

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

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, July 21, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegence

3. Consent Agenda

- 3.1 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council.
- 3.2 Approve Minutes of the July 7, 2026, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda

- 4.1 Conduct a Public Hearing and consider a request to amend Planned Development No. 58 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block A, Cornerstone/Allen Addition. [BMK Pharmacy - Additional Land Uses]

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: July 14, 2026

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, July 21, 2026, 7:00 PM
AGENDA CAPTION:	Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council.
STAFF RESOURCE:	Hayley Angel, Director, Community Development
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

There were no agenda items taken to City Council on July 14, 2026.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, July 21, 2026, 7:00 PM
AGENDA CAPTION:	Approve Minutes of the July 7, 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 July 7, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Attachments

[July 7, 2026, Planning and Zoning Commission Regular Meeting Minutes](#)

PLANNING AND ZONING COMMISSION

REGULAR MEETING

July 7, 2026

ATTENDANCE:

Commissioners:

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

City Staff Present:

Hayley Angel, AICP, Director of Community Development
Chris Flanigan, Director of Engineering
Kim Yockey, AICP, Senior Planner
Nabiha Ahmed, 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 of the June 2, 2026, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by Commissioner Galletti 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 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]

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

Chair Metevier opened the Public Hearing.

Chair Metevier mentioned receipt of the following letters in support of the item.

- Meika Zack, 606 N. Allen Drive, Allen, Texas
- Cesar Espindola, 502 Ola Lane, Allen, Texas

Chair Metevier mentioned receipt of a letter from Emma Bumgardner, 409 Ola Lane, Allen, Texas, in opposition of the item.

The following individuals registered their support and spoke on the item.

- Patricia Dobson, 211 Whisenant Drive, Allen, Texas
- Jim Longley, 209 Exchange Place, Allen, Texas
- Ann Mellon Campbell, 205 Whisenant Drive, Allen, Texas
- Jeremy Weatherall, 214 Nob Hill Place, Allen, Texas
- Mason Zack, 606 N. Allen Drive, Allen, Texas

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

- Bobby L. Curtis, 204 Wildwood Place, Allen, Texas
- Donald Rutledge, 212 Nob Hill Place, Allen, Texas

The following individuals registered their support but did not wish to speak on the item.

- Ricky Petty, 7720 Alto Caro, Dallas, Texas
- Carole Smithwick, 716 Bush Drive, Allen, Texas

Chair Metevier closed the Public Hearing.

The Commission discussed the following:

- Parking;
- Density;
- Traffic; and
- Third access point.

Motion: **Upon a motion by Commissioner Galletti and a second by 2nd Vice-Chair Kathuria, the Commission voted 5 IN FAVOR and 1 OPPOSED by 1st Vice-Chair Stocker to recommend approval of a request for 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.**

The motion carried.

- 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]

Ms. Ahmed, 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 2nd Vice-Chair Kathuria and a second by Commissioner Voss, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the request to amend the Allen Land Development Code.**

4.3 Discuss and review the development process and the roles, duties, laws, and ordinances related to the Commission.

Ms. Angel, 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 8:12 p.m.

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

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, July 21, 2026, 7:00 PM

AGENDA CAPTION:

Conduct a Public Hearing and consider a request to amend Planned Development No. 58 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block A, Cornerstone/Allen Addition. [BMK Pharmacy - Additional Land Uses]

STAFF RESOURCE:

Matt Bechtluft, Senior Planner

BOARD/COMMISSION ACTION:

October 12, 2000 - Final Plat - Approved

PREVIOUS COUNCIL ACTION:

March 21, 1996 - Planned Development No. 58 - Approved - Ordinance No. 1409-3-96

April 12, 2022 - Planned Development No. 58 - Approved - Ordinance No. 3904-4-22

September 12, 2023 - Planned Development No. 58 - Approved - Ordinance No. 4032-9-23

December 9, 2025 - Planned Development No. 58 - Approved - Ordinance No. 4195-12-25

BACKGROUND:

The subject property is generally located east of Central Expressway and 559± feet north of the intersection of Central Expressway and Exchange Parkway. The zoning designations of the surrounding properties are as follows:

- North: Community Facilities.
- East: Planned Development No. 58 (PD-58) with a base zoning of Shopping Center (SC).
- South: PD-58 with a base zoning of SC.
- West (across Central Expressway): Planned Development No. 54 with a base zoning of Corridor Commercial.

