



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 Allegiance

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.

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
Sandee Kathuria, 2nd Vice-Chair
Doug Galletti
Tim Voss
Cynthia Walker
Danielle Westgard (absent)

City Staff Present:

Jeremy Tenant, 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. Bechtlufft, 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 $0.668\pm$ 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 $0.668\pm$ 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:

Peter G. Smith, City Attorney

ATTEST:

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.);

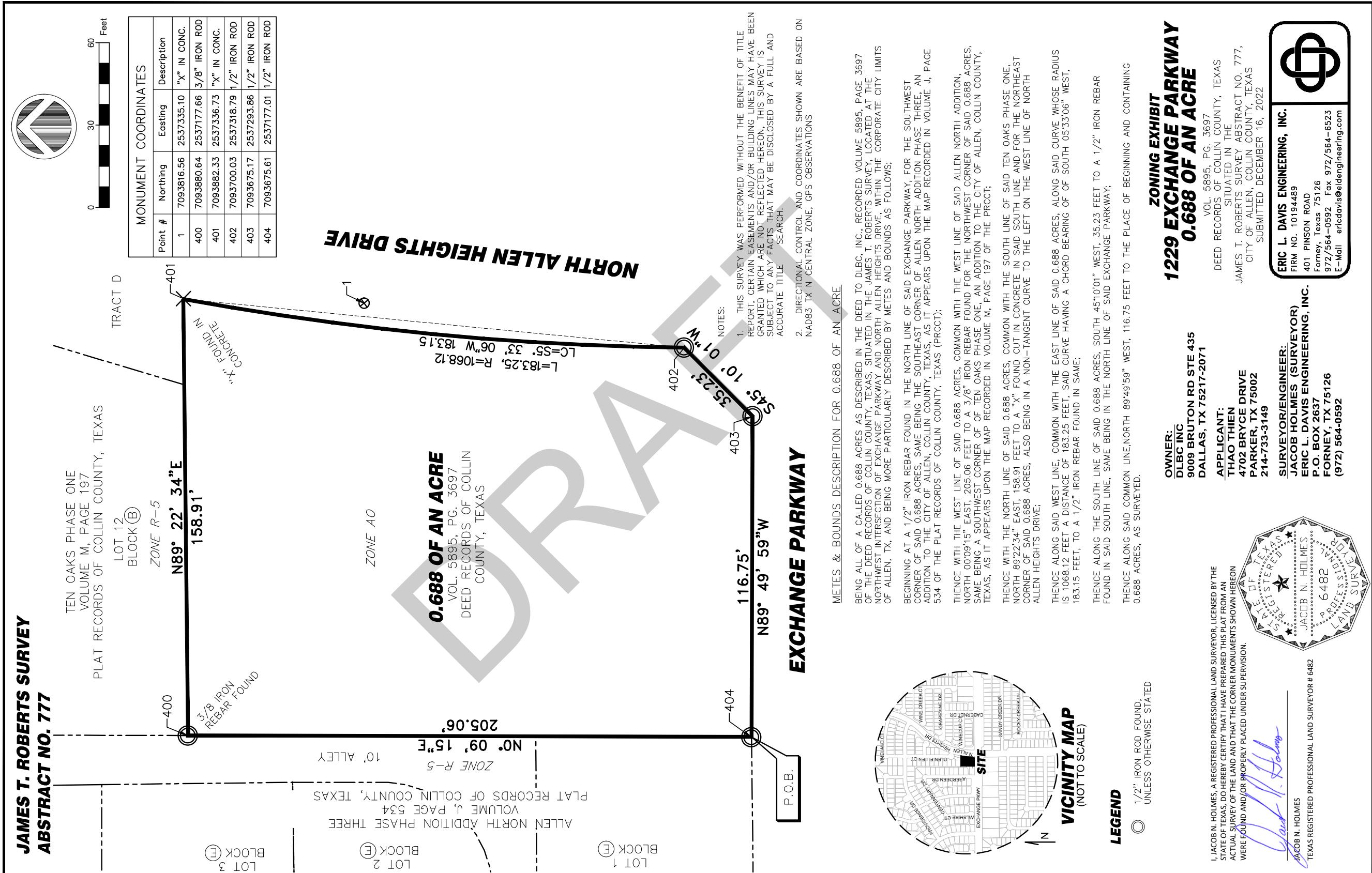
THENCE North 89 Degrees 22 Minutes 42 Seconds East, departing the east right-of-way line of said 16 foot alley, with the north line of said DLBC Tract, the south line of said Lot 12, and the south line of 'Tract D" of said Ten Oaks Phase One Addition, a distance of 158.91 feet to a point for the northeast 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.



