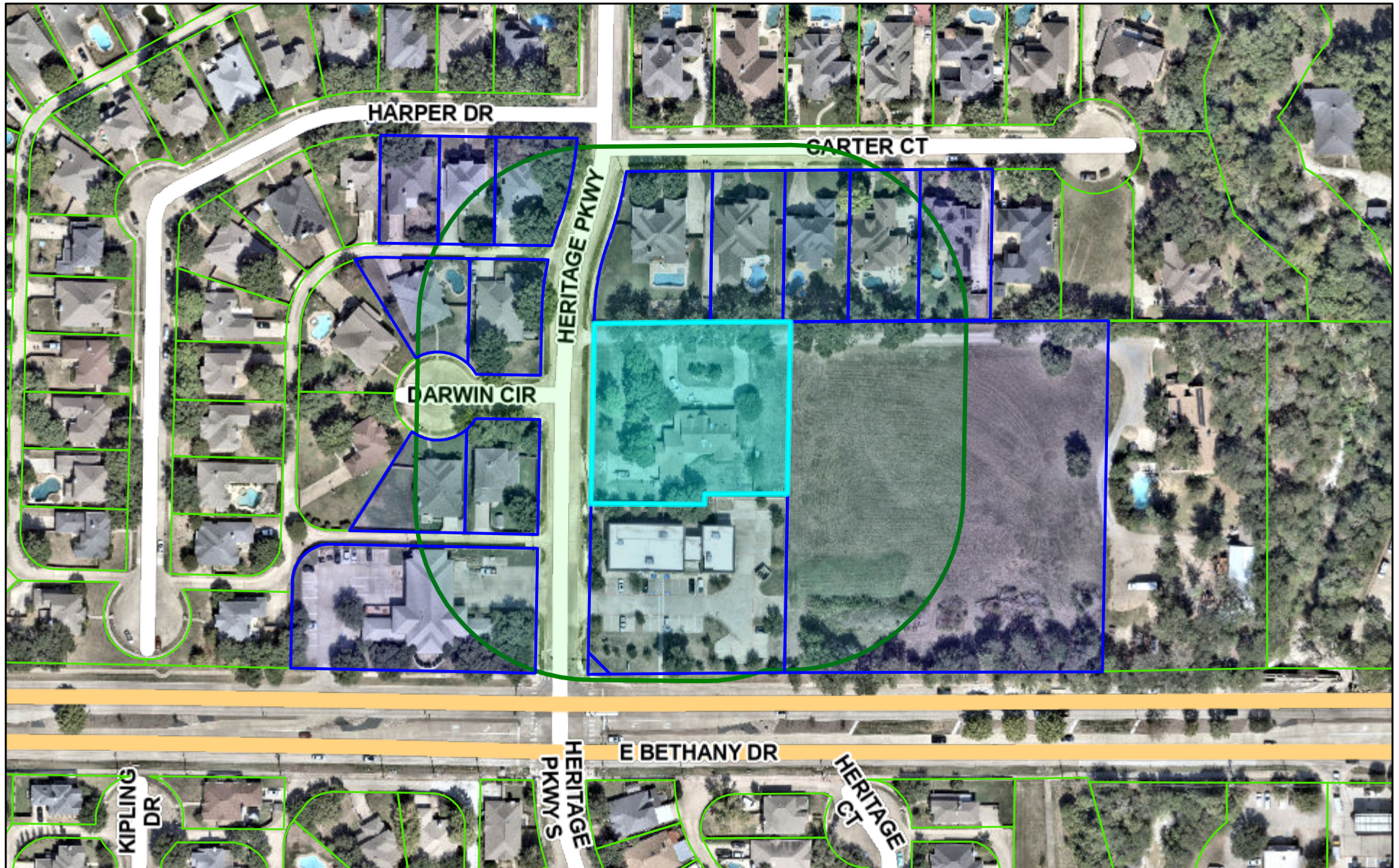
EXHIBIT "A"
LEGAL DESCRIPTION
761 HERITAGE PARKWAY
LOT 2, BLOCK 1
BETHANY PET HOSPITAL
IN THE
GEORGE W. FORD SURVEY
ABSTRACT NO. 328,
CITY OF ALLEN,
COLLIN COUNTY, TEXAS

The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).



