



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

AGENDA
CITY COUNCIL REGULAR MEETING
Tuesday, April 14, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegiance

3. Public Recognition

- 3.1 Recognition of the Allen Police Department in support of the Special Olympics through the Law Enforcement Torch Run.

4. Citizens' Comments

[The City Council invites citizens to speak to the Council on any topic not on the agenda or not already scheduled for Public Hearing. Prior to the meeting, please complete a "Public Meeting Appearance Card" and present it to the City Secretary. The time limit is three minutes per speaker, not to exceed a total of fifteen minutes for all speakers.]

5. Presentations from Boards, Commissions, and Committees

- 5.1 Downtown Design Review Board Annual Report.
- 5.2 Keep Allen Beautiful Board Annual Report.

6. Consent Agenda

[Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.]

- 6.1 Approve Minutes from the March 10, 2026, Regular City Council Meeting.
- 6.2 Motion to Reappoint Mr. Steve Matthews to the North Texas Municipal Water District Board as a Representative for the City of Allen for a Two-Year Term Effective June 1, 2026, through May 31, 2028.

7. Regular Agenda

- 7.1 Award bid and authorize the City Manager to execute a contract with Cole Construction for Greengate neighborhood improvements to sidewalks, sidewalk ramps, alley approaches and other related infrastructure for \$2,156,600.
- 7.2 Authorize the City Manager to execute a contract with J& L Construction, LLC, for the Jupiter Sanitary Sewer and Oak Hill Water Main Replacement Project for \$5,236,600.

- 7.3 Conduct a Public Hearing and adopt an Ordinance 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]

8. Other Business

[Board announcements regarding local civic and charitable events, meetings, and fundraisers.]

- 8.1 Calendar.

- 8.2 Items of Interest.

9. Executive Session

Legal, Section 551.071.

As authorized by Section 551.071(2) of the Texas Government Code, the Workshop Meeting and/or the Regular Agenda may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein, and for any Executive Session listed below. (Closed to Public as Provided in the Texas Government Code.)

- 9.1 Reconvene and Consider Action on Items Resulting from Executive Session.

10. 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 Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214.509.4105.

Date Posted: April 7, 2026

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, April 14, 2026, 7:00 PM

AGENDA CAPTION: Approve Minutes from the March 10, 2026, Regular City Council Meeting.

STAFF RESOURCE: Shelley B. George, City Secretary

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

Attachments

[Minutes](#)

ALLEN CITY COUNCIL

REGULAR MEETING

MARCH 10, 2026

Present:

Baine L. Brooks, Mayor

Allen City Council:

Ben Trahan, Mayor Pro Tem

Michael Schaeffer

Tommy Baril

Ken Cook (absent)

Amy Gnad

Carl Clemencich

City Staff:

Eric Ellwanger, City Manager

Eric Strong, Deputy City Manager

Tim Dentler, Assistant City Manager

Rebecca Vice, Assistant City Manager

Shelley B. George, City Secretary

Rocio Gonzalez, Deputy City Secretary (absent)

Chelsey Aprill, Director, Public and Media Relations

Pete Smith, City Attorney

Workshop Session

1. Call to Order and Announce a Quorum is Present

With a quorum of the Allen City Council present, the Workshop of the Allen City Council was called to order by Mayor Brooks at 6:00 p.m. on Tuesday, March 10, 2026, in Basement Meeting Rooms A and B at Allen City Hall, 305 Century Parkway, Allen, Texas.

2. Discussion Items

2.1 Update on City Identity and Branding.

2.2 Committee Updates from City Council Liaisons.

2.3 Questions on the Current Agenda.

3. Executive Session

An Executive Session was not held.

4. Adjourn to Regular Meeting

With no further discussion, Mayor Brooks adjourned the Workshop of the Allen City Council at 6:50 p.m. on Tuesday, March 10, 2026, in Basement Meeting Rooms A and B at Allen City Hall, 305 Century Parkway, Allen, Texas.

Regular Meeting

1. Call to Order and Announce a Quorum is Present

With a quorum of the Allen City Council present, the Regular Meeting of the Allen City Council was called to order by Mayor Brooks at 7:00 p.m. on Tuesday, March 10, 2026, in the Council Chambers at Allen City Hall, 305 Century Parkway, Allen, Texas.

2. Pledge of Allegiance

Mayor Brooks and the Allen City Council observed a moment of silence.

3. Public Recognition

3.1 Presentation of a Blue Star Flag to a family of Allen service personnel currently deployed by the U.S. Armed Forces.

Mayor Brooks presented a Blue Star Flag to Justin and Justine Anderson in recognition of their sons' service, Petty Officer Andrew Anderson and Petty Officer Justin Anderson, United States Coast Guard.

3.2 City of Allen 2025 Excellence in P.R.I.D.E. (People First, Respect, Integrity, Deliver, and Excel) Award Winners.

- Allison Vercher, Community Services
- Scott Young, Community Services
- Judy Smith, Human Resources
- Adam Williams, Engineering
- Mary Foster, Parks & Recreation

4. Citizens' Comments

Council recognized Trail Life USA Scouts from Troop 226 in attendance as a requirement for the Citizenship Trail Badge.

5. Presentations from Boards, Commissions, and Committees

5.1 Board of Adjustment/Building & Standards Commission/Sign Control Board Annual Report.

5.2 Planning and Zoning Commission Annual Report.

5.3 Allen Animal Shelter Advisory Committee Annual Report.

6. Consent Agenda

MOTION: Upon a motion made by Councilmember Baril and a second by Councilmember Schaeffer, the Council voted six (6) for and none (0) opposed to approve all items on the Consent Agenda as follows:

- 6.1 Approve Minutes of the February 24, 2026, Regular City Council Meeting.
- 6.2 Adopt a Resolution authorizing the City Manager to execute an Interlocal Agreement between the Cities of Allen, Plano, and Lavon allowing the City of Lavon use of the Radio System jointly owned by the Cities of Allen and Plano.
- 6.3 Authorize the City Manager to execute the second modification of the Memorandum of Understanding with the North Texas Municipal Water District, and the Cities of Allen, Frisco, McKinney, Plano, and Richardson, regarding the Amended and Restated Regional Composting Interlocal Agreement.
- 6.4 Authorize the City Manager to negotiate and execute a four year Dell Tax Exempt Lease Purchase Schedule, subject to the Master Lease Agreement between Dell Financial Services and the State of Texas for computer equipment and services for \$126,420 annually.

