



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

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, July 7, 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 June 2, 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 Townhome regulating the development and use of 5.882± acres of land in the W. J. Jackson Survey, Abstract No. 484, generally located east of Central Expressway and southwest of Allen Drive. [Townhomes at Allen Uptown]
- 4.2 Conduct a Public Hearing and consider a request to amend the Allen Land Development Code, including the following: Section 4.08.19, "Downtown District" to rectify scrivener's errors adopted in Ordinance No. 4068-2-24; Section 4.20.2, "Schedule of Principal Uses" by amending regulations related to Manufactured Home Uses; Section 6.04.1, "Temporary Use Permit Applications" by modifying regulations pertaining to Temporary Use Permit requirements; Section 6.06.15, "Mobile Food Establishments" amending the regulatory requirements of Mobile Food Establishments and Appendix A, "Definitions" by amending certain definitions related to Manufactured Homes. [ALDC Amendments]
- 4.3 Discuss and review the development process and the roles, duties, laws, and ordinances related to the Commission.

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: June 29, 2026

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, July 7, 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.

BACKGROUND:

There were no agenda items taken to the City Council on May 26, 2026 or June 9, 2026. On June 23, 2026, City Council approved Specific Use Permit No. 159 for a Gymnastic or Sports Facility use at 105 W. Bethany Drive, Suite 130.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, July 7, 2026, 7:00 PM

AGENDA CAPTION: Approve Minutes of the June 2, 2026, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE: Kim Yockey, Senior Planner

BOARD/COMMISSION ACTION: None.

PREVIOUS COUNCIL ACTION: None.

MOTION:

I make a motion to approve the June 2, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Attachments

[June 2, 2026, Planning and Zoning Commission Regular Meeting Minutes](#)

PLANNING AND ZONING COMMISSION

REGULAR MEETING

June 2, 2026

ATTENDANCE:

Commissioners:

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

City Staff Present:

Hayley Angel, AICP, Director of Community Development
Jeremy Tennant, Assistant 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 Director's Report on action taken on the Planning and Zoning Commission items by City Council.

3.2 Approve Minutes from the April 21, 2026, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 1st Vice-Chair Stocker and a second Commissioner Walker, 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 for a Specific Use Permit authorizing a "Gymnastics or Sports Training Facility" use for a 6,500± square foot portion of a building located on Lot 1A, Block 1, Enterprises Addition No. 2, commonly known as 105 W. Bethany Drive, Suite 130. [Dynamite Performance Golf]

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

Chair Metevier opened the Public Hearing.

With no one speaking, Chair Metevier closed the Public Hearing.

Motion: **Upon a motion by 1st Vice-Chair Stocker and a second by Commissioner Walker, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of a request for a Specific Use Permit for a Gymnastics or Sports Training Facility use for a portion of Lot 1A, Block 1, Enterprises Addition No. 2.**

The motion carried.

4.2 Present the Quarterly Development Update.

Mr. Tennant, Assistant Director of Community Development, presented the item to the Commission.

5. Executive Session. (As needed)

The executive session was not held.

6. Adjournment.

Chair Metevier adjourned the Planning and Zoning Commission meeting at 7:17 p.m.

These minutes were approved on the 7th day of July 2026.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, July 7, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Townhome regulating the development and use of 5.882± acres of land in the W. J. Jackson Survey, Abstract No. 484, generally located east of Central Expressway and southwest of Allen Drive. [Townhomes at Allen Uptown]
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

The subject property is generally located east of Central Expressway and southwest of Allen Drive. The surrounding properties are zoned as follows:

- North and East (across Allen Drive): Single-Family Residential R-3.
- South: Single-Family Residential R-5.
- West: Shopping Center (SC) and (across Central Expressway) Planned Development No. 108 with a base zoning of MIX.

The subject site is 5.882± acres and has a zoning designation of SC. The applicant is requesting to rezone the property to a Planned Development with a base zoning of Townhome (TH).

To assess this request, staff reviewed the Future Land Use Plan (FLUP) adopted as part of the 2045 Comprehensive Plan, surrounding land uses, and proposed regulations. The FLUP identifies this area as Regional Commercial, which is intended to leverage regional roadway access and provide specialized retail, entertainment, and commercial services to surrounding communities. While the proposed development does not align with the Regional Commercial land use category, the proposal furthers other goals outlined in the comprehensive plan. Below, Land Use Goal LU 1 and Housing and Neighborhoods Goal HN 3, call for transitional housing, such as townhomes, to provide varied housing options.

- *Goal LU 1. Encourage the development of varying housing types to meet the community's needs.*
- *Goal HN 3. Support the diversification of Allen's housing stock in appropriate areas.*

Ultimately, the 2045 Comprehensive Plan serves as a guide for land use decisions, and it recognizes the need for flexibility in applying its goals. Staff believes that the request is still in compliance with the comprehensive plan as it furthers the above goals.

Staff also reviewed the surrounding properties and the broader land use pattern east of Central Expressway between McDermott Drive and Exchange Parkway. Aside from the adjacent commercial buildings fronting Central Expressway, the surrounding uses are primarily residential. Townhomes would provide a transition from these commercial uses to the surrounding residential areas. In addition, the property's size, triangular shape, and the fact that most of its frontage is along Allen Drive rather than Central Expressway may limit its commercial development potential. As a result, it is still appropriate to consider a residential zoning for the subject site.

The Concept Plan proposes 42 townhome units on 5.882± acres, including 1.49± acres of open space with two access points from Allen Drive. Lot sizes range from 1,870 square feet to 2,200 square feet. The plan also includes 19 parallel public parking spaces along Allen Drive, and a 10-foot-wide trail with connections to an internal six-foot-wide sidewalk network serving the neighborhood.

The Allen Land Development Code (ALDC) requires 21 on-site visitor parking for 42 townhome units, and the development exceeds this requirement with 24 visitor parking spaces. The open space includes a 5,000± square foot fenced dog park and amenities along the walking trails. An eight-foot-tall masonry wall is proposed along the west property line screening the existing commercial buildings and Central Expressway from the proposed neighborhood. Masonry walls are not proposed adjacent to the existing single-family residential districts.

The applicant is seeking a Planned Development with deviations from the minimum TH standards for lot area, width, depth, setbacks, and the number of continuous units. The concept plan, as proposed, does not exceed the maximum allowable density of the TH zoning category. Below is a comparison between the ALDC requirements for townhomes and the proposed regulations.

	Townhome Regulations	Proposed Regulations
Minimum Lot Area	2,160 square feet	1,870 square feet
Minimum Lot Width	24 feet	22 feet
Minimum Lot Depth	90 feet	85 feet
Minimum Front Yard Setback	15 feet	10 feet
Minimum Rear Yard Setback	10 feet	20 feet
Continuous Dwelling Units	6	7

These proposed Development Regulations will help ensure that new development remains compatible with the surrounding neighborhoods to the south and northeast. The proposed development advances comprehensive plan goals such as varying housing types to meet the community's needs and diversifying the housing stock, which are two goals outlined in the 2045 Comprehensive Plan.

This request has been reviewed by the Technical Review Committee.

LEGAL NOTICES:

- Public Hearing Letter - June 16, 2026
- Public Hearing Sign - June 16, 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 Townhome, and to adopt Development Regulations, a Zoning Exhibit, Concept Plan, and Landscape Plan regulating the development and use of 5.882± acres of land in the W. J. Jackson Survey, Abstract No. 484.

Attachments

[Draft Ordinance](#)

[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 AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF 5.882± ACRES IN THE W. J. JACKSON SURVEY, ABSTRACT NO. 484, BY GRANTING A CHANGE IN ZONING FROM SHOPPING CENTER “SC” DISTRICT TO PLANNED DEVELOPMENT “PD” NO. 153 FOR TOWNHOME RESIDENTIAL “TH” DISTRICT; ADOPTING DEVELOPMENT REGULATIONS, A ZONING EXHIBIT, CONCEPT PLAN, AND A CONCEPTUAL LANDSCAPE 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 by granting a change in zoning for 5.882± acres in the W. J. Jackson Survey, Abstract No. 484, City of Allen, Collin County, Texas, as more particularly described and depicted in Exhibit “A” (the “Zoning Exhibit”), attached hereto and incorporated herein by reference (the “Property”), from Shopping Center “SC” District to Planned Development “PD” No. 153 for Townhome Residential “TH” 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 Townhome Residential “TH” District regulations the ALDC, 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”). Minor modifications to the location of streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Final Plat approval.