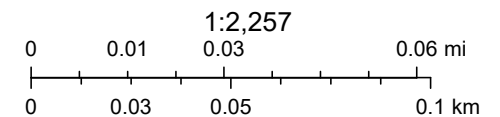
ZONING EXHIBIT	
SINGLE FAMILY DEVELOPMENT	Date 11/29/2025
	Scale : 1"=20'
	Design/Draft : ND
	Checked : ND
LOT 2, BLOCK 1 GEORGE W. FORD SURVEY ABSTRACT 326 761 HERITAGE PKWY CITY OF ALLEN, COLLIN COUNTY, TEXAS	ND PROJECT NO : 857-ALLEN-23 SHEET 1 OF 1
ND & Associates, LLC 603 Cherry Tree Lane Wylie, Texas 75098 Contact: Naim Khan, P.E., CFM PH: (214) 533 7181 EMAIL: naim1207@yahoo.com FIRM # F - 13340	

Public Notification Map - Heritage Pkwy



12/15/2025, 4:18:44 PM

 Collin County Appraisal District Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

City of Allen

Nearmap | Esri Community Maps Contributors, City of Allen, City of Plano, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | City of

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, January 6, 2026, 7:00 PM

AGENDA CAPTION:

Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Light Commercial regulating the development and use of 2.424± acres of land in the Peter Fischer Survey, Abstract No. 324, generally located 580± feet west of the northwest corner of the intersection of Allen Height Drive and Main Street. [Mustang Creek]

STAFF RESOURCE:

Kim Yockey, Senior Planner

BOARD/COMMISSION ACTION:

None.

PREVIOUS COUNCIL ACTION:

None.

STRATEGIC PLANNING GOAL:

Vibrant community with lively destinations and successful commercial centers.

BACKGROUND:

The subject property is generally located generally located 580± feet west of the northwest corner of the intersection of Allen Height Drive and Main Street. The surrounding properties are zoned as follows:

- North: Light Commercial (LC).
- East: Planned Development No. 1 with a base zoning of Shopping Center (SC) and Single-Family Residential R-6.
- South (across Main Street): Planned Development No. 33 with a base zoning of Single-Family R-1 and Community Facilities.
- West: LC.

The subject property has a zoning designation of LC. The applicant is requesting to establish a Planned Development (PD) that retains the LC zoning classification and includes Development Regulations to allow for driveway spacing less than 310 feet from other driveways and adopt a Zoning Exhibit and Concept Plan.

The Concept Plan shows three commercial buildings encompassing 16,200 square feet with associated parking and one driveway off Main Street. Mustang Creek is located along the western portion of the property. An eight foot (8') wide bike trail is located just east of Mustang Creek.

Main Street is classified as an M6D arterial street, however, the Allen Land Development Code (ALDC) does not permit driveway spacing on a M6D arterial street to be less than 310 feet. The ALDC permits the City Engineer to allow up to a 35% reduction in spacing as a right. Therefore, development of the site as proposed requires approval by City Council.

The driveway is 94± feet from an existing driveway located on the property east of the subject site. The adjacent driveway is a fire lane and utility easement and generally not utilized by the public, as it is not the main entrance into the Allen Heights Shopping Center. The location of the existing trail and creek also limit the placement of a driveway and overall design of the site.

The draft ordinance establishes development regulations that allow the reduced driveway spacing requirement and adopts the general layout of the buildings and parking areas on the site. Development and use of the site will comply with all other requirements of the ALDC. Establishing a PD with development regulations as presented allows the applicant to construct three new commercial buildings which will be compatible with the surrounding uses.

This request has been reviewed by the Technical Review Committee.

