



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

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, March 17, 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 Director's Report on action taken on the Planning and Zoning Commission items by City Council.
- 3.2 Approve Minutes from the January 6, 2026, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda

- 4.1 Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Single-Family Residential R-6 regulating the development and use of 2.097± acres located in the G.W. Ford Survey, Abstract No. 328, generally located 415± feet north of the northwest corner of Allen Heights Drive and Bethany Drive. [Allen Heights Addition]

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: March 10, 2026

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, March 17, 2026, 7:00 PM

AGENDA CAPTION: Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council.

STAFF RESOURCE: Hayley Angel, Director, Community Development

BOARD/COMMISSION ACTION: None.

PREVIOUS COUNCIL ACTION: None.

STRATEGIC PLANNING GOAL: Vibrant community with lively destinations and successful commercial centers.

BACKGROUND:

On January 28, 2026, City Council approved an Ordinance to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital, from Agriculture/Open Space to Single-Family R-3 (Heritage Parkway), approved an Ordinance to change the base zoning of 0.688± acres of land in the James T. Roberts Survey, Abstract No. 777 (1229 Exchange Parkway), from Agriculture/Open Space to Local Retail, and approved an Ordinance 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 (Mustang Creek).

There were no agenda items taken to City Council on February 10, 2026 or February 24, 2026.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, March 17, 2026, 7:00 PM

AGENDA CAPTION: Approve Minutes from the January 6, 2026, 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 January 6, 2026, Planning and Zoning Commission Regular Meeting.

Attachments

[January 6, 2026, Planning and Zoning Commission Meeting Minutes](#)

PLANNING AND ZONING COMMISSION
REGULAR MEETING
January 6, 2026

ATTENDANCE:

Commissioners:

Dan Metevier, Chair
Gary Stocker, 1st Vice-Chair
Sandeep Kathuria, 2nd Vice-Chair
Doug Galletti
Tim Voss
Cynthia Walker
Danielle Westgard

City Staff Present:

Jeremy Tennant, Interim Director of Community Development
Chris Flanigan, P.E., C.F.M., Director of Engineering
Kim Yockey, AICP, 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 December 9, 2025, Regular Meeting.

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

Motion: Upon a motion by Commissioner Galletti and a second by Commissioner Walker, the Commission voted 7 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 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]

Ms. Yockey, 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 letters in opposition of the item:

- Emily Myhre, 1209 Glen Ellen Court, Allen, TX
- Chris and Leatha Denney, 1202 Aberdeen Drive, Allen, TX
- Curt and Jeanna Taipale, 1201 Aberdeen Drive, Allen, TX
- Elizabeth Kionc, 1204 Aberdeen Drive, Allen, TX

The following individuals registered their opposition and spoke on the item:

- Nick & Emily Myhre, 1209 Glen Ellen Court, Allen, TX
- Rajesh Raghupati, 1207 Kenwood Court, Allen, TX
- Bob Brugger, 1206 Aberdeen Drive, Allen, TX
- Leatha Denney, 1202 Aberdeen Drive, Allen, TX

The following individual registered their support and spoke on the item:

- Josh Walpole, applicant, 1002 Raintree Circle, Suite 100, Allen, TX

Chair Metevier closed the Public Hearing.

Chris Flanigan, Director of Engineering, spoke on the item.

The Commission discussed the following:

- Potential development;
- Traffic;
- Driveway access;
- Comprehensive Plan;
- Zoning classification uses; and
- Possible park location.

Motion: **Upon a motion by 1st Vice-Chair Stocker and a second by Commissioner Walker, the Commission voted 5 IN FAVOR and 2 OPPOSED by 2nd Vice-Chair Kathuria and Commissioner Voss to recommend approval of the request to change the base zoning of 0.668± acres of land in the James T. Roberts Survey, Abstract No. 777 to Local Retail.**

The motion carried.

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]

Ms. Yockey, 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:

- Debbie McLaurin, 5 Darwin Circle, Allen, TX

Note, this letter was mentioned during item 4.3 by mistake.

Chair Metevier closed the Public Hearing.