- C. HEIGHT, AREA, AND SETBACK REGULATIONS:** Buildings constructed on the Property shall comply with the height, area, and setback regulations of the Townhome “TH” District except as follows:
1. Minimum Lot Area: 1,870 square feet (1,870 sq. ft.);
 2. Minimum Lot Width: Twenty-two feet (22’);
 3. Minimum Lot Depth: Eighty-five feet (85’);
 4. Minimum Front Yard Setback: Ten feet (10’);
 5. Minimum Rear Yard Setback: Twenty feet (20’);
 6. Minimum Side Yard Setback:
 - (a) Minimum Standard Lot Side Yard Setback: Six feet (6’); and
 - (b) Minimum Corner Lot Side Yard Setback: Fifteen feet (15’);
 7. Garage Setback: There shall be not less than twenty feet (20’) between the property line and face of the garage structure; and
 8. Units: No more than seven (7) dwelling units shall be attached in one continuous row or group.
- D. VISITOR PARKING:** Visitor parking may exceed the 100-foot requirement to a dwelling unit provided it is located as shown on the Concept Plan.
- E. ALLEN DRIVE TRAIL:** A hike and bike trail not less than ten-foot (10’) wide shall be constructed on the Property adjacent to the Allen Drive right-of-way in the approximate location shown on the Concept Plan (the “Allen Drive Trail”). The Allen Drive Trail must be completed prior to issuance of the first building permit for any dwelling unit on the Property.
- F. INTERIOR SIDEWALKS:** Sidewalks within the interior of the Property, as shown on the Concept Plan, must be completed, to the reasonable satisfaction of the Chief Building Official, prior to issuance of the first building permit for any dwelling unit on the Property.
- G. LANDSCAPING AND SCREENING:** The Property shall be developed in general conformance with the Conceptual Landscape Plan attached hereto as Exhibit “C” and incorporated herein by reference (the “Conceptual Landscape Plan”). Screening fences and/or walls shall be constructed and/or installed along the boundaries of the Property as shown on and in general conformance with the Conceptual Landscape Plan. Such landscaping and screening required pursuant to this Ordinance or applicable provisions of the ALDC shall be subject to the following additional conditions:
1. Construction of all screening walls and fences, as shown on the Conceptual Landscape Plan and located on the exterior boundaries of the Property, must be completed, to the reasonable satisfaction of the Chief Building Official, prior to issuance of the first building permit for any dwelling unit on the Property;
 2. The developer and/or homeowner's association is to be responsible for the maintenance, repair, and replacement of all walls, fences, landscaping, irrigation systems, and any other improvements located within and along open space as shown on the Conceptual Landscape

Plan and as may otherwise be required by this Ordinance or applicable provisions of the ALDC; and

3. The declaration of covenants, conditions and restrictions required to be prepared and recorded pursuant to Section 8.20 of the ALDC shall contain a provision that obligates the homeowner's association established pursuant to said declaration to maintain the landscaping and improvements located within any open space required by this Ordinance or included within the Property, in the same manner and to the same extent as all other common areas within the Property for which the homeowner's association shall be responsible.

H. OPEN SPACE: The Property shall be developed with not less than 1.49 acres of open space as shown on the Conceptual Landscape Plan in accordance with applicable provisions of the ALDC and shall be developed with the following amenities, at minimum:

1. A five thousand (5,000) square foot fenced dog park;
2. Three (3) dog waste receptacles;
3. Five (5) waste receptacles; and
4. An outdoor seating area with a minimum of four seats.

I. DRAINAGE EASEMENT: The declaration of covenants, conditions and restrictions required to be prepared and recorded pursuant to Section 8.20 of the ALDC shall contain a provision that in substance provide for the condominium or property owners association the right and obligation to establish and maintain a drainage easement, as identified as Lot 5X on the Concept Plan. Such drainage easement shall be constructed with a slope that shall not exceed 4:1 and a concrete pilot channel of sufficient design to avoid stagnant water. The condominium or property owners association shall be responsible for the continuous and perpetual operation, maintenance, and landscaping of such drainage easement, including the dredging of any accumulated material preventing the free flow of water through such drainage easement.

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 28TH DAY OF JULY 2026.

APPROVED:

Chris A. Schulmeister, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY

Shelley B. George, TRMC, CITY SECRETARY

DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION AND DEPICTION

BEING, a tract of land situated in the W.J. Jackson Survey, Abstract No. 484 in the City of Allen, Texas, Collin County, Texas, being all of a 5.882 acre tract, as described in Doc. No. 20161121001578620 in the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at a ½inch iron rod found at the southwest corner of Lot 1 Block J out of Whisenant Estates Addition No. 4, an addition to the City of Allen, as described in Vol. 4, Pg. 62 in the Plat Records Collin County, Texas and being in the east line of U.S. N. 75 (Variable R.O.W.);

THENCE, North 22°05'00" East, along the west line of said Lot 1 Block J and the east line of said U.S. N. 75, for a distance of 123.90 feet, to a ½inch iron rod found at the northwest corner of said Lot 1 Block J;

THENCE, North 23°02'21" East, continuing along said west line, for a distance of 173.77 feet, to a ½inch iron rod found at the southwest corner of William F. Chester Addition, an addition to the City of Allen, as described in Vol. C, Pg. 764 in said Plat Records;

THENCE, North 76°26'23" East, departing said west line and along the south line of said William F. Chester Addition, for a distance of 290.02 feet, to a ½inch iron rod found at the southeast corner of said William F. Chester Addition;

THENCE, North 15°01'23" East, along the east line of said William F. Chester Addition, for a distance of 251.73 feet, to a ½inch iron rod found;

THENCE, North 15°07'51" East, continuing along said east line, for a distance of 45.72 feet, to a ½inch iron rod found at the northeast corner of said William F. Chester Addition;

THENCE, North 81°40'58" West, along the north line of said William F. Chester Addition, for a distance of 151.68 feet, to a ½inch iron rod found at the northwest corner of said William F. Chester Addition and the east line of said U.S. N. 75;

THENCE, North 38°36'06" East, along the east line of said U.S. N. 75, for a distance of 15.09 feet, to a ½inch iron rod found;

THENCE, North 51°38'08" East, continuing along said east line, for a distance of 185.29 feet, to a ½inch iron rod found;

THENCE, North 51°45'00" East, continuing along said east line, for a distance of 134.23 feet, to a ½inch iron rod found at the most northerly corner of said 5.882 acre tract and being in the south line of N. Allen Drive (Variable R.O.W.);

THENCE, South 18°24'26" East, departing said east line and along the west line of said N. Allen Drive and the west line of said 5.882 acre tract, for a distance of 148.16 feet, to a ½inch iron rod found;

THENCE, South 13°00'52" East, continuing along said east and west lines, for a distance of 92.05 feet, to a ½inch iron rod found;

THENCE, North 76°26'23" East, continuing along said lines, for a distance of 25.20 feet, to a "X"cut found;

THENCE, South 00°18'37" East, continuing along said lines, for a distance of 629.31 feet, to an "X"cut found at the southeast corner of said 5.882 acre tract;

THENCE, North 71°47'10" West, along the south line of said 5.882 acre tract, for a distance of 477.70 feet, to a ½inch iron rod found;

