



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

SUPPLEMENTAL AGENDA
CITY COUNCIL REGULAR MEETING
Tuesday, January 27, 2026, 7:00 P.M.

The City Council Regular Meeting originally scheduled for Tuesday, January 27, 2026, at 7:00 p.m. at the Allen City Hall Council Chambers, 305 Century Parkway, Allen, Texas 75013, has been postponed to Wednesday, January 28, 2026, at 6:00 p.m. at the Allen City Hall City Council Chambers, 305 Century Parkway, Allen, Texas 75013 pursuant to Texas Government Code Section 551.0411 (b) due to the Severe Snow Ice Storm and the continued Winter Storm Warning and Governor Abbott State of Emergency of Winter Weather Threat. At the time of the posting of this notice and agenda, the threat of severe winter weather continues to exist.

AGENDA
CITY COUNCIL WORKSHOP
Wednesday, January 28, 2026, 6:00 P.M.

1. Call to Order and Announce a Quorum is Present

2. Discussion Items

- 2.1 Communications and Marketing Update.
- 2.2 Quarterly Financial Update.
- 2.3 Committee Updates from City Council Liaisons.
- 2.4 Questions on the Current Agenda.

3. Executive Session

Legal, Section 551.071.

As Authorized by Section 551.071(2) of the Texas Government Code, the Workshop and/or the Regular Agenda may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

- 3.1 Reconvene and Consider Action on Items Resulting from Executive Session.

4. Adjourn to Regular Meeting

AGENDA
CITY COUNCIL REGULAR MEETING
Wednesday, January 28, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegiance

3. Public Recognition

4. Citizens' Comments

[The City Council invites citizens to speak to the Council on any topic not on the agenda or not already scheduled for Public Hearing. Prior to the meeting, please complete a "Public Meeting Appearance Card" and present it to the City Secretary. The time limit is three minutes per speaker, not to exceed a total of fifteen minutes for all speakers.]

5. Consent Agenda

[Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.]

5.1 Approve Minutes from the January 13, 2026, Regular City Council Meeting.

5.2 Adopt an Ordinance Amending the Code of Ordinances by establishing a process for terminating inactive campaign treasurer appointments.

5.3 Consider an Economic Development Incentive Agreement among the Allen Economic Development Corporation, the City of Allen, Allen Community Development Corporation, and Billingsley Company and/or its affiliated entities including Billingsley Allen TIF, Ltd., for Sales and Use Tax sharing Relating to Construction Materials for Sloan Corners Project.

5.4 Authorize the City Manager to execute a contract with Kimley-Horn and Associates, Inc., for the design of Building Improvements at Stacy Pump Station and Integration of City-wide Supervisory Control and Data Acquisition (SCADA) upgrades for \$293,600.

5.5 Authorize the City Manager to execute a cooperative contract with GL Seaman & Company for the purchase of replacement furniture at the Allen Senior Recreation Center for \$231,783.

5.6 Authorize the City Manager to execute an agreement with WeBuildFun, Inc., for playground and shade installation at Quail Run Park for \$399,347.

5.7 Authorize the City Manager to execute an agreement with Whirlix, Inc., for playground and shade installation at Bradford Crossing Park for \$600,000.

5.8 Authorize the purchase of servers and infrastructure from FreeIt Data Solutions, to support the Allen Police Department Digital Forensics Unit's Data Storage and Evidence Preservation requirements for \$339,452.

5.9 Receive the Quarterly Financial Report for the period ending September 30, 2025.

5.10 Receive the Quarterly Investment Report for the period ending September 30, 2025.

6. Regular Agenda

- 6.1 Adopt a Resolution authorizing the City Manager apply for, accept, reject, alter, or terminate a grant from the State of Texas, Office of the Governor, that provides funding for a Violent Gang Gun Reduction Program.
- 6.2 Conduct a Public Hearing and adopt an Ordinance to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital, from Agriculture/Open Space to Single-Family Residential R-3, generally located 210± feet north of the northeast corner of the intersection of Heritage Parkway and Bethany Drive. [Heritage Parkway - Straight Zoning]
- 6.3 Conduct a Public Hearing and adopt an Ordinance to establish a Planned Development with a base zoning of Light Commercial regulating the development and use of 2.424± acres of land in the Peter Fischer survey, Abstract No. 324, generally located 580± feet west of the northwest corner of the intersection of Allen Heights Drive and Main Street. [Mustang Creek]
- 6.4 Conduct a Public Hearing and adopt an Ordinance to change the base zoning of 0.688± acres of land in the James T. Roberts Survey, Abstract No. 777, from Agriculture/Open Space to Local Retail, generally located on the northwest corner of Allen Heights Drive and Exchange Parkway and Allen Heights Drive. [1229 E. Exchange Parkway - Straight Zoning]

7. Other Business

- 7.1 Calendar
- 7.2 Items of Interest

8. Executive Session (as needed)

Legal, Section 551.071.

As authorized by Section 551.071(2) of the Texas Government Code, the Workshop Meeting and/or the Regular Agenda may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

- 8.1 Pursuant to Texas Government Code, Section 551.074 – Personnel Matters. Discuss appointment of a representative to the North Texas Municipal Water District Board.
- 8.2 Pursuant to Texas Government Code, Section 551.074 – Personnel Matters. Discuss the Annual Performance Evaluation of the City Manager.
- 8.3 Reconvene and Consider Action Resulting from the Executive Session.

9. 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.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION: Approve Minutes from the January 13, 2026, Regular City Council Meeting.

STAFF RESOURCE: Shelley B. George, City Secretary

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

STRATEGIC PLANNING GOAL: Financially sound and transparent City government.

Attachments

[Minutes](#)

ALLEN CITY COUNCIL

REGULAR MEETING

JANUARY 13, 2026

Present:

Baine L. Brooks, Mayor

Allen City Council:

Ben Trahan, Mayor Pro Tem

Michael Schaeffer

Tommy Baril

Ken Cook

Amy Gnad

Carl Clemencich

City Staff:

Eric Ellwanger, City Manager

Eric Strong, Deputy City Manager

Tim Dentler, Assistant City Manager

Rebecca Vice, Assistant City Manager

Shelley B. George, City Secretary

Rocio Gonzalez, Deputy City Secretary

Chelsey Aprill, Director, Public and Media Relations

Pete Smith, City Attorney

Workshop Session

1. Call to Order and Announce a Quorum is Present

With a quorum of the Allen City Council present, the Workshop of the Allen City Council was called to order by Mayor Brooks at 6:00 p.m. on Tuesday, January 13, 2026, in Basement Meeting Rooms A and B at Allen City Hall, 305 Century Parkway, Allen, Texas.

2. Discussion Items

2.1 Update on Fire Department Community Initiatives including Community Risk Reduction - Steady Together.

2.2 Update on a public art project through the Public Art Committee.

2.3 Committee Updates from City Council Liaisons.

2.4 Questions on the Current Agenda.

3. Executive Session.

An Executive Session was not held.

4. Adjourn to Regular Meeting

With no further discussion, Mayor Brooks adjourned the Workshop of the Allen City Council at 6:49 p.m. on Tuesday, January 13, 2026, in Basement Meeting Rooms A and B at Allen City Hall, 305 Century Parkway, Allen, Texas.

Regular Meeting

1. Call to Order and Announce a Quorum is Present

With a quorum of the Allen City Council present, the Regular Meeting of the Allen City Council was called to order by Mayor Brooks at 7:00 p.m. on Tuesday, January 13, 2026, in the Council Chambers at Allen City Hall, 305 Century Parkway, Allen, Texas.

2. Pledge of Allegiance

Mayor Brooks and the Allen City Council observed a moment of silence.

3. Public Recognition

3.1 Presentation of Proclamations by the Office of the Mayor.

- Allen Heritage Guild Day
- Dr. Martin Luther King, Jr. Day

3.2 Presentation of the Dr. Martin Luther King, Jr. Community Courage and Service Award.

- Melinda Kizer was awarded the Dr. Martin Luther King, Jr. Community Courage and Service Award.
- Christina Cheng-Patel was recognized with the Dr. Martin Luther King, Jr. Community Service Honoree Award.

4. Citizens' Comments

5. Consent Agenda

Mayor Brooks removed Agenda Items 5.6 and 5.9 from the Consent Agenda.

MOTION: Upon a motion made by Councilmember Baril and a second by Councilmember Clemencich, the Council voted seven (7) for and none (0) opposed to approve the remaining items on the Consent Agenda as follows:

5.1 Approve Minutes from the December 9, 2025, Regular City Council Meeting.

5.2 Adopt an Ordinance amending the Allen Land Development Code, Article XI, Section 11.06 relating to Impact Fee Credits.

ORDINANCE NO. 4198-01-26: AN ORDINANCE OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING ARTICLE XI "IMPACT FEES," SECTION 11.06 "CREDITS" RELATING TO IMPACT FEE CREDITS FOR THE USE OF MORE EFFICIENT WATER AND WASTEWATER INFRASTRUCTURE; PROVIDING A

SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5.3 Adopt a Resolution authorizing the City Manager to apply for, accept, reject, alter, or terminate a grant from the State of Texas, Office of the Governor, providing for a Digital Forensics Examiner.**

RESOLUTION NO. 4199-01-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE GRANT # 4781003, A GRANT FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PROVIDING FUNDING FOR A DIGITAL FORENSICS EXAMINER FOR FISCAL YEAR 2026, IN THE AMOUNT OF EIGHTY-FIVE THOUSAND TWO HUNDRED TWO AND 00/100 DOLLARS (\$85,202), IF AWARDED.

- 5.4 Adopt a Resolution authorizing the City Manager to apply for, accept, reject, alter, or terminate a grant from the State of Texas, Office of the Governor, Texas Homeland Security State Administrative Agency, providing for a 3D Scanner.**

RESOLUTION NO. 4200-01-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE GRANT # 5601101, A GRANT FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, TEXAS HOMELAND SECURITY STATE ADMINISTRATIVE AGENCY PROVIDING FUNDING FOR A 3D SCANNER FOR FISCAL YEAR 2026, IN THE AMOUNT OF ONE HUNDRED ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$101,800), IF AWARDED.

- 5.5 Adopt a Resolution authorizing the City Manager to apply for, accept, reject, alter, or terminate a grant from the State of Texas, Office of the Governor, providing for a Crime Scene Alternate Light Source Image Device.**

RESOLUTION NO. 4201-01-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE GRANT # 5479201, A GRANT FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PROVIDING FUNDING FOR A CRIME SCENE ALTERNATE LIGHT SOURCE IMAGING DEVICE FOR FISCAL YEAR 2026, IN THE AMOUNT OF FORTY-FOUR THOUSAND AND NO/100 DOLLARS (\$44,000), IF AWARDED.

- 5.7 Authorize the purchase of Direct Purchase Uniforms and Screen-Print Tees from Just Right Products, Inc., dba Fwpromo, for an annual amount of \$270,661.**

- 5.8 Award bid and authorize the City Manager to execute a contract with S&J Officials, LLC, for officiating services for adult recreation leagues in the amount of \$223,480 for a one-year term with two additional one-year renewal options.**

- 5.10 Motion to accept the resignation of Dr. Joe Farmer on the North Texas Municipal Water District Board of Directors.**

The motion carried.

Mayor Brooks moved to Agenda Item 5.9

- 5.9 Authorize the City Manager to execute an agreement for the purchase and installation of fitness equipment from Team Marathon Fitness for Joe Farmer Recreation Center in the amount of \$264,280.**

MOTION: Upon a motion made by Councilmember Cook and a second by Councilmember Gnad, the Council voted seven (7) for and none (0) opposed to authorize the City Manager to execute an agreement for the purchase and installation of fitness equipment from Team Marathon Fitness for Joe Farmer Recreation Center in the amount of \$264,280. The motion carried.

- 5.6 Authorize the City Manager to execute an agreement with Convergent Technologies, LLC, for security and access controls at City Facilities and the Municipal Service Center for \$181,384.**

MOTION: Upon a motion made by Councilmember Gnad and a second by Councilmember Schaeffer, the Council voted seven (7) for and none (0) opposed to authorize the City Manager to execute an agreement with Convergent Technologies, LLC, for security and access controls at City Facilities and the Municipal Service Center for \$181,384. The motion carried.

6. Regular Agenda

- 6.1 Conduct a Public Hearing and adopt an Ordinance to amend Planned Development No. 5 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block 1, La Petite Academy Allen. [Sharon Fellowship Church of North Dallas]**

Mayor Brooks opened the public hearing and asked anyone registered to speak for or against this item to do so at this time.

With no one speaking, Mayor Brooks closed the Public Hearing.

ORDINANCE NO. 4202-01-26: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE USE AND DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT "PD" NO. 5 RELATING TO THE USE AND DEVELOPMENT OF LOT 1, BLOCK 1, LA PETITE ACADEMY ALLEN ADDITION BY ADDING AN ADDITIONAL PERMITTED USE; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Upon a motion made by Councilmember Baril and a second by Councilmember Clemencich, the Council voted seven (7) for and none (0) opposed to adopt Ordinance No. 4202-01-26, as previously captioned, amending Planned Development No. 5 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block 1, La Petite Academy Allen. The motion carried.

7. **Other Business**

7.1 **Calendar.**

- January 19 | City Hall and other city facilities closed in observance of Martin Luther King, Jr. Day.
- January 24 | Strategic Planning Session with City Council | Allen ISD Professional Learning and Auxiliary Services Building.

7.2 **Items of Interest.**

- Councilmember Baril congratulated his son and the other Coast Guardsmen for graduating from boot camp.
- Mayor Pro Tem Trahan welcomed Hayley Angel back to Allen as the Director of Community Development.
- Councilmember Gnadl announced the Allen Heritage Guild will hold its 30th anniversary celebration on Saturday at the Train Depot.
- Councilmember Cook encouraged hockey fans to attend the ECHL All-Star Classic and Fan Fest at the Credit Union of Texas Event Center on January 18 and 19.
- Council wished Assistant City Manager Dentler a happy birthday.
- Mayor Brooks shared good news in Allen:
 - Allen 150 Fest will be held on Saturday, April 25 to celebrate Allen's 150th anniversary.
 - At the Allen Animal Shelter, countless pets are waiting for their fur-ever homes. Mayor Brooks introduced Freckles, a playful pup just about to celebrate his first birthday.

Mayor Brooks announced the Executive Session and recessed the Regular Session at 7:48 p.m.

8. **Executive Session**

In accordance with the Texas Government Code, the Allen City Council convened into Executive Session at 7:56 p.m. on Tuesday, January 13, 2026, in Basement Meeting Rooms A and B at Allen City Hall, 305 Century Parkway, Allen, Texas, to discuss matters pertaining to:

- 8.1 **Pursuant to Texas Government Code, Section 551.074 - Personnel Matters. Discuss appointment of a representative to the North Texas Municipal Water District Board.**
- 8.2 **Pursuant to Texas Government Code, Section 551.072 - Deliberation Real Property. Discuss lease proposals for former Hydrous site.**

The Executive Session adjourned at 9:23 p.m. on Tuesday, January 13, 2026.

8.3 **Reconvene and Consider Action on Items Resulting from Executive Session.**

The Allen City Council reconvened into the Regular Meeting at 9:27 p.m. on Tuesday, January 13, 2026. No action was taken on items discussed during the Executive Session.

9. Adjournment

Mayor Brooks adjourned the Regular Meeting of the Allen City Council at 9:27 p.m. on Tuesday, January 13, 2026.

These minutes were approved on the 27th day of January 2026.

APPROVED:

Baine L. Brooks, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 27, 2026, 7:00 PM
AGENDA CAPTION:	Adopt an Ordinance Amending the Code of Ordinances by establishing a process for terminating inactive campaign treasurer appointments.
STAFF RESOURCE:	Shelley B. George, City Secretary
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None
STRATEGIC PLANNING GOAL:	Engaged and connected Allen community.

BACKGROUND:

The purpose of this agenda item is to establish a process that allows the City Secretary to terminate the campaign treasurer's appointment (CTA) of an inactive candidate or political committee, including all subsequent campaign finance reports. Residents who run for and/or hold an office in the City of Allen, and all Specific-Purpose Committees that support or oppose any of these candidates/officeholders or that support or oppose a measure in a City of Allen election, must file campaign finance reports with the City Secretary who is designated as the local filing authority.

The Texas Election Code defines an inactive candidate or political committee as a candidate or political committee that hasn't filed or has ceased to file a required report for more than one year since the last reporting deadline, or a candidate that has not been elected to an office for which a candidate is required to file a campaign treasurer appointment.

The proposed process terminate an inactive CTA and associated reporting is as follows:

1. The city secretary shall send written notice to the affected candidate or political committee by regular mail at least seven days prior to the date of the regular city council meeting at which the city council will consider the proposed termination of the candidate's or committee's campaign treasurer appointment. The written notice must include: (1) the date, time, and place of the city council meeting at which the proposed termination will be considered; and (2) the effect of termination of a campaign treasurer appointment.
2. If the city council votes to terminate the appointment, the termination of a campaign treasurer appointment shall become effective on the 30th day after the date of the regular city council meeting at which the city council votes to terminate the appointment.
3. Following the vote of the city council to terminate the appointment, the city secretary shall promptly send written notice to the affected candidate or political committee that the appointment **has** been terminated.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ amending the Code of Ordinances by amending Chapter 2, "Administration" by adding a new Article XI, "Termination of Campaign Treasurer Appointment"

Attachments

[Ordinance](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 2, "ADMINISTRATION" BY ADDING A NEW ARTICLE XI, "TERMINATION OF CMAPAIGN TREASURER APPOINTMENT"; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Allen, Texas, is a home rule municipality acting under its chapter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, Texas Election Code, Section 252.0131 allows for a process by which the City Secretary may terminate the campaign treasurer appointment of an inactive candidate or political committee that is required to file a campaign treasurer appointment with the City Secretary; and,

WHEREAS, the City Council desires to adopt a procedure by which the City can terminate the campaign treasurer of an inactive candidate or political committee; and,

WHEREAS, the City Council finds that the amendment to Chapter 2, "Administration," as outlined herein, is in the best interest of the City and will promote the health, safety, and general welfare of the citizens of the City of Allen and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. Chapter 2, "Administration" of the Code of Ordinances, City of Allen, Texas, is hereby amended in part by adding Article XI, "Termination of Campaign Treasurer Appointment," to read as follows:

"ARTICLE XI. - TERMINATION OF CAMPAIGN TREASURER APPOINTMENT

Sec. 2-307. - Termination of campaign treasurer appointment by the City Secretary.

- (a) The city secretary is authorized to terminate campaign treasurer appointments for inactive candidates or inactive political committees following consideration of and vote by the city council at a regularly scheduled meeting, to terminate the appointment.
- (b) In this article, "inactive candidate" or "inactive political committee" means a candidate or political committee that:
 - (1) Has never filed or ceased to file a required report under Texas Election Code, Chapter 254, as amended (political reporting) for more than one (1) year since the last reporting deadline; and
 - (2) In the case of a candidate, has not been elected to an office for which a candidate is required to file a campaign treasurer appointment with the city secretary; and
 - (3) Has not filed:
 - (i) A final report under Texas Election Code, Section 254.065, as amended (Final Report) or Texas Election Code, Section 254.125, as amended (Final Report of Committee for Supporting or Opposing Candidate or Measure); or

(ii) A dissolution report under the Texas Election Code, Section 254.126, as amended (Dissolution Report of Committee for Assisting Officeholder) or Texas Election Code, 254.159, as amended (Dissolution Report).

(c) The city council may authorize the city secretary to terminate the campaign treasurer appointment of an inactive candidate or inactive political committee, pursuant to the procedures set forth in this article.

Sec. 2-308. - Notice of proposed termination of campaign treasurer appointment.

Before the city council may consider termination of a campaign treasurer appointment, the city secretary shall send written notice to the affected candidate or political committee by regular mail at least seven days prior to the date of the regular city council meeting at which the city council will consider the proposed termination of the candidate's or committee's campaign treasurer appointment. The written notice must include: (1) the date, time, and place of the city council meeting at which the proposed termination will be considered; and (2) the effect of termination of a campaign treasurer appointment.

Sec. 2-310. - Termination.