The Commission discussed access points and structures on the property.

Motion: Upon a motion by 2nd Vice-Chair Kathuria and a second by Commissioner Voss, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the request to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital to Single-Family R-3.

The motion carried.

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]

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

Chair Metevier opened the Public Hearing.

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

- Bryan Rogers, applicant, P.O. Box 1454, Wylie, TX

Chair Metevier closed the Public Hearing.

The Commission discussed the driveway distance.

Motion: Upon a motion by 2nd Vice-Chair Kathuria and a second by 1st Vice-Chair Stocker, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the request 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.

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 7:50 p.m.

These minutes were approved on the 17th day of March 2026.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, March 17, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Single-Family Residential R-6 regulating the development and use of 2.097± acres located in the G.W. Ford Survey, Abstract No. 328, generally located 415± feet north of the northwest corner of Allen Heights Drive and Bethany Drive. [Allen Heights Addition]
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.
STRATEGIC PLANNING GOAL:	Safe and livable community for all.

BACKGROUND:

The subject property is generally located 415± feet north of the northwest corner of Allen Heights Drive and Bethany Drive. The surrounding properties are zoned as follows:

- North: Agriculture/Open Space District (A/O).
- East (across Allen Heights Drive): Community Facilities (CF).
- South: CF.
- West: A/O.

The subject property is 2.097± acres and has a zoning designation of A/O. The applicant is requesting to rezone the property to a Planned Development with a base zoning of Single-Family Residential R-6 (R-6). To evaluate this request, staff reviewed the Future Land Use Plan (FLUP) and surrounding properties. The FLUP designates this property's future land use category 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, the R-6 zoning district has a maximum dwelling units of 5.2 units per acre. The proposed development has a net density of 4.42 dwelling units and gross density of 3.8 dwelling units per acre, both of which are in conformance with the dwelling units per acre identified by the FLUP.

The concept plan shows eight single-family homes, 0.18± acres of open space, and one access point off Allen Heights Drive. The proposed lots range from 6,000± square feet to 7,900± square feet in size. With the exception of lot depth, all of the lots will comply with the minimum requirements of the R-6 zoning district. Minimum requirements for the R-6 zoning district include:

- Minimum lot area of 6,000 square feet;

- Minimum lot width of 55 feet;
- Maximum lot coverage of 55%;
- Maximum density of 5.2 dwellings per unit; and
- Minimum lot depth of 100 feet.

Interior sidewalks are proposed within the subdivision and will connect to the sidewalk along Allen Heights Drive. An eight foot high masonry screening wall is proposed around the perimeter of the subdivision. The 0.18± acres of open space includes benches and playground structures for residents to enjoy.

The proposed Planned Development establishes development regulations that will allow single-family development of the site. Notable regulations for this proposal are outlined in the development regulations and include the following:

- Creates Planned Development No. 154 that will allow single-family development of the property.
- Sets R-6 as the base zoning district.
- Allows a deviation from minimum lot depth from 100 feet to 75 feet.
- Requires the property to be developed in general conformance with the Concept Plan.

Adopting a new Planned Development and development regulations, as presented, ensures that the proposed development will be compatible with surrounding uses. Staff has determined that the request is compatible with both the FLUP and the surrounding uses. As a result, staff supports this request.

This request has been reviewed by the Technical Review Committee.

LEGAL NOTICES:

Property Notification Letters - March 3, 2026.

Public Hearing Sign - March 3, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of a request to establish a Planned Development with a base zoning of Single-Family Residential R-6, and to adopt Development Regulations, a Zoning Exhibit, Concept Plan, and a Landscape/Open Space Plan regulating the development and use of 2.097± acres located in the G.W. Ford Survey, Abstract No. 328.