The motion carried.

7. Regular Agenda

- 7.1 Motion to accept the Fiscal Year 2024-2025 Annual Comprehensive Financial Report.

MOTION: Upon a motion made by Councilmember Gnadt and a second by Councilmember Clemencich, the Council voted six (6) for and none (0) opposed to accept the Fiscal Year 2024-2025 Annual Comprehensive Financial Report. The motion carried.

- 7.2 Authorize the City Manager to negotiate and execute various agreements with the Allen Economic Development Corporation, Allen Community Development Corporation, and/or Rough Creek Capital Services, LLC and/or its affiliates, including, but not limited to, a ground lease, parking license agreement, real estate purchase option agreement, right of first refusal agreement, a construction incentive agreement, a programming agreement, and any amendments and instruments related to such agreements relating to the development of the Downtown Catalyst Project.

MOTION: Upon a motion made by Mayor Pro Tem Trahan and a second by Councilmember Baril, the Council voted six (6) for and none (0) opposed to authorize the City Manager to negotiate and execute various agreements with the Allen Economic Development Corporation, Allen Community Development Corporation, and/or Rough Creek Capital Services, LLC and/or its affiliates relating to the development of the Downtown Catalyst Project. The motion carried.

8. Other Business

8.1 Calendar.

- March 24, 2026, Allen City Council Meeting – Canceled.

8.2 Items of Interest.

- Mayor Brooks announced the Dallas Card Show at the Marriott Dallas Allen Hotel & Convention Center from March 12-15, 2026.

- Councilmember Schaeffer congratulated his daughter Carly, and her fiancé, Drew, on their engagement.
- Mayor Brooks shared the following Good News happening in Allen:
 - Crime in Allen dropped over 22.6% in 2025, becoming the lowest among the state's 50 largest cities.
 - The Allen 150 Fest will celebrate the city's 150th anniversary on April 25, 2026.
 - City Secretary Shelley George was awarded the Spirit of Allen award during the Allen Chamber of Commerce's 2026 Annual Recognition Gala.

9. Executive Session

An Executive Session was not held.

10. Adjournment

Mayor Brooks adjourned the Regular Meeting of the Allen City Council at 8:24 p.m. on Tuesday, March 10, 2026.

These minutes were approved on the 14th day of April 2026.

APPROVED:

Baine L. Brooks, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, April 14, 2026, 7:00 PM

AGENDA CAPTION: Motion to Reappoint Mr. Steve Matthews to the North Texas Municipal Water District Board as a Representative for the City of Allen for a Two-Year Term Effective June 1, 2026, through May 31, 2028.

STAFF RESOURCE: Shelley B. George, City Secretary

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: January 28, 2026 - Appointed to fill the unexpired term on the NTMWD Board of Directors following the resignation of Dr. Joe Farmer.

BACKGROUND:

Following the resignation of Dr. Joe Farmer as a representative on the North Texas Municipal Water District's Board of Directors ("District"), the city council appointed Mr. Matthews to fill the unexpired term ending May 31, 2026. The city has received official notification from the District of the upcoming expiration of Mr. Matthew's current term. The city has the option to either reappoint Mr. Matthews or appoint a new Director to serve the term from June 1, 2026, to May 31, 2028, pursuant to the statute creating the District.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to reappoint Steve Matthews to the North Texas Municipal Water District Board of Directors as a representative for the City of Allen for a two-year term effective June 1, 2026.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, April 14, 2026, 7:00 PM

AGENDA CAPTION: Award bid and authorize the City Manager to execute a contract with Cole Construction for Greengate neighborhood improvements to sidewalks, sidewalk ramps, alley approaches and other related infrastructure for \$2,156,600.

STAFF RESOURCE: Chris Flanigan, Engineering Director

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

BACKGROUND:

Our Community Enhancement Department has evaluated pedestrian infrastructure throughout the city and identified multiple areas that would benefit from improvements to remove wheelchair mobility barriers, in accordance with federal and state accessibility guidelines (Americans with Disabilities Act – ADA). This initiative is part of a multi-year effort supported by the 2023 General Obligation (GO) bond, which allocates funding for these improvements from FY2025 through FY2029. Within the Greengate Neighborhood and along Allen Heights from Crestwood Court to Rivercrest Boulevard, the opportunity exists to address several accessibility challenges through a targeted Community Enhancement Department project. The Greengate Neighborhood and nearby Allen Heights Drive were selected as the first areas to address, because evaluations determined they are the most severe locations and the scope of work aligns with the bond funds available.

Many of the existing pedestrian facilities in these areas, including sidewalk ramps, alley approaches, and sidewalk panels have broken, subsided, and don't meet current accessibility standards. In their current condition, these features present barriers to mobility, particularly for individuals using wheelchairs, due to outdated ramp configurations, raised curbs at alley crossings, and uneven or displaced sidewalk panels. It is important to note that this project focuses on replacing specific, problematic sidewalk panels to eliminate these hazards, rather than an entire sidewalk replacement. Targeting discrete areas of improvement, rather than holistic or complete replacement, is a more cost-effective means of improving the pedestrian infrastructure, providing a code-compliant path of travel and supporting long-term usability within the neighborhood.

