



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

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, April 21, 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 of the March 17, 2026, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda

- 4.1 Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a "Fitness and Health Center" use for a 1,244± square foot portion of a building located on Lot 1, Pete Ford Medical Addition, commonly known as 515 W. Main Street, Suite 107. [Bodies In: Motion]
- 4.2 Discuss the Board Evaluation Form for submittal to the Council Nominating Committee.

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: April 14, 2026

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, April 21, 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:

The City Council regular meeting on March 24, 2026 was canceled.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, April 21, 2026, 7:00 PM

AGENDA CAPTION: Approve Minutes of the March 17, 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 of the March 17, 2026, Planning and Zoning Commission Regular Meeting.

Attachments

[March 17, 2026, Planning and Zoning Commission Regular Meeting Minutes](#)

PLANNING AND ZONING COMMISSION
REGULAR MEETING
March 17, 2026

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:

Hayley Angel, AICP, 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 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.

Motion: Upon a motion by Commissioner Galletti 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 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]

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

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

Chair Metevier opened the Public Hearing.

The applicant, Osama Nashed, 5000 Thompson Terrace, Colleyville, Texas registered his support on the item.

Clarence Carter, 24 Carter Court, Allen, Texas, registered his interest on the item but did not wish to speak.

Chair Metevier closed the Public Hearing.

The Commission discussed the following:

- Grading difference;
- Potential light pollution; and
- Masonry wall height.

Motion: Upon a motion by 1st Vice-Chair Stocker and a second by 2nd Vice-Chair Kathuria, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the 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.

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 7:13 p.m.

These minutes were approved on the 21st day of April 2026.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, April 21, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a "Fitness and Health Center" use for a 1,244± square foot portion of a building located on Lot 1, Pete Ford Medical Addition, commonly known as 515 W. Main Street, Suite 107. [Bodies In: Motion]
STAFF RESOURCE:	Nabiha Ahmed, Senior Planner
BOARD/COMMISSION ACTION:	February 1, 1984 - Final Plat - Approved
PREVIOUS COUNCIL ACTION:	May 22, 2018 - Planned Development No. 136 - Approved - Ordinance No. 3576-5-18

BACKGROUND:

The subject property is located at 515 W. Main Street, Suite 107. The zoning designations of the surrounding properties are as follows:

- North (across W. Main Street): Downtown District
- East: Shopping Center (SC)
- South (across Belmont Drive): SC
- West (across Central Expressway): Planned Development No. 54 with a base zoning of Corridor Commercial

The subject property retains a zoning designation of Planned Development No. 136 with a base zoning of SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a "Fitness and Health Center" use within the SC zoning district. The establishment will offer individual training as well as small group sessions by appointment only.

The applicant submitted a business summary in conjunction with the SUP application. The business summary is purely informational as the SUP will not regulate the internal business operations. The following is a summary of the proposed business operations:

- Approximate Hours of Operation for members: 8:00 am to 8:00 pm
- Average Staff Count: 3
- Average people at any given time for the classes provided: 3

No outdoor activities are proposed as part of this use. The lease space, comprising approximately 1,244± square feet, is intended for a Fitness and Health facility, which requires a total of 6 parking spaces. The subject property provides 80 parking spaces in total, which is adequate to serve the parking demand of the overall development.

LEGAL NOTICES:

Public Hearing Letter - April 8, 2026

Public Zoning Sign - April 8, 2026

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of a request for a Specific Use Permit for a Fitness and Health Center use for a portion of Lot 1, Pete Ford Medical Addition.

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 SPECIFIC USE PERMIT NO. 194 AUTHORIZING AN APPROXIMATELY 1,244± SQUARE FOOT PORTION OF A BUILDING LOCATED ON LOT 1, PETE FORD MEDICAL ADDITION, COMMONLY KNOWN AS 515 W. MAIN STREET, SUITE 107, PRESENTLY ZONED FOR PLANNED DEVELOPMENT NO. 136 WITH A BASE ZONING OF SHOPPING CENTER “SC” TO BE USED FOR FITNESS AND HEALTH CENTER USE; PROVIDING 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 of the City of Allen, Texas, 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 adopted, 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 Zoning Map of the City of Allen, Collin County, Texas, be amended, by granting Specific Use Permit No. 194 authorizing an approximately 1,244± square foot portion of the building shown on Exhibit “A,” attached hereto and incorporated herein by reference located on property described as Lot 1, Pete Ford Medical Addition, an addition to the City of Allen, Collin County, Texas, according to the plat recorded in Volume 158, Page 141, Plat Records, Collin County, Texas, and commonly known as 515 W. Main Street, Suite 107 (the “Property”), which is presently zoned Planned Development No. 136 with a base zoning of Shopping Center “SC” to be used for a Fitness and Health Center use.

SECTION 2. The Property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code Zoning Regulations, as heretofore amended, and as amended herein, and if used for a Fitness and Health Center use, such use shall be limited to the area of the Property shown in Exhibit “A” and incorporated herein by reference.