Public Notification Map - 1229 E Exchange Pkwy



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

 Collin County Appraisal District Parcels

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

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 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.

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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:

Peter G. Smith, City Attorney

ATTEST:

Shelley B. George, TRMC, City Secretary

DRAFT

EXHIBIT "A"
ZONING EXHIBIT

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

BEING a tract of land situate in the George W. Ford Survey, Abstract number 328, City of Allen, Collin County, Texas, and being part of Lot 2, Block 1 of Bethany Pet Hospital Addition, an addition to the City of Allen as recorded in Document Number 2016-852 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod (N=7083327.66, E=2535147.69) found for the northwest corner of said Lot 2, said iron being on the east right-of-way lien of Heritage Parkway (a 60-foot wide right-of-way);

THENCE North 88 degrees 46 minutes 57 seconds East, along the north line of said Lot 2, a distance of 223.26 feet to a point for corner;

THENCE South 00 degrees 00 minutes 25 seconds West, along the east line of said Lot 2, a distance of 196.5 feet to a point for the most easterly southeast corner of said Lot 2;

THENCE South 90 degrees 00 minutes 00 seconds West, along the south line of said Lot 2, a distance of 94.40 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, continuing along said south line, a distance of 11.99 feet to a point for corner;

THENCE South 89 degrees 59 minutes 28 seconds West, continuing along said south line, a distance of 128.81 feet to a point for the southwest corner of said Lot 2, said corner being on the aforementioned east right-of-way line of Heritage Parkway;

THENCE North 00 degrees 00 minutes 25 seconds East, along the common said easement right-of-way line and the west lien of said Lot 2, a distance of 203.78 feet to the POINT OF BEGINNING AND CONTAINING 44,886 square feet or 1.030 acres of land, more or less

