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

AGENDA

PLANNING AND ZONING COMMISSION

Tuesday, August 4, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegence

3. Consent Agenda

3.1 Approve Minutes of the July 21, 2026, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda

4.1 Consider a request for the approval of the 2027-2031 Capital Improvement Program.

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 28, 2026

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, August 4, 2026, 7:00 PM
AGENDA CAPTION:	Approve Minutes of the July 21, 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 21, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Attachments

July 21, 2026, Planning and Zoning Commission Regular Meeting Minutes

PLANNING AND ZONING COMMISSION
REGULAR MEETING
July 21, 2026

ATTENDANCE:

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

City Staff Present:
Hayley Angel, AICP, Director of Community Development
Matt Bechtlufft, 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 July 7, 2026, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 2nd Vice-Chair Kathuria and a second by Commissioner Walker, the Commission voted 7 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 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]

Mr. Bechtlufft, 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.

The Commission discussed Bio-Safety Level 1 and compared this property to the property located to the south.

Motion: **Upon a motion by 1st Vice-Chair Stocker and a second by 2nd Vice-Chair Kathuria, the Commission voted 7 IN FAVOR and 0 OPPOSED by to recommend approval of a request to amend the development regulations of Planned Development No. 58 with a base zoning of Shopping Center.**

The motion carried.

5. Executive Session. (As needed)

The executive session was not held.

6. Adjournment.

Chair Metevier adjourned the Planning and Zoning Commission meeting at 7:08 p.m.

These minutes were approved on the 4th day of August 2026.

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Dan Metevier, CHAIR

____
Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, August 4, 2026, 7:00 PM
AGENDA CAPTION:	Consider a request for the approval of the 2027-2031 Capital Improvement Program.
STAFF RESOURCE:	Kate Meacham, Director, Parks and Recreation
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

The Planning and Zoning Commission acts in an advisory capacity for the City Council and makes a recommendation regarding approval of the Capital Improvement Program (CIP) each year. In preparation for this recommendation, staff distributed an electronic copy of the 2027-2031 Capital Improvement Program Report on July 14, 2026. City Council approval is scheduled for September 8, 2026. Once approved by City Council, this report will be posted online. The currently adopted Capital Improvements Program Report can be found at the link below.

https://www.cityofallen.org/departments/engineering_and_traffic/capital_projects.php

Staff will provide an overview and presentation of the 2027-2031 Capital Improvement Program at this meeting.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of the 2027-2031 Capital Improvement Program.