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

# AGENDA
## PLANNING AND ZONING COMMISSION
**Tuesday, August 18, 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 August 4, 2026, Planning and Zoning Commission Regular Meeting.

### 4. Regular Agenda

4.1 Consider a request for a General Development Plan for East Allen Retail Center, being 11.087± acres in the Witsaul Fisher Survey, Abstract No. 323, generally located at the northwest corner of Angel Parkway and Main Street. [East Allen Retail Center]

### 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: August 11, 2026*

**PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION**

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| **AGENDA DATE:** | Tuesday, August 18, 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:**

On July 28, 2026, City Council approved Planned Development No. 153 with a base zoning of Townhome for Townhomes at Allen Uptown and approved amendments to the Allen Land Development Code.

| PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION |
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| **AGENDA DATE:** | Tuesday, August 18, 2026, 7:00 PM |
| **AGENDA CAPTION:** | Approve Minutes of the August 4, 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 August 4, 2026, Planning and Zoning Commission Regular Meeting Minutes.

**Attachments**

August 4, 2026, Planning and Zoning Commission Regular Meeting Minutes

**PLANNING AND ZONING COMMISSION**
**REGULAR MEETING**
**August 4, 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
Kate Meacham, Director of Parks and Recreation
Kevin Ferrer, Assistant Director of Engineering
Nabiha Ahmed, Senior Planner

**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 Approve Minutes of the July 21, 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 6 IN FAVOR and 0 OPPOSED to approve the Consent Agenda.**

**The motion carried.**

**4. Regular Agenda.**

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

Mr. Ferrer, Assistant Director of Engineering, presented the item to the Commission and stated that staff recommends approval of the item.

Ms. Meacham, Director of Parks and Recreation, presented the item to the Commission and stated that staff recommends approval of the item.

The Commission discussed the Watters Road expansion and aerial crossings.

**Motion:** **Upon a motion by 1st Vice-Chair Stocker and a second by 2nd Vice-Chair Kathuria, the Commission voted 6 IN FAVOR and 0 OPPOSED by to recommend approval of the 2027-2031 Capital Improvement Project.**

**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 7:35 p.m.

These minutes were approved on the 18th day of August 2026.

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| **Dan Metevier, CHAIR** | **Kim Yockey, SENIOR PLANNER** |

| PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION |
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|---|---|
| **AGENDA DATE:** | Tuesday, August 18, 2026, 7:00 PM |
| **AGENDA CAPTION:** | Consider a request for a General Development Plan for East Allen Retail Center, being 11.087± acres in the Witsaul Fisher Survey, Abstract No. 323, generally located at the northwest corner of Angel Parkway and Main Street. [East Allen Retail Center] |
| **STAFF RESOURCE:** | Nabiha Ahmed, Senior Planner |
| **BOARD/COMMISSION ACTION:** | May 6, 2025 - Preliminary Plat - Approved |
| **PREVIOUS COUNCIL ACTION:** | October 16, 1986 - Planned Development No. 42 - Approved - Ordinance No. 756-10-86 |

**BACKGROUND:**

The subject property is located at the northwest corner of Angel Parkway and Main Street. The property is zoned Planned Development No. 42 (PD-42) with a base zoning of Shopping Center (SC). The zoning of the surrounding properties are as follows:

- North: Single-Family Residential District (R-7).
- East (across Angel Parkway): PD-42 with a base zoning of SC and City of Lucas.
- South (across Main Street): Planned Development No. 44 with a base zoning of SC.
- West: R-7.