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

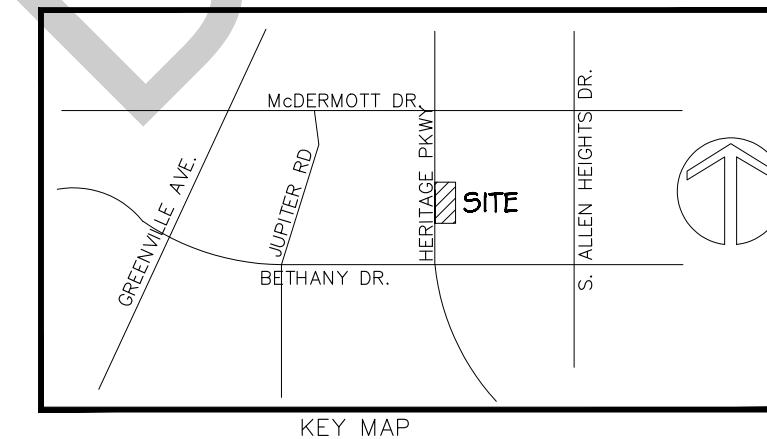
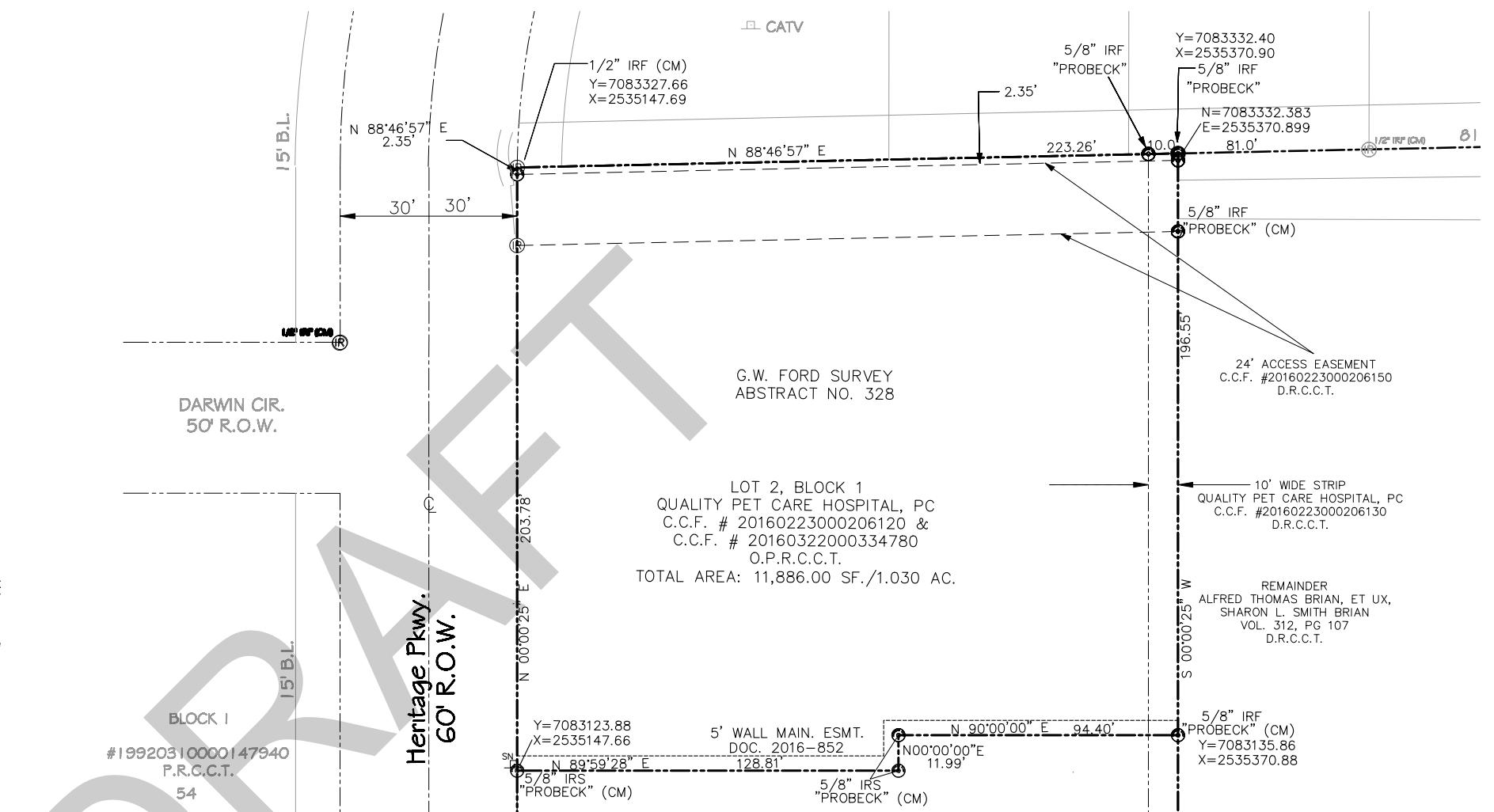
A scale bar diagram with markings at 0', 10', 20', and 40'. A central black segment represents a distance of 10'.

CONTACT INFORMATION

OWNER:
DR. AKM MONIRUL HUQ
3713 BELLAVISTA DR.
PLANO, TX 75074
PH: 469 450 5851
EMAIL: akmhua01@yahoo.com

ENGINEER: ND & ASSOCIATES, L.L.C.
CONTACT: NAIM KHAN, P.E.
603 CHERRY TREE LANE
WYLIE, TX 75098
PH. 214 533 7181
E-MAIL: ngjm1207@yahoo.com