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 2.097± ACRES LOCATED IN THE G. W. FORD SURVEY, ABSTRACT NO. 328, BY GRANTING A CHANGE IN ZONING FROM “A/O” AGRICULTURE-OPEN SPACE DISTRICT TO PLANNED DEVELOPMENT “PD” NO. 154 FOR “R-6” SINGLE-FAMILY RESIDENTIAL DISTRICT; ADOPTING DEVELOPMENT REGULATIONS, A ZONING EXHIBIT, A CONCEPT PLAN, AND A LANDSCAPE/OPEN SPACE 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 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 granting a change in zoning for 2.097± acres in the G. W. Ford Survey, Abstract No. 328, City of Allen, Collin County, Texas, described and depicted in Exhibit “A,” attached hereto and incorporated herein by reference (“the Property”) from “AO” Agriculture-Open Space District to Planned Development “PD” No. 154 for “R-6” Single-Family Residential District 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 the “R-6” Single-Family Residential District except as otherwise provided in this Ordinance.
- B. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”).
- C. **HEIGHT, AREA, AND SETBACK REGULATIONS:** Buildings constructed on the Property shall comply with the height, area, and setback regulations of the “R-6” Single-Family Residential District except as follows:

1. Minimum Lot Depth: Seventy-five feet (75’).

D. LANDSCAPE/OPEN SPACE PLAN: The Property shall be developed in general conformance with the Open Space Plan attached hereto as Exhibit “C” and incorporated herein by reference (the “Open Space Plan”) in accordance with applicable provisions of the ALDC and shall be developed with the following amenities:

1. A minimum of five benches; and
2. A minimum of two playground structures.

E. STREAM BANK ANALYSIS: A stream bank stabilization analysis, prepared by a professional engineer, licensed in the State of Texas, shall be completed concurrent with final engineering design and construction plan preparation and reviewed and approved by the Director of Engineering prior to the issuance of a Development Permit. The analysis shall document and evaluate existing soil strata with soil borings in order to establish appropriate setback requirements that may exceed those minimums established otherwise by ordinance. No building permit for any structure on the Property may be issued with setbacks not in compliance with setback requirements established pursuant to this section.

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 14TH DAY OF APRIL 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 TRACT OF LAND SITUATED IN THE G.W. FORD SURVEY, ABSTRACT NO. 328 IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, BEING TRACT 6, AS DESCRIBED IN INSTRUMENT NO. 2025000002185, IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF TWIN MILLS, AN ADDITION TO THE CITY OF ALLEN, AS DESCRIBED IN CAB. K, PG. 681 IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND IN BEING IN THE NORTH LINE OF CITY CORNER ADDITION, AN ADDITION TO THE CITY OF ALLEN, AS DESCRIBED IN CAB. J, PG. 81 IN SAID PLAT RECORDS, AND BEING IN THE SOUTHWEST CORNER OF SAID 3.154 ACRE TRACT;

THENCE, NORTH 89°18'28" EAST, ALONG THE SOUTH LINE OF SAID 3.154 ACRE TRACT AND THE NORTH LINE OF SAID CITY CORNER ADDITION, FOR A DISTANCE OF 124.97 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.", AT THE POINT OF BEGINNING;

THENCE, NORTH 35°01'34" WEST, DEPARTING SAID LINES, FOR A DISTANCE OF 29.88 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 24°48'24" WEST, FOR A DISTANCE OF 82.27 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 45°00'09" WEST, FOR A DISTANCE OF 85.20 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 58°51'17" WEST, FOR A DISTANCE OF 23.50 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 15°41'20" WEST, FOR A DISTANCE OF 26.32 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 38°15'53" WEST, FOR A DISTANCE OF 40.62 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 37°24'05" EAST, FOR A DISTANCE OF 16.43 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 29°09'52" EAST, FOR A DISTANCE OF 50.83 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 36°09'29" EAST, FOR A DISTANCE OF 43.84 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 05°48'15" WEST, FOR A DISTANCE OF 16.10 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 31°40'55" WEST, FOR A DISTANCE OF 19.39 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 25°18'13" WEST, FOR A DISTANCE OF 13.27 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