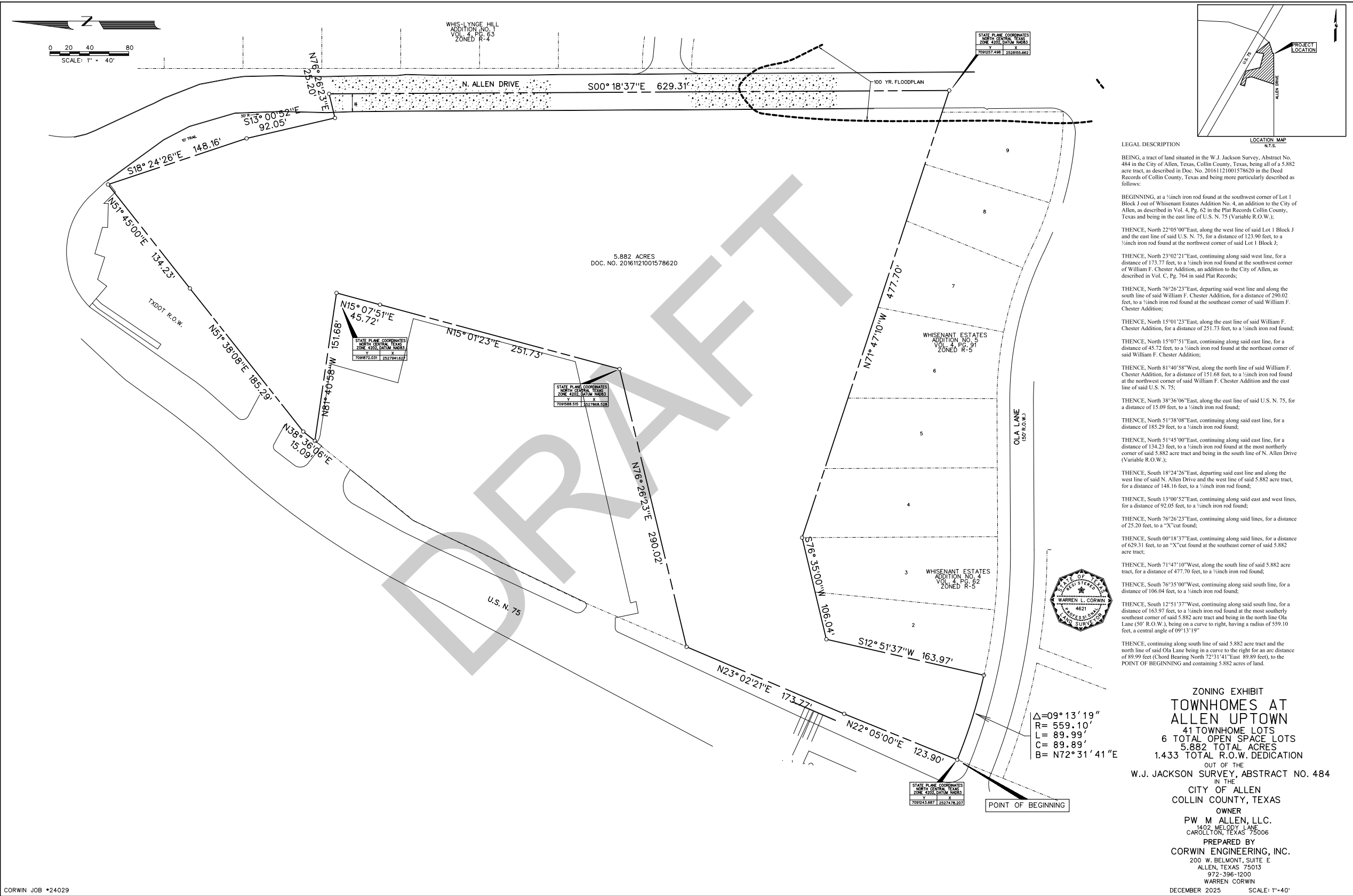
THENCE, South 76°35'00" West, continuing along said south line, for a distance of 106.04 feet, to a ½inch iron rod found;

THENCE, South 12°51'37" West, continuing along said south line, for a distance of 163.97 feet, to a ½inch iron rod found at the most southerly southeast corner of said 5.882 acre tract and being in the north line Ola Lane (50' R.O.W.), being on a curve to right, having a radius of 559.10 feet, a central angle of 09°13'19"

THENCE, continuing along south line of said 5.882 acre tract and the north line of said Ola Lane being in a curve to the right for an arc distance of 89.99 feet (Chord Bearing North 72°31'41"East 89.89 feet), to the POINT OF BEGINNING and containing 5.882 acres of land.

DRAFT

EXHIBIT "A"
ZONING EXHIBIT



BEING, a tract of land situated in the W.J. Jackson Survey, Abstract No. 484 in the City of Allen, Texas, Collin County, Texas, being all of a 5.882 acre tract, as described in Doc. No. 20161121001578620 in the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Lot 1 Block J out of Whisenant Estates Addition No. 4, an addition to the City of Allen, as described in Vol. 4, Pg. 62 in the Plat Records Collin County, Texas and being in the east line of U.S. N. 75 (Variable R.O.W.);

THENCE, North 22°05'00" East, along the west line of said Lot 1 Block J and the east line of said U.S. N. 75, for a distance of 123.90 feet, to a 1/2 inch iron rod found at the northwest corner of said Lot 1 Block J;

THENCE, North 23°02'21" East, continuing along said west line, for a distance of 173.77 feet, to a 1/2 inch iron rod found at the southwest corner of William F. Chester Addition, an addition to the City of Allen, as described in Vol. C, Pg. 764 in said Plat Records;

THENCE, North 76°26'23" East, departing said west line and along the south line of said William F. Chester Addition, for a distance of 290.02 feet, to a 1/2 inch iron rod found at the southeast corner of said William F. Chester Addition;

THENCE, North 15°01'23"East, along the east line of said William F. Chester Addition, for a distance of 251.73 feet, to a ½ inch iron rod found;

THENCE, North 15°07'51"East, continuing along said east line, for a distance of 45.72 feet, to a 1/2 inch iron rod found at the northeast corner of said William F. Chester Addition;

THENCE, North 81°40'58"West, along the north line of said William F. Chester Addition, for a distance of 151.68 feet, to a 1/2 inch iron rod found at the northwest corner of said William F. Chester Addition and the east line of said U.S. N. 75;

THENCE, North 38°36'06"East, along the east line of said U.S. N. 75, for a distance of 15.09 feet, to a 1/2 inch iron rod found;

THENCE, North 51°38'08"East, continuing along said east line, for a distance of 185.29 feet, to a 1/2 inch iron rod found;

THENCE, North 51°45'00"East, continuing along said east line, for a distance of 134.23 feet, to a 1/2 inch iron rod found at the most northerly corner of said 5.882 acre tract and being in the south line of N. Allen Drive (Variable R.O.W.);

THENCE, South 18°24'26"East, departing said east line and along the west line of said N. Allen Drive and the west line of said 5.882 acre tract, for a distance of 148.16 feet, to a ½ inch iron rod found;

THENCE, South 13°00'52"East, continuing along said east and west lines for a distance of 92.05 feet, to a 1/2 inch iron rod found;

THENCE, North 76°26'23"East, continuing along said lines, for a distance of 25.20 feet, to a "X" cut found;

THENCE, South 00°18'37"East, continuing along said lines, for a distance of 629.31 feet, to an "X"cut found at the southeast corner of said 5.882 acre tract;

THENCE, North 71°47'10" West, along the south line of said 5.882 acre tract, for a distance of 477.70 feet, to a 1/2 inch iron rod found;

THENCE, South 76°35'00"West, continuing along said south line, for a distance of 106.04 feet, to a 1/2 inch iron rod found;

THENCE, South 12°51'37" West, continuing along said south line, for a distance of 163.97 feet, to a 1/2 inch iron rod found at the most southerly southeast corner of said 5.882 acre tract and being in the north line Ola Lane (50' R.O.W.), being on a curve to right, having a radius of 559.10 feet, a central angle of 09°13'19"

THENCE, continuing along south line of said 5.882 acre tract and the north line of said Ola Lane being in a curve to the right for an arc distance of 89.99 feet (Chord Bearing North 72°31'41"East 89.89 feet), to the POINT OF BEGINNING and containing 5.882 acres of land.

TOWNHOMES AT
ALLEN UPTOWN
41 TOWNHOME LOTS
TOTAL OPEN SPACE LOTS
5.882 TOTAL ACRES
33 TOTAL R.O.W. DEDICATION

W.J. JACKSON SURVEY, ABSTRACT NO. 484

CITY OF ALLEN
COLLIN COUNTY, TEXAS

OWNER

PW M ALLEN, LLC.
1402 MELODY LANE
CARROLLTON, TEXAS 75006

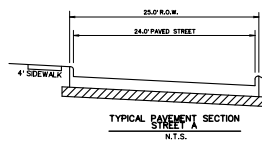
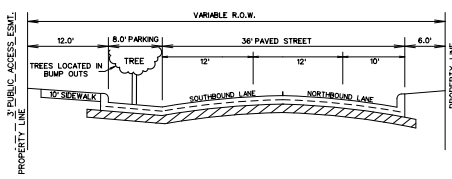
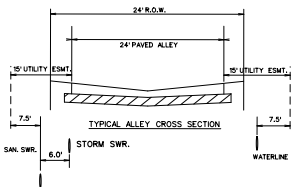
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT SUITE F

ALLEN, TEXAS 750
972-396-1200
WARREN CORWIN

MAY 2026 SCALE: 1"=40'

PD DEVELOPMENT REGULATIONS		
	TOWNHOME	TH
PROPOSED ZONING	PROPOSED TOWNHOME	BASE ZONING
FRONT YARD	10'	15'
REAR YARD	20'	10'
SIDE YARD	6'(12' between blds.)	6'
SIDE YARD (CORNER LOT)	15'	15'
MIN. LOT WIDTH	22'	24'
MIN. LOT DEPTH	85'	90'
MIN. LOT AREA	1870 SF	2,160
DWELLING UNIT SIZE	1210 SF	1,200
Lot Count by Typ. Lot Size (22'x85')	41	
TOTAL LOTS	41	
X LOTS (OPEN SPACE)	7	
GROSS ACREAGE	5.88 AC	
R. O. W. ACRES	1.36 AC	
NET ACREAGE	4.45 AC	
DENSITY (NET)	9.2	
DENSITY (GROSS)	6.9	10.8
OPEN SPACE (667 SF/DU)	Required 27,347 SF Provided 64,904 SF (1.49 AC.)	
BUILDING MATERIALS	100% MASONRY EXTERIOR	100% MASONRY EXTERIOR
Parking (1/2 space per unit) excludes dedicated parking for mail carrier and handicap at mailboxes	41/2 = 20.5 Required 24 provided	0.5 Spaces Per Lot
Percent Lot Coverage	75%	75%
Building height (feet)	35	35
Building height (stories)	2.5	2.5
Dwelling Units in one Continuous Group	7	6

NOTE:
LOTS 6 & 7 BLK B SHALL HAVE
A DEDICATED POLYCARB PICKUP
LOCATION AND MUST BE A MINIMUM
OF THREE (3) FEET AWAY FROM
FIRE HYDRANT.