- (a) If the city council votes to terminate the appointment, the termination of a campaign treasurer appointment shall become effective on the 30th day after the date of the regular city council meeting at which the city council votes to terminate the appointment.
- (b) Following the vote of the city council to terminate the appointment, the city secretary shall promptly send written notice to the affected candidate or political committee that the appointment has been terminated. “

SECTION 2. All ordinances of the City of Allen in conflict with the provisions of this ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

SECTION 3. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance or of the Code of Ordinances, 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 Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. This ordinance shall take effect immediately from and after its passage, as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY

Shelley B. George, TRMC, CITY SECRETARY

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION:

Consider an Economic Development Incentive Agreement among the Allen Economic Development Corporation, the City of Allen, Allen Community Development Corporation, and Billingsley Company and/or its affiliated entities including Billingsley Allen TIF, Ltd., for Sales and Use Tax sharing Relating to Construction Materials for Sloan Corners Project.

STAFF RESOURCE:

Nicole Bywater

BOARD/COMMISSION ACTION:

January 12, 2026 - Agreement approved by the Allen Community Development Corporation.

January 21, 2026 - Agreement approved by Allen Economic Development Corporation.

PREVIOUS COUNCIL ACTION:

STRATEGIC PLANNING GOAL:

Vibrant community with lively destinations and successful commercial centers.

BACKGROUND:

Sloan Corners is a mixed-use project of approximately 261 acres being developed by the Billingsley Company, or an affiliate of the Billingsley Company on the southwest quadrant of US 75 and SH 121. The project is included in PD 139 and is planned for upwards of 6 million SF of office space and additional retail, hotel, parks, and other uses. This significant economic development project includes an investment of over \$100 million in infrastructure, an estimated \$2 billion in capital investment for the construction of commercial buildings, 50 acres of parks and open space, and the creation of over 30,000 estimated new jobs.

Construction materials for a project such as Sloan Corners typically accrue Sales and Use Taxes to a location outside of Allen. This is because, under normal accounting procedures, the point of sale for the purchase of construction materials is the location where the materials are purchased (i.e., a lumber yard in another city) as opposed to the Allen site.

The proposed Construction Materials Sales Tax Rebate Agreement by and among the AEDC, ACDC, City of Allen and the Billingsley Company (or their related legal entity) captures a portion of the Sales and Use Taxes on the construction materials used by the Billingsley Company and their related organizations to construct the Sloan Corners project. The agreement provides a 50% rebate of these taxes to the developer, with the local Allen taxing entities (ACDC, AEDC and the City) retaining 50% of the Sales and Use Taxes on construction materials. The agreement requires the developer to change their accounting procedures to ensure these Sales and Use Taxes on construction materials are taxable to the Allen site. By doing this, the developer creates a new stream of additional tax dollars to the Allen taxing entities that would not have occurred otherwise. In return, the developer receives a rebate of a portion of these dollars.

BUDGETARY IMPACT:

This is a new stream of tax revenue that would not have existed in the absence of this agreement. The agreement has 10-year term and only rebates Sales and Use Taxes for Construction Materials purchased in the future. Construction materials purchased by the developer in the past are excluded.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to approve the Economic Development Incentive Agreement with AEDC, ACDC and Billingsley, Ltd. and authorize the City Manager to execute the agreement and any amendments or instruments related thereto.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 27, 2026, 7:00 PM
AGENDA CAPTION:	Authorize the City Manager to execute a contract with Kimley-Horn and Associates, Inc., for the design of Building Improvements at Stacy Pump Station and Integration of City-wide Supervisory Control and Data Acquisition (SCADA) upgrades for \$293,600.
STAFF RESOURCE:	Chris Flanigan, Engineering Director
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None
STRATEGIC PLANNING GOAL:	Financially sound and transparent City government.

BACKGROUND:

Supervisory Control and Data Acquisition (SCADA) is a system of data monitors and controls, used to monitor and control the performance of existing critical water and wastewater delivery infrastructure. The Community Services Department has identified the need to update the components of the existing SCADA system installed in 2015, due to outdated software that is no longer supported. The benefits of upgrading SCADA include: supported and higher security software, better functionality, improved graphic interface, and ability to integrate with supportive programs.

Additionally, over the years the two existing buildings at Stacy Pump Station have been retrofitted to accommodate additional equipment. As a result, the current layout has become less efficient and limits how effectively the space can support its intended function. This necessitates redesigning the internal wall layout with new finishes in the modified spaces to accommodate personnel needs and improve operational efficiency.

The City of Allen has engaged Kimley-Horn and Associates (KHA) with the task of coordinating with the SCADA integrator, to redesign the SCADA system, enhancing operational reliability, improving system monitoring, and ensuring cybersecurity compliance at 12 remote sites. The sites include five elevated storage tanks, five lift stations, and two pump stations. A backup server, installed at the Municipal Service Center will provide redundancy in the event of a failure with the server located at Stacy Pump Station.

Combined with the design of SCADA improvements, the City is also proposing to engage with KHA for the design of modifications to the two buildings at Stacy Pump Station, including architectural, structural, mechanical, electrical, and plumbing improvements. Being the main facility that requires SCADA upgrades, re-design of the buildings at Stacy Pump Station shares a mutual connection with changes to SCADA and corresponding changes will be better realized if the improvements are integrated into one design. Building improvements will also include expansion of the footprint of Stacy Pump building #2 to support offices, bunks, and restroom with a shower, which will provide much needed quality of life improvements for the employees required to work at the pump station for extended periods of time, beyond the length of typical work-shifts.

BUDGETARY IMPACT:

The total budget funded through the budgeted transfer from the Water and Sewer Fund, approved within the FY2026 Annual Budget, and can be found on page U-04 of the 2026-2030 CIP Book.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to authorize the City Manager to execute a contract with Kimley-Horn and Associates, Inc., for the design of building improvements at Stacy Pump Station and integration of City-wide SCADA upgrades.

Attachments

[LOCATION MAP](#)

FACILITY LOCATIONS

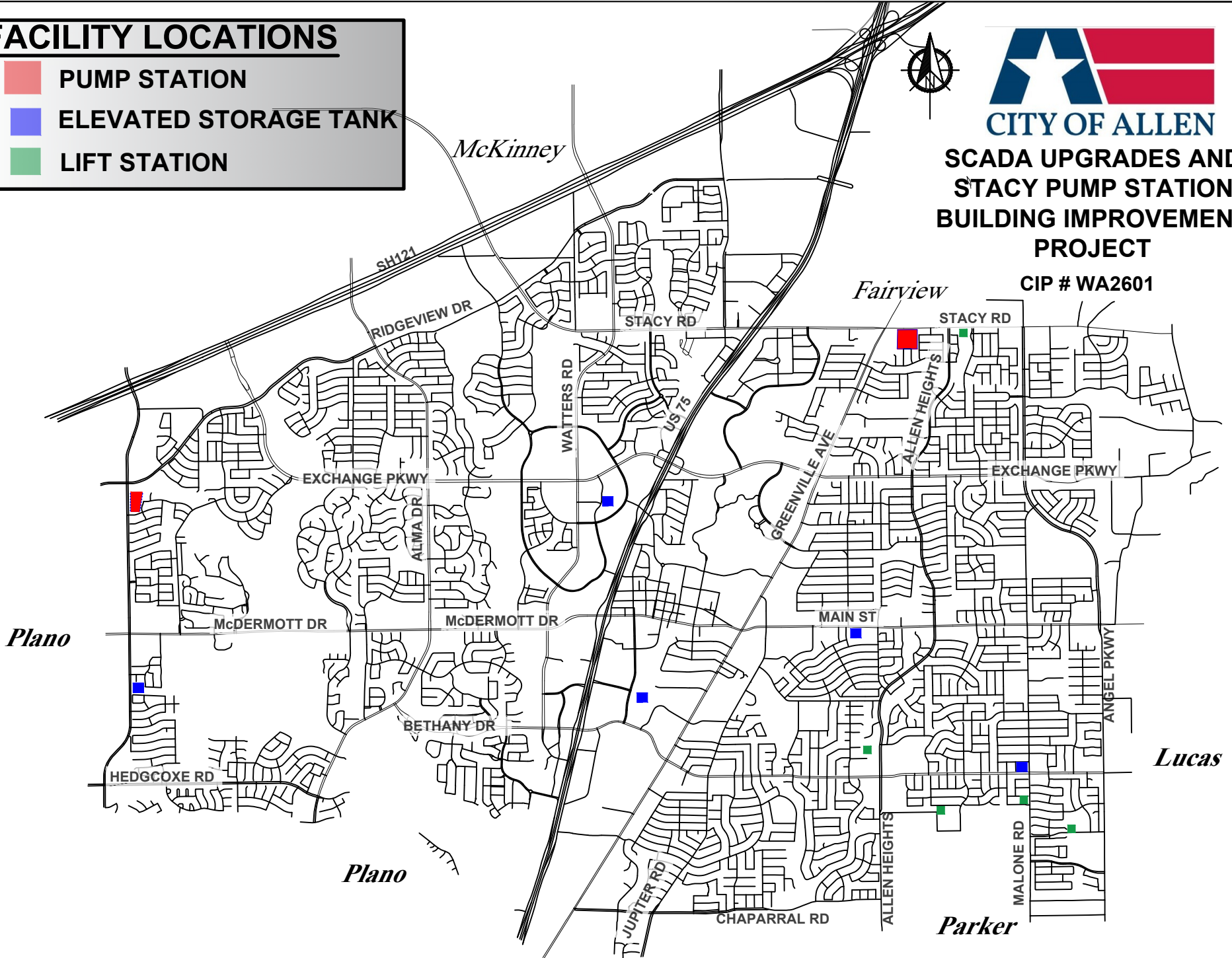
- PUMP STATION
- ELEVATED STORAGE TANK
- LIFT STATION



CITY OF ALLEN

SCADA UPGRADES AND STACY PUMP STATION BUILDING IMPROVEMENT PROJECT

CIP # WA2601



CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION: Authorize the City Manager to execute a cooperative contract with GL Seaman & Company for the purchase of replacement furniture at the Allen Senior Recreation Center for \$231,783.

STAFF RESOURCE: Elissa Malone, Assistant Director, Parks and Recreation

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

STRATEGIC PLANNING GOAL: Financially sound and transparent City government.

BACKGROUND:

The Allen Senior Recreation Center will celebrate its 20th anniversary in Spring 2026. Much of the existing furniture is original to the building and has reached the end of its useful life due to age and daily use. This proposed replacement includes furniture in the lobby, great room, game room, classrooms, dining room, and multipurpose room to improve safety, comfort, and functionality, as well as enhance programming.

The contract includes labor and installation and is procured through competitively awarded cooperative purchasing contracts:

- Enwork OMNIA Contract #R240103
- Furniture Lab TIPS Contract #230301
- Global TIPS Contract #230301
- Knoll OMNIA Contract #2020000608
- Leland NCAP/OMNIA Contract #07-101
- OFS Brands OMNIA Contract #R240113

BUDGETARY IMPACT:

This purchase is part of the department's annual Asset Replacement plan, approved by the Community Development Corporation (CDC) for FY26. \$195,000 will be funded by the CDC via the Asset Replacement plan with the remaining \$36,783 funded by the Recreation Division's operating budget.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion authorizing the City Manager to execute a cooperative contract with GL Seaman & Company for the purchase of replacement furniture at the Allen Senior Recreation Center for \$231,783.

Attachments

[Proposal](#)

[Allen Purchase Order Rider](#)



GL Seaman
& Company

PROPOSAL

4201 International Parkway
Carrollton, TX 75007
Tel: (214) 764-6400
Fax: (214) 764-6420
www.glsc.com

Proposal Number: D25-0317-4
Date: 12/30/2025
Salesperson: Sara Desjardins
Terms: PER CONTRACT

Bill To:
City of Allen
305 Century Parkway
Allen, TX 75013

Install Address:
Allen Senior Center
Melissa Stewart
451 St Mary Dr
Allen, TX 75002

Tag: Allen Senior Center | BUDGET

Line	Qty	Description	Tag For	List/ Discount	Sell	Ext Sell
1	1	Contract Information			\$0.00	\$0.00
		Enwork OMNIA Contract #R240103				
		Furniture Lab TIPS Contract #230301				
		Global TIPS Contract #230301				
		Knoll OMNIA Contract #2020000608				
		Leland NCAP/OMNIA Contract #07-101				
		OFS Brands OMNIA Contract #R240113				
					Subtotal:	\$0.00
CH-01						
2	2	OFSB1106 678-1	CH-01 LOBBY	\$3,760.00 % 54.00	\$1,729.60	\$3,459.20
		Hide 33.5x33.5x45 Chair				
		EBY Ebony (on Beech)				
		~SPR Spradling				
		JENA ECOSENSE Modena Ecosense - Grade 2				
		3076707 Elephant				
		X9 No Selection of Option				
					Subtotal:	\$3,459.20
CH-02						
3	4	OFSB1106 3100A-1	CH-02 GREAT ROOM	\$3,098.00 % 54.00	\$1,425.08	\$5,700.32
		Modern Amenity 27x33x34 Low Back Open Arm Lounge Chair				
		~Poly Poly Arm Cap				
		D1N Black Poly				
		EBY-A Ebony - (on Ash)				
		~SPR Spradling				
		JENA ECOSENSE Modena Ecosense - Grade 2				
		3076707 Elephant				

Line	Qty	Description	Tag For	List/ Discount	Sell	Ext Sell
		X9 No Selection of Option				
4	6	OFSB1106 5220-1 Voyage 27x29x31 Closed Arm Chair	CH-03 GREAT ROOM	\$2,853.00 % 54.00	\$1,312.38	\$7,874.28
		D1N Black Poly EBY Ebony (EBY) ~SPR Spradling DENA ECOSENSE Modena Ecosense - Grade 2 3076707 Elephant				
		X9 No Selection of Option				
5	1	OFSB1106 5220-3 Voyage 69x29x31 Closed Arm Sofa	SO-01 GREAT ROOM	\$4,851.00 % 54.00	\$2,231.46	\$2,231.46
		D1N Black Poly EBY Ebony (EBY) ~SPR Spradling DENA ECOSENSE Modena Ecosense - Grade 2 3076707 Elephant				
		X9 No Selection of Option				
6	4	OFSB1106 BP-990B Blueprint Bar Stool, 21.5x23x43.5	ST-01 GREAT ROOM	\$1,815.00 % 54.00	\$834.90	\$3,339.60
		BKO Onyx BLACK Black PBLK Black ~SPR Spradling DENA ECOSENSE Modena Ecosense - Grade 2 3076707 Elephant				
		X9 No Selection of Option				
7	2	OFSB1106 DT-T3636SDT Nineteen20 36" Square Top Table, TFL or HPL top w/2mm PP EDGE or HPL w/Urethane Edge	TA-04 GREAT ROOM	\$1,756.00 % 54.00	\$807.76	\$1,615.52
		SQRC Square Corner ~TFL/W/PP TFL w/ PP EDGE DS2-Q Desert - (Quarter Grain) EY Square DS2-Q Desert - (Quarter Grain) 6903 Low Profile Disc Table Base A2L Bar BKO Onyx				
		X9 No Selection of Option				
8	4	KNO 75 Hairpin Stacking Table, Indoor	TA-08 GREAT ROOM	\$435.00 % 58.00	\$182.70	\$730.80
		F1 TOP: Black Laminate BL BASE: Black				

Line	Qty	Description	Tag For	List/ Discount	Sell	Ext Sell
				Subtotal:		\$21,491.98
CH-03						
9	2	OFSB1106 5220-1 Voyage 27x29x31 Closed Arm Chair D1N Black Poly EBY Ebony (EBY) ~SPR Spradling DENA ECOSENSE Modena Ecosense - Grade 2 3076707 Elephant X9 No Selection of Option	CH-03 GAME ROOM	\$2,853.00 % 54.00	\$1,312.38	\$2,624.76
10	20	GLB 6656 ZOMA, Armchair, Frame Welded Elliptical Oval Steel Tubing, Black Polypropylene Oval Glide, Stacks 4 high on Floor or Dolly, GLOBAL SEATING USA ~02 GRADE 02 ~GPM2 GRADED IN GRADE 02 GPM2 1-GRADED IN GRADE 02 FABRICS GLD M-(STD) BLACK GLIDE TK M-(STD) OUTER BACK SHROUD NOT REQUIRED ~STD COMMERCIAL FURNITURE OFFERING	CH-07 GAME ROOM	\$700.00 % 51.00	\$343.00	\$6,860.00
11	3	OFSB1106 BP-990B Blueprint Bar Stool, 21.5x23x43.5 BKO Onyx BLACK Black PBLK Black ~SPR Spradling DENA ECOSENSE Modena Ecosense - Grade 2 3076707 Elephant X9 No Selection of Option	ST-01 GAME ROOM	\$1,815.00 % 54.00	\$834.90	\$2,504.70
12	1	FURN1276 60"R NeoCast™ Table Top. 1-1/4" thick Standard Laminate table top with a particleboard core, backer sheet and urethane edge SPEC-1 No Drip SPEC-2 Standard Urethane Edge Color TBD SPEC-3 FurnitureLab Standard Laminate TBD	TA-06 GAME ROOM	\$1,308.00 % 40.00	\$784.80	\$784.80
13	1	FURN1276 Upgrade for Pre-Drilling and Routing For a Nester Kit With a Double Latch (Per Table)	TA-06 GAME ROOM	\$401.00 % 40.00	\$240.60	\$240.60
14	2	FURN1276 Horizon End Base, Double Column (2 support a 60"R top, with 2: 2" Columns, 2 x 32" Base Plate and FlipTop) With Flip Mechanism, Nester Kit Includes Locking SPEC-1 Grade 1 Metal Finish TBD	TA-06 GAME ROOM	\$884.00 % 40.00	\$530.40	\$1,060.80

Line	Qty	Description	Tag For	List/ Discount	Sell	Ext Sell
15	2	FURN1276 SNCAST-36x36 36X36" Sq. NeoCast Table Top. 1-1/4" thick Standard Laminate table top with a particleboard core, backer sheet and urethane edgeSPEC-1: No DripSPEC-2:	TA-07 GAME ROOM	\$1,020.00 % 40.00	\$612.00	\$1,224.00
16	2	FURN1276 PREDRILL Upgrade for Pre-Drilling (Per Base)	TA-07 GAME ROOM	\$30.00 % 40.00	\$18.00	\$36.00
17	2	FURN1276 CLASSIC.1-36X36 Classic Base (supports a 36X36" top, with a 4" column, 30 x 30" Base Plate and 12" Spider)-Table Ht.SPEC-1: Black Wrinkle	TA-07 GAME ROOM	\$421.00 % 40.00	\$252.60	\$505.20
18	1	KNO 75 Hairpin Stacking Table, Indoor	TA-08 GAME ROOM	\$435.00 % 58.00	\$182.70	\$182.70

F1 TOP: Black Laminate
BL BASE: Black

Subtotal: \$16,023.56

CH-08

19	34	GLB 6711 POPCORN, Wall Saver, Polypropylene Back & Seat, Armless, Std Sled Chrome Frame, Std Without Glides, Stacks 10 High on Floor, 34 high on Dolly, GLOBAL ~PPC PLASTIC BACK / SEAT SELECTIONS ... Skipped Option CH F-CHROME FRAME CHM CG M-CLEAR GLIDE PK M-(STD) RTA CODE IN PRICEBOOK PER MODEL	CH-08 CLASSROOMS	\$260.00 % 51.00	\$127.40	\$4,331.60
20	1	GLB 6715 POPCORN, 21.375"w x 31.75"d x 51.75"h, High Density Dolly, For Polypropylene Models, Stacks Chairs up to 34"h, Fits through 80"H Door Frame, GLOBAL SEATING PK M-(STD) RTA CODE IN PRICEBOOK PER MODEL	CD-01 CLASSROOMS	\$815.00 % 51.00	\$399.35	\$399.35
21	10	KNO KCPW6030C Pixel Rectangular C-Leg Table, 60Wx30Dx28.75H, Work Height, Flip Top, with Casters (LAMINATE) TOP: Laminate 143 LAM: Classic Oak (FLAT) EDGE: Flat 143 EDGE: Classic Oak (Y) No Cutouts Y No Cutouts 115T LEG: Medium Grey (Textured)	TA-09 CLASSROOMS	\$3,086.00 % 58.00	\$1,296.12	\$12,961.20