LEGAL NOTICES:

- Property Notification Letters - Mailed December 16, 2025.
- Public Hearing Sign - Installed December 18, 2025.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of an ordinance to establish a Planned Development with a base zoning of Light Commercial, and to adopt Development Regulations, a Zoning Exhibit, and a Concept Plan for 2.424± acres of land in the Peter Fischer Survey, Abstract No. 324.

Attachments

[Draft Ordinance](#)

[Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF 2.424± ACRES IN THE PETER FISCHER SURVEY, ABSTRACT NO. 324, BY CHANGING THE ZONING FROM LIGHT COMMERCIAL DISTRICT “LC” TO PLANNED DEVELOPMENT “PD” NO. 152 FOR LIGHT COMMERCIAL DISTRICT “LC”; ADOPTING DEVELOPMENT REGULATIONS, A ZONING EXHIBIT, AND CONCEPT PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended granting a change in zoning for 2.424± acres in the Peter Fischer Survey, Abstract No. 324, City of Allen, Collin County, Texas, as more particularly described and depicted in Exhibit “A,” attached hereto and incorporated herein by reference (the “Property”) from Light Commercial District “LC” to Planned Development “PD” No. 152 for Light Commercial “LC” subject to the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”), except to the extent modified as follows:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the use and development regulations of Light Commercial District “LC” except as otherwise provided in this Ordinance.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Site Plan”).
- C. DRIVEWAY ACCESS:** The property may have a minimum driveway spacing of not less than ninety feet (90’) from an existing driveway and shall be in general conformance with the Site Plan.

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney

Shelley B. George, TRMC, City Secretary

Property Description

SITUATED in the State of Texas, County of Collin, City of Allen, being part of the Peter Fisher Survey, Abstract No. 324, being all of a called 2.424 acre tract of land as recorded under Document No. 2025000032444 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

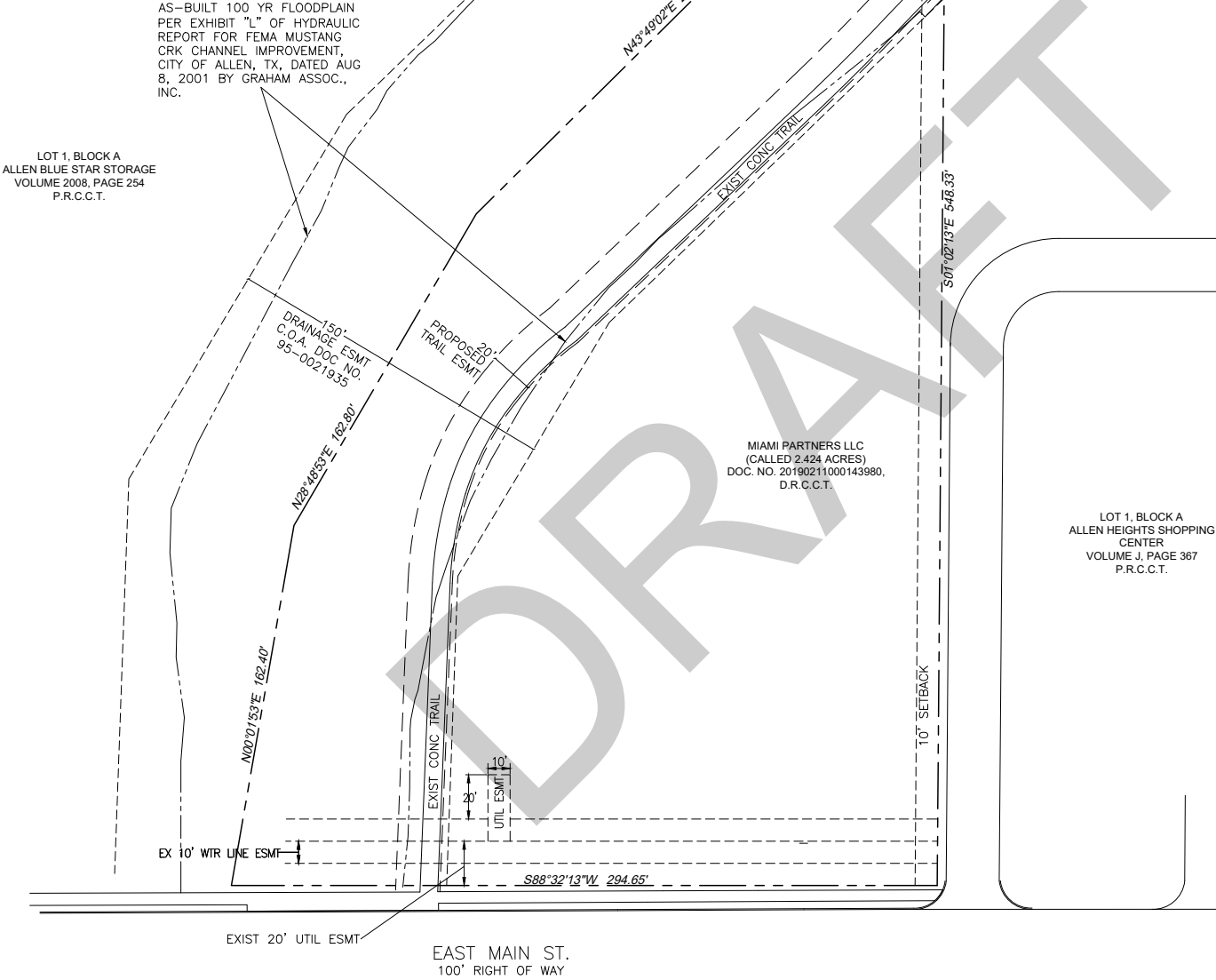
BEGINNING at an "X" found in the north right-of-way line of Main Street, marking the southeast corner of Allen Blue Star Storage, same being the southeast corner of a right-of-way dedication as recorded in Volume 2008, Page 254 of the Plat Records of Collin County, Texas, the southwest corner of said 2.424 acre tract and the herein described premises;