PROCUREMENT / SELECTION PROCESS:

This project was competitively bid and publicly advertised, with terms for selection based on "best value." On February 26, 2026, eighteen (18) bids were received. Upon best value review of the price proposals, time of completion bid on the project, past work experience of each bidder, and the reference checks, it is recommended to award the contract to Cole Construction, Inc.

Cole Construction had the lowest price proposal and calendar day bid while meeting the required work experience and receiving approval via reference checks.

The bid amount and calendar days for each of the top five (5) bidders which met the bid requirements are summarized in the table below.

Contractor	Calendar Days	Bid Amount
COLE CONSTRUCTION, INC	180	\$1,960,575
TEXAS CIVIL CONSTRUCTION	250	\$2,015,005
A & C CONSTRUCTION, INC	180	\$2,199,900
CAM-CRETE CONTRACTING, INC	250	\$2,182,215
RATLIFF HARDSCAPE, LTD	250	\$2,471,639

BUDGETARY IMPACT:

The total project budget was identified in the 2026-2030 CIP Book, found on page G-05. This award expense is within the budgeted amount in the CIP and within the suballocation of GO Bonds for Neighborhood Infrastructure Enhancements.

CE 2603 – Greengate Sidewalk Improvement Project	
Award Itemization	
Bid Amount	\$1,960,575
Bid Contingency (10%)	\$196,025
TOTAL AWARD AMOUNT	\$2,156,600

CE 2603 – Greengate Sidewalk Improvement Project	
Project Funding Source	
Funding Source	Proposed
GO BONDS	\$2,156,600
TOTAL	\$2,156,600

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

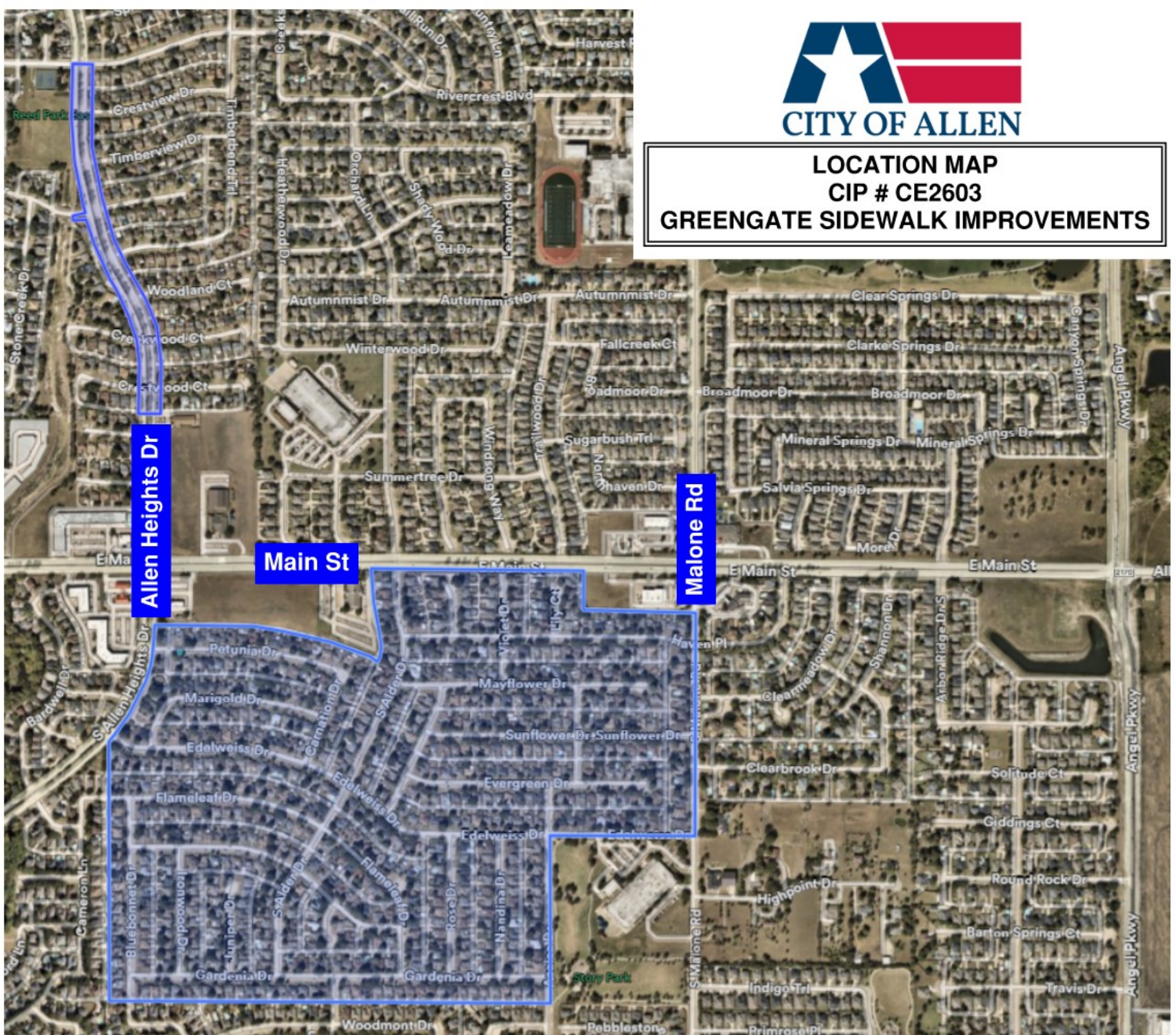
I make a motion to award bid and authorize the City Manager to execute a Contract with Cole Construction for Greengate Sidewalk Improvement Project for \$2,156,600.

Attachments

[Location Map](#)



LOCATION MAP
CIP # CE2603
GREENGATE SIDEWALK IMPROVEMENTS



CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, April 14, 2026, 7:00 PM

AGENDA CAPTION: Authorize the City Manager to execute a contract with J& L Construction, LLC, for the Jupiter Sanitary Sewer and Oak Hill Water Main Replacement Project for \$5,236,600.