Subtotal: \$17,692.15

CH-07

Line	Qty	Description	Tag For	List/ Discount	Sell	Ext Sell
22	70	GLB 6656 ZOMA, Armchair, Frame Welded Elliptical Oval Steel Tubing, Black Polypropylene Oval Glide, Stacks 4 high on Floor or Dolly, GLOBAL SEATING USA ~02 GRADE 02 ~GPM2 GRADED IN GRADE 02 GPM2 1-GRADED IN GRADE 02 FABRICS GLD M-(STD) BLACK GLIDE TK M-(STD) OUTER BACK SHROUD NOT REQUIRED ~STD COMMERCIAL FURNITURE OFFERING	CH-07 DINING	\$700.00 % 51.00	\$343.00	\$24,010.00
23	14	LELA1520 FBB-TBD-B Fast Size B Table Base Base Finish: To Be Determined Glide and Attachment Color: Black	TA-10 DINING	\$1,408.00 % 52.78	\$664.86	\$9,308.04
24	7	LELA1520 F60B-L-TBD-B Fast 60" Round Table Top Laminate Vendor: Wilsonart Laminate Selection: please specify standard laminate Edge Color: To Be Determined Attachment Color: Black	TA-10 DINING	\$1,496.00 % 52.78	\$706.41	\$4,944.87
25	7	LELA1520 F4848B-L-TBD-B Fast 48" x 48" Square Table Top Laminate Vendor: Wilsonart Laminate Selection: please specify standard laminate Edge Color: To Be Determined Attachment Color: Black	TA-10 DINING	\$1,137.00 % 52.78	\$536.89	\$3,758.23
26	1	LELA1520 FTT Fast Table Trolley Base Finish: Black Texture Dolly stacks 6 tops and 6 bases	TA-10 DINING	\$2,671.00 % 52.78	\$1,261.25	\$1,261.25
Subtotal:						\$43,282.39

TA-11

27	24	FURN1276 TOP 60"R RightEdge™ Top, Standard Laminate, PVC edge SPEC-1 PVC SPEC-2 Standard PVC Edge Color TBD SPEC-3 FurnitureLab Standard Laminate TBD	TA-11 MULTIPURPOSE	\$1,204.00 % 40.00	\$722.40	\$17,337.60
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Line	Qty	Description	Tag For	List/ Discount	Sell	Ext Sell
28	24	FURN1276 NesterDouble Upgrade for Pre-Drilling and Routing For a Nester Kit With a Double Latch (Per Table)	TA-11 MULTIPURPOSE	\$401.00 % 40.00	\$240.60	\$5,774.40
29	48	FURN1276 BASE Horizon End Base, Double Column (2 support a 60"R top, with 2: 2" Columns, 2 x 32" Base Plate and FlipTop) With Flip Mechanism, Nester Kit Includes Locking SPEC-1 Grade 1 Metal Finish	TA-11 MULTIPURPOSE	\$884.00 % 40.00	\$530.40	\$25,459.20
30	250	GLB 6711 POPCORN, Wall Saver, Polypropylene Back & Seat, Armless, Std Sled Chrome Frame, Std Without Glides, Stacks 10 High on Floor, 34 high on Dolly, GLOBAL ~PPC PLASTIC BACK / SEAT SELECTIONS ... Skipped Option CH F-CHROME FRAME CHM CG M-CLEAR GLIDE PK M-(STD) RTA CODE IN PRICEBOOK PER MODEL	CH-08 MULTIPURPOSE	\$260.00 % 51.00	\$127.40	\$31,850.00
31	7	GLB 6715 POPCORN, 21.375"w x 31.75"d x 51.75"h, High Density Dolly, For Polypropylene Models, Stacks Chairs up to 34"h, Fits through 80"H Door Frame, GLOBAL SEATING PK M-(STD) RTA CODE IN PRICEBOOK PER MODEL	CD-01 MULTIPURPOSE	\$815.00 % 51.00	\$399.35	\$2,795.45
Subtotal:						\$83,216.65
32	1	FURN1276 FRT Furniture Lab Freight			\$6,611.33	\$6,611.33
33	1	LELA1520 FRT Leland Freight			\$2,400.00	\$2,400.00
34	1	GLS1056 LABOR Receive, deliver and install during normal working hours.			\$37,606.00	\$37,606.00
Subtotal:						\$46,617.33
Total:						\$231,783.26

Approved By:

Name

Title

Date: _____

PO: _____

Quote is valid for 30 days from date. Signature indicates acceptance of proposal and Terms & Conditions. Thank you!

Line	Qty	Description	Tag For	List/ Discount	Sell	Ext Sell
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TERMS AND CONDITIONS

INSTRUCTIONS TO VENDORS

This order is subject to the following instructions, terms and conditions of the City of Allen Texas (City).

1. Strict compliance with the terms and conditions of the Purchase Order is mandatory. No variations in quality or price are acceptable, without prior approval of the City Purchasing Manager or his/her authorized representative.
2. The vendor agrees that these Terms and Conditions shall govern all agreements with the City unless otherwise agreed to by a signed, written amendment separate from the contract. Absent a specific amendment, the below terms are binding and supersede any and all other terms and/or conditions of vendor whether oral or written, including but not limited to any vendor standard or general terms or conditions. No terms or conditions of vendor affecting the rights or defenses of City will apply if accessible only through an internet website link. In the event the terms and conditions herein conflict with the terms and conditions of any Specifications issued by the City in conjunction with this purchase, the Specifications shall supersede.
3. The City Purchase Order number MUST appear on all invoices, delivery memoranda and correspondence. Address all communications, excluding invoices, with this Purchase Order to purchasingauto@allentx.gov or 214-509-4630.
4. Certificate of Interested Parties (TEC Form 1295). For contracts that require City Council approval or that is for services that would require a person to register as a lobbyist under Chapter 305 of the Texas Government Code, the City may not accept or enter into a contract until it has received from the Vendor a completed and signed Texas Ethics Commission (TEC) Form 1295 complete with a certificate number assigned by the (TEC), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. Failure to provide said form complete with a certificate number assigned by the TEC may prohibit the City from entering the Contract.

CONDITIONS OF PURCHASE

1. **VALIDATION:** This is a valid order only when a Purchase Order number appears in the space provided.
2. **AUTHORIZATION:** The City of Allen will not accept or pay for articles delivered or services performed without a specific written Purchase Order.
3. **CONFORMITY OF GOODS/SERVICES:** All goods to be delivered or services to be performed shall conform in every respect to the Specifications issued by the City in conjunction with its solicitation of bids or proposals. In the event no such Specifications were issued, the goods or services shall conform to the proposal submitted by vendor.
4. **PRICING:** Unit pricing shall be in strict conformity with the bid or proposal submitted by vendor, unless a price increase is authorized by the City Purchasing Official or his/her authorized representative. No additional charges or fees, save for "Transportation" charges as hereinafter provided, will be allowed.
5. **TAXES:** The City is exempt from the payment of (1) federal taxes, (2) federal transportation taxes, (3) Texas state or local sales taxes. If it is determined that the price quoted and recorded on this order or the invoice rendered includes any such taxes, the amount of the taxes will be deducted from the total of the invoice.
6. **INSURANCE:** Vendors on City property or public right-of-way for the City of Allen shall provide the City a certificate of insurance and policy endorsements evidencing the coverages and coverage provisions identified. Contractors shall provide the City evidence that all subcontractors performing work on the project have the same types and amounts of coverages as required or that the subcontractors are included under the contractor's policy. All insurance shall be endorsed to provide the following provisions: (1) name the City, its officers, agents and employees as additional insured's as to all applicable coverage with the exception of Workers Compensation Insurance and professional liability insurance; (2) provide for at least thirty (30) days prior written notice to the City for cancellation, non-renewal, or material change of the insurance; (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance. A specific endorsement needs to be added to all policies, with a copy of the endorsement provided to the City that indicates the insurance company will provide to the City at least a thirty (30) day prior written notice for cancellation, non-renewal, and/or material changes of the policy. In the event the companies providing the required insurance are prohibited by law to provide any such specific endorsements, the vendor shall provide at least thirty (30) days prior written notice to the City

of any cancellation, non-renewal and/or material changes to any of the policies of insurance. A certificate of insurance and copies of policy endorsements evidencing the required insurance shall be submitted to the City prior to commencement of services. On every date of renewal of the required insurance policies, the vendor shall cause a certificate of insurance and policy endorsements to be issued evidencing the required insurance herein and delivered to the City. In addition, the vendor shall within ten (10) business days after written request provide the City with certificates of insurance and policy endorsements for the insurance required herein. The delivery of the certificates of insurance and policy endorsements to the City is a condition precedent to the payment of any amounts due to vendor by the City. The failure to provide valid certificates of insurance and policy endorsements shall be deemed a default and/or breach of the contract or agreement, as applicable. Questions regarding insurance should be directed to the City of Allen Purchasing or Risk Administrator.

7. **WARRANTY/GUARANTEE LAWS AND REGULATIONS:** By acceptance of this order, in addition to the guarantees and warranties provided by law, vendor expressly guarantees and warrants as follows:
 - a. That the articles to be delivered hereunder will be in full conformity with the specifications and agreed that this warranty shall survive acceptance of delivery and payment for the articles and that the vendor will bear the cost of inspecting and/or testing articles rejected.
 - b. That the articles to be delivered hereunder will not infringe an any valid patent, trademark, trade name, or copyright, and that the vendor will, at his own expense, defend any and all actions or suits charging such infringement and will save and hold harmless the City, its officers, employees, agents, and representatives from any and all claims, losses, liabilities and suits arising therefrom.
 - c. That the articles to be delivered hereunder will be manufactured, sold, and/or installed in compliance with the provisions of all applicable federal, state and local laws and regulations.
 - d. That nothing contained herein shall exclude or affect the operation of any implied warranties otherwise arising in favor of the City.
8. **TRANSPORTATION:** All shipments are to be made "F.O.B. Destination". When articles are sold "Freight Allowed" and the City Purchase Order so confirms, please prepay shipping charges and record prepaid charges as a separate item on invoice. It is understood that title of the merchandise appearing on this order will not pass until the merchandise is accepted at the delivery destination.
9. **INSPECTION, REJECTION, AND EXCESS SHIPMENT:** In addition to other rights provided by law, the City reserves the right (a) to inspect articles delivered and to return those which do not meet specifications or reasonable standards of quality, (b) to reject articles shipped contrary to instructions or in containers which do not meet recognized standards, and (c) to cancel the order if not filled within the time specified. The City may return rejected articles or excess shipment on this order or may hold the articles subject to the vendor's order and at his risk and expense and may in either event charge the vendor with the cost of shipping, unpacking, inspecting, repacking, reshipping and other like expenses.
10. **DELIVERY:** Exact address of delivery will be specified on the Purchase order, (a) such delivery shall be made between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays, and (b) such delivery shall be made and articles shall be placed inside the building or designated rooms at no additional charge.
11. **INVOICES:** Invoices without reference to this Purchase Order number or which include items or services other than those shown on this order will not be paid. Send invoices to Finance: accountspayable@allentx.gov.
12. **PAYMENT:** Upon receipt of a properly executed invoice and verification of delivery from the consignee, payment will be processed for items or services delivered. The City of Allen payment terms are Net 30. The City reserves the right to withhold all or part of any payment if a genuine dispute exists as to the goods or services for which the payment is intended. The City will remit any undisputed portion, and the parties will exercise diligence to resolve the dispute. No invoice, quote or purchase order submitted by Vendor will modify any term of these Terms and Conditions.
13. **CANCELLATION:** The City reserves the right to cancel the contract without penalty based on the public convenience by providing 30 days' prior written notice to the vendor. Termination under this paragraph shall not relieve the vendor of any obligation or liability that has occurred prior to cancellation, and the City shall pay vendor for work performed, materials supplied or products ordered up to the date of termination. If the City has prepaid, the vendor shall refund the City's payment, prorated to the date of termination.
14. **MULTIYEAR CONTRACTS:** If the City's governing body does not appropriate funds to make any payment for a fiscal year after the City's fiscal year in which the contract becomes effective, funds have

not been appropriated, and there are no proceeds available for payment from the sale of bonds or other debt instruments, then this agreement automatically terminates at the beginning of the first day of the successive fiscal year. The City shall have the right to terminate the Contract at the end of any City fiscal year if the governing body of the City does not appropriate funds sufficient to continue the contract, as determined by the City's budget for the fiscal year in question. The City may execute such termination by giving vendor a written notice of termination at the end of its then current fiscal year.

15. **COMPLIANCE WITH CONTROLLING LAWS:** Any offer to contract with the City shall be considered an executed certification that the Vendor will comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, (as amended during the contracting period) and any orders and decrees of any court, administrative bodies or tribunals in any matter affecting the performance of the Contract, including without limitation, immigration laws, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, and licensing laws and regulations. The laws of the State of Texas control this agreement. Exclusive venue for any action arising under this agreement shall be in Collin County, Texas.
16. **LIABILITY LIMITATIONS.** Any provision of the agreement or any other document associated with this agreement is void and unenforceable if it: (1) limits or releases either party from liability that would exist by law in the absence of the provision; (2) creates liability for either party that would not exist by law in the absence of the provision; or (3) waives or limits either party's rights, defenses, remedies, or immunities that would exist by law in the absence of the provision. Any provision of the agreement that seeks to waive the City's immunity from suit and/or liability is void.
17. **INDEMNIFICATION:** Vendor shall release, defend, indemnify and hold harmless City, its officers, agents and employees from and against all liability, damages, injuries (including death), claims, property damages, (including loss of use), losses, demands, suits, judgments and costs, including reasonable attorney's fees and expenses, caused by or resulting from the negligence, gross negligence, intentional tort, intellectual property right infringement, or failure to pay a subcontractor or supplier committed by the vendor, its agent, or consultant under contract, or any other person or entity over which the vendor exercises control (hereinafter "Claims"). Vendor is expressly required to defend City against all such claims. Indemnified items shall include reasonable attorney's fees and costs, and settlement costs. The obligations of the vendor shall not be limited to the limits of any insurance required to be maintained by the vendor.
18. **VIRUSES AND MALWARE.** vendor's indemnity obligations extend to its failure to implement and maintain reasonable measures to protect the City and the City's facilities from data breaches and the introduction into the City's computer network of any programs, mechanisms, programming devices, malware or other computer code (i) designed to disrupt, disable, harm, or otherwise impede in any manner the operation of any software program or code, or any computer system or network (commonly referred to as "malware", "spyware", "viruses" or "worms"); (ii) that would disable or impair the operation thereof or of any software, computer system or network in any way based on the elapsing of a period of time or the advancement to a particular date or other numeral (referred to as "time bombs", "time locks", or "drop dead" devices); (iii) is designed to or could reasonably be used to permit a party or any third party to access any computer system or network (referred to as "trojans", "traps", "access codes" or "trap door" devices); or (iv) is designed to or could reasonably be used to permit a party or any third party to track, monitor or otherwise report the operation and use of any software program or any computer system or network by the other party or any of its customers. The vendor will hold harmless, indemnify and defend the City from and against data breaches and malware, ransomware, viruses or other electronic software, routines, programs, codes or devices that may damage or impair the City's computer facilities arising from the vendor's performance under this agreement.
19. **BOYCOTT PROHIBITIONS:** Prohibition of Boycott Israel: By accepting this purchase order, Vendor verifies that it does not Boycott Israel, and agrees that during the term of this Contract will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended. Prohibition of Boycott of Energy Companies: By accepting this purchase order, Vendor verifies that is does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended. Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations: By accepting this purchase order, Vendor verifies that is does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (ii) will not discriminate during

the term of the contract against a firearm entity or firearm trade association. Iran, Sudan, and Foreign Terrorist Organizations. Vendor represents that neither Vendor nor any of its parent company, wholly-owned subsidiaries, majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the lists of the Comptroller's internet website. "Affiliate" means any for-profit entity that controls, is controlled by, or is under common control with vendor.

PLEASE RETURN AND SIGNED THIS RIDER

GL Seaman & Company

Name of Company

Ashley Lowrance, President and CEO

(Print Name, Title)


Signature and Date

01/07/2026

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 27, 2026, 7:00 PM
AGENDA CAPTION:	Authorize the City Manager to execute an agreement with WeBuildFun, Inc., for playground and shade installation at Quail Run Park for \$399,347.
STAFF RESOURCE:	Kate Meacham, Director, Parks and Recreation
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None
STRATEGIC PLANNING GOAL:	Safe and livable community for all.

BACKGROUND:

Public playground equipment, like all other public infrastructure, requires periodic and routine maintenance, upgrades, and redevelopment. The 2021 Parks and Open Space Master Plan notes that 75% of survey respondents expressed that existing parks should be upgraded and/or improved to include additional facilities. Staff has historically identified the need for playground replacements based on specific requirements regarding maintenance concerns and the age of structures, but it is important to note that the citizens of Allen also expect to see playground improvements made on a regular basis for both aesthetic and safety reasons.

The Parks and Open Space Master Plan goes into detail on existing parks' needs and notes that while staff maintains our parks and facilities at high levels, replacements, upgrades, and improvements eventually become necessary, and it is critical to continue the trend of replacements and upgrades throughout the park system. The Parks and Recreation Department has multiple employees who are Certified Playground Safety Inspectors (C.P.S.I.), and they perform regular and routine inspections of playgrounds to ensure compliance with the guidelines established by the U.S. Consumer Product Safety Commission (CPSC) Public Playground Safety Handbook. These inspections and the guidelines established by the CPSC are the most significant factors used in determining the need for playground equipment replacement.

The playground at Quail Run Park was installed in 2005. The typical lifespan of public playground equipment ranges from 15-20 years. While many parks are around the same age, staff has prioritized it as needing replacement based on current inspection conditions and maintenance records.

WeBuildFun is a full-service playground company. They work directly with the manufacturer to develop and design the playground and purchase the materials, and they have their own construction crew to complete the installation and required site work. The proposal includes responsibility for the demolition of the existing playground, grading, new drainage system and subsurface establishment, playground design, and installation.

BUDGETARY IMPACT:

The playground equipment was procured through BuyBoard Contract No. 781-25, allowing the City to work directly with the selected vendor at a discounted rate and eliminating the need for a competitive bid. The project is funded by Park Dedication Fees, which are collected from new residential developments and restricted for use in the development and improvement of neighborhood parks within the quadrant where the fees are generated. Quail Run Park is located in the Northwest Quadrant; therefore, this project will be funded from the NW Quadrant Park Dedication Fee account, which currently has a balance of \$1,483,262.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to authorize the City Manager to execute an agreement with WeBuildFun, Inc., for playground and shade installation at Quail Run Park for \$399,347.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 27, 2026, 7:00 PM
AGENDA CAPTION:	Authorize the City Manager to execute an agreement with Whirlix, Inc., for playground and shade installation at Bradford Crossing Park for \$600,000.
STAFF RESOURCE:	Kate Meacham, Director, Parks and Recreation
BOARD/COMMISSION ACTION:	June 16, 2025 - Funding approved by the Allen Community Development Corporation in the amount of \$625,000.
PREVIOUS COUNCIL ACTION:	None
STRATEGIC PLANNING GOAL:	Safe and livable community for all.

BACKGROUND:

Public playground equipment, like all other public infrastructure, requires periodic and routine maintenance, upgrades, and redevelopment. The 2021 Parks and Open Space Master Plan notes that 75% of survey respondents expressed that existing parks should be upgraded and/or improved to include additional facilities. Staff has historically identified the need for playground replacements based on specific requirements regarding maintenance concerns and the age of structures, but it is important to note that the citizens of Allen also expect to see playground improvements made on a regular basis for both aesthetic and safety reasons.

The Parks and Open Space Master Plan goes into detail on existing parks' needs and notes that while staff maintains our parks and facilities at high levels, replacements, upgrades, and improvements eventually become necessary, and it is critical to continue the trend of replacements and upgrades throughout the park system. The Parks and Recreation Department has multiple employees who are Certified Playground Safety Inspectors (C.P.S.I.), and they perform regular and routine inspections of playgrounds to ensure compliance with the guidelines established by the U.S. Consumer Product Safety Commission (CPSC) Public Playground Safety Handbook. These inspections and the guidelines established by the CPSC are the most significant factors used in determining the need for playground equipment replacement.

The playground at Bradford Crossing Park was installed in 2004. The typical lifespan of public playground equipment ranges from 15-20 years. While many parks are around the same age, staff has prioritized it as needing replacement based on current inspection conditions and maintenance records.

Whirlix Design is a full-service playground company. They work directly with the manufacturer to develop and design the playground and purchase the materials, and they have their own construction crew to complete the installation and required site work. The proposal includes responsibility for the demolition of the existing playground, grading, new drainage system and subsurface establishment, playground design, and installation.