THENCE with an east line of Allen Blue Star Storage and the west line of said 2.424 acre tract as follows: North 00°01'53" East, passing at 10.00 feet the southeast corner of Lot 1 of said Allen Blue Star Storage, and continuing for a total distance of 162.40 feet to a point for corner; North 28°48'53" East, 162.80 feet to a point for corner; North 43°49'02" East, 251.97 feet to a point for corner; North 24°38'53" East, 75.82 feet to a point for corner, being in the west line of Timber Bend, First Increment as recorded in Volume C, Page 72 of the Plat Records of Collin County, Texas, marking an exterior corner of Lot 1 of said Allen Blue Star Storage, the north corner of said 2.424 acre tract and said premises:

THENCE partway with the west line of said Timber Bend, First Increment, the west line of Lot 1, Block A of Allen Heights Shopping Center as recorded in Volume J, Page 367 of the Plat Records of Collin County, Texas, and the east line of said 2.424 acre tract, South 01°02'13" East, passing at 120.00 feet a 5/8" iron rod found for reference, and continuing for a total distance of 548.33 feet to a 5/8" iron rod found in the north right-of-way line of Main Street, marking the southwest corner of Lot 1, Block A Allen Heights Shopping Center, the southeast corner of said 2.424 acre tract and said premises;

THENCE with the north right-of-way line of Main Street and the south line of said 2.424 acre tract, South 88°32'13" West, 294.65 feet to the place of beginning and containing 2.424 acres of land.