STAFF RESOURCE: Chris Flanigan, Engineering Director

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: March 11, 2025 - approval of a Professional Service Agreement with Binkley & Barfield, Inc., for the design of the Water Main Replacement Project.

BACKGROUND:

The repair and replacement of existing water and sanitary sewer lines are ongoing efforts of systematic maintenance and operation of our utility infrastructure. Replacement is considered when utilities are near or have exceeded their life expectancy or repeated maintenance demands become burdensome. City staff engaged Binkley & Barfield, Inc. in FY 2025 for design services for our next project in the Oak Hill neighborhood and along Jupiter Road. Specifically, this project involves replacement of approximately 5,785 linear feet (LF) of 8” water main within the Oak Hill subdivision for segments along White Oak Street, Willow Oak Drive, English Oak Street, Red Oak Drive, and Scarlet Oak Drive. Additionally, the project includes replacement of 3,750 LF of 12” sanitary sewer main along nearby Jupiter Road. The current pipes in these areas are either of inferior/outdated materials or are undersized by current standards.

Partnering with the Community Enhancement Department, other enhancements to improve the Oak Hill neighborhood are included in this contract, including the removal of dead or overgrown trees between the curb and sidewalk, as well as evaluations and repairs to both the sidewalk and roadway panels. Further enhancements will include the installation of new solar power streetlights, median landscaping along Bethany Drive, and the addition of a new neighborhood sign at the intersection of Jupiter Road and Bethany Drive. The Oak Hill project was expedited from its original schedule planned for FY 2028 in order to reduce construction disruption in the area and to create an opportunity for collaboration with Community Enhancement initiatives. Oak Hill was chosen as a Community Enhancement neighborhood due to its age and deteriorating sidewalks.

Construction is estimated to begin in May 2026 and end in April 2027.

PROCUREMENT / SELECTION PROCESS:

The Purchasing Division advertised an Invitation for Bid #2026-2-33 for Jupiter/Oak Hill Water & Sanitary Sewer Replacement and opened on March 19, 2026, to Jupiter/Oak Hill Water & Sanitary Sewer Replacement. There were five (5) responsive bids received. We recommend the City Council award this solicitation to the lowest responsive and responsible bidder.

J&L Construction LLC had the lowest price proposal and calendar day bid while meeting the required work experience and receiving approval via reference checks.

Bid 2026-2-33

Contractor	Calendar Days	Bid Amount
J&L Construction, LLC.	231	\$4,894,017
Camino Construction, LP	400	\$4,956,211
Axis Contracting, Inc.	365	\$5,792,842
SYB Construction Company, Inc.	365	\$6,992,005
Western Municipal Construction of Texas, LLC.	365	\$8,523,782

BUDGETARY IMPACT:

This expense is within the budget anticipated, documented on Page U-10 of the most recent and adopted Capital Improvement Program. The total budget and proposed funding sources are as follows, below:

WA2503 – Jupiter Sanitary Sewer & Oak Hill Watermain Replacement Project – Award Itemization	
Bid Amount	\$4,894,017
Bid Contingency (7%)	\$342,583
TOTAL AWARD AMOUNT	\$5,236,600

WA2503 – Jupiter Sanitary Sewer & Oak Hill Watermain Replacement Project - Project Funding Source	
Funding Source	Proposed
WATER & SEWER FUND	\$4,705,880
GO BONDS 2023	\$530,720
TOTAL	\$5,236,600

STAFF RECOMMENDATION:

Staff recommends approval.

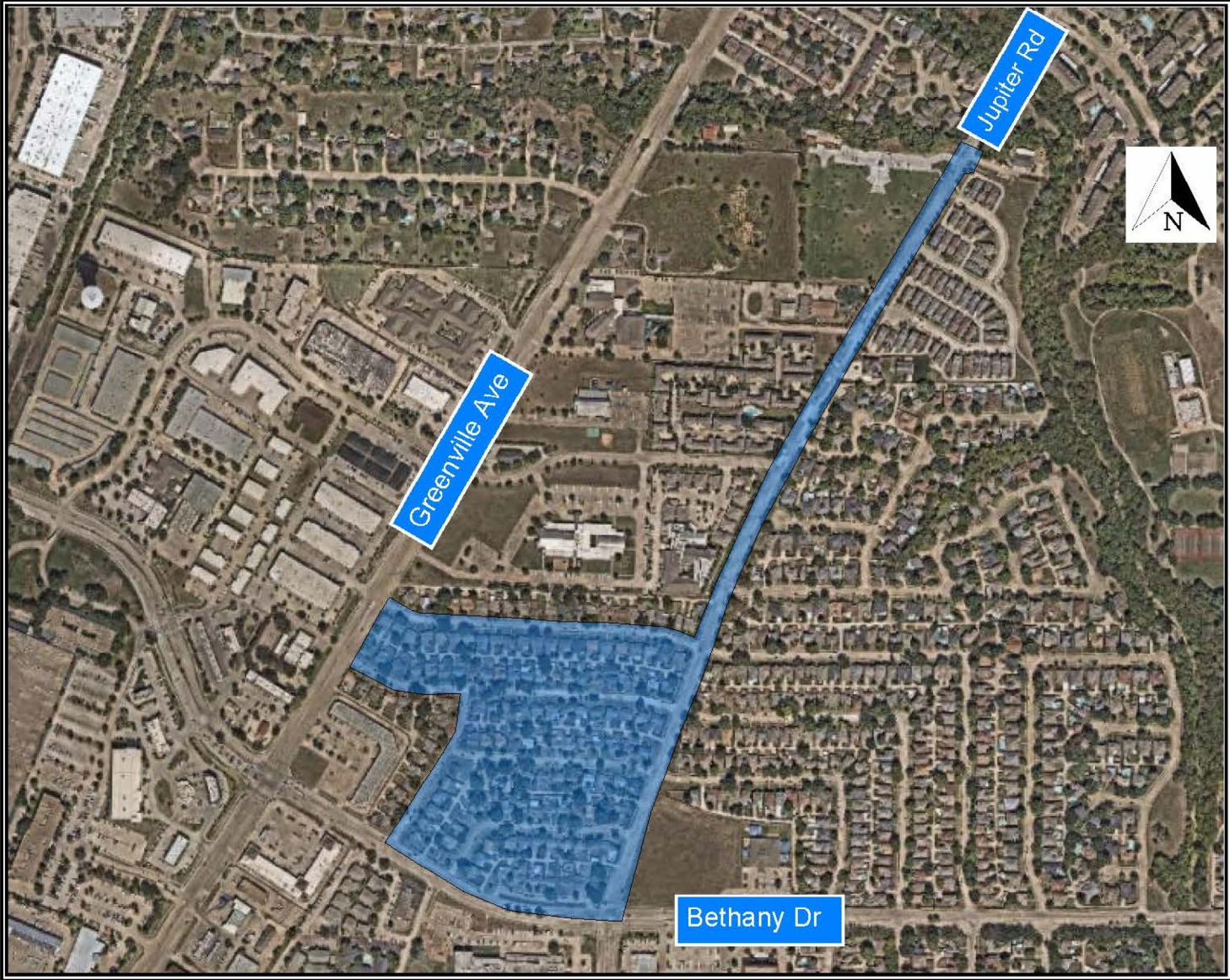
MOTION:

I make a motion to award bid and authorize the City Manager to execute a contract with J& L Construction, LLC for the Jupiter Sanitary Sewer and Oak Hill Water Main Replacement Project for \$5,236,600.

Attachments

[Location Map](#)

LOCATION MAP
CIP # WA2503
Oak Hill Water Main
Jupiter Sanitary Sewer Main Replacement



CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, April 14, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and adopt an Ordinance 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:	March 17, 2026 - Planning and Zoning Commission unanimously recommended approval of the request.
PREVIOUS COUNCIL ACTION:	None

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 Residential 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 depth of 100 feet;
- Minimum lot area of 6,000 square feet;
- Minimum lot width of 55 feet;

- Maximum lot coverage of 55%; and
- Maximum density of 5.2 dwellings per unit.

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. 153 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 ensures 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.
- Public Hearing Notice - March 27, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ to establish Planned Development No. 153 with a base zoning of Single-Family Residential R-6 for 2.097± acres of land located in the G.W. Ford Survey, Abstract No. 328.

Attachments

[Ordinance](#)

[Draft Minutes of the March 17, 2026, Planning and Zoning Commission Meeting](#)

[Property 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

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.";

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

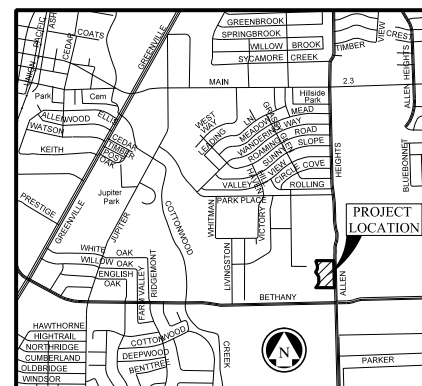
THENCE, NORTH 25°18'13" WEST, FOR A DISTANCE OF 13.27 FEET, TO A 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CORWIN ENG. INC.";

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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;

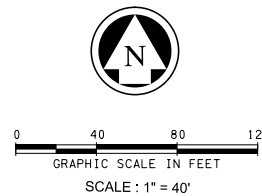
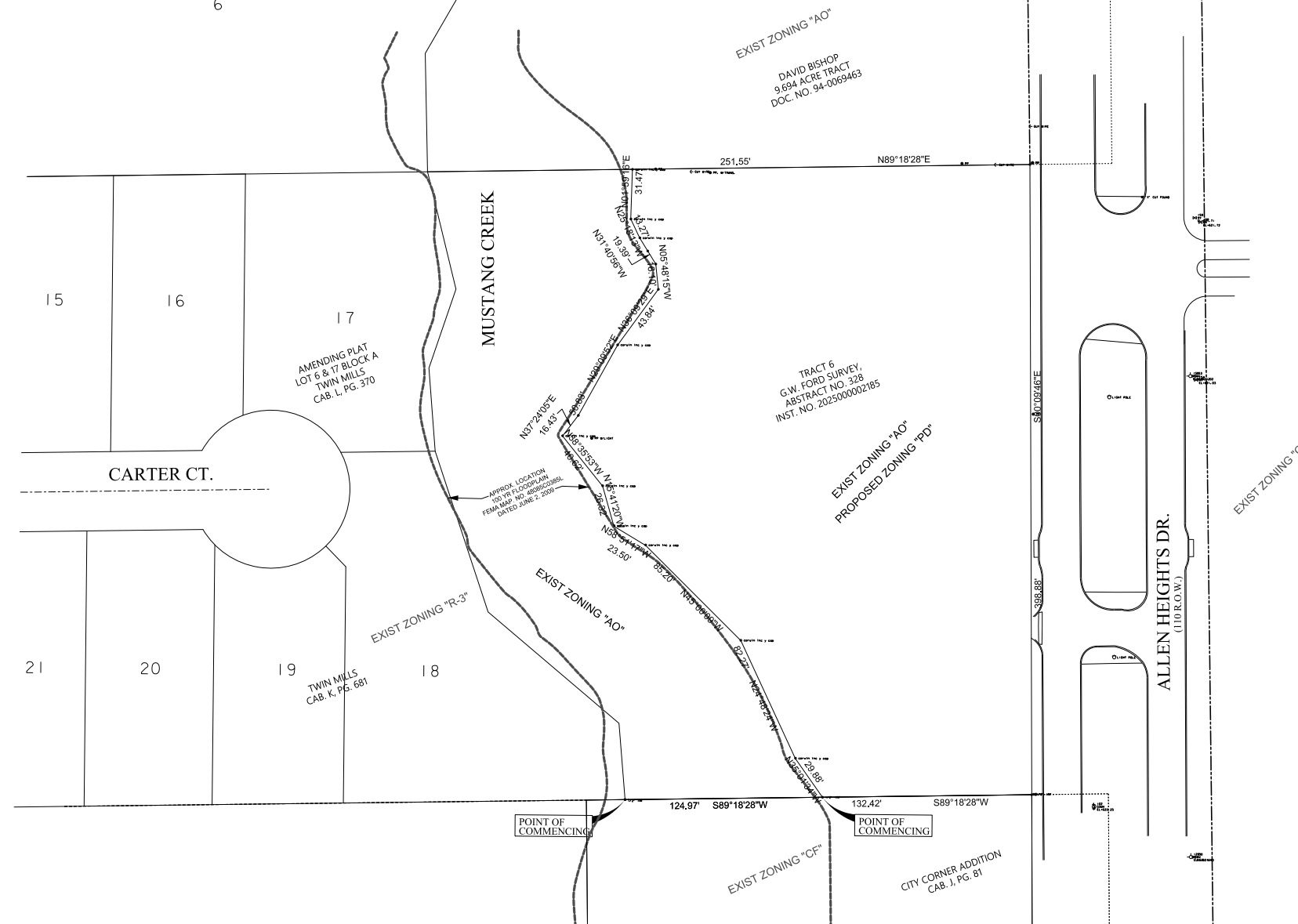
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VICINITY MAP
NTS