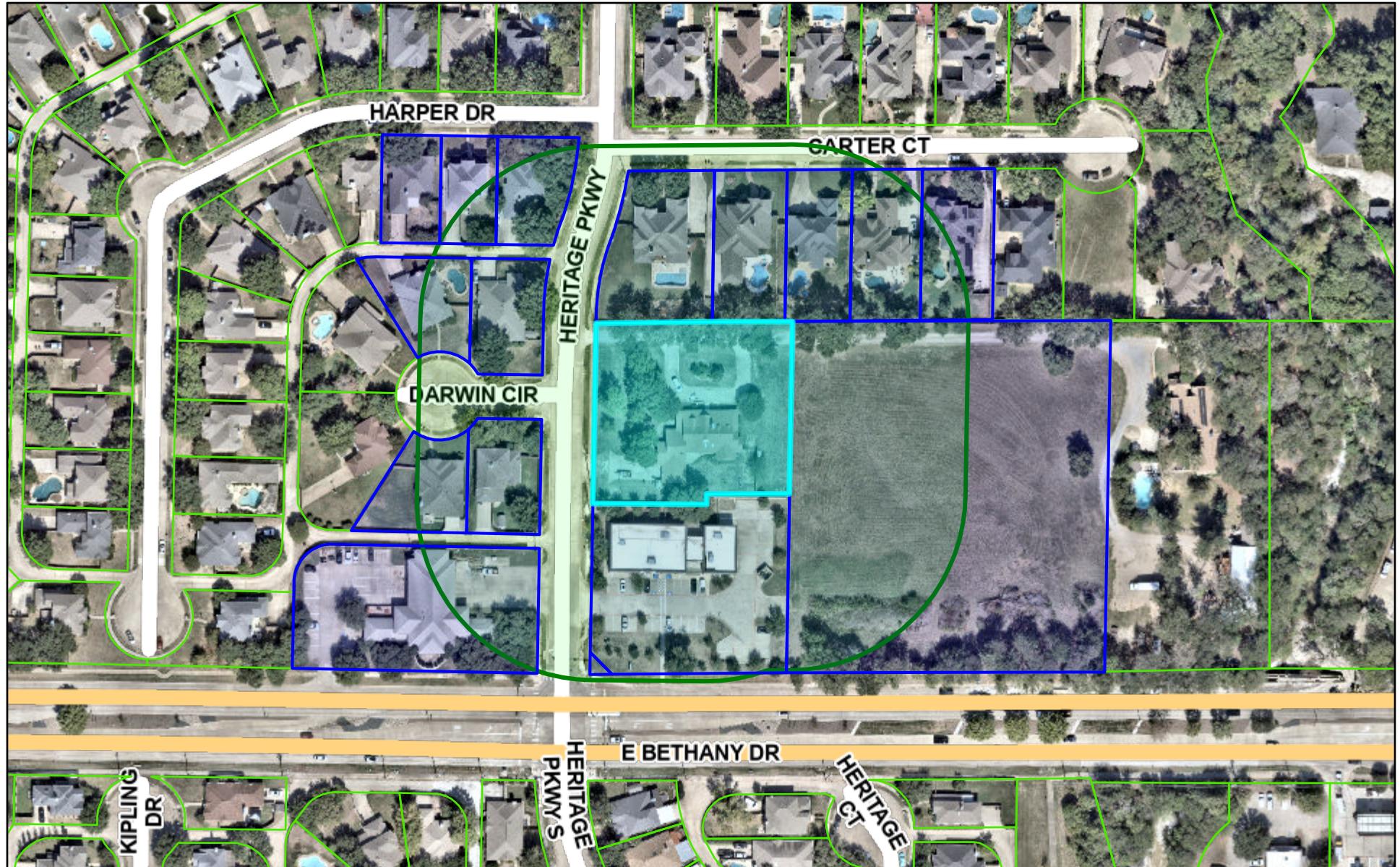
SURVEYOR:
GEONAV SURVEYING
CONTACT: CHRIS HOWARD, R.P.L.S.
3410 MIDCOURT ROAD
SUITE 110
CARROLLTON, TX 75006
PH. 972.243.2409
EMAIL: CHRIS.HOWARD@GEO-NAV.C



<u>Md. Naim Uddin Khan</u>	11-29-2025
Md. Naim Uddin Khan	
ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776	