EXHIBIT "A"
ZONING EXHIBIT



VICINITY MAP

SCALE: 1" = 300'

DESCRIPT

SITUATED in the State of Texas, County of Collin, City of Allen, being part of the Peter Fisher Survey, Abstract No. 324, being all of a colled 2.424 acre tract of land as recorded under Document No. 2025000032444 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at an "X" found in the north right-of-way line of Main Street, marking the southeast corner of Allen Blue Star Storage, same being the southeast corner of a right-of-way dedication as recorded in Volume 2008, Page 254 of the Plat Records of Collin County, Texas, to the southwest corner of said 2.422 acre tract and the herein described premises;

THENCE with an end line of Allen Blue Star Storage and the west line of said 2424 acre tract as follows: North 00°01'53" East, passing at 10.00 feet the southeast corner of Lot 1 of said Allen Blue Star Storage, and continuing for a total distance of 162.40 feet to a point for corner; North 28°48'53" East, 162.80 feet to a point for corner; North 43°34'02" East, 251.97 feet to a point for corner; North 24°35'35" East, 75.82 feet to a point for corner, being in the west line of Timber Bend, First Increment as recorded in Volume C, Page 72 of the Plat Records of Collin County, Texas, marking an exterior corner of Lot 1 of said Allen Blue Star Storage, the north corner of said 2424 acre tract and said premises;

THENCE partway with the west line of said Timber Bend, First Increment, the west line of Lot Block A of Allen Heights Shopping Center as recorded in Volume J, Page 367 of the Plat Records of Collin County, Texas, and the east line of said 2.424 acre tract, South 01°02'13" East, passing at 120.00 feet a 5/8" iron rod found for reference, and continuing for a total distance of 548.33 feet to a 5/8" iron rod found in the north right-of-way line of Main Street, marking the southwest corner of Lot 1, Block A Allen Heights Shopping Center, the southeast corner of said 2.424 acre tract and said premises:

THENCE with the north right-of-way line of Main Street and the south line of said 2.424 acre tract, South 88°32'13" West, 294.65 feet to the place of beginning and containing 2.424 acres of land.



Boundary Description

Being 2.424 Acres Recorded Under
Doc. No. 2025000032444, D.R.C.C.
Peter Fisher Survey, Abstract No. 3
City of Allen, Collin County, Texas
July 1, 2025

X:\AC\2025Q1\AC942664



Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-

NOTES:
1) BEARINGS BASED ON GRID NORTH, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE (4202), AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM.
2) THE BOUNDARY DESCRIBED ABOVE IS THE FUTURE LOT 1, BLOCK A OF MUSTANG C
SUBDIVISION.

MUSTANG CREEK OFFICE PARK

ABS A0324 PETER FISHER SURVEY, TRACT 13, 2.424 ACRES
PROP ID: 263465, GEO ID: R-6324-000-0130-1
CITY OF ALLEN, COLLIN COUNTY, TEXAS, 75002

ZONING EXHIB

OWNER/DEVELOPER: MUSTANG 13, LLC
RICHARD PARKER, RICK.PARKER@XL-T.CO
15560 CUSTER TRAIL, FRISCO, TX 75035
972-369-1359

RPLS/SURVEYOR: ROOME LAND SURVEYING
FRED BEMENDERFER, RPLS, FREDB@ROOMEINC.CO
1255 W. 15TH ST., STE 100, PLANO, TX 75075
972-423-4372

CIVIL ENGINEERING: CIVIL POINT ENGINEERS INC
JOHN BEZNER, PE
5900 S. LAKE FOREST DR., STE 300-A, MCKINNEY, TX 75071
972-554-2750

PROJECT DESIGNER: DESIGN DRAW BUILD LLC
BRYAN ROGERS, PROJECT MANAGER, BRYAN@DESIGNDRAWBUILD.L
P.O. BOX 1454, WYLIE, TX 75098
214-773-6460

DRAWING REV:
FOR:
CONSTRUCTION

DRAWN BY:
Bryan D. Rogers

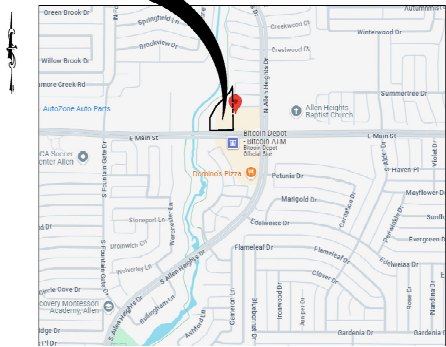
DATE:
12-04-2025

SHEET
C4
OF

Coverage = 78% (1970-2006)