BUDGETARY IMPACT:

The purchase of this playground equipment is proposed to be made through BuyBoard Purchasing Cooperative contract #781-25 allowing the City to work directly the selected vendor at a discounted rate and eliminating the need for a competitive bid. Funds are identified in Parks' CIP Project PR2602, funded by the Allen Community Development Corporation which became available in October 2025.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to authorize the City Manager to execute an agreement with Whirlix, Inc., for playground and shade installation at Bradford Crossing Park for \$600,000.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION: Authorize the purchase of servers and infrastructure from FreeIt Data Solutions, to support the Allen Police Department Digital Forensics Unit's Data Storage and Evidence Preservation requirements for \$339,452.

STAFF RESOURCE: Kyle Taliaferro, Assistant Chief of Police

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

STRATEGIC PLANNING GOAL: Safe and livable community for all.

BACKGROUND:

The Allen Police Department's Digital Forensics Unit supports nearly every modern criminal investigation through the acquisition, analysis, and long-term retention of digital evidence. Recent growth in both the number of devices processed and the volume of data extracted has exceeded the practical limits of the unit's current storage infrastructure. As device capacities continue to increase, the average data extraction per case has risen substantially; in 2025 alone, the unit extracted more than 100 terabytes (TB) of data.

Currently, the Digital Forensics Unit relies on multiple Network Attached Storage (NAS) systems that are operating near capacity and approaching critical limitations related to power, physical space, and performance. Digital evidence storage requirements have grown at an average rate of approximately 25 percent annually over the past three years, a trend that is expected to continue.

Without an upgrade to the existing storage infrastructure, the department faces an increased risk of hardware failure and potential data loss, degraded system performance during concurrent investigations, and limited scalability within current facility constraints. These risks directly impact evidence integrity, investigative efficiency, and the unit's ability to meet legal and operational obligations.

This request represents a necessary infrastructure investment to ensure the secure preservation of digital evidence, maintain investigative effectiveness, and support long-term operational continuity. The proposed solution positions the department to responsibly meet both current and future digital evidence demands. The Digital Forensics Unit has worked collaboratively with the Information Technology Department to identify a viable and sustainable solution that addresses both storage capacity and operational requirements.

BUDGETARY IMPACT:

These funds were authorized in the FY26 Budget.

STAFF RECOMMENDATION:

Staff Recommends approval.

MOTION:

I make a motion authorizing the purchase of servers and infrastructure from Free It Data Solutions, to support the Police Department's Digital Forensics Unit's data storage and evidence preservation requirements for \$339,452.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION: Receive the Quarterly Financial Report for the period ending September 30, 2025.

STAFF RESOURCE: Pete Phillis, Chief Financial Officer

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

STRATEGIC PLANNING GOAL: Financially sound and transparent City government.

BACKGROUND:

Financial reports are prepared each quarter for the General Fund, Water and Sewer Fund, and other relevant funds. Attached are copies of the unaudited reports for the period ending September 30, 2025. In the fourth quarter, total revenues reached \$389,781,154, which is 118.4% of the budgeted amount. Total expenditures were \$400,208,409, which is 126.9% of the budgeted amount. This report includes data from the fourth quarter of the last fiscal year, along with actual figures from the prior fiscal year for comparison.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to receive the Quarterly Financial Report for period ending September 30, 2025.

Attachments

[Q4 FY25 Financials](#)

[2025 Qtr 4 Memo](#)



CITY OF ALLEN, TEXAS
QUARTERLY FINANCIAL REPORT
For the Quarter Ended
September 30, 2025
(Unaudited)

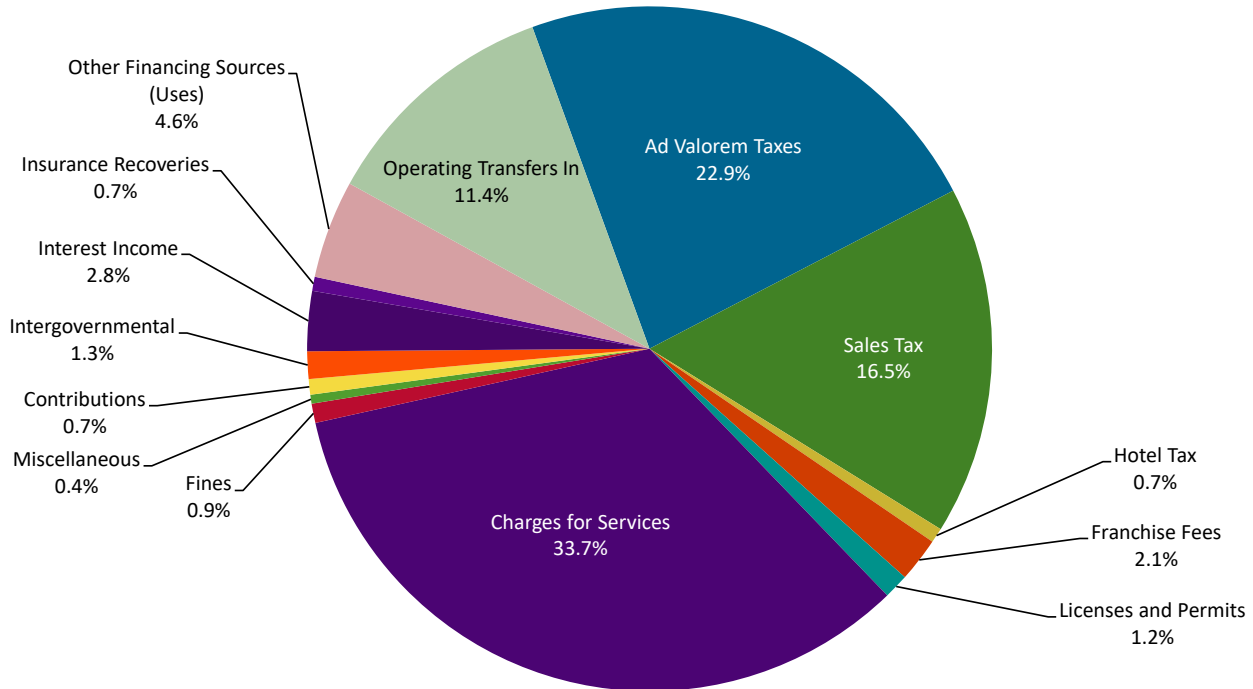
Prepared by: City of Allen Finance Department

City of Allen
FY2025 Quarterly Statement of Actual Revenues & Expenditures
For the Fiscal Year 2024-2025
4th Quarter Financial Report

	General Fund	Debt Service	TIF Fund	Enterprise Funds					Spec. Rev. Hotel Occup. Tax
				Water & Sewer	Solid Waste	Drainage Utility	Golf Course	Event Center	
REVENUES									
Ad Valorem Taxes	66,300,468	20,037,063	2,947,161	-	-	-	-	-	-
Sales Tax	32,165,442	-	223,718	-	-	-	-	-	-
Hotel Tax	-	-	-	-	-	-	-	-	2,696,117
Franchise Fees	8,063,989	-	-	-	-	-	-	-	-
Licenses and Permits	3,959,078	-	-	-	-	-	-	-	25,388
Charges for Services	10,642,246	-	-	74,095,681	8,980,407	2,387,113	5,464,955	8,160,303	-
Fines	3,004,773	-	-	-	-	-	-	-	-
Miscellaneous	567,133	-	-	537,585	36,557	400	4,558	48,444	-
Contributions	61,809	-	-	2,772,031	-	-	12,500	-	-
Intergovernmental	2,960,553	-	227,513	-	-	-	-	717,436	-
Interest Income	5,390,124	534,186	406,872	2,097,057	53,895	42,437	106,837	2,561	86,578
Insurance Recoveries	421,894	-	-	3,858	-	-	16,566	-	-
Other Financing Sources (Uses)	33,025	-	-	66,122	-	-	7,652	20,193	-
Operating Transfers In	14,716,479	-	-	3,957,126	-	-	1,400	1,700,000	-
TOTAL REVENUES	148,287,013	20,571,249	3,805,265	83,529,460	9,070,859	2,429,950	5,614,468	10,648,938	2,808,084

EXPENDITURES									
Salaries	69,519,959	-	-	5,402,524	554,346	586,030	1,501,862	2,311,107	434,976
Benefits	27,232,877	-	-	2,600,297	227,432	330,740	721,416	1,152,837	168,331
Operating Costs	24,347,669	-	847,623	38,850,807	2,800,469	224,767	645,938	2,986,854	1,387,481
Supplies	2,033,004	-	-	430,473	34,457	65,306	287,678	181,375	7,253
Maintenance	5,816,742	-	-	1,459,517	4,012	298,148	182,685	503,450	202
Professional Services	8,445,470	-	-	2,275,697	4,361,870	301,046	959,129	4,104,743	205,161
Debt Service	-	21,076,089	-	1,188,078	-	-	-	-	-
Capital	903,055	-	-	8,794,017	50,657	164,642	401,946	12,019	-
Operating Transfers Out	6,021,746	-	3,833,265	13,590,639	1,566,400	501,633	-	-	350,000
TOTAL EXPENDITURES	144,320,522	21,076,089	4,680,888	74,592,050	9,599,642	2,472,313	4,700,656	11,252,385	2,553,404

Breakdown of YTD Revenue Actuals by Character - All Funds

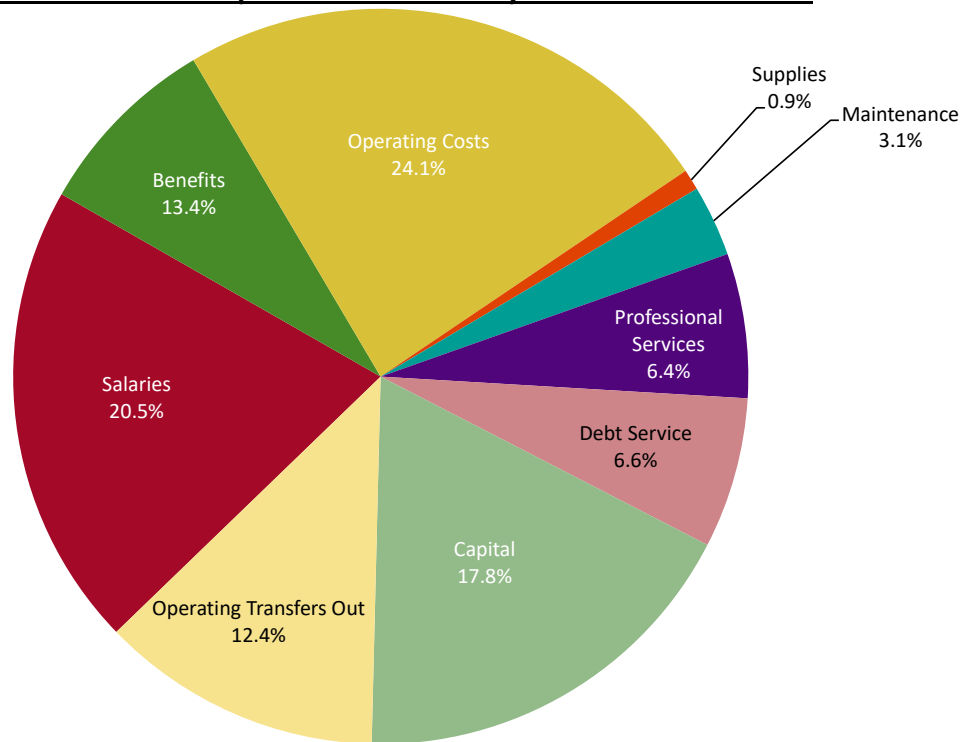


City of Allen
FY2025 Quarterly Statement of Actual Revenues & Expenditures
For the Fiscal Year 2024-2025
4th Quarter Financial Report

Special Revenue				Internal Service Funds			Component Units		YTD FY2025 Actual	Total FY2025 Budget	Percent of Budget
Asset Forfeiture	Special Revenue	Grant Fund	Neighborhood Reinvestment	Replacement Fund	Facility Maintenance	Risk Management	Economic Development	Community Development			
-	-	-	-	-	-	-	-	-	89,284,692	90,156,906	99.0%
-	-	-	-	-	-	-	15,936,483	15,936,483	64,262,127	64,659,728	99.4%
-	-	-	-	-	-	-	-	-	2,696,117	2,418,156	111.5%
-	70,421	-	-	-	-	-	-	-	8,134,410	7,800,186	104.3%
-	604,540	-	-	-	-	-	-	-	4,589,006	2,733,875	167.9%
-	-	-	-	2,622,677	1,800,000	17,338,158	-	-	131,491,541	128,094,433	102.7%
241,823	271,841	-	-	-	-	-	-	-	3,518,437	1,866,284	188.5%
-	-	-	-	15	-	-	461,045	15	1,655,737	513,987	322.1%
-	-	-	15,000	-	-	-	-	-	2,861,340	64,700	4422.5%
-	-	1,147,788	-	-	-	-	-	-	5,053,291	6,535,852	77.3%
7,494	7,135	-	5,373	644,683	48,003	445,152	704,702	427,528	11,010,617	5,439,238	202.4%
-	-	-	-	20,055	7,300	2,095,624	-	-	2,565,298	607,600	422.2%
9,223	-	-	-	361,254	-	-	17,599,486	-	18,096,955	260,000	6960.4%
-	-	15,329	170,960	-	-	-	24,000,293	-	44,561,586	18,030,954	247.1%
258,541	953,937	1,163,117	191,333	3,648,684	1,855,303	19,878,935	58,702,008	16,364,011	389,781,154	329,181,899	118.4%

-	77,201	-	-	-	-	440,265	853,088	268,776	81,950,134	83,486,460	98.2%
-	-	-	-	-	-	173,337	284,477	96,640	32,988,384	31,854,205	103.6%
-	21,660	48,220	-	-	252	17,647,559	5,926,149	553,337	96,288,786	99,665,340	96.6%
95,574	18,184	102,374	-	123,219	264	10,557	11,112	267,087	3,667,917	4,229,863	86.7%
-	-	252,577	-	-	574,306	3,578	-	3,423,077	12,518,293	9,956,106	125.7%
53,301	11,802	594,110	1,324,192	26,624	16,627	527,330	1,603,250	610,784	25,421,136	22,092,436	115.1%
-	-	-	-	-	-	-	1,836,320	2,412,546	26,513,032	27,637,544	95.9%
-	22,315	165,835	-	6,108,501	958,346	-	50,673,601	3,041,520	71,296,456	14,629,123	487.4%
-	-	-	-	-	-	-	114,745	23,585,843	49,564,270	21,882,933	226.5%
148,875	151,162	1,163,117	1,324,192	6,258,344	1,549,795	18,802,625	61,302,742	34,259,609	400,208,409	315,434,010	126.9%

Breakdown of YTD Expenditure Actuals by Character - All Funds



CITY OF ALLEN
General Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Property Taxes	\$ 66,751,327	\$ 66,751,327	\$ 391,554	\$ 66,300,468	99.3%	\$ 62,045,375	\$ 62,144,430	100.2%
Sales Tax	32,488,068	32,444,420	13,711,287	32,165,442	99.0%	31,255,779	31,360,809	100.3%
Franchise Fees	7,684,829	8,021,755	3,801,184	8,063,989	104.9%	7,418,414	7,642,111	103.0%
Licenses & Permits	2,733,875	3,618,732	684,401	3,959,078	144.8%	2,215,435	3,846,034	173.6%
Charges for Services	9,518,206	9,921,138	2,923,333	10,642,246	111.8%	8,247,781	8,698,052	105.5%
Fines	1,573,433	2,832,433	875,014	3,004,773	191.0%	1,329,588	1,815,042	136.5%
Miscellaneous	280,167	649,607	217,007	600,158	214.2%	2,274,877	550,062	24.2%
Interest Income	3,629,873	3,629,873	1,540,242	5,390,124	148.5%	2,733,004	6,815,962	249.4%
Contributions	64,700	125,750	32,787	61,809	95.5%	57,925	131,019	226.2%
Intergovernmental	2,049,882	2,609,570	717,867	2,960,553	144.4%	261,304	2,069,112	791.8%
Insurance recoveries	31,600	31,600	335,095	421,894	1335.1%	-	37,898	
Transfers In	14,292,145	13,809,514	7,498,570	14,716,479	103.0%	11,090,008	10,835,138	97.7%
TOTAL Revenue	\$ 141,098,105	\$ 144,445,719	\$ 32,728,340	\$ 148,287,013	105.1%	\$ 128,929,490	\$ 135,945,669	105.4%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>General Government</i>								
City Administration	\$ 1,541,337	\$ 1,535,363	\$ 479,868	\$ 1,524,329	98.9%	\$ 1,428,613	\$ 1,517,652	106.2%
City Secretary	1,173,398	1,172,758	293,463	1,045,505	89.1%	1,042,390	1,351,688	129.7%
Public & Media Relations	1,976,609	1,966,023	594,833	1,885,638	95.4%	1,796,676	1,764,576	98.2%
Information Technology	7,684,033	7,024,199	2,453,932	7,565,793	98.5%	6,645,375	6,637,400	99.9%
Human Resources	1,704,674	1,697,938	430,398	1,520,141	89.2%	1,390,584	1,245,869	89.6%
Internal Services	10,260,073	10,293,773	7,982,226	14,399,127	140.3%	9,196,780	14,008,527	152.3%
Finance	4,217,129	4,215,185	1,181,043	4,010,806	95.1%	4,080,725	3,925,480	96.2%
Municipal Court	1,165,611	1,025,105	388,472	1,217,631	104.5%	1,086,016	1,026,750	94.5%
Building Maintenance	1,871,063	2,179,078	581,918	1,816,818	97.1%	1,610,960	1,799,734	111.7%
Service Center	183,743	183,743	28,805	50,272	27.4%	205,287	169,927	82.8%
<i>Public Safety</i>								
Fire	26,700,881	25,752,546	8,151,246	27,545,476	103.2%	25,101,945	24,929,760	99.3%
Police	38,511,810	38,380,013	12,003,016	40,394,423	104.9%	35,007,569	37,753,522	107.8%
<i>Public Works</i>								
Community Services Admin	860,271	754,385	300,053	896,482	104.2%	862,477	847,274	98.2%
Streets	2,670,549	3,134,671	829,423	2,934,051	109.9%	3,480,066	2,938,843	84.4%
Engineering	6,023,097	5,952,779	1,826,473	4,705,173	78.1%	3,952,207	3,943,057	99.8%
<i>Culture & Recreation</i>								
Library	4,242,860	4,254,214	1,214,109	4,041,225	95.2%	3,968,683	3,868,224	97.5%
Parks & Recreation	24,541,597	24,411,868	7,970,543	23,281,638	94.9%	23,018,978	21,587,864	93.8%
<i>Community Development</i>								
Community Development	5,296,744	5,164,343	1,359,043	4,582,940	86.5%	4,879,159	4,488,523	92.0%
<i>Capital Expenditures</i>								
Capital Expenditures	472,627	534,444	413,987	903,055	191.1%	175,000	318,358	181.9%
TOTAL Expenditures	\$ 141,098,105	\$ 139,632,428	\$ 48,482,854	\$ 144,320,522	102.3%	\$ 128,929,490	\$ 134,123,027	104.0%

CITY OF ALLEN
Debt Service Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE								
Revenue Source	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Property Taxes	\$ 20,396,378	\$ 20,396,378	\$ 115,886	\$ 20,037,063	98.2%	\$ 18,934,142	\$ 18,689,627	98.7%
Interest Income	258,582	258,582	112,472	534,186	206.6%	108,766	606,486	557.6%
TOTAL Revenue	\$ 20,654,960	\$ 20,654,960	\$ 228,358	\$ 20,571,249	99.6%	\$ 19,042,908	\$ 19,296,113	101.3%

EXPENDITURES								
	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Principal	\$ 12,725,000	\$ 12,725,000	\$ 12,750,000	\$ 12,750,000	100.2%	\$ 13,635,000	\$ 13,635,000	100.0%
Interest and Fiscal Charges	8,299,828	8,299,828	4,394,010	8,357,880	100.7%	5,211,856	5,246,680	100.7%
TOTAL Expenditures	\$ 21,024,828	\$ 21,024,828	\$ 17,144,010	\$ 21,107,880	100.4%	\$ 18,846,856	\$ 18,881,680	100.2%