CORWIN JOB • 24029

EXHIBIT "C"
DISCAPE PLAN

PROJECT NAME	ALLEN UPTOWN	CITY COMMENTS 7-4-25
PROJECT NUMBER	25-018	CITY COMMENTS 8-19-25
REVISIONS		CITY COMMENTS 9-14-25
		CITY COMMENTS 12-10-25
		CITY COMMENTS 12-30-25

TOWNHOMES AT ALLEN UPTOWN
N. ALLEN DRIVE
ALLEN, TEXAS



05/12/2025

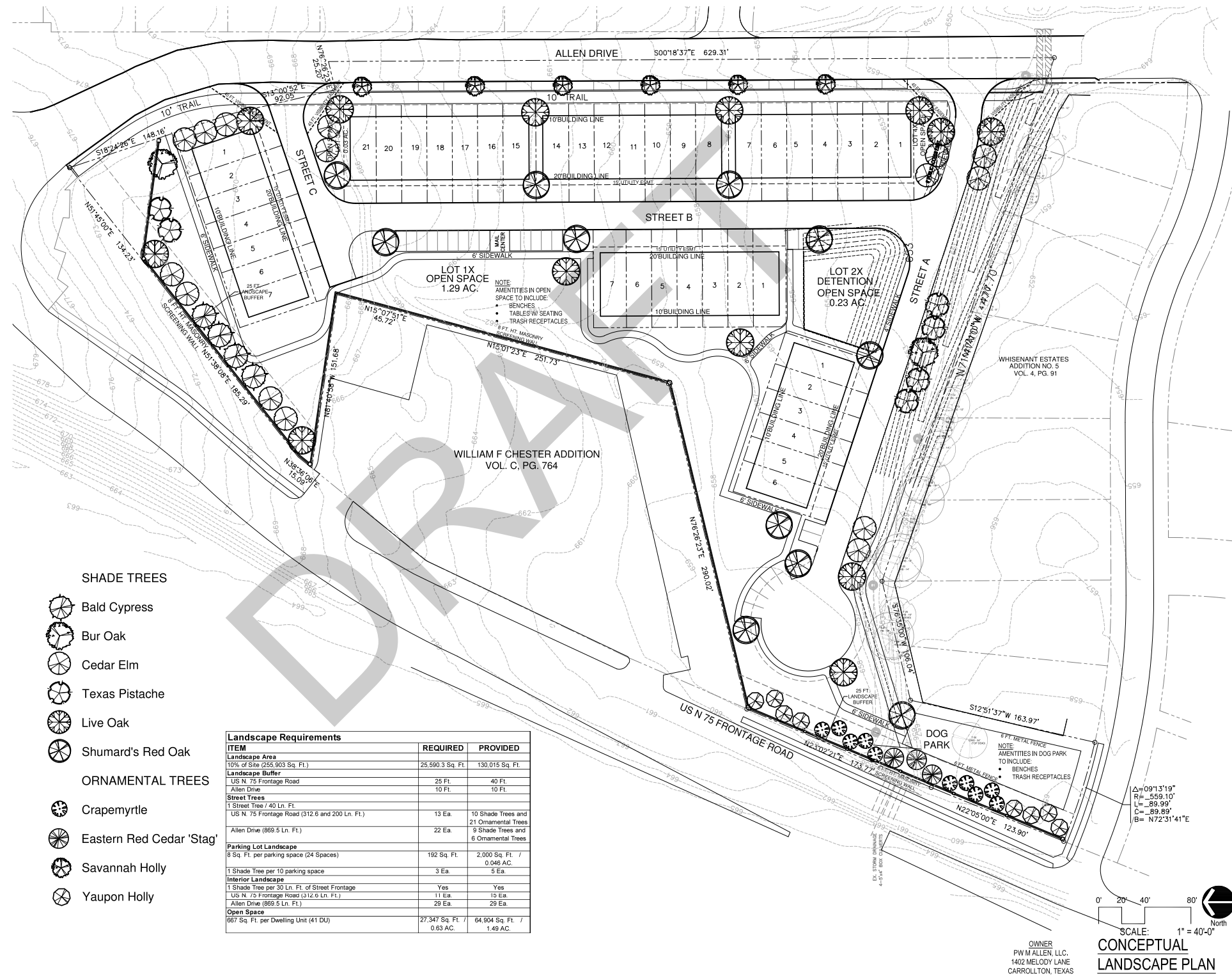
PROJECT NAME

**TOWNHOMES AT
ALLEN UPTOWN
N. ALLEN DRIVE
ALLEN, TEXAS**

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: ricky@rdpetty.com

TITLE	LANDSCAPE
DATE	MAY 14, 2025
SCALE	1" = 40'-0"
SHEET	

L-1

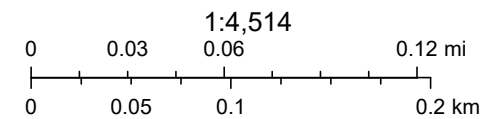


Allen Uptown Townhomes - Public Notification Map



2/2/2026, 11:29:10 AM

 Collin County Appraisal District Parcels



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

City of Allen

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

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, July 7, 2026, 7:00 PM

AGENDA CAPTION:

Conduct a Public Hearing and consider a request to amend the Allen Land Development Code, including the following: Section 4.08.19, "Downtown District" to rectify scrivener's errors adopted in Ordinance No. 4068-2-24; Section 4.20.2, "Schedule of Principal Uses" by amending regulations related to Manufactured Home Uses; Section 6.04.1, "Temporary Use Permit Applications" by modifying regulations pertaining to Temporary Use Permit requirements; Section 6.06.15, "Mobile Food Establishments" amending the regulatory requirements of Mobile Food Establishments and Appendix A, "Definitions" by amending certain definitions related to Manufactured Homes. [ALDC Amendments]

STAFF RESOURCE:

Nabiha Ahmed, Senior Planner

BOARD/COMMISSION ACTION:

None

PREVIOUS COUNCIL ACTION:

None

BACKGROUND:

The Allen Land Development Code (ALDC) is periodically amended to improve the efficiency and effectiveness of the Code, as well as to address changing development trends and new technologies. The proposed amendments are related to legislative bills that are in effect and impact the ALDC, as well as minor amendments in the Downtown District. Below is a summary of the proposed changes.

- Section 4.08.19, "Downtown District" is being amended due to a scrivener's error in the Downtown District Ordinance. These are minor errors that includes text modifications to the parking section and updates to the pictures in the architectural standards section.
- Section 4.20.2, "Schedule of Principal Uses" is being amended to remove "Manufactured Housing Unit" and add "Manufactured Home - HUD Code." Additionally, "Manufactured Home - HUD code" will be permitted by right in the Agriculture Open Space (AO) District. This amendment is required to comply with S.B. 785, which is related to the regulations of Manufactured Home - HUD Code.
- Section 6.04.1, "Temporary Use Permit Applications" is being amended to expand the list of requirements for a Temporary Use Permit Application pertaining to mobile food trucks and adhere to H.B. 2844, which is related to regulations for mobile food trucks.
- Section 6.06.15, "Mobile Food Establishments" is being amended to remove the existing hours of operation and distance regulations for mobile food trucks. This amendment required to comply with the requirements of H.B. 2844 regarding mobile food truck regulations.

The proposed amendments have gone through the review process with participation from the City Attorney as well as other City staff. Additionally, the proposed amendments have been presented to the City Council, at the workshop meeting on June 23, 2026.

LEGAL NOTICES:

Newspaper Notice - June 17, 2026

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of the request to amend the Allen Land Development Code.

Attachments

[Draft Ordinance](#)

[Redline Draft Ordinance](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING ARTICLE IV “ZONING REGULATIONS”, SECTION 4.20.2 “SCHEDULE OF PRINCIPAL USES” AS IT RELATES TO MANUFACTURED HOME USES; ARTICLE IV “ZONING REGULATIONS”, SECTION 4.08.19. “‘DD’ DOWNTOWN DISTRICT TO CORRECT SCRIVENER’S ERRORS LOCATED WITHIN SUBSECTIONS (9) AND (10) MADE IN ORDINANCE NO. 4068-2-24; BY AMENDING ARTICLE VI “SPECIAL ZONING PROVISIONS”, SECTION 6.04.1 “TEMPORARY USE PERMIT APPLICATIONS” AND SECTION 6.06.15 “MOBILE FOOD ESTABLISHMENTS” AMENDING THE PERMITTING AND REGULATORY REQUIREMENTS OF MOBILE FOOD ESTABLISHMENTS; AND APPENDIX A “DEFINITIONS” BY DELETING VARIOUS TERMS RELATED TO MANUFACTURED HOMES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR 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 persons interested and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations of the City of Allen, Texas, as previously amended, should be further amended as follows.