A General Development Plan (GDP) establishes the overall development framework for the site by identifying the proposed lot configuration, open space, circulation network, and supporting infrastructure. The Allen Land Development Code (ALDC) requires a GDP for properties that are proposing to subdivide. While a concept plan associated with a Planned Development zoning district can and typically does fill this requirement, the proposed uses and regulations are permitted by right within the SC zoning district. The GDP shows the proposed development of five (5) lots for future development. The proposed plan includes two (2) access points along Angel Parkway and two (2) access points along Main Street. A summary of the proposed lot information is provided in the table below.

| Lots | Land Uses | Building Size | Lot Acreage |
|---|---|---|---|
| Lot 1 | Restaurant with Drive-Through | 2,319 SF | 1.270 acres |
| Lot 2 | Restaurant with Drive-Though | 3,521 SF | 1.393 acres |
| Lot 3 | Detention Pond | 0 SF | 2.058 acres |
| Lot 4 | Grocery and Retail Store | 28,332 SF | 4.553 acres |
| Lot 5 | Restaurant with Drive-Through | 5,185 SF | 1.813 acres |

The GDP ensures that the access points, lot size, lot configuration, and fire lanes will work to meet subdivision regulations of the ALDC. If the GDP is approved by the Planning and Zoning Commission, the applicant will subsequently submit a Preliminary Plat and individual site plans for each lot for administrative review. Additionally, the overall development may be implemented in phases. While building and parking configurations may be refined during the site plan process, staff will ensure that all proposed development complies with the applicable requirements of the ALDC.