CITY OF ALLEN
Tax Increment Financing (TIF) Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>TIF#1 - Montgomery Farms</i>								
Property Taxes	\$ 612,934	\$ 634,897	\$ -	\$ 634,897	103.6%	\$ 797,811	\$ 702,422	88.0%
Intergovernmental	190,660	227,513	-	227,513	119.3%	190,660	249,548	130.9%
<i>TIF#2 - Central Business District</i>								
Property Taxes	2,396,267	2,312,264	-	2,312,264	96.5%	2,229,603	2,162,350	97.0%
Sales Tax	222,674	192,000	223,718	223,718	100.5%	222,674	186,879	83.9%
<i>Non-Operating Revenues</i>								
Interest Income	173,702	231,059	155,415	406,872	234.2%	119,518	537,144	449.4%
TOTAL Revenues	\$3,596,237	\$3,597,733	\$ 379,132	\$3,805,265	105.8%	\$3,560,266	\$ 3,838,343	107.8%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>TIF#1 - Montgomery Farms</i>								
Economic Grant Expenses	\$ 755,760	\$ 847,624	\$ 847,623	\$ 847,623	112.2%	\$ 755,760	\$ 935,002	123.7%
Transfers Out - GF G&A	17,000	17,000	8,500	17,000	100.0%	17,000	15,000	
<i>TIF#2 - Central Business District</i>								
Operational Support	-	3,799,265	-	3,799,265		-	-	
Transfers Out - GF G&A	17,000	17,000	8,500	17,000	100.0%	17,000	15,000	88.2%
TOTAL Expenditures	\$ 789,760	\$4,680,889	\$ 864,623	\$4,680,888	592.7%	\$ 789,760	\$ 965,002	122.2%

CITY OF ALLEN
Water & Sewer Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Revenues</i>								
Water Sales	\$41,833,086	\$ 42,087,755	\$18,483,920	\$42,151,542	100.2%	\$38,401,346	\$40,045,794	104.3%
Sewer Charges	31,664,898	30,607,024	11,564,343	31,062,924	101.5%	29,136,447	29,039,194	99.7%
Connections	70,000	70,000	15,956	105,943	151.3%	80,000	73,647	92.1%
Service Charges	776,500	801,500	218,479	775,272	96.7%	666,900	803,714	120.5%
Miscellaneous	100,000	224,017	33,102	603,707	269.5%	335,000	902,596	269.4%
<i>Non-Operating Revenues</i>								
Development Fees	-	-	336,714	2,772,031		-	2,581,713	
Interest Income	244,706	244,706	835,814	2,097,057	857.0%	189,381	2,613,835	1380.2%
Insurance Recoveries	60,000	10,000	2,298	3,858		-	75,945	
Operating Transfer In	917,830	3,957,126	34,010	3,957,126	100.0%	1,433,136	3,842,342	268.1%
TOTAL Revenues	\$75,667,020	\$ 78,002,128	\$31,524,636	\$83,529,460	107.1%	\$70,242,210	\$84,411,288	120.2%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Expenditures</i>								
<i>W&S Debt Service</i>								
Debt Service	\$ 2,358,000	\$ 2,358,000	\$ 257,628	\$ 2,608,078	110.6%	\$ 2,623,608	\$ 1,230,910	46.9%
<i>W&S Operations</i>								
Personnel	7,405,234	7,405,234	2,321,634	7,132,726	96.3%	7,126,195	6,403,921	89.9%
Professional Services	643,618	3,524,740	139,417	1,570,743	44.6%	520,968	3,039,149	583.4%
Operating Costs	1,994,908	2,294,331	707,029	1,908,682	83.2%	1,962,541	2,474,505	
NTMWD - Water/Pre-Treatment	41,912,500	38,597,617	10,220,835	36,866,794	95.5%	38,953,797	34,351,290	88.2%
Supplies	799,850	538,186	126,490	423,388	78.7%	603,720	221,570	36.7%
Maintenance	902,500	2,493,020	524,643	1,459,517	58.5%	966,000	1,710,766	177.1%
<i>Utility Billing/Collections</i>								
Personnel	802,632	787,632	337,719	870,095	110.5%	794,808	747,539	94.1%
Professional Services	1,032,694	1,028,100	127,212	704,954	68.6%	691,923	732,082	
Operating Costs	110,150	113,150	3,945	75,332	66.6%	135,341	78,276	57.8%
Supplies	8,000	8,000	2,344	7,085	88.6%	8,000	7,630	95.4%
<i>Non-Operating Expenditures</i>								
Transfers Out	13,023,612	14,936,083	4,850,766	13,590,639	91.0%	14,455,547	8,919,162	61.7%
Capital	500,000	58,523,319	3,997,154	8,794,017	15.0%	76,000	2,810,026	3697.4%
TOTAL Expenditures	\$71,493,698	\$132,607,411	\$23,616,816	\$76,012,050	57.3%	\$68,918,448	\$62,726,828	91.0%

CITY OF ALLEN
Solid Waste Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Revenues</i>								
Garbage Fees	\$7,089,214	\$7,089,214	\$ 2,488,802	\$7,109,361	100.3%	\$6,656,772	\$ 6,757,062	101.5%
Commercial Garbage	1,500,000	1,400,000	579,541	1,505,198	107.5%	1,266,000	1,376,609	108.7%
Household Haz Waste	225,486	210,000	72,425	207,305	98.7%	228,594	208,171	91.1%
Recycling Revenues	96,869	91,869	33,936	82,707	90.0%	90,089	86,284	95.8%
Composting Revenue	120,000	87,000	18,204	75,836	87.2%	95,000	83,038	87.4%
Miscellaneous	36,500	36,500	36,505	36,557	100.2%	36,500	37,554	102.9%
<i>Non-Operating Revenues</i>								
Interest Income	30,046	30,046	12,818	53,895	179.4%	25,181	58,805	233.5%
TOTAL Revenues	\$9,098,115	\$8,944,629	\$ 3,242,232	\$9,070,859	101.4%	\$8,398,136	\$ 8,607,523	102.5%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Expenditures</i>								
Personnel	\$ 972,945	\$ 972,945	\$ 268,491	\$ 781,778	80.4%	\$ 846,779	\$ 850,716	100.5%
Operating Costs	137,074	68,656	64,112	142,671	207.8%	114,246	108,233	94.7%
Solid Waste Services	2,849,625	2,849,625	339,554	2,657,798	93.3%	2,653,276	2,563,818	96.6%
Supplies	47,705	48,539	17,938	34,457	71.0%	44,780	24,552	54.8%
Maintenance	8,050	8,050	1,029	4,012	49.8%	8,050	4,647	57.7%
Professional Services	4,397,523	4,397,523	1,416,915	4,361,870	99.2%	4,284,106	4,159,301	97.1%
<i>Non-Operating Expenditures</i>								
Capital	50,000	50,000	1,480	50,657	101.3%	-	-	
Transfers Out	668,267	659,435	1,086,683	1,566,400	237.5%	664,774	657,072	98.8%
TOTAL Expenditures	\$9,131,189	\$9,054,773	\$ 3,196,200	\$9,599,642	106.0%	\$8,616,011	\$ 8,368,339	97.1%

CITY OF ALLEN
Drainage Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Revenues</i>								
Drainage Fees	\$2,300,000	\$2,300,000	\$ 817,252	\$2,308,534	100.4%	\$2,254,200	\$ 2,277,643	101.0%
Inspection Fees	100,000	100,000	31,906	78,578	78.6%	70,000	138,104	197.3%
<i>Non-Operating Revenues</i>								
Interest Income	24,350	24,350	10,142	42,437	174.3%	16,628	46,699	280.8%
Insurance Recoveries	15,000	15,000	-	-	0.0%	-	16,930	
Miscellaneous	10,000	-	-	400		15,000	-	0.0%
TOTAL Revenues	\$2,449,350	\$2,439,350	\$ 859,300	\$2,429,950	99.6%	\$2,355,828	\$ 2,479,377	105.2%
EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Expenditures</i>								
Personnel	\$ 957,517	\$ 957,517	\$ 311,060	\$ 916,770	95.7%	\$ 859,037	\$ 833,776	97.1%
Operating Costs	226,161	58,477	93,977	224,767	384.4%	257,969	250,373	97.1%
Supplies	73,475	75,518	29,477	65,306	86.5%	72,000	65,812	91.4%
Maintenance	538,763	366,763	151,004	298,148	81.3%	450,463	239,602	53.2%
Professional Services	326,218	391,218	111,345	301,046	77.0%	301,218	285,171	94.7%
<i>Non-Operating Expenditures</i>								
Transfers Out	509,905	501,633	250,817	501,633	100.0%	443,269	435,567	98.3%
Capital	53,000	173,000	89,865	164,642	95.2%	183,992	205,710	111.8%
TOTAL Expenditures	\$2,685,039	\$2,524,126	\$ 1,037,545	\$2,472,313	97.9%	\$2,567,948	\$ 2,316,013	90.2%

CITY OF ALLEN
Golf Course Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Revenues</i>								
Green Fees	\$3,207,660	\$3,303,621	\$ 1,093,672	\$3,571,909	108.1%	\$2,962,675	\$ 3,136,155	105.9%
Driving Range	805,200	805,200	220,346	780,169	96.9%	743,640	801,712	107.8%
Lesson Fees	305,000	305,000	74,854	255,346	83.7%	385,000	214,565	55.7%
Concession Sales	312,919	312,919	95,242	328,515	105.0%	290,588	321,976	110.8%
Alcohol Sales	246,629	246,629	75,345	264,530	107.3%	240,975	236,894	98.3%
Retail Pro Shop	182,890	182,890	59,967	188,548	103.1%	180,732	172,551	95.5%
Facility Rental	10,000	10,000	4,600	18,745	187.5%	10,000	10,554	105.5%
Sponsorships	50,000	50,000	31,497	57,194	114.4%	50,000	58,111	116.2%
<i>Non-Operating Revenues</i>								
Miscellaneous	300	300	2,752	12,210	4069.9%	300	3,651	1217.1%
Contributions	-	-	-	12,500		-	-	
Transfers In	-	-	-	1,400		-	-	
Insurance Recoveries	-	-	313	16,566		-	8,127	
Interest Income	-	-	50,399	106,837		-	132,683	
TOTAL Revenues	\$5,120,598	\$5,216,559	\$ 1,708,986	\$5,614,468	107.6%	\$4,863,910	\$ 5,096,981	104.8%
EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2024 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Expenses</i>								
Personnel	\$2,250,218	\$2,250,218	\$ 687,779	\$2,223,279	98.8%	\$2,156,792	\$ 2,083,396	96.6%
Operating Costs	707,521	720,245	240,036	645,938	89.7%	1,025,987	1,073,985	104.7%
Supplies	330,650	386,025	28,607	287,678	74.5%	221,641	307,722	138.8%
Maintenance	112,725	142,725	51,976	182,685	128.0%	108,625	252,783	232.7%
Professional Services	1,092,299	1,110,593	331,629	959,129	86.4%	1,042,850	602,885	57.8%
<i>Non-Operating Expenditures</i>								
Capital	48,000	2,928,201	219,271	401,946	13.7%	-	-	
TOTAL Expenditures	\$4,541,413	\$7,538,007	\$ 1,559,297	\$4,700,656	62.4%	\$4,555,895	\$ 4,320,770	94.8%

CITY OF ALLEN
Allen Event Center Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Revenues</i>								
Ice Rink								
Facility/Activities Rentals	\$ 228,664	\$ 228,664	\$ 181,087	\$ 403,412	176.4%	\$ 228,664	\$ 233,339	102.0%
Membership/Admission	1,216,700	1,216,700	269,481	1,265,221	104.0%	1,143,800	1,322,062	115.6%
Retail Pro Shop	51,605	51,605	15,189	65,320	126.6%	48,605	65,375	134.5%
Sponsorships	36,000	36,000	3,749	30,780	85.5%	36,000	35,483	98.6%
Box Office								
Facility Ticket Fees	395,010	395,010	138,061	452,866	114.6%	363,237	425,735	117.2%
Administrative Fees	520,063	520,063	113,963	432,258	83.1%	515,542	416,201	80.7%
Food & Beverage								
Concessions	1,880,809	1,880,809	307,452	1,935,134	102.9%	1,450,618	2,072,365	142.9%
Alcohol	918,100	918,100	124,835	776,899	84.6%	755,000	1,028,174	136.2%
Retail Pro Shop	30,000	30,000	41,044	46,550	155.2%	900	48,979	5442.1%
Operations								
Facility Rentals	2,451,066	2,451,066	922,785	2,371,223	96.7%	1,500,000	2,385,595	159.0%
Sponsorships	385,582	385,582	250,229	380,640	98.7%	352,104	419,558	119.2%
<i>Non-Operating Revenues</i>								
Interest Income	-	-	298	2,561		-	1,681	
Miscellaneous	74,520	74,520	13,930	68,637	92.1%	669,830	94,735	14.1%
Intergovernmental	-	-	563,729	717,436		-	-	
Operating Transfer In	1,700,000	1,700,000	425,000	1,700,000	100.0%	1,851,351	1,851,351	100.0%
TOTAL Revenues	\$9,888,119	\$9,888,119	\$ 3,370,832	\$10,648,938	107.7%	\$8,915,651	\$10,400,632	116.7%
EXPENDITURES								
<i>Operating Expenses</i>								
Personnel	\$3,308,241	\$3,308,241	\$ 1,211,434	\$ 3,463,944	104.7%	\$3,232,435	\$ 3,011,047	93.2%
Operating Costs	2,752,556	2,610,639	934,843	2,986,854	114.4%	2,481,137	2,713,675	109.4%
Supplies	193,654	193,654	49,609	181,375	93.7%	136,054	183,463	134.8%
Maintenance	367,807	367,807	61,780	503,450	136.9%	304,807	567,310	186.1%
Professional Services	3,173,556	3,183,796	968,120	4,104,743	128.9%	2,724,678	3,651,660	134.0%
Capital	-	12,019	-	12,019	100.0%	-	-	
Transfers Out	44,450	-	-	-		36,540	-	0.0%
TOTAL Expenditures	\$9,840,264	\$9,676,156	\$ 3,225,787	\$11,252,385	116.3%	\$8,915,651	\$10,127,154	113.6%

CITY OF ALLEN
Hotel Occupancy Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Hotel Occupancy Tax	\$ 2,418,156	\$ 2,550,000	\$ 969,297	\$ 2,696,117	111.5%	\$ 2,118,156	\$ 2,481,875	117.2%
Licenses & Permits	-	17,000	9,050	25,388		-	17,720	0.0%
Interest Income	64,750	64,750	26,921	86,578	133.7%	31,898	101,262	317.5%
TOTAL Revenue	\$ 2,482,906	\$ 2,631,750	\$ 1,005,268	\$ 2,808,084	113.1%	\$ 2,150,054	\$ 2,600,857	121.0%

EXPENDITURES	Original FY2024 Budget	Revised FY2024 Budget	4th Quarter FY2024 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Hotel Tax Admin</i>								
Hotel Tax Grants*	\$ 355,500	\$ 280,000	\$ 137,904	\$ 256,762	72.2%	\$ 362,500	\$ 276,716	76.3%
Economic Grants	750,000	750,000	750,000	750,000	100.0%	750,000	750,000	100.0%
Operating Costs	36,660	-	-	-	0.0%	36,660	-	0.0%
Professional Services	34,000	32,400	10,260	13,960	41.1%	34,000	56,646	166.6%
<i>Convention/Visitor Bureau</i>								
Personnel	732,605	732,605	180,803	603,307	82.4%	791,961	552,870	69.8%
Operating Costs	397,738	457,770	148,411	380,719	95.7%	376,147	322,661	85.8%
Supplies	5,000	10,000	532	7,253	145.1%	5,000	24,664	493.3%
Maintenance	512	512	10	202	39.5%	437	291	66.6%
Professional Services	198,694	198,694	64,201	191,201	96.2%	217,805	288,291	132.4%
Operating Transfer Out	355,562	350,000	87,500	350,000	98.4%	355,562	350,000	98.4%
TOTAL Expenditures	\$ 2,866,271	\$ 2,811,981	\$ 1,379,620	\$ 2,553,404	89.1%	\$ 2,930,072	\$ 2,622,140	89.5%

HOTEL TAX GRANTS*	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Grant Organizations</i>								
Allen-Fairview Chamber	\$ 1,000	\$ 1,000	\$ 453	\$ 453	45.3%	\$ 1,000	\$ 1,000	100.0%
Allen Arts Alliance	-	7,500	-	-		-	-	0.0%
Allen Civic Ballet	10,000	10,000	-	10,000	100.0%	10,000	10,000	100.0%
Allen Community Band	6,000	6,000	6,000	6,000	100.0%	6,000	6,000	100.0%
Allen Heritage Guild	2,500	2,500	-	-	0.0%	2,500	2,500	100.0%
Allen ISD	-	-	-	17,500		-	15,000	0.0%
Allen Philharmonic Symphony	30,000	30,000	19,670	30,000	100.0%	30,000	30,000	100.0%
Allen's Community Theatre	3,000	3,000	-	3,000	100.0%	3,000	-	0.0%
City of Allen - Parks & Recreation	60,000	60,000	26,009	39,839	66.4%	60,000	-	0.0%
CUTXEC	235,000	150,000	76,867	139,985	59.6%	235,000	194,724	82.9%
Connemara Conservancy	3,000	3,000	1,931	3,011	100.4%	3,000	3,044	101.5%
Friends of the Library	5,000	5,000	4,974	4,974	99.5%	10,000	9,948	99.5%
Foundation for Allen Schools	-	-	-	-		-	2,500	0.0%
Note-Ably North Texas Chorus	-	2,000	2,000	2,000		2,000	2,000	0.0%
TOTAL Grant Amounts	\$ 355,500	\$ 280,000	\$ 137,904	\$ 256,762	72.2%	\$ 362,500	\$ 276,716	76.3%

CITY OF ALLEN
Asset Forfeiture Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
State Forfeiture	\$ 35,000	\$ 35,000	\$ 3,000	\$ 218,545	624.4%	\$ 35,000	\$ 44,534	127.2%
Federal Forfeiture	150,000	150,000	-	23,278	15.5%	150,000	3,352	2.2%
Auction Revenue	-	-	-	9,223	0.0%	5,000	0	0.0%
Interest Income	5,559	5,559	1,856	7,494	134.8%	3,644	8,717	239.2%
TOTAL Revenues	\$ 190,559	\$ 190,559	\$ 4,856	\$ 258,541	135.7%	\$ 193,644	\$ 56,603	29.2%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Supplies	\$ -	\$ 91,000	\$ 20,808	\$ 95,574	0.0%	\$ -	\$ 16,632	0.0%
Professional Services	\$ 32,687	\$ 32,687	\$ 4,319	\$ 53,301	163.1%	\$ 32,687	\$ 12,541	38.4%
TOTAL Expenditures	\$ 32,687	\$ 123,687	\$ 25,127	\$ 148,875	455.5%	\$ 32,687	\$ 29,173	89.2%

CITY OF ALLEN
Special Revenue Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Revenues</i>								
PEG Fees	\$ 115,357	\$ 93,507	\$ 32,166	\$ 70,421	75.3%	\$ 138,560	\$ 93,424	67.4%
Juvenile Case Management	39,701	80,000	28,350	98,633	123.3%	39,701	59,494	149.9%
Court Security	37,500	80,000	27,361	95,267	119.1%	59,478	57,088	96.0%
Court Technology	30,650	70,000	22,385	77,942	111.3%	30,650	46,923	153.1%
Tree Mitigation	-	-	21,540	604,540		-	1,306,800	
<i>Non-Operating Revenues</i>								
Interest Income	27,919	27,919	939	7,135	25.6%	21,192	66,832	315.4%
TOTAL Revenues	\$ 251,127	\$ 351,426	\$ 132,741	\$ 953,937	271.4%	\$ 289,581	\$ 2,118,561	731.6%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Restricted Expenditures</i>								
PEG Expenses	\$ 30,500	\$ 58,688	\$ 26,531	\$ 55,136	93.9%	\$ 67,300	\$ 1,148,890	1707.1%
Juvenile Case Management	39,701	40,299	19,851	39,701	98.5%	39,701	39,721	100.1%
Court Security	37,500	42,500	18,750	37,500	88.2%	59,478	26,367	44.3%
Court Technology	4,500	16,737	9,572	18,826	112.5%	4,500	-	0.0%
Tree Mitigation	-	76,465	-	-	0.0%	-	-	
TOTAL Expenditures	\$ 112,201	\$ 234,689	\$ 74,703	\$ 151,162	64.4%	\$ 170,979	\$ 1,214,979	710.6%