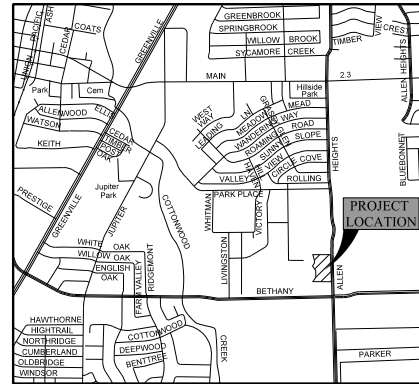
THENCE, NORTH 01°59'15" EAST, FOR A DISTANCE OF 31.47 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.:", BEING IN THE SOUTH LINE OF A 9.694 ACRE TRACT, AS DESCRIBED IN DOC. NO. 94-0069463 IN SAID DEED RECORDS AND BEING THE NORTH LINE OF SAID 3.154 ACRE TRACT;

THENCE, NORTH 89°18'28" EAST, ALONG THE SOUTH LINE OF SAID 9.694 ACRE TRACT AND THE NORTH LINE OF SAID 3.154 ACRE TRACT, FOR A DISTANCE OF 251.55 FEET, TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE ALLEN HEIGHTS (119' R.O.W) , AS RECORDED IN DOC. NO. 95-0013472 IN SAID DEED RECORDS AND BEING THE NORTHWEST CORNER OF SAID 3.154 ACRE TRACT;

THENCE, SOUTH 00°09'46" EAST, DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID 3.154 ACRE TRACT AND WITH THE WEST LINE OF SAID ALLEN HEIGHTS, FOR A DISTANCE OF 398.88 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 3.154 ACRE TRACT AND BEING IN THE NORTH LINE OF SAID CITY CORNER ADDITION;

THENCE, SOUTH 89°18'28" WEST, DEPARTING THE WEST LINE OF SAID ALLEN HEIGHTS AND ALONG THE NORTH LINE OF SAID CITY CORNER ADDITION AND THE SOUTH LINE OF SAID 3.154 ACRE TRACT, FOR A DISTANCE OF 132.42 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.097 ACRES OF LAND.

DRAFT



Play ground Equipments

- ITEM
- 1. Heavy Duty Large Swing Set.
- 2. Rotator Merry Go Round.
- 3. Seating Benches

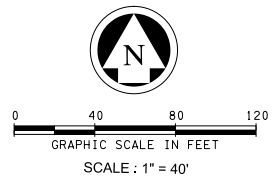
GENERAL NOTES:
1. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN.
2. *APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT; ARTICLE III, SOLID WASTE; SECTIONS 6-51 TO 6-80.*

SITE DATA REGULATIONS TABLE

ITEM	AO	PD
Existing Zoning	AO	PD
Proposed Zoning	PD	
Base Zoning	R-6	
Gross Area /Acre	2.097 Acre (Sq.Ft.)	
Landscape Area /Acre	0.29 Acre (12,504 Sq.Ft.)	
Usable Open Space (Sq. Ft.)	7,772 Sq.Ft.	
Net Area /Acre	1.81 Acre	
Net Density Du / Ac	4.42 Du / Ac	
Gross Density Du / Ac	3.82 Du / Ac	

ITEM	BASE ZONING R-6	PD
Lot Area (sq. feet)	6,000	6,000
Front Yard (in feet)	20	20
Rear Yard (in feet)	10	10
Side Yard (in feet)	1 & 9 or 5 & 5	5 & 5
Corner Lot Side Yard (in ft)	15	15
Lot Width (in feet)	55	55
Lot Depth (in feet)	100	75
Dwelling unit Size (sq. ft.)	1,200	2,500
Park Land/du (sq. feet)	436	649

Percent Lot Coverage	55	55
Dwelling units/acre(sq. ft.)	5.2	3.8
Building Height (feet)	35	35
Building Height (stories)	2.5	2.5



LEGAL DESCRIPTION

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COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF TWIN MILLS, AN ADDITION TO THE CITY OF ALLEN, AS DESCRIBED IN CAB. K, PG. 681 IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND IN BEING IN THE NORTH LINE OF CITY CORNER ADDITION, AN ADDITION TO THE CITY OF ALLEN, AS DESCRIBED IN CAB. J, PG. 81 IN SAID PLAT RECORDS, AND BEING IN THE SOUTHWEST CORNER OF SAID 3.154 ACRE TRACT;

