



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

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, October 6, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegiance

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 18, 2026, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda

- 4.1 Conduct the Election of Officers for FY 2026-2027.
- 4.2 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: September 29, 2026

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, October 6, 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 August 11, 2026, City Council approved an Ordinance to amend Planned Development No. 58 regulating the development and use of Lot 1, Block A, Cornerstone/Allen Addition for BMK Pharmacy.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, October 6, 2026, 7:00 PM
AGENDA CAPTION:	Approve Minutes of the August 18, 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 18, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Attachments

[August 18, 2026, Planning and Zoning Commission Regular Meeting Minutes](#)

PLANNING AND ZONING COMMISSION

REGULAR MEETING

August 18, 2026

ATTENDANCE:

Commissioners:

Dan Metevier, Chair (absent)
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
Nabiha Ahmed, Senior Planner

1. Call to Order and Announce a Quorum is Present.

With a quorum of the Commissioners present, 1st Vice-Chair Stocker 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 at City Council.

3.2 Approve Minutes of the August 4, 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 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]

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

1st Vice-Chair Stocker opened the Public Hearing.

With no one speaking, 1st Vice-Chair Stocker closed the Public Hearing.

The Commission discussed the following:

- Grease traps;
- Traffic;
- Access points and improvements; and
- Screening wall.

Motion: **Upon a motion by 2nd Vice-Chair Kathuria and a second by Commissioner Galletti, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the General Development Plan for East Allen Retail Center.**

The motion carried.

5. Executive Session. (As needed)

The executive session was not held.

6. Adjournment.

1st Vice-Chair Stocker adjourned the Planning and Zoning Commission meeting at 7:10 p.m.

These minutes were approved on the 6th day of October 2026.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
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AGENDA DATE:	Tuesday, October 6, 2026, 7:00 PM
AGENDA CAPTION:	Conduct the Election of Officers for FY 2026-2027.
STAFF RESOURCE:	Hayley Angel, Director, Community Development
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

The Commission should elect a Chair, First Vice-Chair, and Second Vice-Chair.

MOTION:

I make a motion to elect _____ to serve as Chair/First Vice-Chair/Second Vice-Chair of the Planning and Zoning Commission.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION
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AGENDA DATE:	Tuesday, October 6, 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:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

On July 7, 2026, Staff presented to the Commission the first training series regarding the Comprehensive Plan and Allen Land Development Code. This presentation focuses on the on the overall development process and will cover the three remaining topics, as outlined below:

- Overall Development Process
- Zoning, SUPs, and Site Plans
- Subdivision Regulations