The subject property retains a zoning designation of PD-58 with a base zoning of SC. The property is currently developed with one building that has been historically been used for Office-Showroom/Warehouse uses. The applicant proposes to use the building for a pharmaceutical manufacturing and research facility, which is currently not allowed in the SC zoning designation. The purpose of this request is to add the Drugs, Pharmaceutical Manufacturing use along several other uses that will support occupancy of the building. The following uses are proposed:

- Drugs, Pharmaceutical Manufacturing.
- Electronic Manufacturing and Assembly.
- Manufacturing, Light - Limited to no more than 50% of the floor area of the building.
- Medical Clinic.

The Allen Land Development Code (ALDC) has a definition for Drugs, Pharmaceutical Manufacturing, which matches the first portion of the definition stated in the proposed ordinance. However, the draft ordinance also includes further clarification for the use, which matches the adopted definition for the property to the south of the subject property. Such definition can be seen below:

A facility engaged in the research, design, development, production, storage, and sales of pharmaceutical products. For purposes of this definition, Drugs, Pharmaceutical Manufacturing use consists of a combination of some, or all of the following components involved solely in the research, design, development, production, storage, and sales of finished pharmaceuticals, chemicals, prescriptions for human and veterinary use, over the counter products, nutritional supplements, or other similar products:

1. Office;
2. Laboratories, Bio-Safety Level 2;
3. Retail
4. Manufacturing, Light, including, compounding, and processing;
5. Warehouse and distribution of pharmaceutical products, including dispensing, storing, shipping, pickup and sales, and
6. Other similar activities involved in the research, design, development, production, storage, and sales of pharmaceutical products.

This request is a text amendment without a Concept Plan, introducing additional land uses and modifying the ALDC definition of Drugs, Pharmaceutical Manufacturing. There are no site improvements proposed at this time. The request has been reviewed by staff.

LEGAL NOTICES:

Property Sign - July 8, 2026

Public Notification Notice - July 8, 2026

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of the request to amend the development regulations of Planned Development No. 58 with a base zoning of Shopping Center.

Attachments

[Draft Ordinance](#)

[Public Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE USE AND DEVELOPMENT REGULATIONS OF TRACT 1 OF PLANNED DEVELOPMENT "PD" NO. 58 RELATING TO THE USE AND DEVELOPMENT OF LOT 1, BLOCK A, CORNERSTONE/ALLEN ADDITION, LOCATED WITHIN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) 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 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, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map 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. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as amended, shall be further amended by amending, as set forth in Section 2 of this Ordinance, the regulations relating to the use and development of Lot 1, Block A, Cornerstone/Allen, an addition to City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume M, Page 316, Plat Records, Collin County, Texas ("the Property") located in Tract 1 of Planned Development "PD" No. 58.

SECTION 2. The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended ("ALDC"), and Tract 1 of Planned Development "PD" No. 58, as set forth in Ordinance No. 1409-3-96 and Ordinance No. 4195-12-25, as such regulations have been amended from time to time; provided, however, in addition to the uses permitted by the PD 58 Ordinance applicable to Tract 1, the Property may also be used and developed with the following uses:

- A.** *Drugs, Pharmaceutical Manufacturing.* For purposes of this Ordinance, "Drugs, Pharmaceutical Manufacturing" means a facility engaged in the research, design, development, production, storage, and sales of pharmaceutical products. For purposes of this definition, "Drugs, Pharmaceutical Manufacturing" use consists of a combination of some, or all of the following components involved solely in the research, design, development, production, storage, and sales of finished pharmaceuticals, chemicals, prescriptions for human and veterinary use, over the counter products, nutritional supplements, or other similar products:
1. Office;
 2. Laboratories, Bio-Safety Level 1 (*OSHA Standards*);
 3. Retail;
 4. Manufacturing, Light, including manufacturing, compounding, and processing;

5. Warehouse and distribution of pharmaceutical products, including dispensing, storing, shipping, pickup and sales; and
6. Other similar activities involved in the research, design, development, production, storage, and sales of pharmaceutical products.

B. *Electronic Manufacturing and Assembly.*

C. *Manufacturing, Light.*

1. For any "Manufacturing, Light" use, no more than fifty percent (50%) of the floor area of the building or structure may be used for such use.

D. *Medical Clinic.*

SECTION 3. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended, and is hereby further amended by repealing Ordinance No. 4032-9-23.

SECTION 4. 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 5. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or the Allen Land Development Code, 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 6. 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 7. 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, 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 8. This Ordinance shall take effect immediately from and after its passage and publication of the caption 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 11TH DAY OF AUGUST 2026.