**LEGAL NOTICES:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends approval.

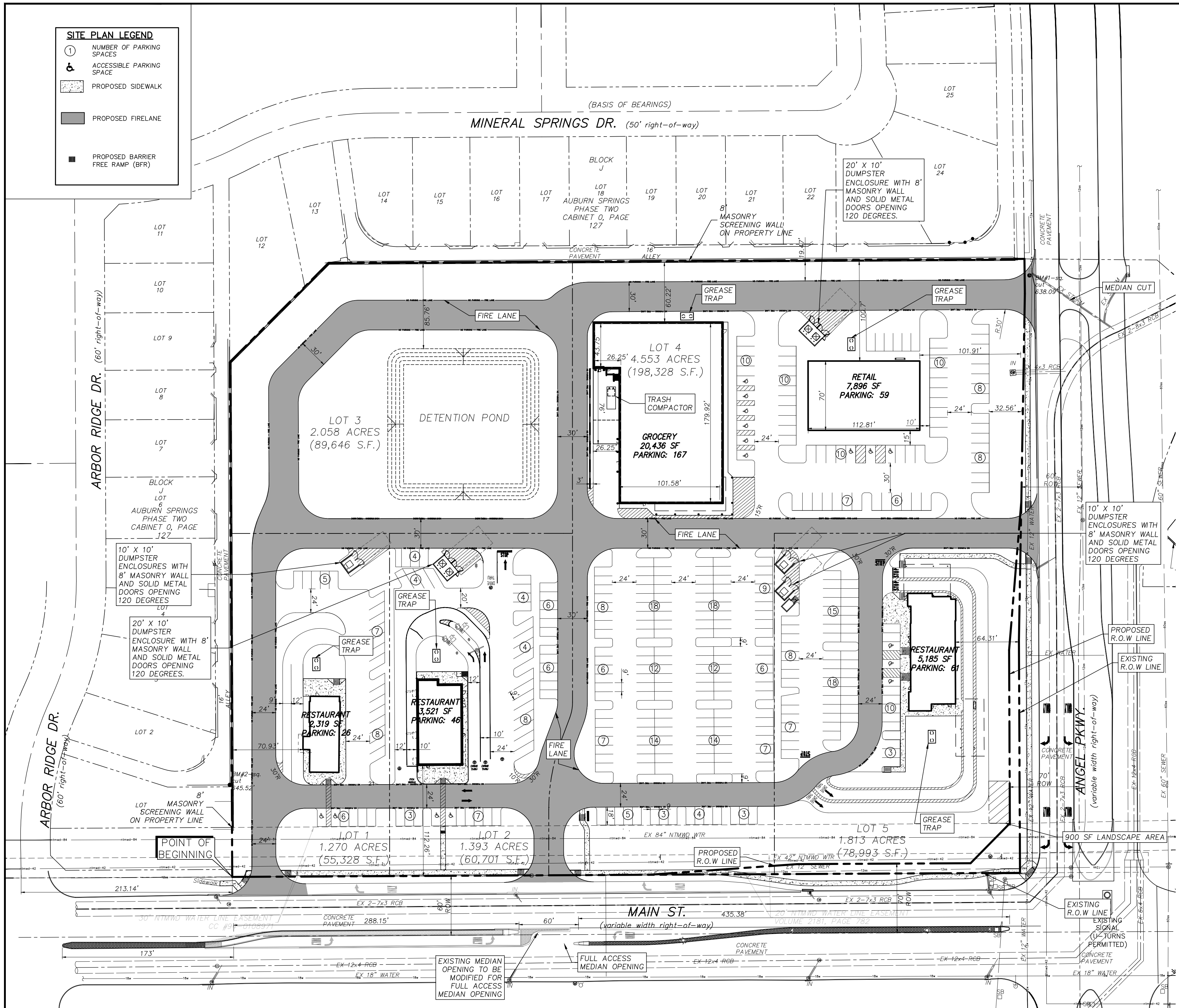
**MOTION:**

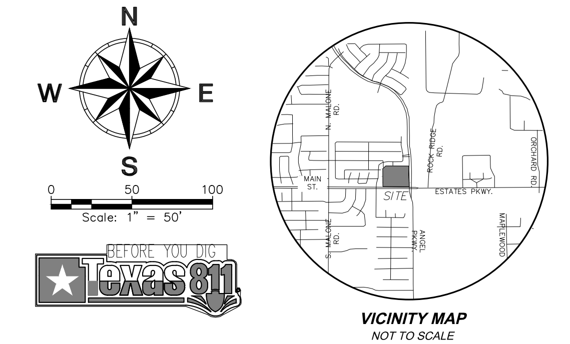
I make a motion to approve the General Development Plan for East Allen Retail Center.

**Attachments**

General Development Plan
Location Map

**EXHIBIT "A"**
**GENERAL DEVELOPMENT PLAN**




| Site Data Summary Table | | | | | | |
|---|---|---|---|---|---|---|
| **Item** | **Lot 1** | **Lot 2** | **Lot 3** | **Lot 4** | **Lot 5** | **Total** |
| **General Site Data** | | | | | | |
| Proposed Zoning | PD-42 | | | | | |
| Land Use | Restaurant with Drive-Through | Restaurant with Drive-Through | Detention Pond | Grocery and Retail | Restaurant with Drive-Through | |
| Lot Area | 1.270 ACRES | 1.393 ACRES | 2.058 ACRES | 4.553 ACRES | 1.813 ACRES | 11.087 ACRES |
| | (55,321 S.F.) | (60,679 S.F.) | (89,646 S.F.) | (198,329 S.F.) | (78,974 S.F.) | (482,950 S.F.) |
| Building Footprint Area | 2,319 S.F. | 3,521 S.F. | 0 S.F. | 28,332 S.F. | 5,185 S.F. | 39,357 S.F. |
| Lot Coverage | 4.19% | 5.80% | 0.00% | 14.29% | 6.57% | 8.15% |
| **Parking** | | | | | | |
| Parking Ratio | 1/100 | 1/100 | N/A | 1/200 | 1/100 | |
| Required Parking | 24 Spaces | 36 Spaces | N/A | 142 Spaces | 52 Spaces | 254 Spaces |
| Provided On-Site Parking | 26 Spaces | 46 Spaces | N/A | 215 Spaces | 61 Spaces | 348 Spaces |
| Accessible Parking Required | 2 Spaces | 2 Spaces | N/A | 7 Spaces | 3 Spaces | 14 Spaces |
| Accessible Parking Provided | 2 Spaces | 2 Spaces | N/A | 9 Spaces | 3 Spaces | 16 Spaces |
| **Landscape Area** | | | | | | |
| Required Landscape (10%) | 5,532 S.F. | 6,068 S.F. | 8,965 S.F. | 19,833 S.F. | 7,897 S.F. | 48,295 S.F. |
| Provided Landscape | 20% | 13% | 48% | 20% | 16% | 24% |
| | 10,845 S.F. | 8,019 S.F. | 42,991 S.F. | 39,914 S.F. | 13,011 S.F. | 114,781 S.F. |