THENCE, NORTH 89°18'28" EAST, ALONG THE SOUTH LINE OF SAID 3.154 ACRE TRACT AND THE NORTH LINE OF SAID CITY CORNER ADDITION, FOR A DISTANCE OF 124.97 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 35°01'34" WEST, DEPARTING SAID LINES, FOR A DISTANCE OF 29.88 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 24°48'24" WEST, FOR A DISTANCE OF 82.27 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

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THENCE, NORTH 05°48'15" WEST, FOR A DISTANCE OF 16.10 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 31°40'56" WEST, FOR A DISTANCE OF 19.39 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

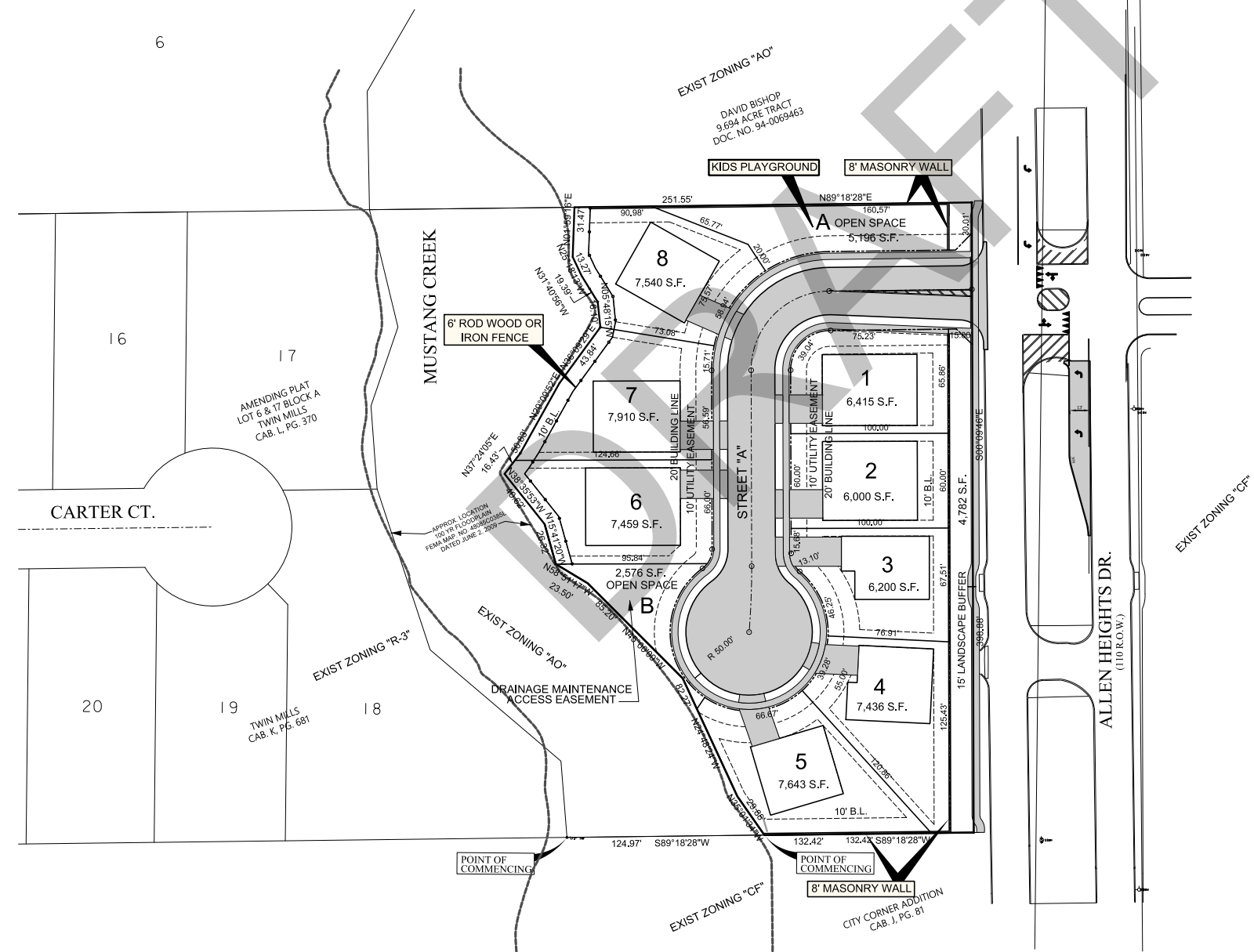
THENCE, NORTH 25°18'13" WEST, FOR A DISTANCE OF 13.27 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