APPROVED:

Chris A. Schulmeister, MAYOR

APPROVED AS TO FORM:

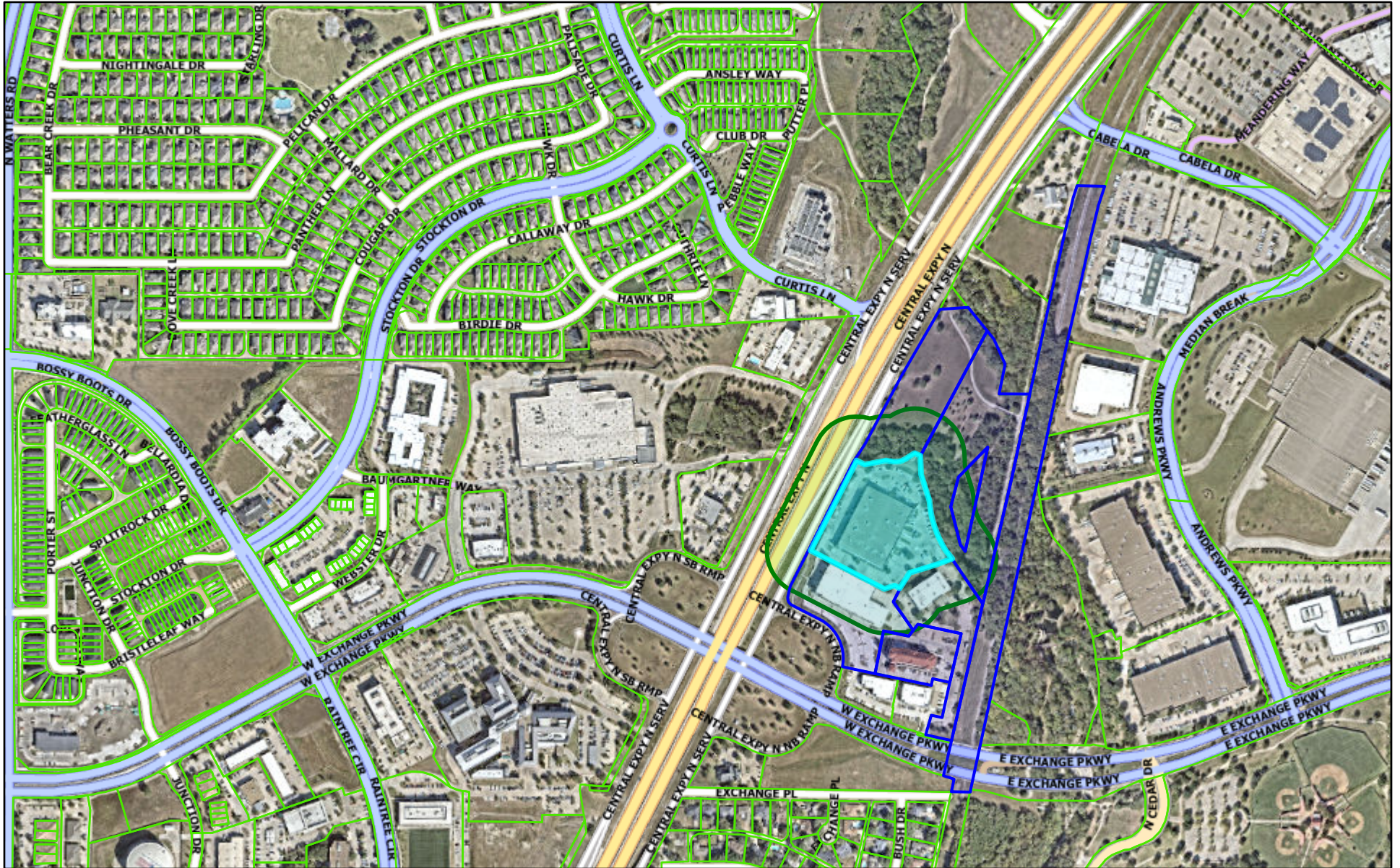
ATTEST:

Peter G. Smith, CITY ATTORNEY

Shelley B. George, TRMC, CITY SECRETARY

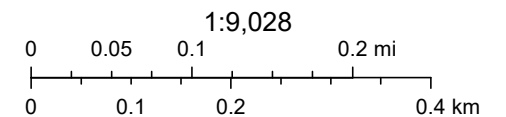
DRAFT

Public Notification



7/6/2026, 1:24:43 PM

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



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City of Allen