EXHIBIT "B"
SITE PLAN

PROJECT SITE

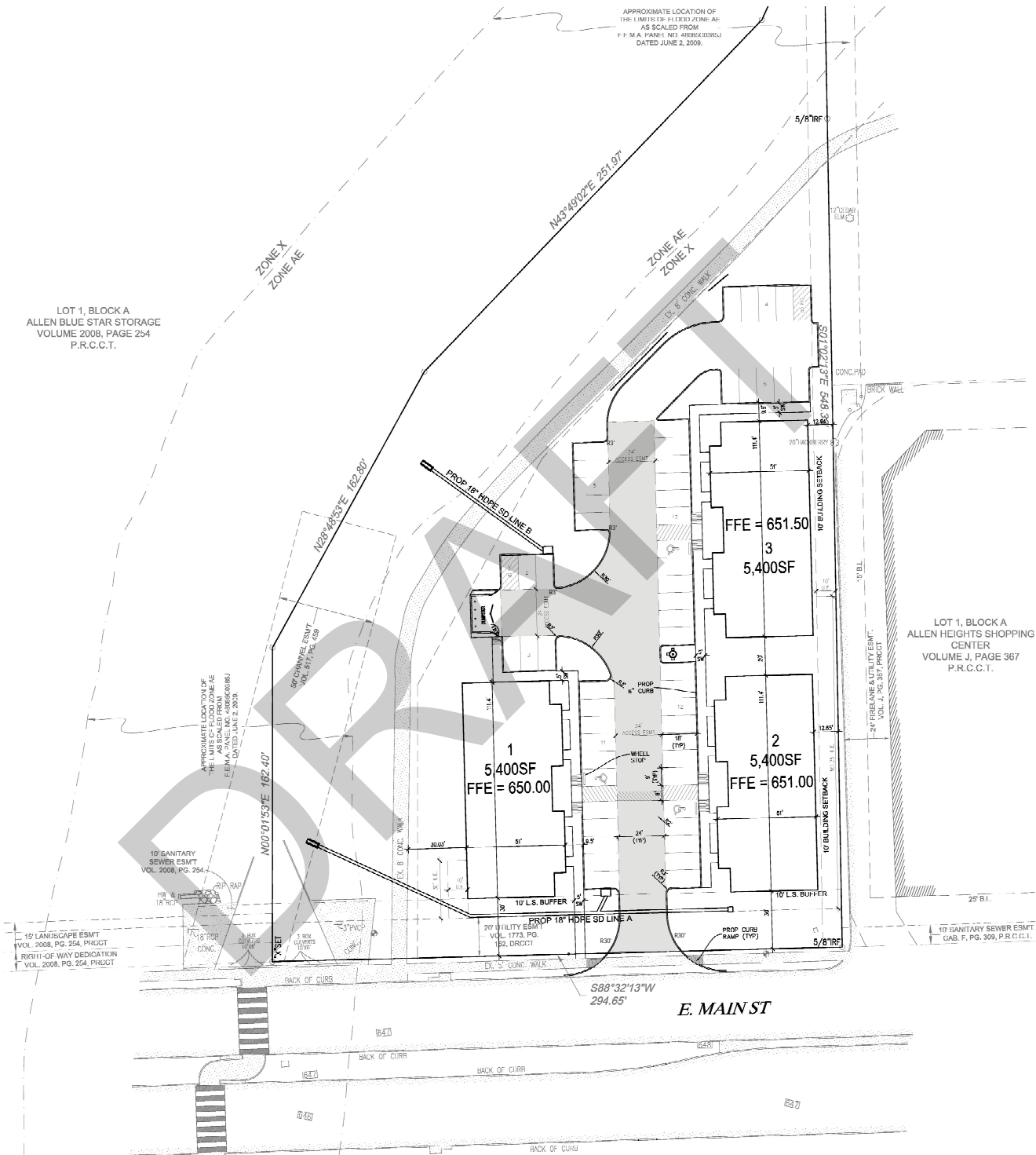


VICINITY MAP
(NOT TO SCALE)

LOT 1, BLOCK A
ALLEN BLUE STAR STORAGE
VOLUME 2008, PAGE 254
P.R.C.C.T.