THENCE, NORTH 01°59'16" EAST, FOR A DISTANCE OF 31.47 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.", BEING IN THE SOUTH LINE OF A 9.694 ACRE TRACT, AS DESCRIBED IN DOC. NO. 94-0069463 IN SAID DEED RECORDS AND BEING THE NORTH LINE OF SAID 3.154 ACRE TRACT;

THENCE, NORTH 89°18'28" EAST, ALONG THE SOUTH LINE OF SAID 9.694 ACRE TRACT AND THE NORTH LINE OF SAID 3.154 ACRE TRACT, FOR A DISTANCE OF 251.55 FEET, TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE ALLEN HEIGHTS (119' R.O.W.), AS RECORDED IN DOC. NO. 95-0013472 IN SAID DEED RECORDS AND BEING THE NORTHWEST CORNER OF SAID 3.154 ACRE TRACT;

THENCE, SOUTH 00°09'46" EAST, DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID 3.154 ACRE TRACT AND WITH THE WEST LINE OF SAID ALLEN HEIGHTS, FOR A DISTANCE OF 398.88 FEET, TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 3.154 ACRE TRACT AND BEING IN THE NORTH LINE OF SAID CITY CORNER ADDITION;

THENCE, SOUTH 89°18'28" WEST, DEPARTING THE WEST LINE OF SAID ALLEN HEIGHTS AND ALONG THE NORTH LINE OF SAID CITY CORNER ADDITION AND THE SOUTH LINE OF SAID 3.154 ACRE TRACT, FOR A DISTANCE OF 132.42 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.097 ACRES OF LAND.



OWNER / DEVELOPER
ASLA VENTURES LLC
202 LOVE BIRD LN
MURPHY, TX 75094
EMAIL: AMINNAGGAR@GMAIL.COM
TEL. (469) 815 - 8898

ENGINEER/SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON ROAD
COLLEYVILLE, TEXAS 76034
TEL. (817) 631-3500
FAX (817) 631-3527

CONCEPT LAYOUT EXHIBIT FOR
TRACT 6
AN ADDITION TO
THE CITY ALLEN,
COLLIN COUNTY, TEXAS
BEING 2.097 ACRES OF LAND
SITUATED IN
G.W. FORD SURVEY, ABSTRACT NO. 328
CITY OF ALLEN, COLLIN COUNTY, TEXAS
8 SINGLE-FAMILY LOTS
AND 2 OPEN SPACE LOTS
PREPARED JANUARY, 2026

EXIST ZONING "AO"
PROPOSED ZONING "PD"