6



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. 202500002185, 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.,"

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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;

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OWNER / DEVELOPER
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TEL. (817) 631-3500
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EXIST ZONING "AO"
PROPOSED ZONING "PD"

ZONING EXHIBIT
FOR
ALLEN HEIGHTS ADDITION
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

PREPARED DECEMBER, 2025

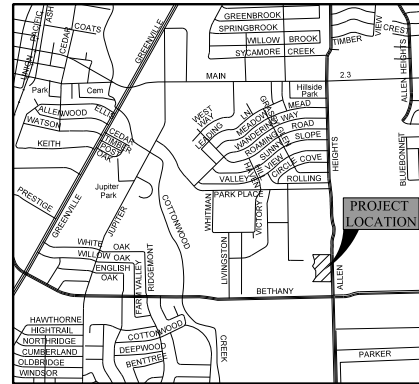
PROJECT NO.	DATE	REVISIONS
250340		

ZONING EXHIBIT FOR
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

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JA 250340 - Allen Heights Survey Zoning Exhibit.dgn



Play ground Equipments

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

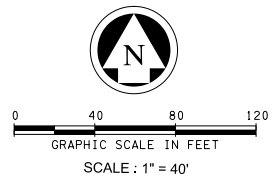
GENERAL NOTES:
1. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A. ADMINISTRATIVE CODE TITLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS; AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6, AND THE CITY OF 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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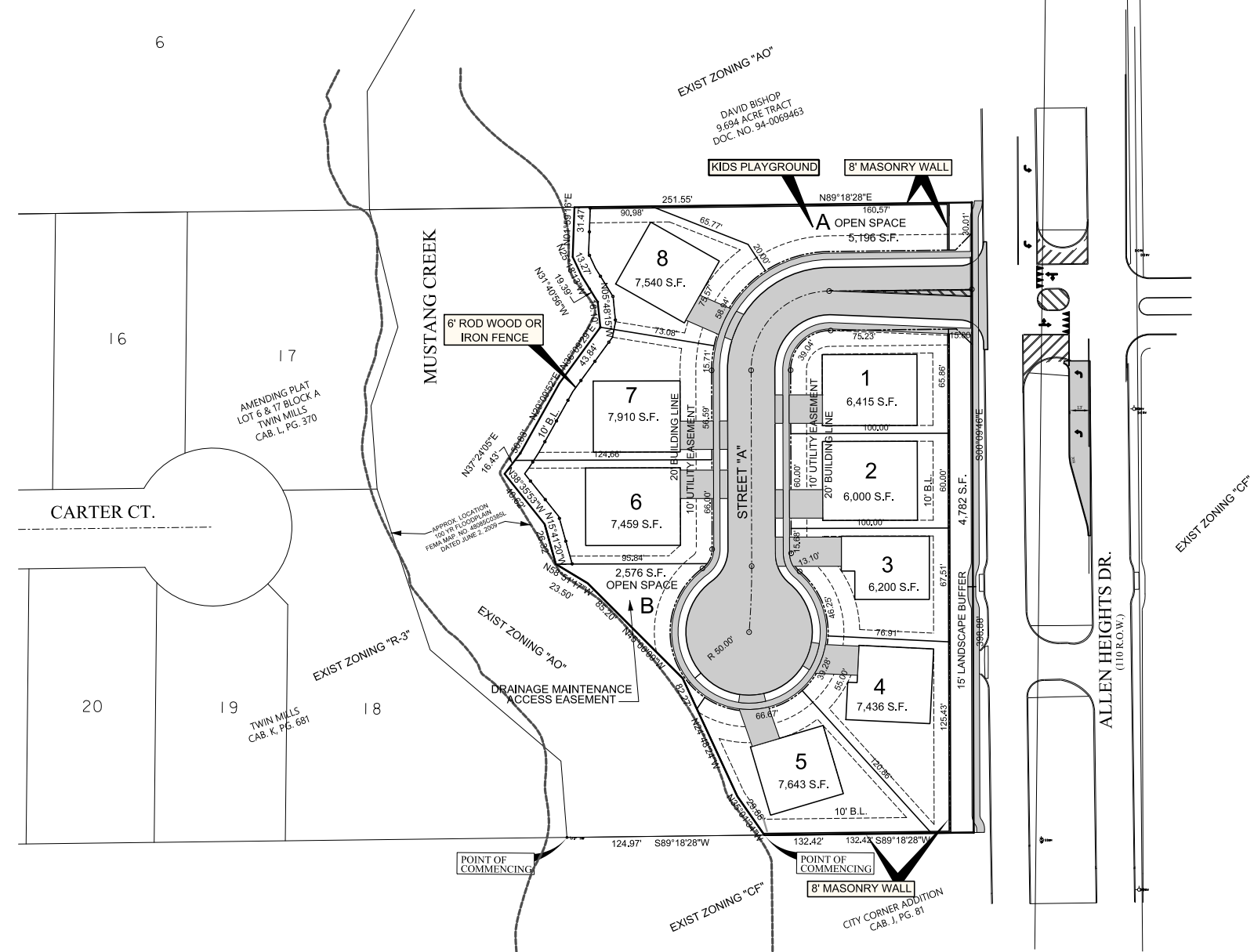
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CONCEPT LAYOUT EXHIBIT FOR
TRACT 6
AN ADDITION TO
THE CITY ALLEN,
COLLIN COUNTY, TEXAS
BEING 2.097 ACRES OF LAND
SITUATED IN
G.W. FORD SURVEY, ABSTRACT NO. 328
CITY OF ALLEN, COLLIN COUNTY, TEXAS
8 SINGLE-FAMILY LOTS
AND 2 OPEN SPACE LOTS
PREPARED JANUARY, 2026