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

SECTION 1. Article IV “Zoning Regulations,” Section 4.20.2 “Schedule of principal uses” of the Allen Land Development Code is amended as follows:

- A. The use “MANUFACTURED HOUSING UNIT” is repealed and deleted from the table.
- B. The use “MANUFACTURED HOME – HUD CODE” is added to the table in Section 4.20.2 with the uses permitted as a matter of right as follows:

RESIDENTIAL USES													TYPE OF USE	NON-RESIDENTIAL DISTRICTS												
R1	R1.5	R-2	R-3	R-4	R-5	R-6	R-7	2F	TH	MF12	MF18	MH		AO	GO	O	LR	SC	LC	GB	CC	IT	LI	HI	CF	
:																										
												X	MANU FACTU RED HOME – HUD CODE	X												

...

SECTION 2. Article IV “Zoning Regulations” of the Allen Land Development Code, is amended as follows to correct scrivener’s errors adopted in Ordinance No. 4068-2-24:

- A. A portion of section 4.08.19 “‘DD’ Downtown District,” subsection 9 “Architectural Standards – Generally” entitled “Urban Residential – Elevator” is amended to update figures 28(A) and 28(B) to read as follows:

“Article IV –ZONING REGULATIONS

...

Sec. 4.08.19. – “DD” Downtown District.

...

9. *Architectural Standards – Generally.* ...

...

URBAN RESIDENTIAL – ELEVATOR

An Elevator building is a residential building with multiple housing units, usually in the form of apartment “flats”. Typically these have a shared primary entrance, an internal stairwell and shared corridors to access units. Elevator buildings generally are three stories or higher.

Multifamily Elevator buildings encourage walkable neighborhoods by providing a high level of housing density with about 30 or more dwelling units an acre. Parking is typically located on the street, in a surface lot, or in a structure. These buildings typically have minimal setbacks and are oriented to a primary street frontage with access from the sidewalk.

DIMENSIONS*	
°	Minimum Width: 125'
°	Minimum Depth: 125'
°	Maximum Height: 4 Stories

**Dimensions must follow the area and height requirements of the specific Overlay District in which this building type is located.*

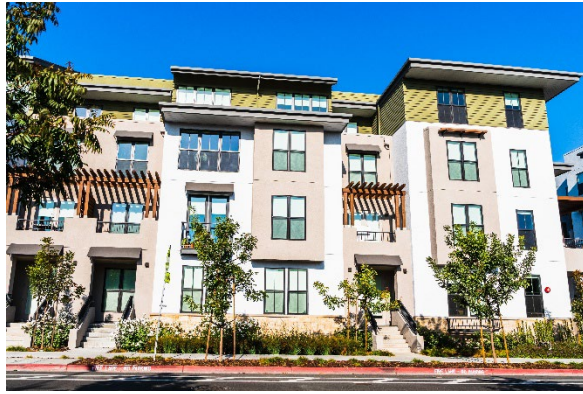


FIGURE 28(A).
URBAN RESIDENTIAL – ELEVATOR



FIGURE 28(B).
URBAN RESIDENTIAL - ELEVATOR

OVERLAY PERMISSION	WHERE CAN THIS BE BUILT?			
	CCO	RTO	CWCO	CO
	☐	☐	☒	☐

- ALLOWED
- ◐ ALLOWED WITH CODE MODIFICATION
- NOT ALLOWED

...

- B. Section 4.08.19 “DD” Downtown District,” subsection 10 “Parking Requirements,” paragraph (b) “Parking Reductions” is amended to read as follows:

“Article IV –ZONING REGULATIONS

...

Sec. 4.08.19. – “DD” Downtown District.

...

10. *Parking Requirements.*

...

- b. *Parking Reductions.* Except for an Urban Residential dwelling development, the number of required off-street parking spaces for a single development may be reduced by the following amounts if the development complies with all other conditions, which reductions can be cumulative if two or more of the below conditions:
 - i. A twenty percent reduction in off-street parking spaces required by section 7.04.1 Table 7.04.1 is allowed for all non-residential uses with less than 10,000 sq. ft. in floor area developed by right in the Downtown District.
 - ii. A ten percent reduction in the number of required off-street parking spaces is allowed by right for a mixed-use development or for the residential-only development in the Downtown District.

- iii. Up to twenty percent reduction in the number of required off-street parking spaces if approved as a Minor Modification or Major Modification pursuant to section 4.08.19.6; provided, however, in no case shall a Minor Modification and a Major Modification be granted resulting in a combined reduction pursuant to section 4.08.19.6 of more than twenty percent in the required number of off-street parking spaces.

...”

SECTION 3. Article VI “Special Zoning Provisions” of the Allen Land Development Code, is amended as follows:

- A. Section 6.04.1 “Temporary use permit applications” is amended by amending subsections (e) and (f) to read as follows:

“Article VI – SPECIAL ZONING PROVISIONS

...

Sec. 6.04.1. – Temporary use permit applications.

...

- e. *Temporary food vendor.* A mobile food establishment, as defined in section 6.06.15, may operate as a temporary food vendor in association with temporary use permits issued for carnival, circus, fairgrounds, seasonal sales, Christmas tree sales, or temporary events. A separate temporary use permit for the mobile food establishment shall not be required if the temporary food vendor information, including (i) a valid licensed and health inspection report issued by the Department of State Health Services pursuant to Chapter 437B of the Texas Health and Safety Code (ii) a state or local fire inspection report from a within the preceding twelve (12) months, (iii) proof of current inspection on the hood fire suppression system (HFSS), and (iv) proof of fire extinguishers in the mobile food establishment, is submitted with the temporary use permit application for carnival, circus, fairgrounds, seasonal sales, Christmas tree sales, or temporary event. Such temporary use permit must be obtained prior to the mobile food establishment commencing the preparation or sale of any food on the property for which the temporary use permit is issued. This permit is required in addition to any permits that may be required by chapter 6, article VIII, division 2 of the Code of Ordinances, as amended.
- f. *Food truck site.* Property owners or business owners may be issued a temporary use permit to operate at a food truck site complying with section 6.06.15, subject to the following:
 - i. The property owner shall submit an application and site plan as required in this section;
 - ii. The site plan shall demonstrate compliance with all requirements of this section and section 6.06.15;
 - iii. Only one permit per site, valid for no more than six months, may be issued per calendar year;
 - iv. A mobile kitchen, as defined in section 6.06.15, may operate at a food truck site with a temporary use permit;

- v. A valid licensed and health inspection report issued by the Department of State Health Services pursuant to Chapter 437B of the Texas Health and Safety Code; and
- vii. A state or local fire inspection report from within the preceding twelve (12) months, proof of current inspection on the hood fire suppression system (HFSS), and fire extinguishers shall be provided.

...”

B. Section 6.06.15 “Mobile Food Establishments” is amended to read as follows:

“Article VI – SPECIAL ZONING PROVISIONS

...

Sec. 6.06.15. – Mobile Food Establishments.

This section establishes regulations for operating various mobile food establishments within the city. Mobile food establishments may only operate in accordance with the following:

1. *Definitions.* As used in this section 6.06.15, the following words and phrases shall have the following meanings unless the context clearly indicates a different meaning:
 - a. *Food truck park* means one or more lots or parcels of land where three or more mobile kitchens congregate to offer food or beverages for sale to the public as the principal use of the land.
 - b. *Food truck site* means an existing, developed site where a mobile kitchen operates as an accessory use to the primary active business located on the same site.
 - c. *Mobile construction site food vehicle* means a vehicle with no kitchen facilities that carries prepackaged food or non-prepackaged foods prepared at an approved food establishment that contains no Time/Temperature Controlled for Safety food, as defined by chapter 6, article VIII, division 2, of the Code of Ordinances and services only active construction sites.
 - d. *Mobile food establishment* means a vehicle-mounted food establishment designed to be readily moveable that is equipped with food preparation equipment and includes vehicles in which food is prepared on site. Mobile food establishments include mobile kitchens, mobile construction site food vehicle, mobile ice-cream/frozen dessert vehicle and non-motorized food vending carts. Mobile food establishments do not include restaurant delivery and catering vehicles.
 - e. *Mobile food trailer* means a mobile kitchen that serves food or beverages from an enclosed, self-contained, non-motorized vehicle that is normally pulled behind a motorized vehicle.
 - f. *Mobile food truck* means a mobile kitchen that serves food or beverages from an enclosed, self-contained, motorized vehicle.
 - g. *Mobile ice cream/frozen dessert vehicle* means a motorized vehicle that normally contains a commercial freezer in which all products for sale are prepackaged and frozen.

