

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

AGENDA
SIGN CONTROL BOARD
Monday, August 3, 2026, 6:30 PM

1. Call to Order and Announce a Quorum is Present

2. Agenda Item

- 2.1 Approve Minutes of the February 2, 2026, Sign Control Board Regular Meeting.
- 2.2 Conduct a Public Hearing and consider a request for a variance to increase the maximum allowable copy area for Protective Signs as regulated in Section 7.09.11.2, Table 7.23 of the Allen Land Development Code, pursuant to the Board's authority under Section 2.03.2.2 of the Allen Land Development Code; located on Lot 1, Block A, Walmart Supercenter, generally located at the northwest corner of Exchange Parkway and Central Expressway. [Walmart - Protective Signs]

3. 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: July 28, 2026

SIGN CONTROL BOARD AGENDA COMMUNICATION
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AGENDA DATE:

Monday, August 3, 2026, 6:30 PM

AGENDA CAPTION:

Approve Minutes of the February 2, 2026, Sign Control Board Regular Meeting.

STAFF RESOURCE:

Nabiha Ahmed, Senior Planner

MOTION:

I make a motion to approve the February 2, 2026, Sign Control Board Regular Meeting Minutes.

Attachments

[February 2, 2026, Sign Control Board Regular Meeting Minutes](#)

**BOARD OF ADJUSTMENT
SIGN CONTROL BOARD
BUILDING STANDARDS COMMISSION**

**Regular Meeting
February 2, 2026**

ATTENDANCE:

Board Members Present:

Jonathon Wolf, Chair
Joseph Moon, 1st Vice-Chair
Thomas K. Thomas, 2nd Vice-Chair
Randy Breeding, Place No. 2
Ted Gould, Place No. 5 (absent)
Steve Minick, Alternate No. 1
Jeremy Wallace, Alternate No. 2
Jeffrey Kinnear, Alternate No. 3
Dave Scott, Alternate No.4

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

Call to Order and Announce a Quorum is Present

With a quorum of the Board Members present, Chair Wolf called the meeting to order at 6:30 p.m. in the Council Chambers at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Pledge of Allegiance

Consent Agenda

1. Approve minutes from the November 3, 2025, Board of Adjustment, Sign Control Board, and Building Standards Commission Regular Meeting.

Motion: **Upon a Motion by Board Member Breeding, and a second by 2nd Vice-Chair Thomas, the Board voted 8 IN FAVOR and 0 OPPOSED, to approve the Consent Agenda, as presented.**

The motion carried.

Regular Agenda

2. Sign Control Board – Conduct a Public Hearing and consider a request to make a recommendation to the Downtown Design Review Board for a painted sign with commercial speech painted directly on the surface of a building or structure in accordance with the Allen Land Development Code Section 4.08.19.13.b.ii(f). The property is described as Lot 3, Rodenbaugh North Addition Phase 2, an addition to the City of Allen, Collin County, Texas, commonly known as 102 W. Main Street. [Rodenbaugh Painted Sign]

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

Chair Wolf opened the Public Hearing.

Ronald Rodenbaugh, Applicant, 102 W. Main Street, Allen, Texas, spoke on the item.

Chair Wolf closed the Public Hearing.

The Board discussed the painted sign.

Motion: Upon a Motion by 1st Vice-Chair Moon, and a second by 2nd Vice-Chair Thomas, the Board voted 8 IN FAVOR and 0 OPPOSED, to recommend approval for a Painted Sign with commercial speech painted directly on the surface of a building or structure for the property located at 102 W. Main Street, Allen, Texas.

The motion carried.

Executive Session (As Needed)

Executive Session was not held.

Adjournment

Chair Wolf adjourned the Planning and Zoning Commission meeting at 6:39 p.m.

These minutes were approved on this the 3rd day of August 2026.