EXIST ZONING "AO"
PROPOSED ZONING "PD"

REVISIONS	DATE	BY	DATE

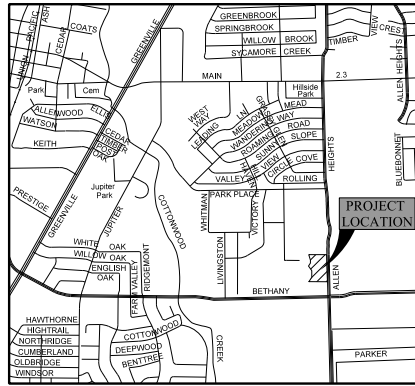
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DRAWN BY: EKK
APPROVED BY: EKK
DATE: 10/16/25

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

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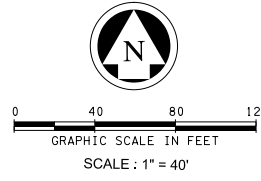
- Play ground Equipments**
- | ITEM |
|---------------------------------|
| 1. Heavy Duty Large Swing Set. |
| 2. Rotator Merry Go Round. |
| 3. Minimum five seating benches |

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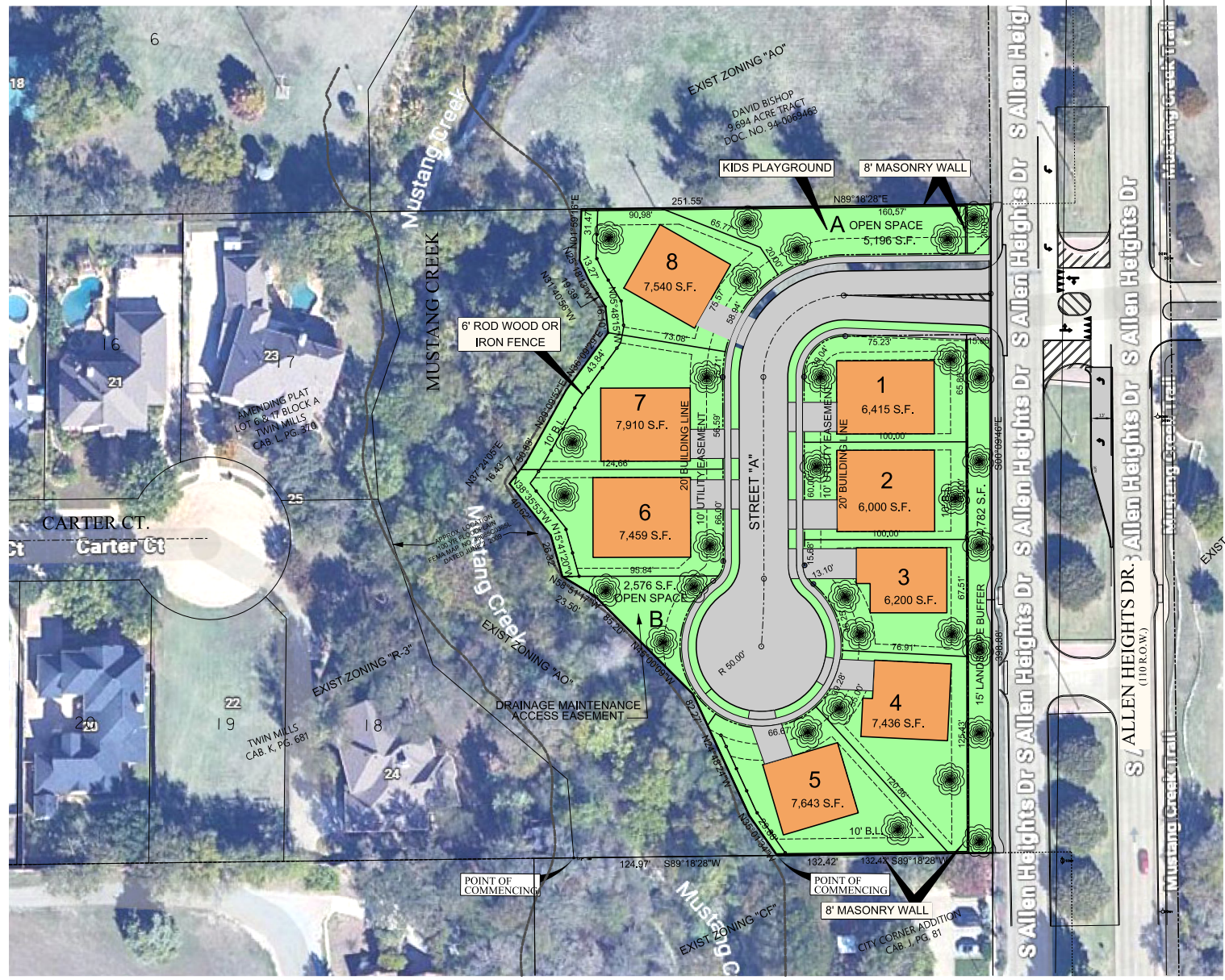
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COLLEYVILLE, TEXAS 76034
TEL. (817) 631-3500
FAX (817) 631-3527