SITE DATA SUMMARY:

1. IFGAI DFSC: ABS A0324 PETER FISHER SURVEY, TRACT 13, 2.424 ACRES.
PROPERTY ID: 2632465
GEIOD: R-6324-000-0130-1
2. EXISTING ZONING: LC, LIGHT COMMERCIAL DISTRICT
PROPOSED ZONING TO REMAIN LC.
3. GROSS SITE AREA: 2.424 AC (105,589.44 SF) PER CURRENT DESIGN & TOPOGRAPHIC SURVEY BY ROOME LAND SURVEYING DATED 3-17-25
4. LOT COVERAGE:
GROSS TOTAL LOT = 2.424 AC (105,589.44 SF)
EACH BUILDING GROSS SF = 5,397 X 3 BUILDINGS = 16,191 SF, 15% OF LOT.
TOTAL SF FIRE LANE = 7,960 SF, 8% OF LOT.
TOTAL SF ACCESS LANE (NON FIRE LANE) = 3,371 SF, 3% OF LOT.
TOTAL SF SIDEWALK = 4,667.25 SF, 4% OF LOT.
TOTAL LOT COVERAGE = 43,301.25 SF OR 41% OF LOT.
5. FLOOR AREA RATIO = 16,191 TOTAL BLDG SF / 101,589.44 TOTAL LOT SF = 15%.
6. MAX HI OF THE SINGLE STORY BUILDING WITH AN 8:12 SLOPED ROOF IS 26'-2".
7. PARKING REQUIRED FOR OFFICE: 1,300 SF
3 BLDGS @ 5,397 SF EA = 16,191 SF
PARKED @ 1,300 IS 54 PARKING SPACES REQUIRED.
54 PARKING SPACES ARE PROVIDED.
NO PARKING SPACES FACE THE STREET.



LEGEND

FIRELANE

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION DONE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SOIL CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CLINER AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 85% COMPACTED BASE. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

PREPARATION DATE: 6-27-25	SUBMISSION DATE: 12-03-2025
REVISION: N/A	
PROJECT MANAGER INFORMATION:	
NAME: DESIGN DRAW BUILD, LLC	ADDRESS: P.O. BOX 1454, WYLLIE, TX 75098
PHONE NUMBER: 214-738-8480	
OWNER INFORMATION:	
NAME: MUSTANG 15, LLC	ADDRESS: 15650 CUSTER TRAIL, HICK PARK, TX 75025
PHONE NUMBER: 972-308-1359	
LEGAL DESC: ABS A0324 PETER FISHER SURVEY, TRACT 13, 2.424ac	
CITY OF ALLEN, COLLIN COUNTY	