Jonathon Wolf, Chair

Matt Bechtluft, Senior Planner

SIGN CONTROL BOARD AGENDA COMMUNICATION

AGENDA DATE:

Monday, August 3, 2026, 6:30 PM

AGENDA CAPTION:

Conduct a Public Hearing and consider a request for a variance to increase the maximum allowable copy area for Protective Signs as regulated in Section 7.09.11.2, Table 7.23 of the Allen Land Development Code, pursuant to the Board's authority under Section 2.03.2.2 of the Allen Land Development Code; located on Lot 1, Block A, Walmart Supercenter, generally located at the northwest corner of Exchange Parkway and Central Expressway. [Walmart - Protective Signs]

STAFF RESOURCE:

Nabiha Ahmed, Senior Planner

ITEM SUMMARY:

The subject property is located at the northwest corner of Exchange Parkway and Central Expressway. The property is zoned Planned Development No. 54 (PD-54) with a base zoning of Corridor Commercial (CC). The zoning of the surrounding properties are as follows:

- North: Planned Development No. 118 with a base zoning of Single-Family Residential District-7 and Planned Development No. 132 with a base zoning of CC.
- East: Properties immediately adjacent are zoned PD-54 with a base zoning of CC, and properties across Central Expressway are zoned Planned Development No. 58 with a base zoning of Shopping Center and Community Facilities District.
- South (across Exchange Parkway): PD-54 with a base zoning of CC.
- West: Planned Development No. 108 with a base zoning of Mixed-Use.

The applicant is requesting authorization to allow a total of six (6) signs to designate Electric Vehicle Chargers. Of the six signs, two are designated for ADA-accessible off-street parking spaces, and the remaining four are for standard off-street parking spaces. The Allen Land Development Code (ALDC) classifies these signs as protective signs, which is defined as "a sign intended to safeguard the premises, including, but not limited to, "No Parking," "No Trespassing," "Bad Dog," "No Dumping," "No Solicitors" and the like." The maximum allowable copy area is two square feet per sign; however, the applicant is proposing three square feet per sign for greater visibility to locate the Electric Vehicle Chargers.

Pursuant to Section 2.03.2 of the ALDC, the Sign Control Board is allowed to have the authority to grant variances to the sign regulations regarding the height, area or bulk. The Sign Control Board shall consider, but not be limited to, the degree of variance, the reasons for variance requested, the location of variance request, the duration of the requested variance, the effect on public safety, protection of neighborhood property, the degree of hardship or injustice involved, and the effect of the variance on the general plan for signing within the city.

A similar request was approved in May 2023 for another location to permit larger curbside pick-up signs, which were also classified as protective signs. The increased sign area improved the visibility of the designated pick-up spaces for customers without requiring them to leave their vehicles. The proposed change is similar in nature. In both cases, an increase in the permitted sign area is necessary to accommodate the visibility of the font size and language. As such, staff supports this request. Additionally, the proposed protective signs meet all other applicable ALDC requirements.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to approve a variance to increase the maximum allowable copy area for designated Protective Signs, located on Lot 1, Block A, Walmart Supercenter.