CITY OF ALLEN
Neighborhood Reinvestment Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Non-Operating Revenues</i>								
Interest Income	\$ -	\$ -	\$ 466	\$ 5,373		\$ -	\$ 1,603	
Miscellaneous Revenue	12,500	12,500	-	-	0.0%	12,500	-	
Transfers In	120,960	170,960	85,480	170,960	100.0%	1,075,000	625,000	58.1%
TOTAL Revenues	\$ 133,460	\$ 183,460	\$ 100,946	\$ 191,333	104.3%	\$ 1,087,500	\$ 656,603	60.4%
EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Professional Services	\$ 117,500	\$ 1,030,125	\$ 587,521	\$ 1,324,192	128.5%	\$ 1,087,500	\$ 208,946	19.2%
Operating Costs	15,960	15,960	-	-	0.0%	-	-	
TOTAL Expenditures	\$ 133,460	\$ 1,046,085	\$ 587,521	\$ 1,324,192	126.6%	\$ 1,087,500	\$ 208,946	19.2%

CITY OF ALLEN
Grant Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE <i>Org - Object</i>	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Grant Revenue</i>								
Fire Grants	\$ 800	\$ 6,494	\$ (6,428)	\$ 65	8.1%	\$ 700	\$ 350	50.0%
Police Grants	232,560	258,989	137,838	203,104	78.4%	198,413	153,815	77.5%
Library Grants	1,800	5,365	-	5,365	100.0%	19,700	18,316	93.0%
Community Development Block Grants	408,000	485,989	231,634	366,317	75.4%	408,708	448,017	109.6%
American Rescue Plan Act Grant	-	382,994	86,417	350,377	91.5%	-	2,146,200	
Environmental Health/CE Grants	-	4,442	2,883	3,825	86.1%	-	2,397	
Municipal Court Grants	-	118,153	-	98,911	83.7%	-	-	
Information Technology Grants	152,150	124,975	113,046	119,825	95.9%	-	-	
Park & Recreation Grants	3,500,000	-	-	-		-	-	
<i>Non-Operating Revenues</i>								
Interest Income	-	-	(10,392)	-		-	-	
Operating Transfers	1,300	16,812	4,154	15,329	91.2%	6,776	-	0.0%
TOTAL Revenues	\$4,296,610	\$ 1,404,213	\$ 559,152	\$ 1,163,117	82.8%	\$ 634,297	\$ 2,769,094	436.6%

EXPENDITURES <i>Org - Object</i>	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Fire Department Grants</i>								
Operating Costs	\$ 800	\$ 6,494	\$ -	\$ 65	1.0%	\$ 700	\$ 350	50.0%
<i>Police Department Grants</i>								
Operating Costs	15,300	67,842	13,836	13,836	20.4%	21,052	13,800	65.6%
Professional Services	25,000	19,994	19,994	19,994	100.0%	-	-	
Supplies	123,560	102,440	-	102,374	99.9%	184,137	1,200	0.7%
Capital	70,000	70,000	68,035	68,035	97.2%	-	138,815	
<i>Library Grants</i>								
Operating Costs	-	-	-	2,500		-	-	
Professional Services	1,800	5,365	2,865	2,865	53.4%	19,700	18,316	93.0%
<i>Community Development Block Grants</i>								
Operating Costs	5,000	24,883	302	17,031	68.4%	5,000	29,736	594.7%
Professional Services	403,000	461,106	231,305	349,286	75.7%	403,708	418,280	103.6%
<i>American Rescue Plan Act Grant</i>								
Supplies	-	-	-	-		-	5,553	
Maintenance	-	255,578	11,020	252,577	98.8%	-	695,651	
Professional Services	-	29,616	-	-	0.0%	-	528,716	
Capital	-	97,800	10,000	97,800	100.0%	-	916,280	
<i>Environmental Health/Community Enhancement Grants</i>								
Operating Costs	-	4,442	1,065	3,825	86.1%	-	2,397	
<i>Municipal Court Grants</i>								
Professional Services	-	118,153	-	98,911	83.7%	-	-	
<i>Information Technology Grants</i>								
Operating Costs	-	11,670	-	10,964	93.9%	-	-	
Professional Services	152,150	128,830	26,730	123,055	95.5%	-	-	
<i>Park & Recreation Grants</i>								
Capital	3,500,000	-	-	-		-	-	
TOTAL Expenditures	\$4,296,610	\$ 1,404,213	\$ 385,151	\$ 1,163,117	82.8%	\$ 634,297	\$ 2,769,094	436.6%

CITY OF ALLEN
Replacement Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Charges for Services</i>								
General Fund	\$2,115,447	\$2,115,447	\$ 1,057,724	\$ 2,115,447	100.0%	\$2,218,682	\$ 2,532,564	114.1%
Risk Fund	14,505	14,505	7,253	14,505	100.0%	15,000	15,000	100.0%
Water & Sewer Fund	331,132	1,031,132	165,566	331,132	32.1%	400,000	830,134	207.5%
Solid Waste Fund	43,457	43,457	21,729	43,457	100.0%	15,000	15,000	100.0%
Drainage Fund	116,819	116,819	58,410	116,819	100.0%	148,815	148,815	100.0%
Hotel Fund	1,317	1,317	659	1,317	100.0%	1,317	1,317	100.0%
Golf Fund	-	-	-	-	-	-	-	-
<i>Non-Operating Revenues</i>								
Miscellaneous	-	-	-	15	-	-	21,105	-
Interest Income	338,540	338,540	212,531	644,683	190.4%	109,319	973,023	890.1%
Insurance Recoveries	-	-	10,004	20,055	-	-	151,937	-
Auction Revenue	260,000	260,000	-	361,254	138.9%	135,782	254,368	187.3%
TOTAL Revenues	\$3,221,217	\$3,921,217	\$ 1,533,873	\$ 3,648,684	93.0%	\$3,043,915	\$ 4,943,263	162.4%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>By Department</i>								
Information Technology	\$ 630,473	\$ 636,727	\$ 33,703	\$ 604,763	95.0%	\$ 120,000	\$ 132,628	110.5%
Fire	4,638,250	5,518,693	-	2,438,514	44.2%	-	1,162,264	-
Police	-	1,199,285	871,146	1,338,284	111.6%	1,129,700	2,802,983	248.1%
Parks & Recreation	355,069	355,069	7,803	476,711	134.3%	486,833	287,488	59.1%
Community Development	150,342	150,342	-	160,874	107.0%	-	40,824	-
Community Enhancement	-	-	-	5,327	-	38,500	167,581	435.3%
Community Services	218,895	283,895	64,044	311,896	109.9%	-	63,270	-
Engineering	50,114	50,114	-	49,371	98.5%	-	4,074	-
Water & Sewer	640,658	1,040,658	31,512	706,130	67.9%	600,000	1,244,545	207.4%
Drainage	72,465	72,465	-	98,937	136.5%	-	458	-
Solid Waste	60,895	60,895	-	67,536	110.9%	-	-	-
Golf	-	-	-	-	-	-	382,387	-
Event Center	-	-	-	-	-	-	-	-
TOTAL Expenditures	\$6,817,161	\$9,368,143	\$ 1,008,208	\$ 6,258,344	66.8%	\$2,375,033	\$ 6,288,500	264.8%

CITY OF ALLEN
Facility Maintenance Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Charges for Services	\$ 1,800,000	\$ 1,800,000	\$ 900,000	\$ 1,800,000	100.0%	\$ 800,000	\$ 5,433,000	679.1%
Interest Income	27,986	27,986	18,499	48,003	171.5%	14,247	56,574	397.1%
Insurance Recoveries	-	-	7,300	7,300		-	-	
TOTAL Revenues	\$ 1,827,986	\$ 1,827,986	\$ 925,799	\$ 1,855,303	101.5%	\$ 814,247	\$ 5,489,574	674.2%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Operating Expenses	\$ 242,000	\$ 1,613,729	\$ 207,519	\$ 591,448	36.7%	\$ 40,000	\$ 523,635	1309.1%
Capital	2,738,335	723,337	742,987	958,346	132.5%	-	22,095	
TOTAL Expenditures	\$ 2,980,335	\$ 2,337,066	\$ 950,506	\$ 1,549,795	66.3%	\$ 40,000	\$ 545,730	1364.3%

CITY OF ALLEN
Risk Management Fund
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUE	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Revenues:</i>								
Medical & Dental	\$ 12,703,690	\$ 12,703,690	\$ 3,739,449	\$ 13,627,908	107.3%	\$ 12,196,697	\$ 11,560,209	94.8%
Workers Comp.	881,073	881,073	407,511	1,359,223	154.3%	881,073	1,181,632	134.1%
Property/Liability	1,558,837	1,558,837	776,669	1,553,337	99.6%	1,330,830	1,330,530	100.0%
Insurance Recoveries	501,000	501,000	637,216	2,095,624	418.3%	501,000	2,669,652	532.9%
<i>Non-Operating Revenues</i>								
Interest Income	115,405	115,405	189,317	445,152	385.7%	63,114	611,641	969.1%
Operating Transfer In	797,691	797,691	398,846	797,691	100.0%	797,691	798,691	100.1%
TOTAL Revenues	\$ 16,557,696	\$ 16,557,696	\$ 6,149,006	\$ 19,878,935	120.1%	\$ 15,770,405	\$ 18,152,355	115.1%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Administration	\$ 1,257,465	\$ 1,648,522	\$ 448,909	\$ 1,164,763	70.7%	\$ 1,194,196	\$ 1,700,906	142.4%
Health & Dental Insurance	12,528,057	12,528,057	4,393,059	14,892,830	118.9%	12,528,057	13,723,801	109.5%
Workers Comp Insurance	890,000	890,000	100,720	808,217	90.8%	805,000	837,822	104.1%
Property & Liability Insurance	1,859,900	1,859,900	367,765	1,936,816	104.1%	1,579,900	1,802,221	114.1%
Transfers Out	375,000	-	-	-	-	375,000	-	0.0%
TOTAL Expenditures	\$ 16,910,422	\$ 16,926,479	\$ 5,310,453	\$ 18,802,625	111.1%	\$ 16,482,153	\$ 18,064,749	109.6%

CITY OF ALLEN
Economic Development Corporation
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Sales Tax	\$ 15,974,493	\$ 15,974,493	\$ 6,868,165	\$ 15,936,483	99.8%	\$ 15,466,204	\$ 15,528,579	100.4%
Interest Income	292,958	437,320	187,316	704,702	161.1%	344,656	750,805	217.8%
Sale of Assets	-	17,599,481	-	17,599,486	100.0%	-	-	
Miscellaneous	-	153,329	307,711	461,045	300.7%	6,000	459,000	7650.0%
Operational Support ²	201,028	24,000,293	100,514	24,000,293	100.0%	202,068	251,068	124.2%
TOTAL Revenues	\$ 16,468,479	\$ 58,164,916	\$ 7,463,707	\$ 58,702,008	100.9%	\$ 16,018,928	\$ 16,989,452	106.1%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Operating Expenditures</i>								
Personnel	\$ 1,165,532	\$ 1,165,532	\$ 363,492	\$ 1,137,565	97.6%	\$ 1,099,617	\$ 1,077,068	97.9%
Operating Costs	456,800	442,200	70,745	357,878	80.9%	386,407	362,888	93.9%
Marketing/BRE	428,000	640,500	285,540	572,000	89.3%	408,000	394,322	96.6%
Supplies	12,000	15,000	3,768	11,112	74.1%	10,000	13,709	137.1%
Professional Services	258,278	1,547,700	132,186	1,603,250	103.6%	222,958	399,364	179.1%
<i>Non-Operating Expenditures</i>								
Capital	-	50,684,796	-	50,673,601	100.0%	-	6,739,766	
Debt Service ¹	1,836,346	1,836,321	1,708,573	1,836,320	100.0%	1,832,043	1,832,218	100.0%
Economic Grant Expense	6,729,296	7,656,463	925,741	4,996,271	65.3%	10,058,293	3,588,360	35.7%
Operational Support	114,745	114,745	57,373	114,745	100.0%	112,495	112,495	100.0%
TOTAL Expenditures	\$ 11,000,997	\$ 64,103,257	\$ 3,547,418	\$ 61,302,742	95.6%	\$ 14,129,813	\$ 14,520,191	102.8%

¹ Revenue and Expenditures correspond with the Advance Refunding and Defeasance of Revenue Bonds.

² Contribution from CDC for the purchase of land in April 2025

CITY OF ALLEN
Community Development Corporation
FY2025 Quarterly Statement of Revenues & Expenditures Compared to Budget
With Comparative Information from Prior Fiscal Year

REVENUES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
Sales Tax	\$ 15,974,493	\$ 15,974,493	\$ 6,868,165	\$15,936,483	99.8%	\$15,466,204	\$15,528,579	100.4%
Interest Income	204,862	204,862	48,478	427,528	208.7%	255,312	554,306	217.1%
Auction Revenue	-	-	-	-		-	4,201	
Intergovernmental	-	-	-	-		-	41,279	
TOTAL Revenues	\$ 16,179,355	\$ 16,179,355	\$ 6,916,644	\$16,364,011	101.1%	\$15,721,516	\$16,129,394	102.6%

EXPENDITURES	Original FY2025 Budget	Revised FY2025 Budget	4th Quarter FY2025 Actual	YTD Actual as of 9/30/25	Percent of Original Budget	Original FY2024 Budget	4th Quarter FY2024 YTD Actual	Percent of Original Budget
<i>Org - Character</i>								
<i>CDC Administration</i>								
Personnel	\$ 249,649	\$ 249,649	\$ 92,903	\$ 365,416	146.4%	\$ 341,006	\$ 345,073	101.2%
Operating Costs	132,587	134,640	4,072	58,166	43.2%	132,587	73,136	55.2%
Supplies	287,250	287,250	10,507	19,525	6.8%	187,250	430,133	229.7%
Maintenance	1,400,000	656,866	225,265	402,578	61.3%	450,000	565,573	125.7%
Professional Services	273,272	417,877	116,958	527,156	126.2%	326,272	547,769	167.9%
Economic Incentives	832,600	832,600	31,326	495,171	59.5%	855,000	664,205	77.7%
Capital	500,000	206,618	71,000	158,734	76.8%	-	151,531	
<i>CDC - Allen Event Center Administration</i>								
Supplies	-	3,297	96,079	175,552	5324.6%	-	-	
Professional Services	-	345,500	10,750	19,028	5.5%	-	-	
Maintenance	-	1,847,000	91,311	790,714	42.8%	-	118,153	
Capital	-	221,684	56,336	133,213	60.1%	-	-	
<i>CDC - Capital Improvement Fund</i>								
Capital	-	15,080,160	3,114,842	5,115,967	33.9%	-	7,865,189	
<i>CDC - Debt Service</i>								
Debt Service	2,418,370	2,418,370	2,174,185	2,412,546	99.8%	2,417,842	2,415,518	99.9%
<i>CDC - Contribution</i>								
Operational Support ¹	3,585,843	23,585,843	1,555,422	23,585,843	100.0%	3,325,833	3,499,833	105.2%
TOTAL Expenditures	\$ 9,679,571	\$ 46,287,354	\$ 7,650,955	\$34,259,609	74.0%	\$ 8,035,790	\$16,676,114	207.5%

¹ Operational Support to:

Allen Event Center	\$ 950,000	
Neighborhood Reinvestment Fund	95,960	
General Fund	267,998	Project Admin Fees & Staff Support
	99,985	Parks Planner
	160,000	Allen USA Celebration
	<u>2,011,900</u>	SGTRC Contribution to pay \$25MM CO Bond
	3,585,843	
Allen Economic Development Corp	<u>20,000,000</u>	Contribution to pay for land
	\$ 23,585,843	

CITY OF ALLEN
Non-Bond Capital Projects
Statement of Activities
For the Quarter Ended
September 30, 2025
(Unaudited)

CITY OF ALLEN
Non-Bond Capital Projects
Statement of Activities
As of September 30, 2025

REVENUE Revenue Source	FY2024 Actual	4th Quarter Actual	FY2025 YTD Actual	Life to Date Actual	Life to Date Budgeted	LTD as % of Budget	Variance Over(Under)
Sweep	\$ -	\$ -	\$ -	\$ 2,350,000	\$ 2,350,000	100.00%	\$ -
Streets & Alleys Repairs	-	-	-	1,650,000	1,650,000	100.00%	-
Interest Revenue	654,622	152,938	491,240	2,025,712	2,025,712	100.00%	-
Reimbursements	-	-	-	1,233,617	1,233,617	100.00%	-
Transfer In	400,000	5,328,989	5,328,989	7,228,989	7,228,989	100.00%	-
TOTAL Revenues	\$ 1,054,622	\$ 5,481,927	\$ 5,820,230	\$ 14,488,319	\$ 14,488,319	100.00%	\$ -

EXPENDITURES	Project Total Prior to 9/30/23	FY2024 Actual	4th Quarter Actual	FY2025 YTD Actual	Life to Date Actual	Life to Date Budgeted	LTD as % of Budget	Variance Over(Under)
AD2301 Comprehensive Plan Update	-	133,765	25,000	116,234	250,000	250,000	100.00%	0
AD2500 FY25 Transfer to General Fund	-	-	-	289,469	289,469	289,469	100.00%	-
DR2404 2025 Creek Bank Stabilization & Trail	-	-	-	-	-	250,000	0.00%	250,000
LB1901 Library Expansion Phase II	-	145,863	499,820	511,859	657,722	2,750,000	23.92%	2,092,278
LB2501 Rountree Lease	-	-	45,139	216,866	216,866	233,342	92.94%	16,477
P02503 City Hall Front Steps	-	-	-	-	-	550,000	0.00%	550,000
PR2505 Cricket Pitch Shade	-	-	73,644	73,644	73,644	73,644	100.00%	-
PS2101 PD Headquarter Parking Lot Improvement	802,787	49,360	4,042	9,242	861,389	861,389	100.00%	0
PS2201 PD HQ 2	-	-	-	-	-	4,500,000	0.00%	4,500,000
ST2501 2025 Streets & Alley Rehabilitation	-	-	-	-	-	31,377	0.00%	31,377
ST2503 McDermott Dr Asphalt Overlay	-	-	115,074	115,182	115,182	115,182	100.00%	-
ST2504 US75 Green Ribbon	-	-	6,465	6,465	6,465	129,435	4.99%	122,970
<i>Closed</i>	<i>Closed</i>							
AD2101 The Farm Economic Development	3,562,980	-	-	-	3,562,980	3,562,980	100.00%	-
AD2304 Neighborhood Revitalization	-	450,000	-	-	450,000	450,000	100.00%	-
CE2200 Neighborhood Revitalization	110,000	-	-	-	110,000	110,000	100.00%	-
CE2201 Neighborhood Entryway Improvements	64,590	835,410	-	-	900,000	900,000	100.00%	-
CE2300 Neighborhood Revitalization	-	250,000	-	-	250,000	250,000	100.00%	-
P02208 Lithonia Lighting	347,696	25,512	-	-	373,208	373,208	100.00%	-
PR1907 SGTTC Grant will be reimbursed	410,377	-	-	-	410,377	410,377	100.00%	-
PS1901 Fire Station #6	748,346	555,995	(126,318)	600,943	1,905,284	2,234,039	85.28%	328,756
ST2102 CBD Street Rehabilitation	263,980	-	-	-	263,980	263,980	100.00%	-
ST2202 2022 Street & Alley	1,349,962	-	-	-	1,349,962	1,349,962	100.00%	-
ST2203 Bridge Evaluation	99,690	800,310	-	-	900,000	900,000	100.00%	-
ST2301 2023 Concrete Street Repairs	197,526	699,683	-	-	897,209	897,209	100.00%	-
ST2401 2024 Street & Alley Rehabilitation	-	-	-	-	-	-	0.00%	-
ST2403 Bridge Repairs	-	905,760	-	144,240	1,050,000	1,050,000	100.00%	-
TOTAL Expenditures		\$ 4,851,658	\$ 642,867	\$ 2,084,144	\$ 14,893,736	\$ 22,785,594	65.36%	\$ 7,891,858

NET CHANGE	(3,797,036)	4,839,061	3,736,086	(405,417)	(8,297,275)		(7,891,858)
BALANCE, BEGINNING	20,495,573	16,698,537	16,698,537	20,495,573	20,495,573		-
BALANCE, ENDING	\$ 16,698,537	\$ 21,537,598	\$ 20,434,623	\$ 20,090,156	\$ 12,198,298		\$ (7,891,858)

MEMO

To: The Honorable Mayor Baine Brooks, Members of City Council and City Manager

From: Peter Phillis, Chief Financial Officer & Allyson Baker, Controller

Date: January 27, 2026

Re: Fiscal Year 2025 – Fourth Quarter Financial Report

This report is on financial activity, specifically Revenue and Expenditures, for the period between July 1st and September 30th of 2025, which is the fourth quarter of the fiscal year ending September 30, 2025.