ZONING EXHIBIT	
SINGLE FAMILY DEVELOPMENT	Date 11/29/2025
LOT 2, BLOCK 1 GEORGE W. FORD SURVEY ABSTRACT 328 761 HERITAGE PKWY CITY OF ALLEN, COLLIN COUNTY, TEXAS	Scale : 1"=20'
	Design/Draft : ND
	Checked : ND
ND & Associates, LLC 603 Cherry Tree Lane Wylie, Texas 75098 Contact: Naim Khan, P.E., CFM PH: (214) 533 7181 EMAIL: noim1207@yahoo.com FIRM # F - 13340	ND PROJECT NO : 857-ALLEN-23
SHEET 1 OF 1	

Public Notification Map - Heritage Pkwy



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

 Collin County Appraisal District Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

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

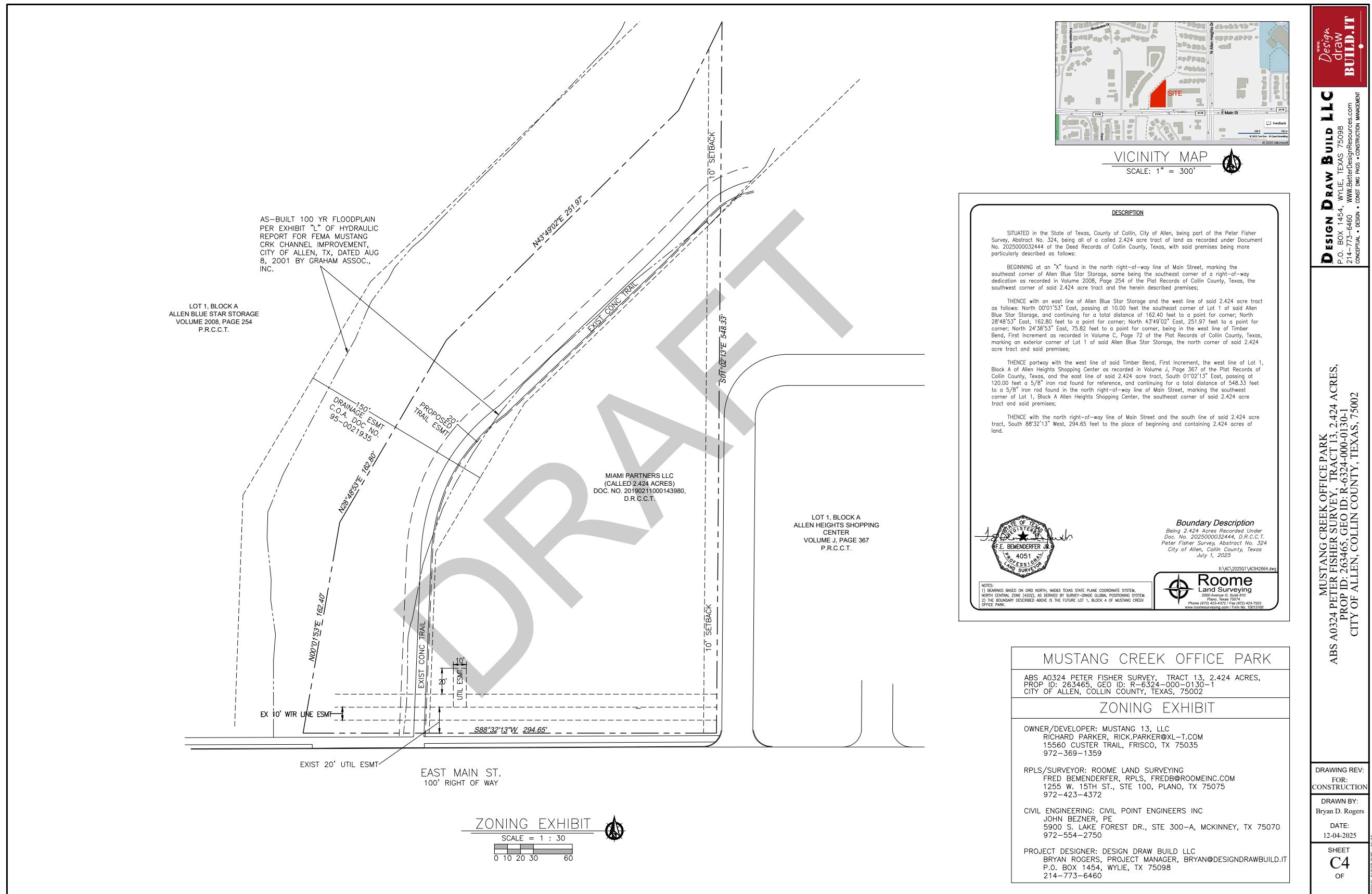
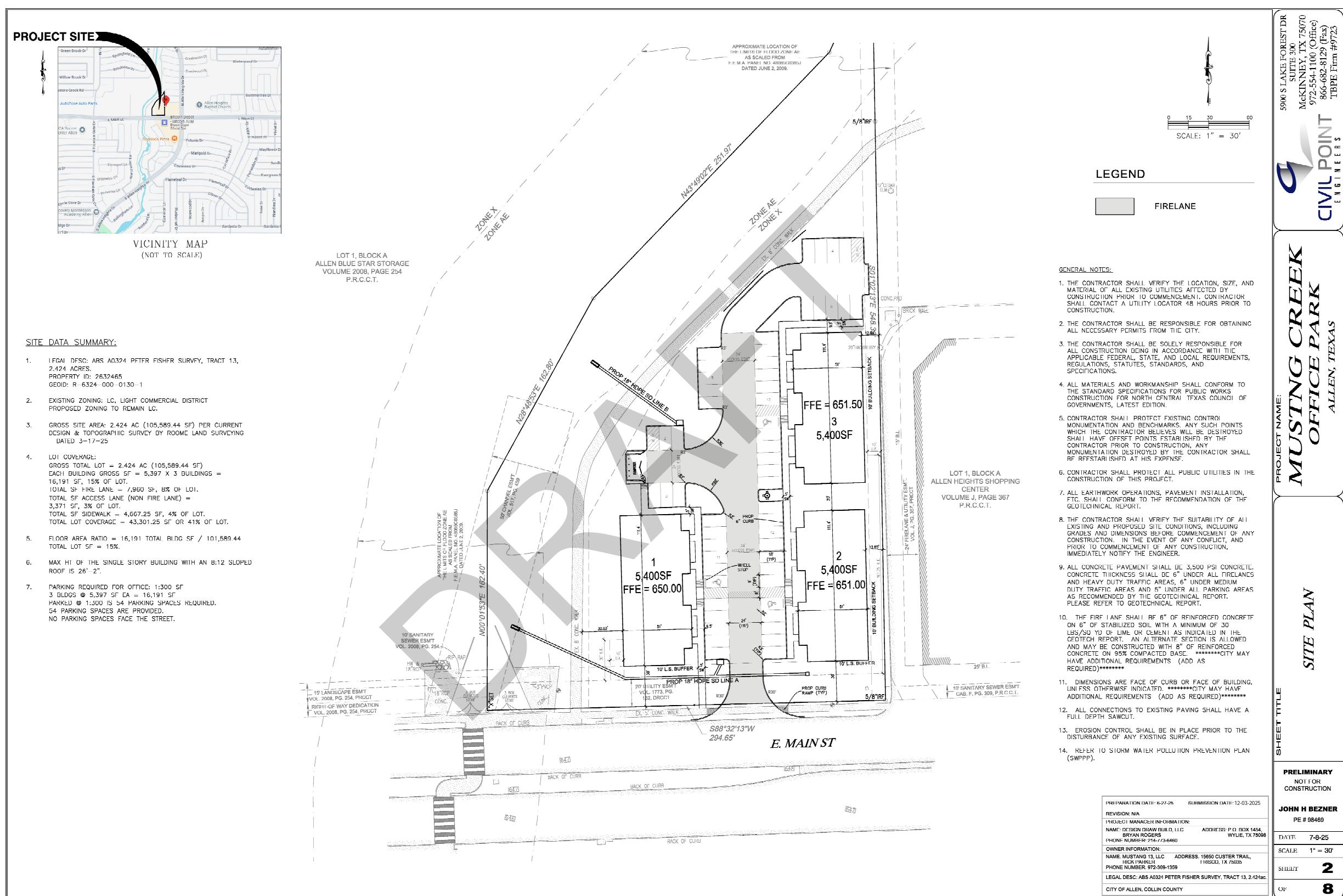
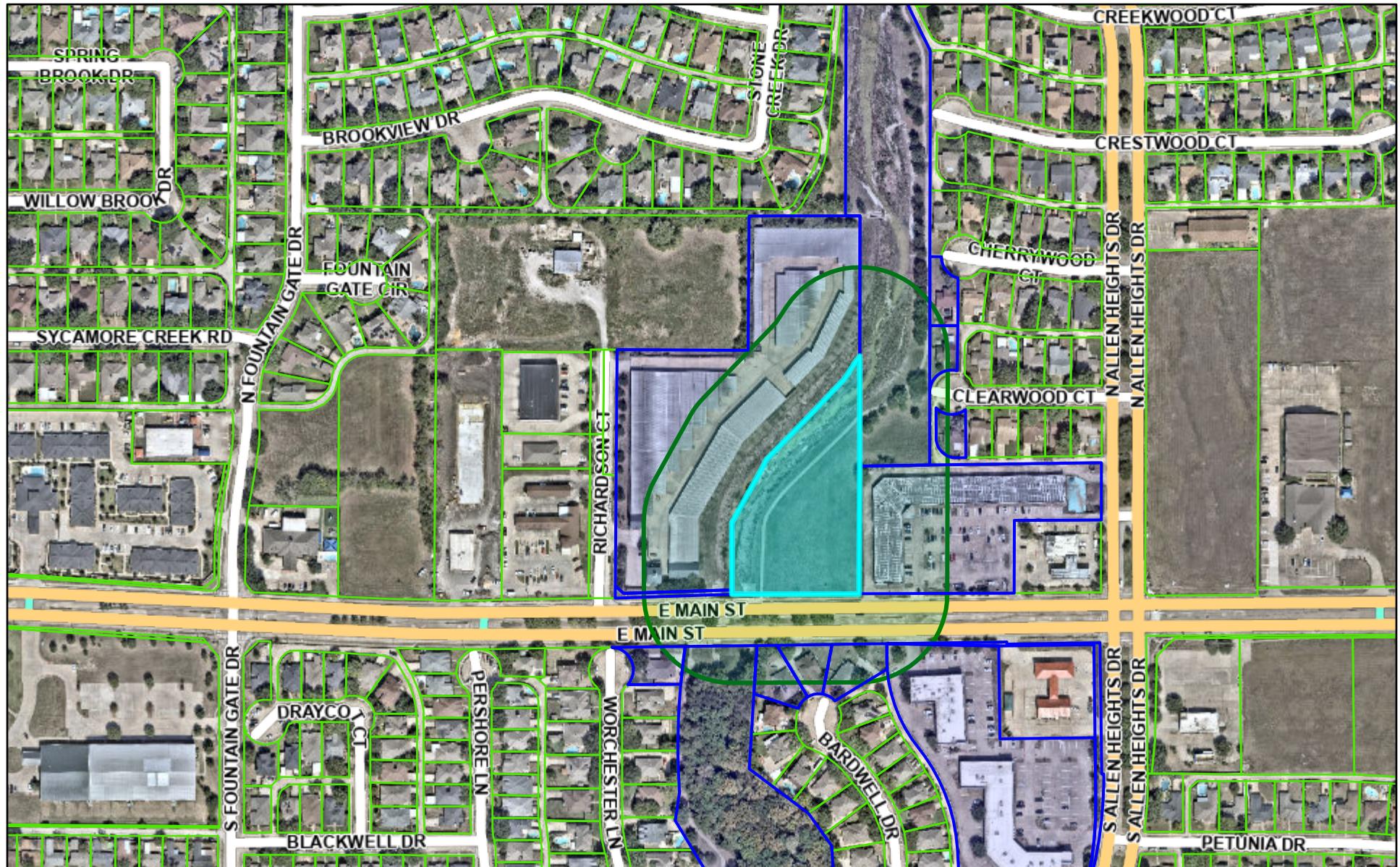


EXHIBIT "B"
SITE PLAN

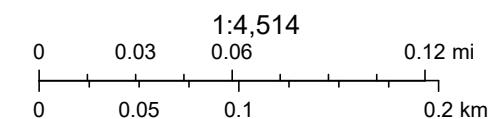


Public Notification Map - Mustang Creek



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