- h. *Mobile kitchen* means a motorized vehicle or tow-behind trailer equipped with kitchen facilities such as plumbing, hot water supply, mechanical refrigeration, cooking equipment, and dry goods storage used for the preparation and sale or service of food and beverages. Customer service is provided at a counter or window in the vehicle. Mobile kitchens may include, but are not limited to, mobile food trucks and mobile food trailers. Mobile kitchens shall not include individual non-motorized vending carts, mobile construction site food vehicles, or mobile ice cream/frozen dessert vehicles.
- i. *Non-motorized vending cart* means a non-motorized vehicle that is normally propelled by the operator, contains products for sale that are prepackaged and/or frozen, and operates independent of any fixed food establishment.

2. *Authorized purposes.*

- a. No person may serve food to the public from a mobile kitchen is prohibited except under the following circumstances:
 - i. At a food truck site approved in accordance with section 6.06.15.3.
 - ii. At a food truck park approved in accordance with section 6.06.15.4.
 - iii. At a temporary event that has received a temporary use permit in accordance with Section 6.04.1.4.e.
 - iv. At an event hosted or sponsored by the city pursuant to a written agreement with the city.
- b. No person may serve food to the public from a mobile construction site food vehicle except at the following locations:
 - i. A construction site for which an active building permit has been issued by the city; or
 - ii. Property owned or leased by the United States, State of Texas, or Collin County on which active construction is occurring.
- c. Any person providing food to the public from a mobile ice cream/frozen dessert vehicle must operate in compliance with chapter 6, article VIII, division 2 of the Code of Ordinances, as amended, and Code of Ordinances section 8-65(i) through (l), as amended.
- d. A non-motorized vending cart may be operated only at a temporary event in accordance with a temporary use permit issued pursuant to section 6.04.1.4.e.

3. *Food truck sites.*

- a. The operator of a mobile kitchen may operate a food truck site upon receipt of a temporary food vendor permit in accordance with subsection 6.04.1.4.e, and in accordance with the requirements of this Code.

- b. Food truck sites may be established within:
 - i. The limits of any city park or city property pursuant to a written agreement with the city; and
 - ii. In the following zoning districts or, unless otherwise expressly prohibited by the ordinance establishing the planned development, any planned development with the following base zoning:
 - (a) "CC" corridor commercial.
 - (b) "SC" shopping center.
 - (c) "LI" light industrial.
 - (d) "O" office.
 - (e) "DD" downtown district.
 - c. A food truck site must be located on private property on which is located a permanent structure in which a business is operating in accordance with a certificate of occupancy. The operator of the food truck site must obtain and maintain written consent from the property owner or property manager and provide written proof thereof upon demand of the city.
 - d. Mobile kitchens and their customers shall not sell or consume food within any public street, public alley, driveway, or fire lane unless closed to through traffic pursuant to permit issued by the city authorizing such use.
 - e. Access to restrooms available for use by operators, employees, and customers of a food truck site shall be provided no farther than 1,000 feet from the location of the mobile food establishment, except in the downtown district.
 - f. A mobile kitchen shall not be left unattended. Mobile kitchens shall not be stored at any location visible to the public when not in operation.
 - g. A mobile food establishment must be operated in compliance with the site plan and other conditions set forth in the approved temporary food vendor permit issued to the owner or operator of the mobile kitchen.
4. *Food truck parks.* Food truck parks may be allowed in the various zoning districts within the city in accordance with Section 4.20.2, schedule of principal uses and section 4.08.19.7, schedule of principal uses — downtown district, all applicable development requirements of this Code for the respective zoning districts, and the following:
- a. A site plan shall be approved in accordance with section 6.05 prior to locating any mobile kitchen on the property.
 - b. Permanent restroom facilities available to owners, operators, and customers of the mobile kitchens operating in the food truck park must be located within 1,000 feet of each location where a mobile kitchen may be parked.

- c. All vehicles, including mobile kitchens, shall be parked on an improved surface as defined in section 6-82 of the Code of Ordinances.
 - d. Electricity shall be provided with permanent outlets by way of a portable cord that complies with section 3.09 (National Electrical Code), as amended.
 - e. Any waste, liquid or solid, shall be disposed of safely and properly as per all associated local and state regulations. Trash service and receptacles shall be provided in accordance with city requirements.
 - f. A mobile kitchen cannot be left unattended or left on site overnight.
5. *Additional requirements.* Any person operating a mobile food establishment shall comply with the following:
- a. No person shall operate a mobile food establishment involving food products unless the vehicle used in the operation is constructed and operated in accordance with the chapter 6, article VIII, division 2 of the Code of Ordinances, as amended.
 - b. Any person operating any mobile food establishment shall ensure that all food preparation, cooking, service, or other food service related activities take place within the confines of the vehicle used in such operation.
 - c. Signs advertising a mobile food establishment and/or the menu of food and beverages sold from the food truck shall be limited to:
 - i. Signs permanently attached to the mobile food establishment; and
 - ii. One menu board sign with a sign face area of not greater than eight square feet, placed adjacent to the mobile food establishment on private property.
 - d. On request of the city, a mobile food establishment operator must be able to demonstrate that the mobile food establishment is moveable and operable;
 - e. A mobile food establishment operator shall not alter or modify a mobile food establishment or the premises adjacent to the mobile food establishment in a manner that would prevent the operation or mobility of the mobile food establishment.
 - f. The water supply for a mobile food establishment shall be from an internal water tank which must be filled from an external source when not in operation. Temporary connection of a mobile food establishment to a potable water source while in operation is prohibited.
 - g. Electricity for a mobile food establishment shall be from an internal or portable generator or an electrical outlet by way of connected to a portable cord in compliance with section 3.09 (National Electrical Code), as amended.
 - h. Service from a mobile food establishment through a drive through window is prohibited.
 - i. Mobile food establishment must be parked, situated and operated in a manner that does not restrict orderly and/or safe vehicular and/or pedestrian movements.

- j. No mobile food establishment operator shall operate a generator and/or vehicle motor which generates visible smoke or excessive gasoline/diesel fumes.
- k. Unless provided by the operator of a food truck park, a mobile food establishment operator shall provide solid waste containers for customers to dispose of trash and food waste when the mobile food establishment is parked and food is being sold and served. All such solid waste containers and the solid waste collected therein shall be removed from the site by the mobile food establishment operator when leaving the site; provided, however:
 - i. If the operator of a food truck park is responsible for the disposal of waste generated from operation of the site and place in solid waste receptacle provided by said operator, the mobile food establishment operator shall be responsible for ensuring that all solid waste generated from the vendor's operations is placed in the provided receptacles before departing; or
 - ii. If there is a solid waste dumpster located on the food truck site or food truck park that is available for disposal of solid waste generated by the operation of a mobile food establishment, the mobile food establishment operator may dispose of the solid waste in said dumpster before departing the site.
- l. Mobile food establishments will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed.
- m. Mobile food establishment operators shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other temporary structures located upon any public street, sidewalk, right-of-way or other public property.
- n. Where exigent circumstances exist and an Allen Police Officer, or other authorized officer of the city, gives notice to a mobile food establishment operator to temporarily move from a location, such mobile food establishment operator will not operate from or otherwise remain at such location. For the purpose of this paragraph, exigent circumstances shall include, but shall not be limited to, unusually heavy pedestrian or vehicular traffic; the existence of any obstructions at or near such location; a major event, festival, program or park activity; a fire; a parade or demonstration; construction activity, or other such event or circumstance that causes the site to become unsafe or unusable.
- o. Mobile food establishment operators shall only engage in the sale and service of food and beverages. The sale of other products or services from a mobile food establishment is prohibited, including but not limited to, tobacco products, alcoholic beverages, sexually explicit and/or drug related paraphernalia, obscene material, sales real estate and vacation packages, marketing and advertising activities, sales of tickets for events, any nonfood vending, and other services or products not approved by the city prior to issuance of the permit.”

SECTION 4. Appendix A “Definitions” of the Allen Land Development Code is amended by repealing and deleting the following phrases and definitions:

- A. “Manufactured Home”;
- B. “Manufactured housing unit”;
- C. “Manufactured housing unit space”;
- D. Manufactured housing unit pad”; and
- E. Manufactured housing park.

SECTION 5. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Allen and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 6. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, 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, as amended hereby, which shall remain in full force and effect.

SECTION 7. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 8. 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 the Allen Land Development Code, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. This Ordinance shall take effect immediately from and after its passage and publication in accordance with its 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 28TH DAY OF JULY 2026.