PROJECT NO.	DATE	REVISIONS
250340		
PROJECT NO.	DATE	REVISIONS
DRAWN BY	EKK	
APPROVED BY	EKK	
DATE	10/16/25	

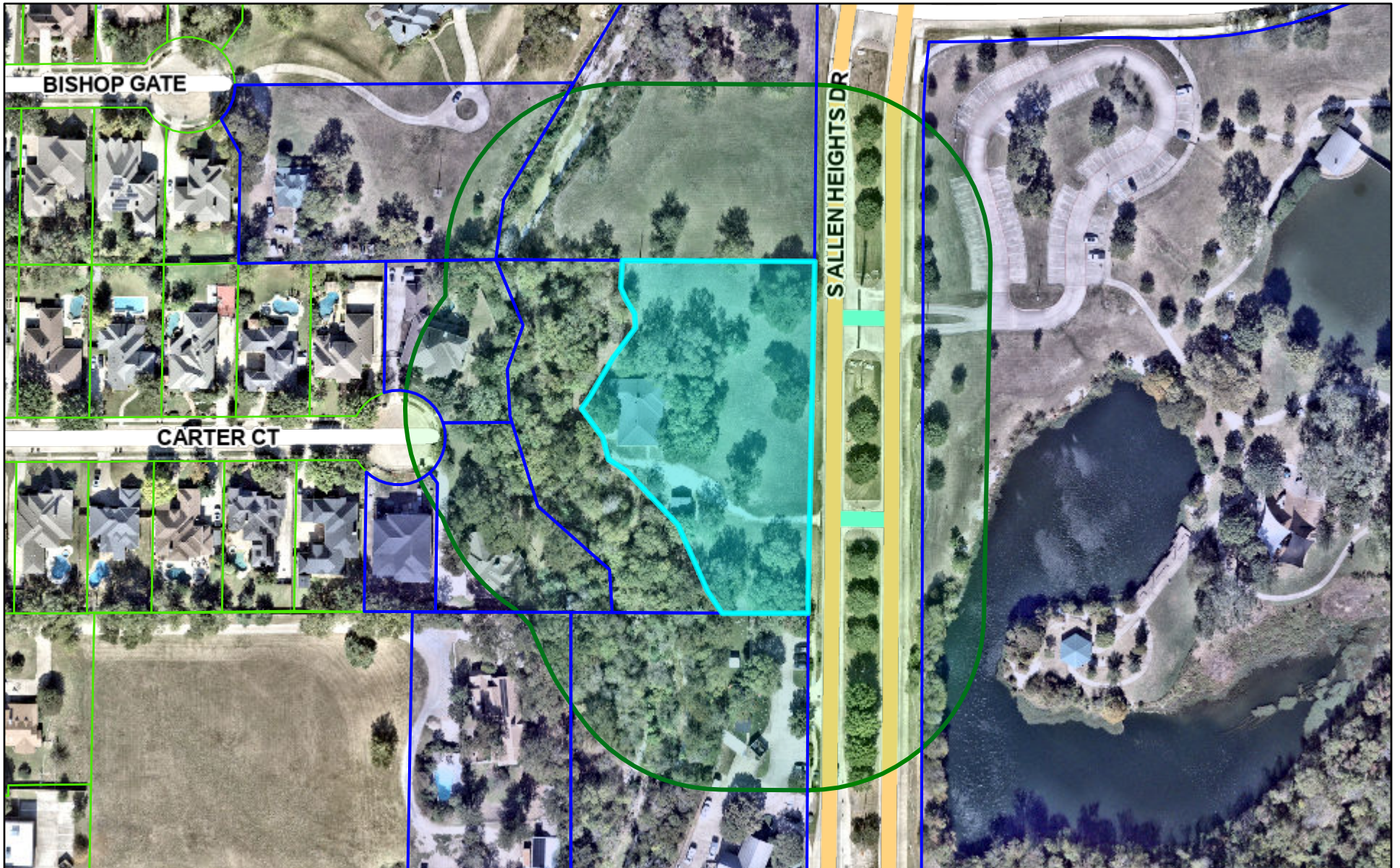
CONCEPT LAYOUT EXHIBIT
TRACT 6
G.W. FORD SURVEY, ABSTRACT NO. 328
CITY OF ALLEN, COLLIN COUNTY, TEXAS

5000 Thompson Terrace
Colleyville, TX. 76034
(817)335-9900
FAX:(817)335-9955

ZN-103125-0009

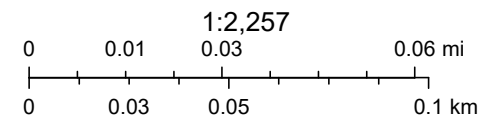
3:38:05 PM
3/28/25
JA 260340 - Allen Heights Survey, Zoning Exhibit, dgp

Allen Heights Addition - Public Notification



2/10/2026, 1:12:57 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