3900 S LAKE FOREST DR
SUITE 300
MCKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBPE Firm #9723

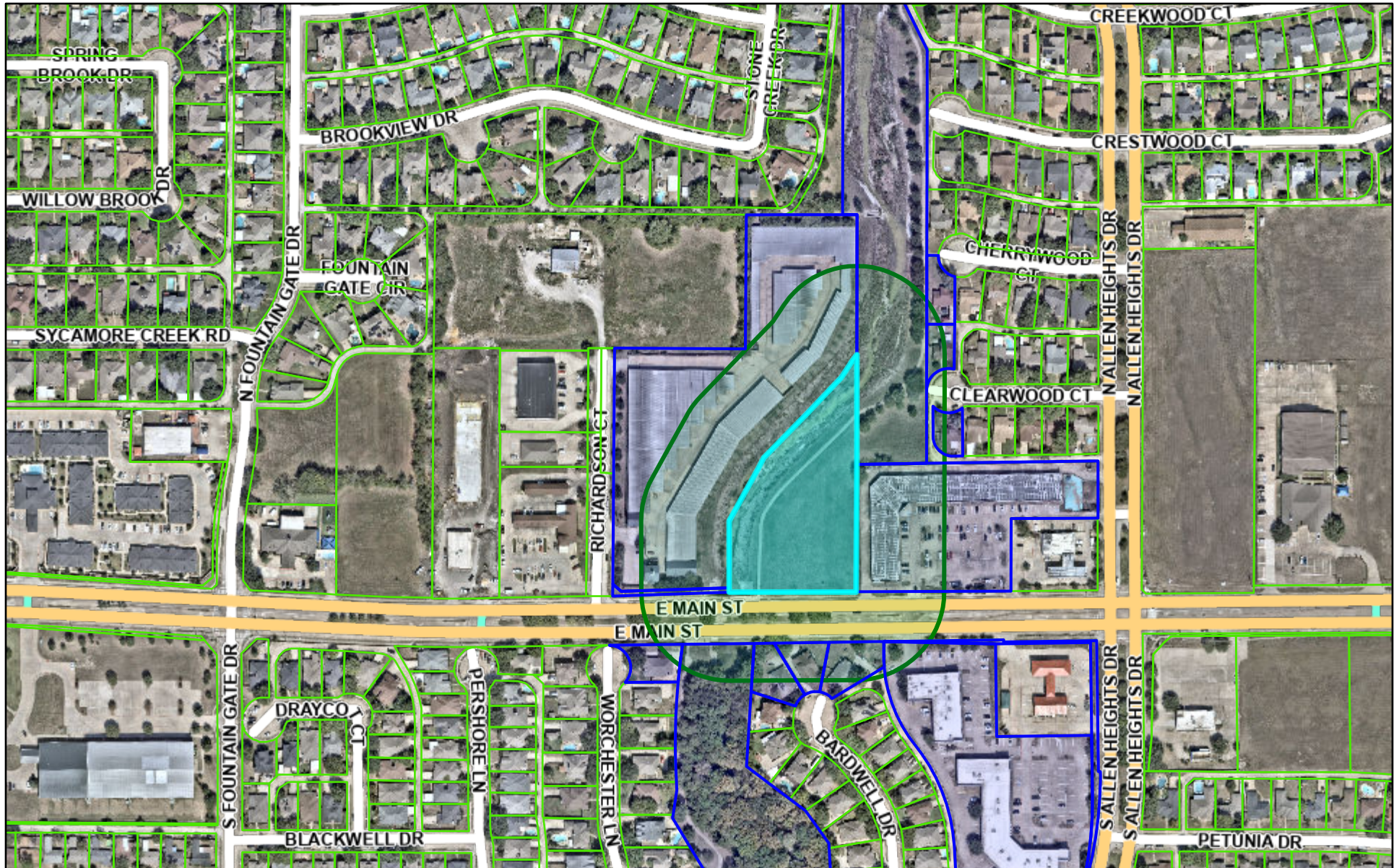
CIVIL POINT
ENGINEERS

PROJECT NAME:
**MUSTANG CREEK
OFFICE PARK**
ALLEN, TEXAS

SHEET TITLE
SITE PLAN

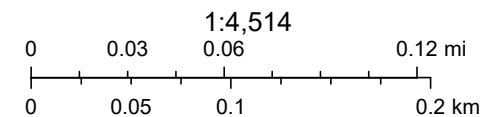
PRELIMINARY NOT FOR CONSTRUCTION	JOHN H BEZNER PE # 98469
DATE: 7-8-25	
SCALE: 1" = 30'	
SHEET: 2	
OF: 8	

Public Notification Map - Mustang Creek



12/15/2025, 3:45:45 PM

 Collin County Appraisal District Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

City of Allen

Nearmap | Esri Community Maps Contributors, City of Allen, City of Plano, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | City of