EXIST ZONING "AO"
PROPOSED ZONING "PD"

CONCEPT LANDSCAPE/
OPEN SPACE PLAN
FOR
ALLEN HEIGHTS ADDITION
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

REVISIONS	DATE	BY	DATE

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

CONCEPT LANDSCAPE/
OPEN SPACE PLAN FOR
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

3:38:45 PM
3/24/25
J:\250340 - Allen Heights Survey\Zoning\Zoning Exhibit.dgn

March 17, 2026, Planning and Zoning Commission Meeting Minutes

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.

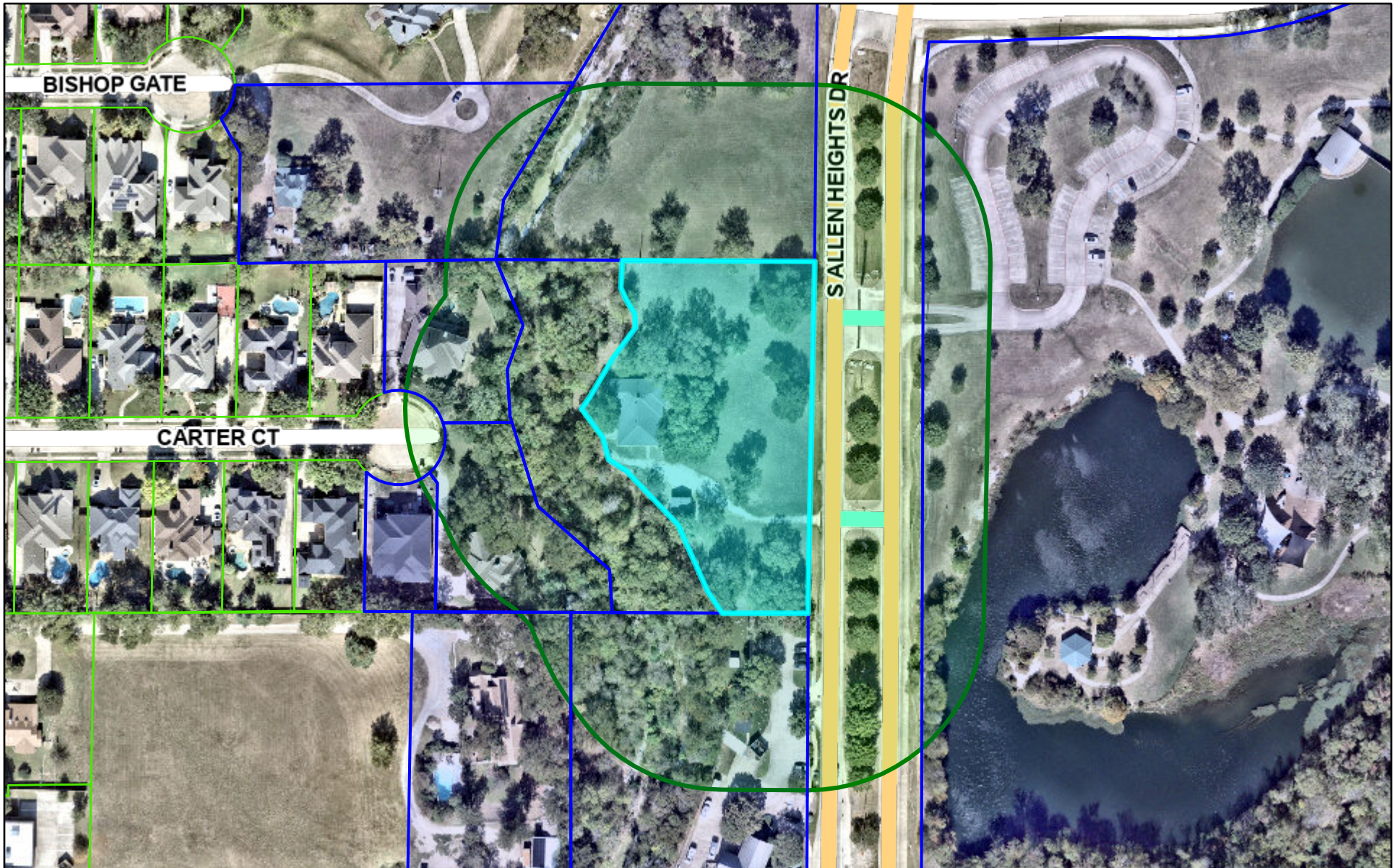
Motion: Upon a motion by 1st Vice-Chair Stocker and a second by 2nd Vice-Chair Kathuria, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the request to establish a Planned Development with a base zoning of Single-Family Residential R-6, and to adopt Development Regulations, a Zoning 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.

ATTENDANCE:

Commissioners:

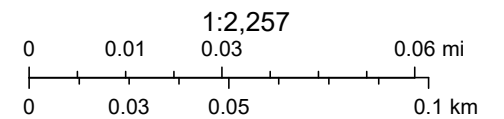
Dan Metevier, Chair
Gary Stocker, 1st Vice-Chair
Sandeep Kathuria, 2nd Vice-Chair
Doug Galletti
Tim Voss
Cynthia Walker
Danielle Westgard (absent)

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