ABBREVIATION LEGEND

| | | | |
|---|---|---|---|
| PP | Power Pole | IRF | Iron Rod Found |
| GW | Guy Wire | IRS | Iron Rod Set |
| MH | Manhole | CIRS | Iron Rod Set w/ cap "WAI" |
| WV | Water Valve | CIRF | Iron Rod Found w/ cap |
| TP | Telephone Pedestal | XCS | "X" Cut in Concrete Set |
| WM | Water Meter | XCF | "X" Cut in Concrete Found |
| FH | Fire Hydrant | PKS | PK Nail Set |
| LP | Light Pole | PKF | PK Nail Found |
| IV | Irrigation Valve | SS | Sanitary Sewer |
| CO | Clean Out | SW | Storm Sewer |
| AC | Air Conditioner | TF | Transformer pad |
| TV | Cable Box | GM | Gas Meter |
| SB | Signal Box | GMK | Gas Marker |
| SP | Signal Pole | TSN | Traffic Sign |
| SN | Sign | UGC | Underground Cable Marker |
| CM | Control Monument | EB | Electric Box |
| | | EM | Electric Meter |

NOTES:

1. APPLICANT SHALL COMPLY WITH CITY ORDINANCE, CHAPTER 6, HEALTH AND ENVIRONMENT: ARTICLE III, SOLID WASTE: SECTIONS 6–51 TO 6–80.

2. APPLICANT SHALL COMPLY WITH ALL IRRIGATION REGULATIONS IN V.T.C.A ADMINISTRATIVE CODE TTLE 30, CHAPTER 344 RULES ESTABLISHED BY THE STATE OF TEXAS: AND REQUIREMENTS FOR IRRIGATION DESIGN AND WATER CONSERVATION SET IN THE ALLEN LAND DEVELOPMENT CODE SECTION 7.05.6 AND THE CITY OF ALLEN WATER CONSERVATION AND DROUGHT CONTINGENCY AND EMERGENCY RESPONSE PLAN

3. THE SUBJECT SITE REQUIRES DETENTION GIVEN DOWNSTREAM CAPACITY CONSTRAINTS. THE GDP SHOWS A NEAR–TERM ON–SITE DETENTION SOLUTION IN SUCH A WAY THAT THE FIRST PHASE OF DEVELOPMENT CAN PROCEED. FUTURE DEVELOPMENT OF THE REMAINDER OF THE SITE, WHICH IS ENCUMBERED BY THE ON–SITE DETENTION, WILL REQUIRE FURTHER DRAINAGE ANALYSIS TO EITHER 1) REORIENT THE DETENTION POND TO ACCOMMODATE DEVELOPMENT 2) CONVERT TO UNDERGROUND DETENTION OR 3) PROVIDE OFF–SITE DETENTION.

4. 12 ft WIDE DIRECTIONAL RAMPS WILL BE ADDED TO CONSTRUCTION DRAWINGS.

GDP-032726-0001 | **01 of 01**

## GENERAL DEVELOPMENT PLAN

EAST ALLEN RETAIL CENTER

CITY OF ALLEN, COLLIN COUNTY, TEXAS
July 31, 2026

| OWNER: | ENGINEER: |
|---|---|
| SABINE 2015–I LLC<br>P.O BOX 302593<br>AUSTIN, TEXAS 78703–044 | WINKELMANN & ASSOCIATES<br>6750 HILLCREST PLAZA DRIVE, SUITE 215<br>DALLAS, TEXAS 75230<br>(972) 490–7090 |

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ALLEN TEXAS

# Location Map

## East Allen Retail Center