APPROVED:

Chris A. Schulmeister, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY

Shelley B. George, TRMC, CITY SECRETARY

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING ARTICLE IV “ZONING REGULATIONS”, SECTION 4.20.2 “SCHEDULE OF PRINCIPAL USES” AS IT RELATES TO MANUFACTURED HOME USES; ARTICLE IV “ZONING REGULATIONS”, SECTION 4.08.19. “DD’ DOWNTOWN DISTRICT TO CORRECT SCRIVENER’S ERRORS LOCATED WITHIN SUBSECTIONS (9) AND (10) MADE IN ORDINANCE NO. 4068-2-24; BY AMENDING ARTICLE VI “SPECIAL ZONING PROVISIONS”, SECTION 6.04.1 “TEMPORARY USE PERMIT APPLICATIONS” AND SECTION 6.06.15 “MOBILE FOOD ESTABLISHMENTS” AMENDING THE PERMITTING AND REGULATORY REQUIREMENTS OF MOBILE FOOD ESTABLISHMENTS; AND APPENDIX A “DEFINITIONS” BY DELETING THE FOR VARIOUS TERMS RELATED TO MANUFACTURED HOMES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR 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 persons interested and in the exercise of its legislative discretion, the City Council has concluded that the Allen Land Development Code Zoning Regulations of the City of Allen, Texas, as previously amended, should be further amended as follows.

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

SECTION 1. Article IV “Zoning Regulations,” Section 4.20.2 “Schedule of principal uses” of the Allen Land Development Code is amended as follows:

- A.** The use “MANUFACTURED HOUSING UNIT” is repealed and deleted from the table.
- B.** The use “MANUFACTURED HOME – HUD CODE” is added to the table in Section 4.20.2 with the uses permitted as a matter of right as follows:

[illegible]

[illegible]

SECTION 2. Article IV “Zoning Regulations” of the Allen Land Development Code, is -amended as follows to correct scrivener’s errors adopted in Ordinance No. 4068-2-24:

“Article IV –ZONING REGULATIONS

Sec. 4.08.19. – “DD” Downtown District.

9. *Architectural Standards – Generally.* ...

URBAN RESIDENTIAL – ELEVATOR



FIGURE 28(A).
URBAN RESIDENTIAL – ELEVATOR



FIGURE 28(B).
URBAN RESIDENTIAL - ELEVATOR

WHERE CAN THIS BE BUILT?				
OVERLAY PERMISSION	CCO	RTO	CWCO	CO
	○	○	●	○

- ALLOWED
- ◐ ALLOWED WITH CODE MODIFICATION
- NOT ALLOWED

...

CB. Section 4.08.19 “DD” Downtown District,” subsection 10 “Parking Requirements,” paragraph (b) “Parking Reductions” is amended to read as follows:

“Article IV –ZONING REGULATIONS

...

Sec. 4.08.19. – “DD” Downtown District.

...

10. *Parking Requirements.*

...

- b. *Parking Reductions.* Except for an Urban Residential dwelling development, the number of required off-street parking spaces for a single development may be reduced by the following amounts if the development complies with all other conditions, which reductions can be cumulative if two or more of the below conditions:

- i. ~~Except for the Cultural Core Overlay District, all building facades within the Downtown District shall consist of not less than seventy percent masonry materials. A twenty percent reduction in off-street parking spaces required by section 7.04.1 Table 7.04.1 is allowed for all non-residential uses with less than 10,000 sq. ft. in floor area developed by right in the Downtown District.~~

- ii. ~~All building facades within the Cultural Core Overlay District shall consist of not less than ninety percent masonry materials. A ten percent reduction in the number of required off-street parking spaces is allowed by right for a mixed-use development or for the residential-only development in the Downtown District.~~
- iii. ~~The percentage of masonry materials on a façade shall be determined by (1) determining the vertical surface area of the wall between its farthest corners and from where the façade meets ground level to the point where the wall meets the eaves of the roof including the areas of doors and windows installed within the façade, and (2) dividing the area of the façade determined by (1) in this paragraph by the area of the façade covered by masonry materials. Up to twenty percent reduction in the number of required off-street parking spaces if approved as a Minor Modification or Major Modification pursuant to section 4.08.19.6; provided, however, in no case shall a Minor Modification and a Major Modification be granted resulting in a combined reduction pursuant to section 4.08.19.6 of more than twenty percent in the required number of off-street parking spaces.~~

...”

SECTION 3. Article VI “Special Zoning Provisions” of the Allen Land Development Code, is amended as follows:

- A. Section 6.04.1 “Temporary use permit applications” is amended by amending subsections (e) and (f) to read as follows:

“Article VI – SPECIAL ZONING PROVISIONS

...

Sec. 6.04.1. – Temporary use permit applications.

...

- e. *Temporary food vendor.* A mobile food establishment, as defined in section 6.06.15, may operate as a temporary food vendor in association with temporary use permits issued for ~~carnival, circus, or fairgrounds~~, seasonal sales, Christmas tree sales, or temporary events. A separate temporary use permit for the mobile food establishment shall not be required if the temporary food vendor information, including (i) a valid licensed and health inspection report issued by the Department of State Health Services pursuant to Chapter 437B of the Texas Health and Safety Code (ii) a state or local fire inspection report from a within the preceding twelve (12) months, (iii) proof of current inspection on the hood fire suppression system (HFSS), and (iv) proof of fire extinguishers in the mobile food establishment, is submitted with the temporary use permit application for ~~carnival, circus, or fairgrounds~~, seasonal sales, Christmas tree sales, or temporary event. Such temporary use permit must be obtained prior to the mobile food establishment commencing the preparation or sale of any food on the property for which the temporary use permit is issued. This permit is required in addition to any permits that may be required by ~~the~~ chapter 6, article VIII, division 2 of the Code of Ordinances, as amended. A copy of the State Health Inspection Report and State Health License shall be submitted along with the temporary use permit application. Additionally, any proof of State or Local Fire Inspection of the preceding twelve months and proof of current inspection on the Hood Fire Suppression System (HSS) and fire extinguishers shall be provided.

- f. *Food truck site.* Property owners or business owners may be issued a temporary use permit to operate at a food truck site complying with section 6.06.15, subject to the following:
- i. The property owner shall submit an application and site plan as required in this section;
 - ii. The site plan shall demonstrate compliance with all requirements of this section and section 6.06.15;
 - iii. Only one permit per site, valid for no more than six months, may be issued per calendar year; ~~and~~
 - iv. A mobile kitchen, as defined in section 6.06.15, may operate at a food truck site ~~for which with~~ a temporary use permit. ~~is issued pursuant to this section 6.04.1.4.f with an approved health permit as required by chapter 6, article VIII, division 2 of the Code of Ordinances, as amended, without obtaining a separate temporary use permit for the mobile food establishment.;~~
 - v. A valid licensed and health inspection report issued by the Department of State Health Services pursuant to Chapter 437B of the Texas Health and Safety Code; and copy of the State Health Inspection Report, State Health License shall be submitted along with the temporary use permit application.
 - vii. A state or local fire inspection report from a Additionally, any proof of State or Local Fire Inspection of within the preceding twelve (12) months, and proof of current inspection on the Hhood Ffire Ssuppression Ssystem (HFSS), and fire extinguishers shall be provided.

...”

- B. Section 6.06.15 “Mobile Food Establishments” is amended to read as follows:

“Article VI – SPECIAL ZONING PROVISIONS

...

Sec. 6.06.15. – Mobile Food Establishments.

This section establishes regulations for operating various mobile food establishments within the city. Mobile food establishments may only operate in accordance with the following:

1. *Definitions.* As used in this section 6.06.15, the following words and phrases shall have the following meanings unless the context clearly indicates as different meaning:
 - a. *Food truck park* means one or more lots or parcels of land where three or more mobile kitchens congregate to offer food or beverages for sale to the public as the principal use of the land.
 - b. *Food truck site* means an existing, developed site where a mobile kitchen operates as an accessory use to the primary active business located on the same site.
 - c. *Mobile construction site food vehicle* means a vehicle with no ~~or limited~~ kitchen facilities that carries prepackaged food or non-prepackaged foods prepared at an approved ~~commissary~~ food establishment that contains no ~~potentially hazardous~~

~~food~~Time/Temperature Controlled for Safety food, as defined by ~~Code~~ chapter 6, article VIII, division 2, of the Code of Ordinances and services only active construction sites.