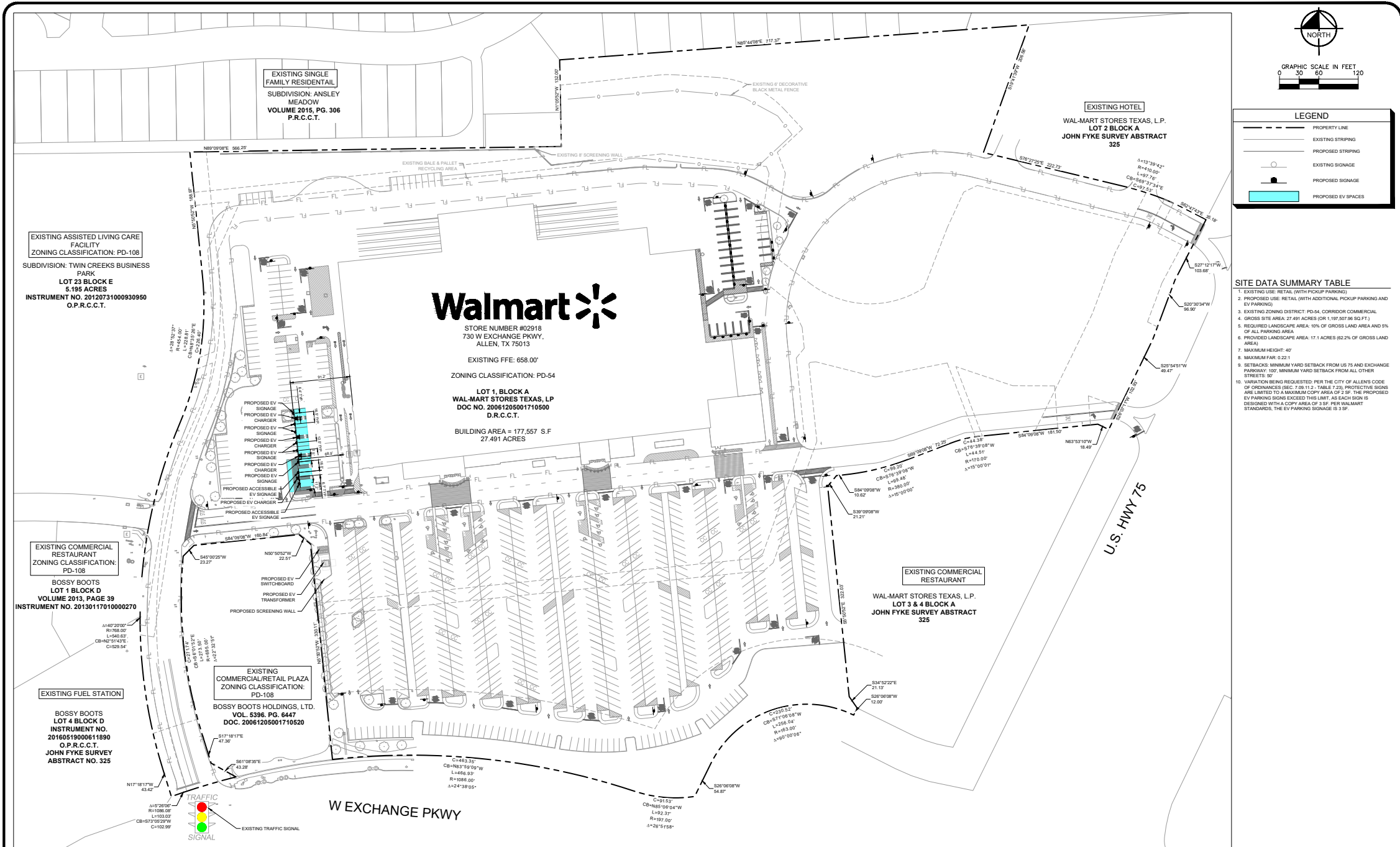
Attachments

[Exhibit A](#)

[Exhibit B](#)

[Location Map](#)

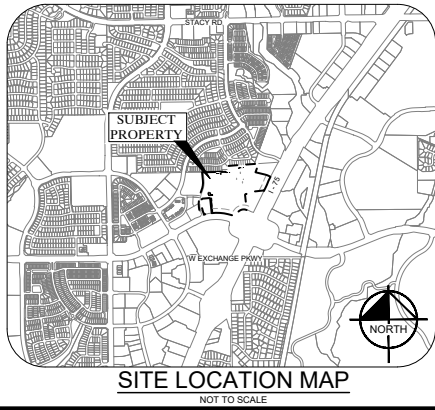
EXHIBIT "A"
SIGNAGE EXHIBIT



ENGINEER -
JUAN MOREIRA, P.E.
KIMLEY-HORN, INC.
10101 REUNION PLACE SUITE 400
SAN ANTONIO, TEXAS, 78216
(210) 660-2943 TELEPHONE

DEVELOPER -
DANIEL CARDOSO
WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, ARKANSAS 72716

ARCHITECT -
ALEX KICK
SEVAN DESIGN SOLUTIONS, P.C.
3025 HIGHLAND PARKWAY SUITE 850
DOWNERS GROVE, ILLINOIS 60515
(312) 756-7778 TELEPHONE



LEGEND

- PROPERTY LINE
- EXISTING STRIPING
- PROPOSED STRIPING
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- PROPOSED EV SPACES