GENERAL FUND

Overall Revenue for the quarter was \$32,728,340. Revenue collections meet expectations and are in line with revenue estimates for the fiscal year.

- Property tax revenue is in-line with expectations. Most of the property tax revenue is collected within the first four months of the fiscal year; property tax is due on January 1 of the calendar year. The City has collected \$66,300,468 in property taxes this fiscal year to date, which is 99.3% of budgeted collections.
- The economy is working its way through geopolitical uncertainty, uncertainty of inflation, gas prices, wage increases, and interest rates, all of which can hinder the growth of the economy. Despite these pressures, sales tax reached 99% of the final budget this year.
- Franchise fee revenue reached over 100% of budgeted amounts for the year at over \$8 million.
- Building permit activity has surpassed prior year and exceeded 100% of the current year budget with a final total of almost \$4 million.
- Charges for Services have exceeded \$10 million this fiscal year. The largest revenues compared to budget were seen in Fire/EMS revenues (reaching 121% of budget, totaling just over \$2 million) and revenues for the Aquatics Center (reaching almost \$1.3 million, over 100% of final budget). The Stephen G Terrell Recreation center reached 108% of budgeted revenues, with over \$4.2 million in total revenues.
- Interest earnings ended behind prior year, but still ending at almost \$5.4 million, which was 148.5% of the original budget.

DEBT SERVICE FUND

- A portion of the property tax collected is recognized in the City's Debt Service Fund to pay for the City's annual debt payments. These payments are made in



February (interest only) and August (principal and interest) of each year. This year's debt principal and interest payments total \$21,107,880.

TAX INCREMENT FINANCING (TIF) FUND

- The City has 4 TIFs, only 2 of which are active. TIF 1 is commonly referred to as Watters Creek TIF, formerly known as Montgomery Farms. It was established to create the development and pay for the public improvements that exist within the Watters Creek Development today. TIF 2 is the Central Business District TIF, which was established for the purpose of improving the City's Central Business District which includes the City of Allen's downtown.
- Revenues are generally recognized in the TIF fund in the third quarter of the fiscal year. There are certain economic thresholds for each TIF that must be met before payments can be made for the infrastructure improvements within the TIFs.
- During the current fiscal year, TIF#2 contributed almost \$3.8 million to the EDC for the purchase of some land in the zone to be used for economic development to stimulate the area.

WATER & SEWER FUND

- Revenues from water sales and sewer charges meet expectations. Weather has a significant impact on revenues and expenses of the fund. Most of the operations expense is related to North Texas Municipal Water District and these costs are passed through to the user – residents and businesses of the City of Allen. The predictability of the revenue can be relatively certain; however, in an unseasonably dry or rainy year revenue can vary from expectations. Water and Sewer operating revenues through the quarter are \$74,699,388 (101.2% of revised budget) and operating expenses are \$51,019,316 (90% of revised budget). Most of the financial activity in the Water and Sewer fund occurs during the summer months.

SOLID WASTE FUND

- The City has contracted with CWD to dispose of its trash, North Texas Municipal Water District for composting services, and the City of Plano for household hazardous waste. The current activity is performing as expected with revenues in line with estimates and expenses meeting expectations.
- Solid Waste has expenses exceeding revenues during the fiscal year due to a transfer made at the end of the fiscal year to contribute working capital exceeding 120 days of reserve to fund 390 for streets projects. The Solid Waste fund contributes to streets projects due to solid waste operations having a large impact on the condition of City streets.

DRAINAGE FUND

- The City has a stormwater management fee that it collects to maintain the stormwater drainage system. Similarly to Water & Sewer, most of the expense activity occurs during the summer months. The fund reached 98% of budgeted expenses in the fiscal year.

GOLF COURSE FUND

- The Courses at Watters Creek operating revenues reached \$5.4 million, which is 105% of revised budget. Operating expenses for the fiscal year were \$4.6 million, or 93% of the revised budget. Revenues and expenses are performing as expected for the fiscal year. The Golf Course has generated a return independent of transfers in from other funds for 5 consecutive years now.

CREDIT UNION OF TEXAS EVENT CENTER

- The Credit Union of Texas Event Center was moved to its own fund as of October 1, 2022. Revenues total \$10,648,938 in FY2025, representing 107.7% of original budget. Expenses total \$11,252,385 for the fiscal year, representing 116.3% of budget.
- The Event Center more aggressively pursued State Event Trust Fund eligible events this year, bringing in over \$700K in intergovernmental revenue as a result to cover expenses of eligible events.
- During the current fiscal year, the Event Center hosted National Theater on Ice, which was the most profitable event in the venue's history. This was a Trust Fund eligible event, which allowed the Center to recover over \$300K of expenses from the Trust.
- The majority of unbudgeted expenses for the Event Center are related to maintenance due to the building reaching 15 years old this year.

HOTEL OCCUPANCY FUND

- Hotel occupancy rates for the period averaged 63.2%, which is down slightly from 64.3% for this time last year. The average daily rate is on par with last year at \$117 per night. Many of the Hotel Occupancy Tax Grants are for performance guarantees to secure events at the Event Center.

SPECIAL REVENUE FUND

- Public, Educational and Governmental (PEG) Fees are collected on a quarterly basis. These funds are used for production of content by ACTV.
- Other revenue in this fund is restricted to its use as defined by State Statute. These revenues are generated by the police department from citations and collected by the City's municipal court. Revenue is meeting expectations.
- New in this fund was the collection of Tree Mitigation fees collected from developers that the Parks Forestry and Horticulture department will use to plant trees to replace those cut down for development.

NEIGHBORHOOD REINVESTMENT FUND

- This new fund will have multiple funding sources and will be restricted for the use of improvements to City of Allen neighborhoods. Currently, the majority of funding is transferred from the General Capital Projects fund that was allocated for neighborhood reinvestment projects in that fund that will now be carried out in the Neighborhood Reinvestment fund.

GRANT FUND

- This fund accounts for most of the grant activity in the City. Grant revenue is recognized when the applicable eligibility requirements have been met by the Governmental Accounting Standards Board. The City's largest continual grant is the Community Development Block Grant (CDBG), although the current and prior fiscal year saw an increase in police department grants due to internal efforts to seek outside funding.

REPLACEMENT FUND

- Contributions are made bi-annually to cover required amounts needed for asset replacements in future years for the respective funds and departments. Expenditures for vehicle purchases are typically recognized later in the fiscal year to allow for the lead time required to fulfill orders. Larger vehicles like fire engines are purchased in installment payments made over a couple of years because of the build time for these vehicles. Police and Fire have purchased several vehicles to date in FY2025.

FACILITY MAINTENANCE FUND

- The City maintains its facilities through this fund. Charges to other funds for \$1,800,000 were allocated for this fiscal year. Year to date, the City has spent \$591,448 on maintenance costs. The majority of these costs year to date have been on generator repairs for City Hall and multiple Fire Stations. The fund has also spent \$958,346 on capital expenditures, which are mostly made up of construction expenditures for the Library renovations.

RISK MANAGEMENT FUND

- Expenses related to Property & Liability Insurance and Worker's Comp premiums are paid at the beginning of each fiscal year, and the policies cover the duration of each fiscal year.
- Expenses related to Workers Compensation are dependent upon the number of claims that are paid by the Risk Fund and fluctuate from year to year.

ECONOMIC DEVELOPMENT CORPORATION

- The Allen Economic Development Corporation's major revenue source is sales tax. Sales tax revenues nearly met budget at 99.8%, or just shy of \$16 million. Expenditures for the year reached over \$61 million. The EDC's large professional services expense is attributable to costs related to the large land sale completed in the first quarter where the EDC sold land to a major retailer for \$17,585,830. Capital expenses include Elkins and Wolverine land purchases.

COMMUNITY DEVELOPMENT CORPORATION

- The Allen Community Development Corporation's major revenue source is sales tax. Sales tax revenues nearly met budget at 99.8%, or just shy of \$16 million. Expenses year to date are over \$34 million. The majority of non-administrative

costs are related to a contribution for an Economic Development Corporation project.

NON-BOND CAPITAL PROJECTS

- The Non-Bond Capital Projects Fund was created for the purposes of making long-term capital improvements to the City and its facilities. These improvements are lesser in scale and scope than an improvement that generally would require the use of borrowed funds to pay for the improvement. Fiscal year to date, the City has spent \$2,084,144 on improvements within the City. The most notable were for Fire Station #6 and Library's Rountree Lease.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION: Receive the Quarterly Investment Report for the period ending September 30, 2025.

STAFF RESOURCE: Pete Phillis, Chief Financial Officer

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

STRATEGIC PLANNING GOAL: Financially sound and transparent City government.

BACKGROUND:

In agreement with the Public Funds Investment Act (the Act), the investment officer of an entity is required to prepare and submit a written investment report to the governing body for all funds covered under this chapter for the preceding reporting period. This report must be submitted quarterly. The attached report for the period ending September 30, 2025, fulfills this requirement. The Act mandates that the report include the following information: beginning market value, ending market value, beginning book value, ending book value, accrued interest, and maturity date. Additionally, the report must be prepared and signed by all authorized investment officers, certifying the accuracy of the presented information.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to receive the Quarterly Investment Report for period ending September 30, 2025.

Attachments

[Q4 2025 Investment Report](#)



City of Allen
Quarterly Investment Report
July 1, 2025 to September 30, 2025



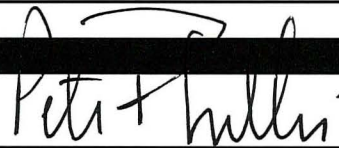



City of Allen | Compliance

This quarterly report is in full compliance with the investment policy and strategy as established for the City of Allen, Texas and the Public Funds Investment Act (Chapter 2256, Texas Government Code). This report, which covers the quarter ended September 30, 2025, is signed by the City's investment officers and includes the disclosures required in the PFIA.

Performance Benchmark

US Treasury | 6 Months per policy

Month	Market Value	Book Value	Unrealized Gain/Loss	YTM @ Cost	Treasury 6 Month	Interest Earned	Days To Maturity
7/31/2025	373,932,440.46	374,845,647.24	-913,206.78	3.89	4.31	1,241,661.23	112
8/31/2025	345,778,388.67	346,452,189.32	-673,800.65	3.87	4.12	1,182,022.02	144
9/30/2025	353,389,658.58	353,881,410.58	-491,752.00	3.88	3.85	1,090,781.39	96
Total / Average	357,700,162.57	358,393,082.38	-692,919.81	3.88	4.09	3,514,464.64	117

	<u>12/11/25</u>		<u>12/11/25</u>
Pete Phillis, CFO	Date	Mark Davies, Assistant CFO	Date
	<u>12/11/25</u>		<u>12/11/25</u>
Allyson Baker, Controller	Date	Ashley Capangpangan, Senior Accountant	Date

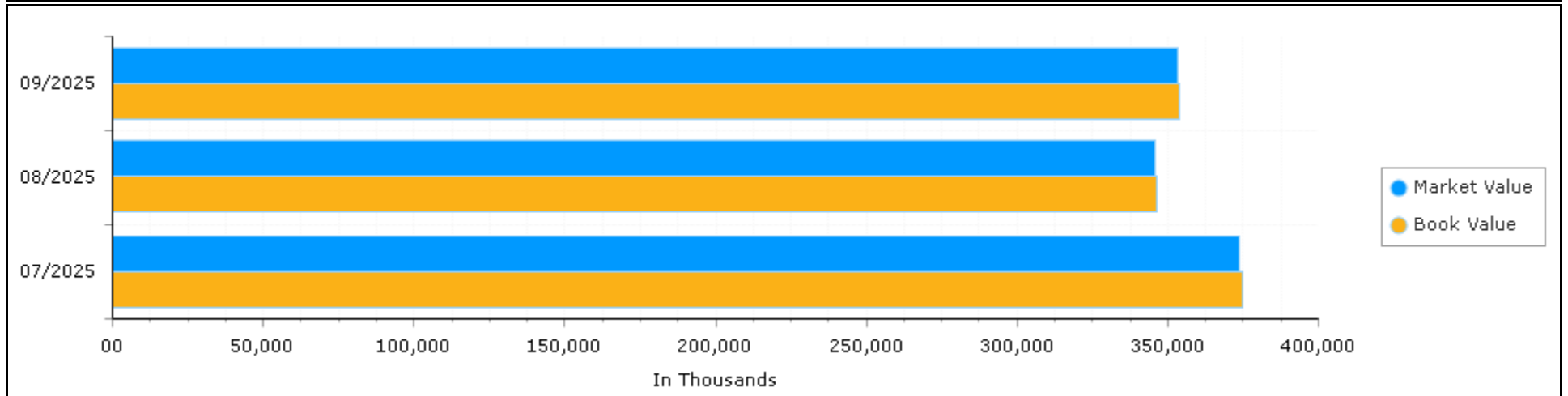


City of Allen | TX Portfolio Summary by Month All Portfolios

Begin Date: 7/31/2025, End Date: 9/30/2025

Month	Market Value	Book Value	Unrealized Gain/Loss	YTM @ Cost	YTM @ Market	Duration	Days To Maturity
7/31/2025	373,932,440.46	374,845,647.24	-913,206.78	3.89	4.39	0.29	112
8/31/2025	345,778,388.67	346,452,189.32	-673,800.65	3.88	4.33	0.38	144
9/30/2025	353,389,658.58	353,881,410.58	-491,752.00	3.88	4.30	0.25	96
Total / Average	357,700,162.57	358,393,082.38	-692,919.81	3.88	4.34	0.31	117

Market Value / Book Value Comparison





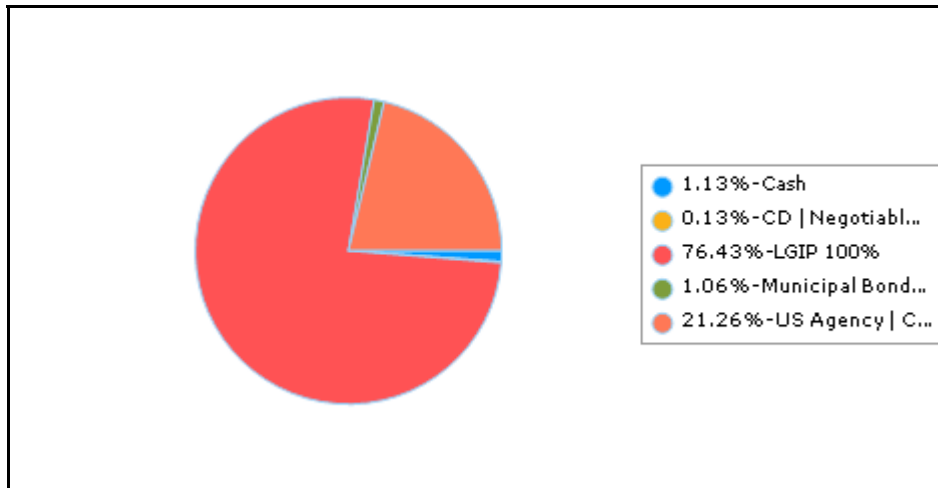
City of Allen | TX Distribution by Asset Category - Market Value All Portfolios

Begin Date: 6/30/2025, End Date: 9/30/2025

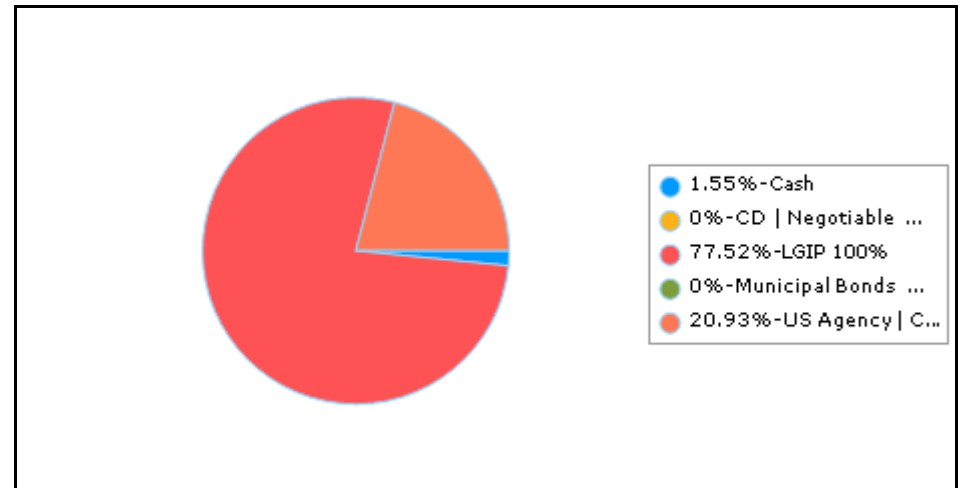
Asset Category Allocation

Asset Category	Market Value 6/30/2025	% of Portfolio 6/30/2025	Market Value 9/30/2025	% of Portfolio 9/30/2025
Cash	4,267,028.02	1.13	5,489,177.38	1.55
CD Negotiable 50%	487,438.57	0.13	0.00	0.00
LGIP 100%	289,406,866.79	76.43	273,942,233.20	77.52
Municipal Bonds 50%	4,000,672.90	1.06	0.00	0.00
US Agency Callable 70%	80,481,965.00	21.26	73,958,248.00	20.93
Total / Average	378,643,971.28	100.00	353,389,658.58	100.00

Portfolio Holdings as of 6/30/2025



Portfolio Holdings as of 9/30/2025





City of Allen | TX

Distribution by Maturity Range - Market Value

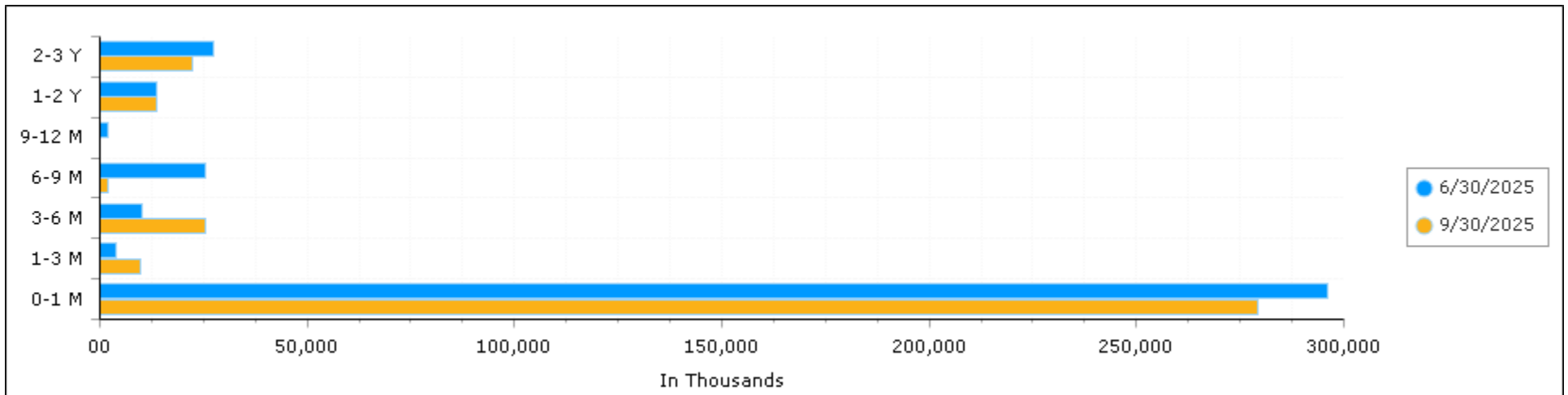
All Portfolios

Begin Date: 6/30/2025, End Date: 9/30/2025

Maturity Range Allocation

Maturity Range	Market Value 6/30/2025	% of Portfolio 6/30/2025	Market Value 9/30/2025	% of Portfolio 9/30/2025
0-1 Month	295,918,617.03	78.15	279,431,410.58	79.07
1-3 Months	3,994,702.90	1.06	9,950,300.00	2.82
3-6 Months	10,101,056.35	2.67	25,651,818.00	7.26
6-9 Months	25,402,035.00	6.71	1,969,800.00	0.56
9-12 Months	1,951,520.00	0.52	0.00	0.00
1-2 Years	13,824,240.00	3.65	13,902,430.00	3.93
2-3 Years	27,451,800.00	7.25	22,483,900.00	6.36
Total / Average	378,643,971.28	100.00	353,389,658.58	100.00