- d. *Mobile food establishment* means a vehicle-mounted food establishment designed to be readily moveable that is equipped with food preparation equipment and includes vehicles in which food is prepared on site. Mobile food establishments include mobile kitchens, mobile construction site food vehicle, mobile ice-cream/frozen dessert vehicle and non-motorized food vending carts. Mobile food establishments do not include restaurant delivery and catering vehicles.
- e. *Mobile food trailer* means a mobile kitchen that serves food or beverages from an enclosed, self-contained, non-motorized vehicle that is normally pulled behind a motorized vehicle.
- f. *Mobile food truck* means a mobile kitchen that serves food or beverages from an enclosed, self-contained, motorized vehicle.
- g. *Mobile ice cream/frozen dessert vehicle* means a motorized vehicle that normally contains a commercial freezer in which all products for sale are prepackaged and frozen.
- h. *Mobile kitchen* means a motorized vehicle or tow-behind trailer equipped with kitchen facilities such as plumbing, hot water supply, mechanical refrigeration, cooking equipment, and dry goods storage used for the preparation and sale or service of food and beverages. Customer service is provided at a counter or window in the vehicle. Mobile kitchens may include, but are not limited to, mobile food trucks and mobile food trailers. Mobile kitchens shall not include individual non-motorized vending carts, mobile construction site food vehicles or mobile ice cream/frozen dessert vehicles.
- i. *Non-motorized vending cart* means a non-motorized vehicle that is normally propelled by the operator, contains products for sale that are prepackaged and/or frozen, and operates independent of any fixed food establishment.

2. *Authorized ~~locations~~purposes.*

- a. ~~No person may serve~~Service of food to the public from a mobile kitchen is prohibited except under the following circumstances:-~~No person may serve food to the public from a mobile kitchen except at the following locations:~~
 - i. At a food truck site approved in accordance with section 6.06.15.3.
 - ii. At a food truck park approved in accordance with section 6.06.15.4.
 - iii. At a temporary event that has received a temporary use permit in accordance with Section 6.04.1.4.e.~~At the location of a temporary event that has received a temporary use permit in accordance with section 6.04.1.4.e.~~
 - iv. At an event hosted or sponsored by the city pursuant to a written agreement with the city.

- b. No person may serve food to the public from a mobile construction site food vehicle except at the following locations:
 - i. A construction site for which an active building permit has been issued by the city; or
 - ii. Property owned or leased by the United States, State of Texas, or Collin County on which active construction is occurring.
 - c. Any person providing food to the public from a mobile ice cream/frozen dessert vehicle must operate in compliance with chapter 6, article VIII, division 2 of the Code of Ordinances, as amended, and Code of Ordinances section 8-65(i) through (l), as amended.
 - d. A non-motorized vending cart may be operated only at a temporary event in accordance with a temporary use permit issued pursuant to section 6.04.1.4.e.
3. *Food truck sites.*
- a. The operator of a mobile kitchen may operate a food truck site upon receipt of a temporary food vendor permit in accordance with subsection 6.04.1.4.e, and in accordance with the requirements of this Code.
 - b. Food truck sites may be established within:
 - i. The limits of any city park or city property pursuant to a written agreement with the city; and
 - ii. In the following zoning districts or, unless otherwise expressly prohibited by the ordinance establishing the planned development, any planned development with the following base zoning:
 - (a) "CC" corridor commercial.
 - (b) "SC" shopping center.
 - (c) "LI" light industrial.
 - (d) "O" office.
 - (e) "DD" downtown district.
 - c. A food truck site must be located on private property on which is located a permanent structure in which a business is operating in accordance with a certificate of occupancy. The operator of the food truck site must obtain and maintain written consent from the property owner or property manager and provide written proof thereof upon demand of the city.
 - d. ~~Except for a mobile kitchen for which written consent has been granted by the owner or authorized representative of the restaurant or food establishment, no mobile food establishment shall sell or serve food to the public within 300 feet of any door, window or outdoor dining area of any existing restaurant or food service establishment, provided however, a food truck may locate on any private property in the downtown district subject to 100 foot distance from an existing restaurant or food service establishment.~~

- c. Signs advertising a mobile food establishment and/or the menu of food and beverages sold from the food truck shall be limited to:
 - i. Signs permanently attached to the mobile food establishment; and
 - ii. One menu board sign with a sign face area of not greater than eight square feet, placed adjacent to the mobile food establishment on private property.
- d. On request of the city, a mobile food establishment operator must be able to demonstrate that the mobile food establishment is moveable and operable;
- e. A mobile food establishment operator shall not alter or modify a mobile food establishment or the premises adjacent to the mobile food establishment in a manner that would prevent the operation or mobility of the mobile food establishment.
- f. The water supply for a mobile food establishment shall be from an internal water tank which must be filled from an external source when not in operation. Temporary connection of a mobile food establishment to a potable water source while in operation is prohibited.
- g. Electricity for a mobile food establishment shall be from an internal or portable generator or an electrical outlet by way of connected to a portable cord in compliance with section 3.09 (National Electrical Code), as amended.
- h. Service from a mobile food establishment through a drive through window is prohibited.
- i. Mobile food establishment must be parked, situated and operated in a manner that does not restrict orderly and/or safe vehicular and/or pedestrian movements.
- ~~j. Loudspeakers or loud noises of any kind for the purpose of attracting attention to a mobile food establishment are prohibited, except in the "DD" downtown district with a temporary event permit or special event permit.~~
- ~~kj.~~ No mobile food establishment operator shall operate a generator and/or vehicle motor which generates visible smoke, ~~excessive noise,~~ or excessive gasoline/diesel fumes.
- ~~lk.~~ Unless provided by the operator of a food truck park, a mobile food establishment operator shall provide solid waste containers for customers to dispose of trash and food waste when the mobile food establishment is parked and food is being sold and served. All such solid waste containers and the solid waste collected therein shall be removed from the site by the mobile food establishment operator when leaving the site; provided, however:
 - i. If the operator of a food truck park is responsible for the disposal of waste generated from operation of the site and place in solid waste receptacle provided by said operator, the mobile food establishment operator shall be responsible for ensuring that all solid waste generated from the vendor's operations is placed in the provided receptacles before departing; or

ii. If there is a solid waste dumpster located on the food truck site or food truck park that is available for disposal of solid waste generated by the operation of a mobile food establishment, the mobile food establishment operator may dispose of the solid waste in said dumpster before departing the site.

~~ml.~~ Mobile food establishments will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed.

~~mm.~~ Mobile food establishment operators shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other temporary structures located upon any public street, sidewalk, right-of-way or other public property.

~~on.~~ Where exigent circumstances exist and an Allen Police Officer, or other authorized officer of the city, gives notice to a mobile food establishment operator to temporarily move from a location, such mobile food establishment operator will not operate from or otherwise remain at such location. For the purpose of this paragraph, exigent circumstances shall include, but shall not be limited to, unusually heavy pedestrian or vehicular traffic; the existence of any obstructions at or near such location; a major event, festival, program or park activity; a fire; a parade or demonstration; construction activity, or other such event or circumstance that causes the site to become unsafe or unusable.

~~po.~~ Mobile food establishment operators shall only engage in the sale and service of food and beverages. The sale of other products or services from a mobile food establishment is prohibited, including but not limited to, tobacco products, alcoholic beverages, sexually explicit and/or drug related paraphernalia, obscene material, sales real estate and vacation packages, marketing and advertising activities, sales of tickets for events, any nonfood vending, and other services or products not approved by the city prior to issuance of the permit."

SECTION 4. Appendix A "Definitions" of the Allen Land Development Code is amended by repealing and deleting the following phrases and definitions:

~~A. "Manufactured Home";
Has a meaning assigned by 42 U.S.C. Section 5402 (6).~~

~~B.A. "Manufactured housing unit";
A pre-assembled self-contained dwelling unit designed to be transported in one or more parts which is not to be installed on a permanent foundation. Modular housing units, recreational vehicles and campers are not manufactured housing units.~~

~~C. "Manufactured housing unit space";
An area of land within a manufactured housing park dedicated for the placement of a dwelling unit.~~

~~D.B. "Manufactured housing unit pad";
A level and graded area to which the manufactured housing unit will be secured.~~

~~E. "Manufactured housing park."
A tract of land under single ownership and control that consists of not less than eight spaces leased for manufactured housing units.~~

SECTION 5. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Allen and the provisions of this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 6. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, 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, as amended hereby, which shall remain in full force and effect.

SECTION 7. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 8. 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 the Allen Land Development Code, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. This Ordinance shall take effect immediately from and after its passage and publication in accordance with its 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 28TH DAY OF JULY 2026.

APPROVED:

Chris A. Schulmeister, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY

Shelley B. George, TRMC, CITY SECRETARY

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, July 7, 2026, 7:00 PM
AGENDA CAPTION:	Discuss and review the development process and the roles, duties, laws, and ordinances related to the Commission.
STAFF RESOURCE:	Hayley Angel, Director, Community Development
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

Staff has prepared a training series for the Commission to review the comprehensive plan and development process in relation to the Commission's role. This presentation focuses on the Allen 2045 Comprehensive Plan and its impact on the Allen Land Development Code and zoning recommendations.

The training series will cover four topics, as outlined below:

- Comprehensive Plan and Allen Land Development Code
- Overall Development Process
- Zoning, SUPs, and Site Plans
- Subdivision Regulations