SITE DATA SUMMARY TABLE

1. EXISTING USE: RETAIL (WITH PICKUP PARKING)
2. PROPOSED USE: RETAIL (WITH ADDITIONAL PICKUP PARKING AND EV PARKING)
3. EXISTING ZONING DISTRICT: PD-44, CORRIDOR COMMERCIAL
4. GROSS SITE AREA: 27.491 ACRES (OR 1,197,607.96 SQ. FT.)
5. REQUIRED LANDSCAPE AREA: 10% OF GROSS LAND AREA AND 5% OF ALL PARKING AREA
6. PROVIDED LANDSCAPE AREA: 17.1 ACRES (82.2% OF GROSS LAND AREA)
7. MAXIMUM HEIGHT: 40'
8. MAXIMUM FAR: 0.22:1
9. SETBACKS: MINIMUM YARD SETBACK FROM US 75 AND EXCHANGE PARKWAY: 100'; MINIMUM YARD SETBACK FROM ALL OTHER STREETS: 50'
10. VARIATION BEING REQUESTED: PER THE CITY OF ALLEN'S CODE OF ORDINANCES (SEC. 7.09.11.2, TABLE 7.23), PROTECTIVE SIGNS ARE LIMITED TO A MAXIMUM COPY AREA OF 3 SQ. FT. THE PROPOSED EV PARKING SIGNS EXCEED THIS LIMIT. AS EACH SIGN IS DESIGNED WITH A COPY AREA OF 3 SQ. FT. PER WALMART STANDARDS, THE EV PARKING SIGNAGE IS 3 SQ. FT.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216
PHONE: 210-541-9166 FAX: 210-541-8899
WWW.KIMLEY-HORN.COM TBP# FIRM NO. 928

WALMART REAL
ESTATE BUSINESS
TRUST

EXHIBIT A

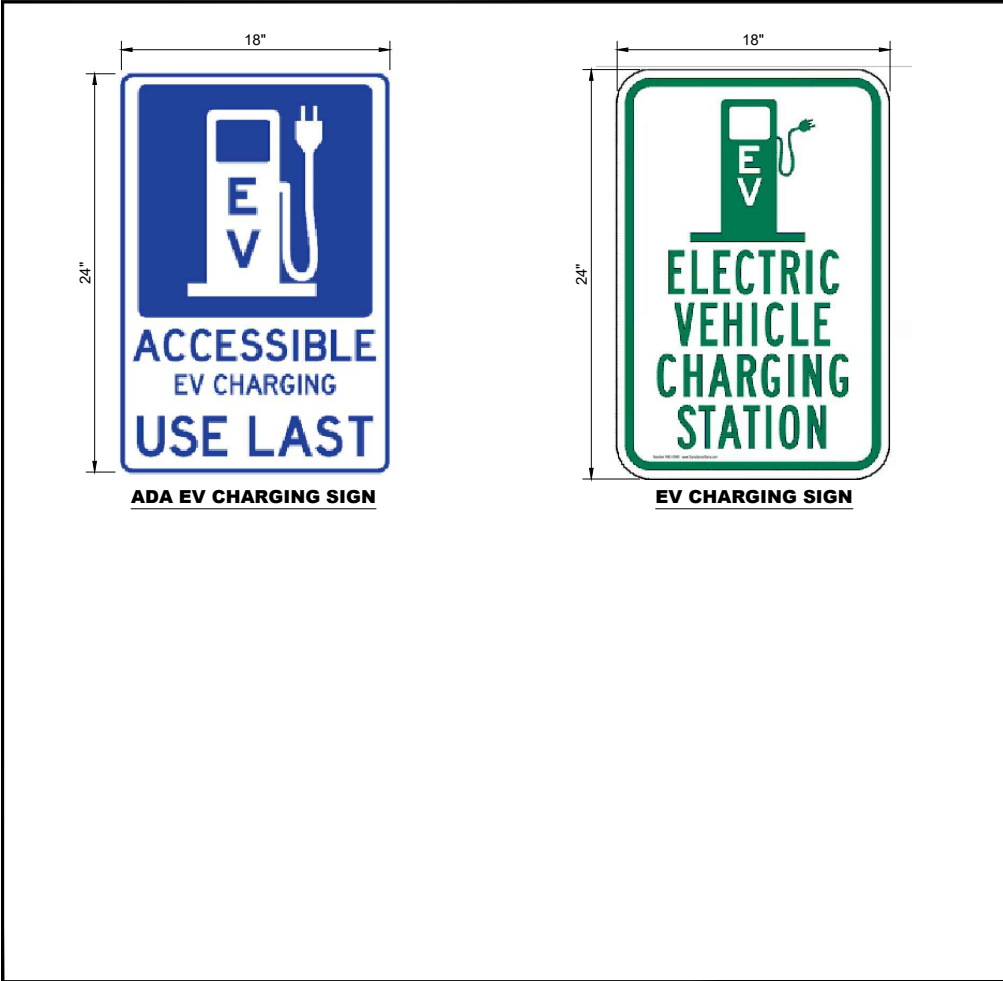
WALMART #02918

JOB NO.: 065563191

SCALE: 1" = 60'

DATE: 7/8/2026

EV SIGNAGE DETAILS



EV CHARGER DETAILS