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 12TH DAY OF MAY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY

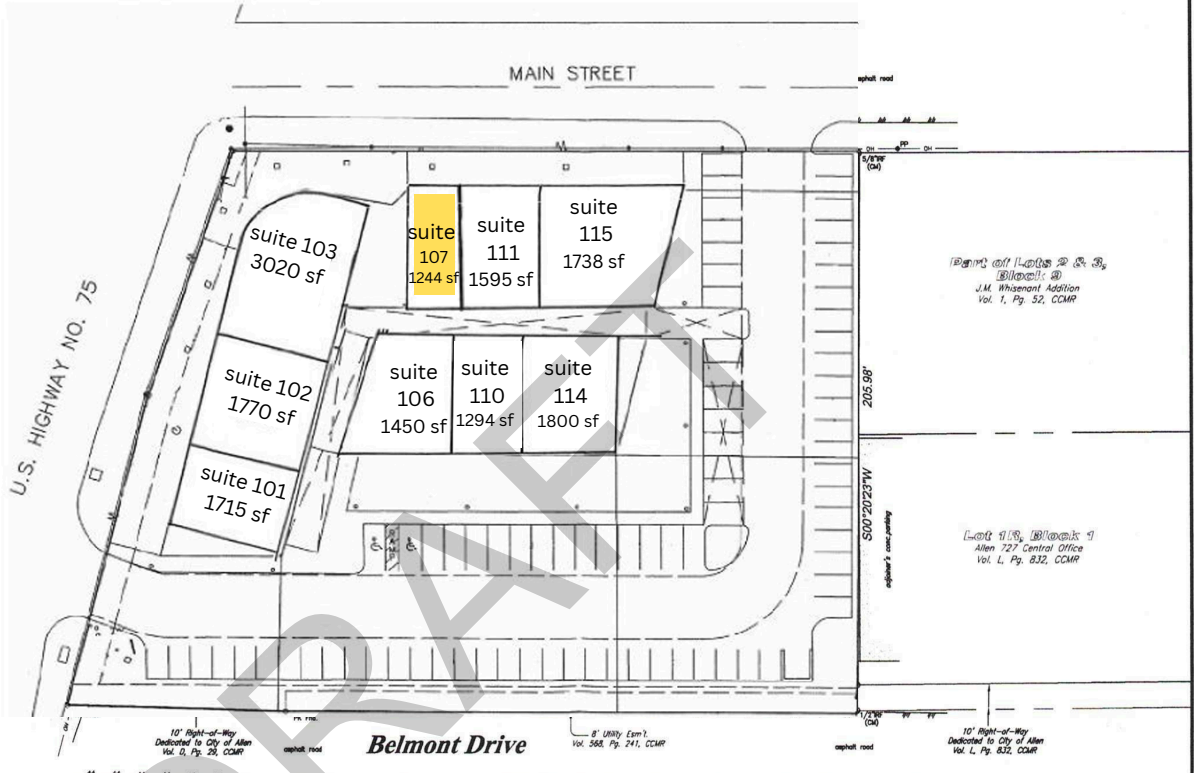
Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
SUP SITE PLAN

Bodies In:Motion site plan

Legal Description

Being Lot 1 (One), Pete Ford Medical Addition, an Addition to the City of Allen, Collin County, Texas, according to the Map/Plat thereof recorded in Volume D, Page 29 of the Map/Plat Records of Collin County, Texas.



1.3064 acres

Owner: Doubletree Properties, LP

Surveyor's Certificate

To: Double Tree Properties L.P. and and/or Assigns, Allen Bobas Ltd., a Texas limited partnership, Chicago Title, and Chicago Title Insurance Company

I hereby certify that on the 25th day of March, 2011, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by U.S. Highway No. 75 (Frontage Road) and Main Street, same being paved, dedicated public right-of-way, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

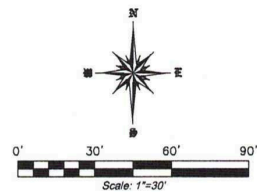
F.E. Bemenderfer Jr.
F.E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per Pete Ford Medical Addition, an addition to the City of Allen as recorded in Volume D, Page 29 of the Collin County Map Records; 4) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 480550385 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 5) This survey was performed with the benefit of Title Commitment GF No. CTDL41-CT000052732 issued March 8, 2011. 6) This survey is intended for the exclusive use of the hereon noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company. 7) The following instrument affect the subject property: a) Memorandum of Agreement as recorded under Document No. 20061023001514690 of the Collin County Land Records; b) Lease Agreement between Allen Bobas, Ltd. and Fairmount Impact JV#1 as recorded under Document No. 20070918001301010 and 20090622000773120 of the Collin County Land Records.

Parking Spaces

- 78 Regular Parking Spaces
- 2 Handicap Parking Spaces
- 80 Total Parking Spaces



Legend

Roome Cad BRS	Roome Capped Iron Rod Set
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IRF	Iron Rod Found
WM	Water Meter
WV	Water Valve
FH	Fire Hydrant
PP	Power Pole
PL	Fluorescent Light
FL	Flood Light
conc.	Concrete
SWM	Southwestern Bell Manhole
OH	Overhead Lines
City	City

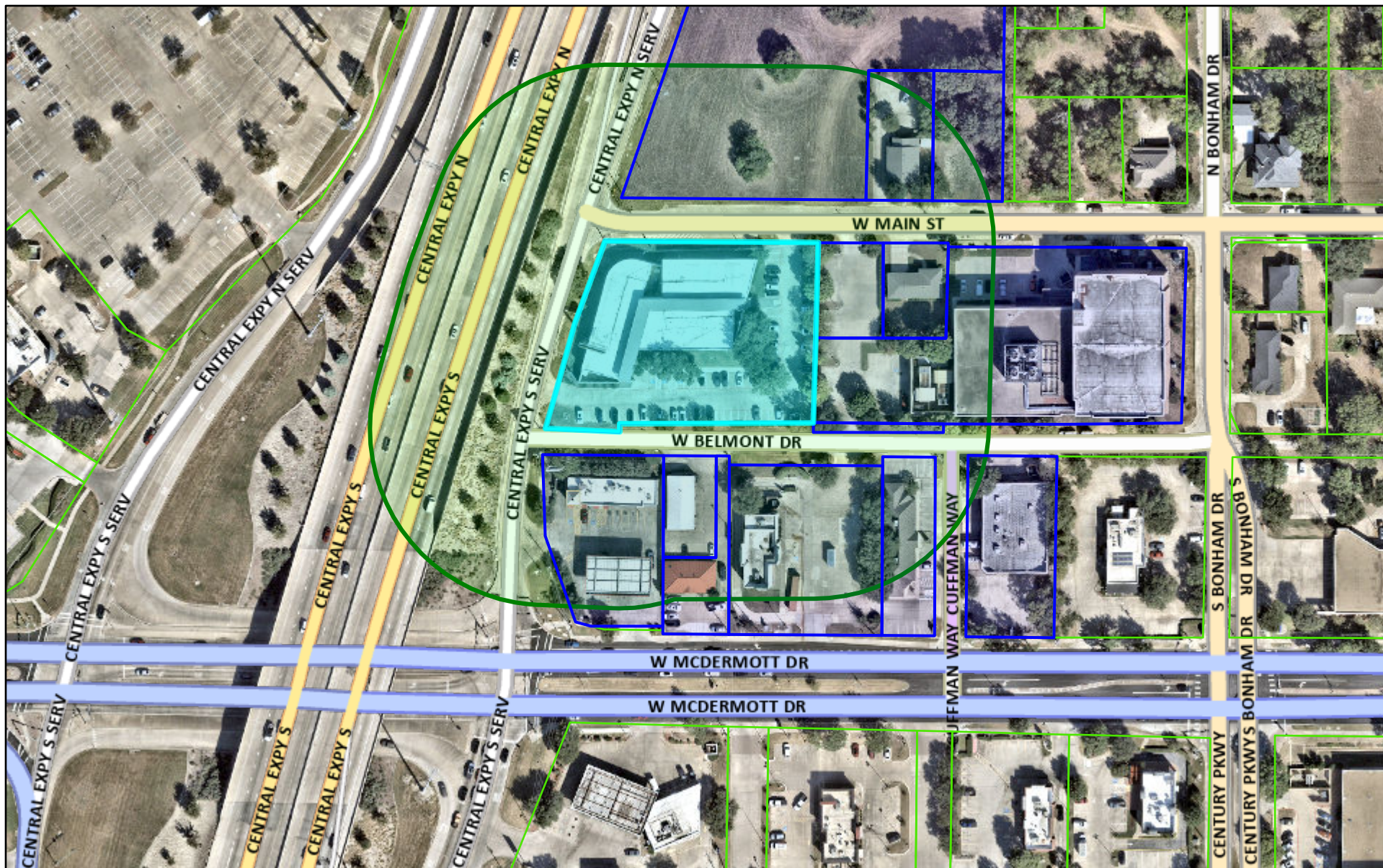
As-Built Survey

515 West Main Street
William Perrin Survey, Abstract No. 708
City of Allen, Collin County, Texas
March 25, 2011

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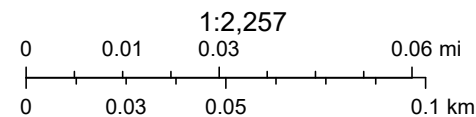
Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

Bodies in Motion - Public Notification



4/2/2026, 8:10:22 AM

- Collin County Appraisal District Parcels
- Properties within 200'
- 200' Buffer
- Subject Property



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

City of Allen