Portfolio Holdings





City of Allen | TX
Portfolio Holdings by Asset Category
All Portfolios

Date: 9/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
Cash								
JPMorgan Chase MM		7/31/2022	5,489,177.38	100.00	5,489,177.38	1.55%	NR	1
CHASE-MM0757	5,489,177.38	2.57	5,489,177.38	2.57		0.00	NR	0
			5,489,177.38		5,489,177.38	1.55%		1
Sub Total Cash	5,489,177.38	2.57	5,489,177.38	2.57		0.00		0
LGIP 100%								
Texas CLASS LGIP		7/31/2022	3,377,199.71	100.00	3,377,199.71	0.95%	NR	1
TEXCLASS02-F701	3,377,199.71	4.35	3,377,199.71	4.35		0.00	NR	0
Texas CLASS LGIP		7/31/2022	241,365.85	100.00	241,365.85	0.07%	NR	1
TEXCLASS03-F390	241,365.85	4.35	241,365.85	4.35		0.00	NR	0
Texas CLASS LGIP		9/30/2022	265,350,130.60	100.00	265,350,130.60	74.98%	None	1
TEXCLASS01	265,350,130.60	4.35	265,350,130.60	4.35		0.00	None	0
Texas CLASS LGIP		7/31/2022	43,760.29	100.00	43,760.29	0.01%	NR	1
TEXCLASS08-F550	43,760.29	4.35	43,760.29	4.35		0.00	NR	0
TexPool LGIP		7/31/2022	2,023,839.49	100.00	2,023,839.49	0.57%	NR	1
TEXPOOL05-F700	2,023,839.49	4.25	2,023,839.49	4.25		0.00	NR	0
TexPool LGIP		7/31/2022	75,129.14	100.00	75,129.14	0.02%	NR	1
TEXPOOL47-F801	75,129.14	4.25	75,129.14	4.25		0.00	NR	0
TexPool LGIP		9/30/2022	872.52	100.00	872.52	0%	NR	1
TEXPOOL013	872.52	4.25	872.52	4.25		0.00	NR	0
TexPool LGIP		9/11/2023	457,475.22	100.00	457,475.22	0.13%	NR	1
TEXPOOL07-F801	457,475.22	4.25	457,475.22	4.25		0.00	NR	0
TexPool LGIP		7/31/2022	64,204.32	100.00	64,204.32	0.02%	NR	1
TEXPOOL44-F700	64,204.32	4.25	64,204.32	4.25		0.00	NR	0
TexPool LGIP		7/31/2022	2,210,737.88	100.00	2,210,737.88	0.62%	NR	1
TEXPOOL18-F400	2,210,737.88	4.25	2,210,737.88	4.25		0.00	NR	0



City of Allen | TX
Portfolio Holdings by Asset Category
All Portfolios

Date: 9/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
TexPool LGIP		7/31/2022	97,518.18	100.00	97,518.18	0.03%	NR	1
TEXPOOL46-F804	97,518.18	4.25	97,518.18	4.25		0.00	NR	0
Sub Total LGIP 100%	273,942,233.20	4.35	273,942,233.20	4.35	273,942,233.20	77.4%	0.00	0
US Agency Callable 70%								
FAMC 4.48 8/14/2028-25		8/14/2025	10,000,000.00	99.89	9,988,900.00	2.83%	None	45
31424WQ21	10,000,000.00	4.48	10,000,000.00	4.52	57,244.44	-11,100.00	None	2.71
FHLB 0.6 2/12/2026-21		2/12/2021	3,000,000.00	98.77	2,962,980.00	0.85%	Moodys-Aaa	43
3130AKXQ4	3,000,000.00	0.60	3,000,000.00	4.01	2,400.00	-37,020.00	S&P-AA+	0.37
FHLB 0.625 1/28/2026-22		1/28/2021	3,000,000.00	98.94	2,968,290.00	0.85%	Moodys-Aaa	28
3130AKQZ2	3,000,000.00	0.63	3,000,000.00	3.89	3,229.17	-31,710.00	S&P-AA+	0.33
FHLB 0.65 2/24/2026-21		2/24/2021	3,000,000.00	98.71	2,961,330.00	0.85%	Moodys-Aaa	55
3130AL5X8	3,000,000.00	0.65	3,000,000.00	3.92	1,950.00	-38,670.00	S&P-AA+	0.4
FHLB 0.75 3/16/2026-21		3/16/2021	3,000,000.00	98.57	2,956,980.00	0.85%	Moodys-Aaa	77
3130ALF33	3,000,000.00	0.75	3,000,000.00	3.92	875.00	-43,020.00	S&P-AA+	0.46
FHLB 0.875 3/23/2026-21		3/23/2021	2,000,000.00	98.59	1,971,840.00	0.57%	Moodys-Aaa	84
3130ALGC2	2,000,000.00	0.88	2,000,000.00	3.86	340.28	-28,160.00	S&P-AA+	0.48
FHLB 1 3/23/2026-21		3/23/2021	1,950,000.00	98.66	1,923,948.00	0.55%	Moodys-Aaa	23
3130ALGJ7	1,950,000.00	1.00	1,950,000.00	3.83	379.17	-26,052.00	S&P-AA+	0.48
FHLB 1.05 4/15/2026-21		4/15/2021	2,000,000.00	98.49	1,969,800.00	0.57%	Moodys-Aaa	15
3130ALU51	2,000,000.00	1.05	2,000,000.00	3.89	9,625.00	-30,200.00	S&P-AA+	0.54
FHLB 3 4/21/2027-22		4/21/2022	5,000,000.00	98.85	4,942,500.00	1.41%	Moodys-Aaa	21
3130ARGE5	5,000,000.00	3.00	5,000,000.00	3.77	66,250.00	-57,500.00	S&P-AA+	1.51
FHLB 3.175 4/19/2027-22		4/20/2022	2,000,000.00	99.07	1,981,480.00	0.57%	Moodys-Aaa	19
3130ARHJ3	2,000,000.00	3.18	2,000,000.00	3.79	28,398.61	-18,520.00	S&P-AA+	1.51



City of Allen | TX
Portfolio Holdings by Asset Category
All Portfolios

Date: 9/30/2025

Description	Face Amount / Shares	Settlement Date	Cost Value	Market Price	Market Value	% Portfolio	Credit Rating	Days To Call/Maturity
CUSIP		YTM @ Cost	Book Value	YTM @ Market	Accrued Interest	Unre. Gain/Loss	Credit Rating	Duration To Maturity
FHLB 4.5 4/17/2028-25		5/1/2025	10,000,000.00	99.92	9,991,900.00	2.83%	Moody's-Aa1	17
3130B66J0	10,000,000.00	4.50	10,000,000.00	4.53	186,250.00	-8,100.00	S&P-AA+	2.39
FHLB 4.6 2/25/2028-26		2/25/2025	2,500,000.00	100.12	2,503,100.00	0.71%	None	148
3130B4YQ8	2,500,000.00	4.60	2,500,000.00	4.54	11,180.56	3,100.00	None	2.29
FHLB Step 11/24/2026-22		11/24/2021	5,000,000.00	99.62	4,980,950.00	1.41%	Moody's-Aaa	55
3130APV51	5,000,000.00	1.97	5,000,000.00	4.93	35,000.00	-19,050.00	S&P-AA+	1.13
FHLB Step 4/26/2027-22		4/26/2022	2,000,000.00	99.88	1,997,500.00	0.57%	Moody's-Aaa	26
3130ARN98	2,000,000.00	4.10	2,000,000.00	6.27	34,222.22	-2,500.00	S&P-AA+	1.51
FHLMC 0.7 12/30/2025-21		12/30/2020	5,000,000.00	99.20	4,959,900.00	1.41%	Moody's-Aaa	91
3134GXHL1	5,000,000.00	0.70	5,000,000.00	3.93	8,750.00	-40,100.00	S&P-AA+	0.25
FNMA 0.53 1/22/2026-21		1/22/2021	5,000,000.00	98.93	4,946,550.00	1.41%	Moody's-Aaa	22
3135GAC58	5,000,000.00	0.53	5,000,000.00	4.01	5,005.56	-53,450.00	S&P-AA+	0.31
FNMA 0.56 11/17/2025-22		11/17/2020	5,000,000.00	99.55	4,977,350.00	1.41%	Moody's-Aaa	48
3135GA2Z3	5,000,000.00	0.56	5,000,000.00	4.04	10,344.44	-22,650.00	S&P-AA+	0.13
FNMA 0.6 11/25/2025-22		11/25/2020	5,000,000.00	99.46	4,972,950.00	1.41%	Moody's-Aaa	56
3135GA3Z2	5,000,000.00	0.60	5,000,000.00	4.16	10,416.67	-27,050.00	S&P-AA+	0.15
			74,450,000.00		73,958,248.00	21.06%		46
Sub Total US Agency Callable 70%	74,450,000.00	2.23	74,450,000.00	4.25	471,861.12	-491,752.00		1.18
			353,881,410.58		353,389,658.58	100.00%		10
TOTAL PORTFOLIO	353,881,410.58	3.88	353,881,410.58	4.30	471,861.12	-491,752.00		0.25

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE: Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION: Adopt a Resolution authorizing the City Manager apply for, accept, reject, alter, or terminate a grant from the State of Texas, Office of the Governor, that provides funding for a Violent Gang Gun Reduction Program.

STAFF RESOURCE: Kyle Taliaferro, Assistant Chief of Police

BOARD/COMMISSION ACTION: None

PREVIOUS COUNCIL ACTION: None

STRATEGIC PLANNING GOAL: Safe and livable community for all.

BACKGROUND:

When the Allen Police Department seizes a firearm associated with a criminal offense, the weapon is test-fired and the resulting cartridge case is submitted to the National Integrated Ballistic Information Network (NIBIN). NIBIN is a nationwide database that compares digital images of ballistic evidence and can link firearms to criminal offenses across jurisdictions. The program automates ballistic comparisons and provides timely, actionable investigative leads to law enforcement agencies.

In 2025, the Allen Police Department test-fired 380 firearms, triaged 719 cartridge cases, and identified 47 cartridge cases with potential links to criminal activity. We continue to see an increase in criminal offenses that have guns associated with each incident.

Currently, personnel must travel to multiple locations to process NIBIN entries, resulting in inefficiencies and increased staff time. Grant funding would allow the department to purchase a NIBIN system and associated equipment for installation at police headquarters. This investment would significantly improve efficiency, increase productivity, reduce processing time, and accelerate the delivery of investigative leads to detectives and partner agencies.

The Grant would give the Allen Police Department \$170,000 to purchase this equipment.

BUDGETARY IMPACT:

None

LEGAL NOTICES:

STAFF RECOMMENDATION:

Staff recommends approval

MOTION:

I make a motion to adopt Resolution No. _____ authorizing the City Manager apply for, accept, reject, alter, or terminate a Grant from the State of Texas, Office of the Governor, Adopt a Resolution authorizing the City Manager apply for, accept, reject, alter, or terminate a grant from the State of Texas, Office of the Governor, that provides funding for a Violent Gang Gun Reduction Program.

Attachments

[Resolution](#)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE GRANT # 5719501, A GRANT FROM THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PROVIDING FUNDING FOR A VIOLENT GANG GUN REDUCTION PROGRAM FOR FISCAL YEAR 2027, IN THE AMOUNT OF ONE HUNDRED AND SEVENTY THOUSAND DOLLARS (\$170,000), IF AWARDED.

WHEREAS, the City of Allen, and its police department, recognizes that guns in the hands of criminal gangs present a clear threat to the safety of all who work and reside within the city; and,

WHEREAS, the City of Allen, and its police department, finds it in the best interest of the citizens of Allen, that the Violent Gang Gun Reduction Program be operated for the 2027 Fiscal Year; and,

WHEREAS, the City of Allen Police Department agrees to provide applicable matching funds for the said project as required by the Project Safe Neighborhoods Program grant application; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The City of Allen agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Allen assures that the funds will be returned to the Office of the Governor in full.

SECTION 2. The City of Allen designates City Manager Eric Ellwanger as the grantee’s authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

SECTION 3. The City of Allen designates Chief Financial Officer Peter Phillis as the grantee’s financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

SECTION 4. The City of Allen approves the submission of the grant application for the Violent Gang Gun Reduction Program and this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 27, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and adopt an Ordinance to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital, from Agriculture/Open Space to Single-Family Residential R-3, generally located 210± feet north of the northeast corner of the intersection of Heritage Parkway and Bethany Drive. [Heritage Parkway - Straight Zoning]
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	The Planning and Zoning Commission recommended approval of the request at the January 6, 2026, meeting in a 7-0 vote. November 15, 2016 - Final Plat - Approved
PREVIOUS COUNCIL ACTION:	None.
STRATEGIC PLANNING GOAL:	Safe and livable community for all.

BACKGROUND:

The subject property is generally located 210± feet north of the northeast corner of the intersection of Heritage Parkway and Bethany Drive. The surrounding properties are zoned as follows:

- North: Single-Family Residential R-3 (R-3).
- East: Single-Family Residential R-5.
- South: Agriculture/Open Space (A/O).
- West: Planned Development No. 22 with a base zoning of Single-Family.

The subject property has a zoning designation of A/O. The applicant proposes to change the base zoning of the subject property from A/O to R-3.

To evaluate this request, staff reviewed the recently adopted 2045 Future Land Use Plan (FLUP) and surrounding properties. The Future Land Use Map, adopted as part of the FLUP, designates this area as Low Density Residential. This property is shown as Low Density Residential with a density between one and five units per acre. The FLUP defines Low Density as the following:

"Low Density Residential developments should generally be located on medium (0.25-0.49 acres) to large (over 0.5 acres) lots with large setbacks from streets or adjacent properties. Driveways should either enter from the street or alley, and to the extent possible garages should not face the street."

Per the Allen Land Development Code (ALDC), the R-3 zoning district has a maximum dwelling units of three per acre, which is in conformance with the dwelling units per acre identified by the FLUP. The applicant intends and must follow to its full extent the regulations set forth by the ALDC for R-3 zoned properties, in order to progress through the entitlement process.

The ordinance establishes R-3 as the base zoning. Since this request is for straight zoning, development of the property will be required to comply with all requirements of the R-3 zoning district. Any deviations will result in further entitlement.

The request has been reviewed by the Technical Review Committee, is in conformance with the ALDC, and meets the expectations of the 2045 Allen Comprehensive Plan.

LEGAL NOTICES:

- Property Notification Letters - December 16, 2025.
- Public Hearing Sign - December 18, 2025.
- Public Hearing Notice - January 9, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ to change the base zoning of Lot 2, Block 1, Bethany Animal Hospital to Single-Family R-3.

Attachments

[Ordinance](#)

[Draft Minutes of the January 6, 2026, Planning and Zoning Commission Meeting](#)

[Property Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING OF LOT 2, BLOCK 1, BETHANY PET HOSPITAL FROM AGRICULTURE-OPEN SPACE DISTRICT “AO” TO SINGLE-FAMILY RESIDENTIAL DISTRICT “R-3”; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING 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, have concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

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 the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by granting a change in zoning of Lot 2, Block 1, Bethany Pet Hospital, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 852, Map Records, Collin County, Texas (“the Property”) from Agriculture-Open Space District “AO” to Single-Family Residential District “R-3.”

SECTION 2. 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 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, 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 Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 4. 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 5. 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 of the City of Allen, 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 6. This Ordinance shall take effect immediately from and after its passage and publication 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 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney

Shelley B. George, TRMC, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION
761 HERITAGE PARKWAY
LOT 2, BLOCK 1
BETHANY PET HOSPITAL
IN THE
GEORGE W. FORD SURVEY
ABSTRACT NO. 328,
CITY OF ALLEN,
COLLIN COUNTY, TEXAS

BEING a tract of land situate in the George W. Ford Survey, Abstract number 328, City of Allen, Collin County, Texas, and being part of Lot 2, Block 1 of Bethany Pet Hospital Addition, an addition to the City of Allen as recorded in Document Number 2016-852 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod (N=7083327.66, E=2535147.69) found for the northwest corner of said Lot 2, said iron being on the east right-of-way lien of Heritage Parkway (a 60-foot wide right-of-way);

THENCE North 88 degrees 46 minutes 57 seconds East, along the north line of said Lot 2, a distance of 223.26 feet to a point for corner;

THENCE South 00 degrees 00 minutes 25 seconds West, along the east line of said Lot 2, a distance of 196.5 feet to a point for the most easterly southeast corner of said Lot 2;

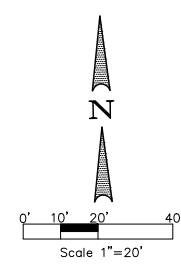
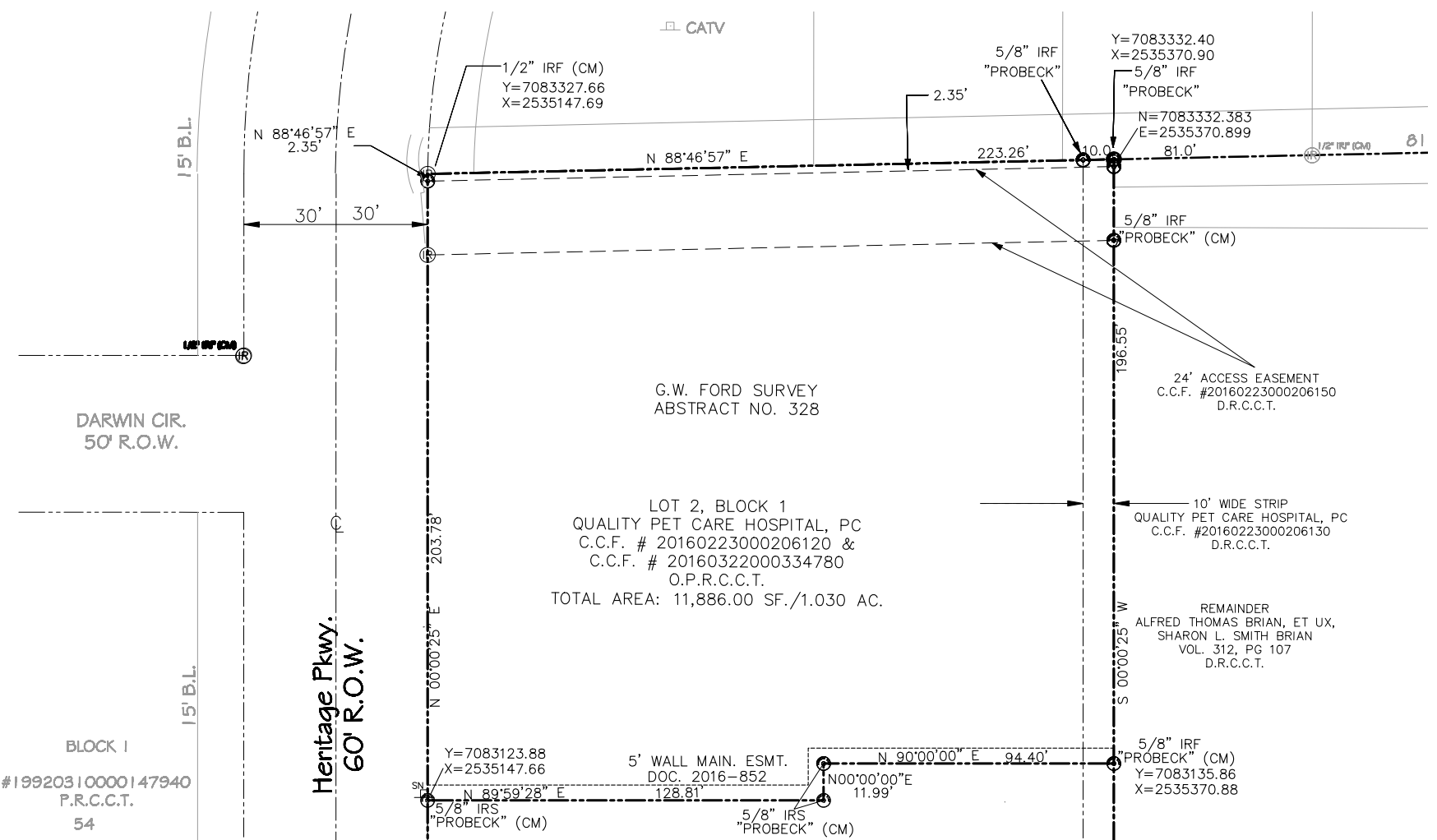
THENCE South 90 degrees 00 minutes 00 seconds West, along the south line of said Lot 2, a distance of 94.40 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, continuing along said south line, a distance of 11.99 feet to a point for corner;

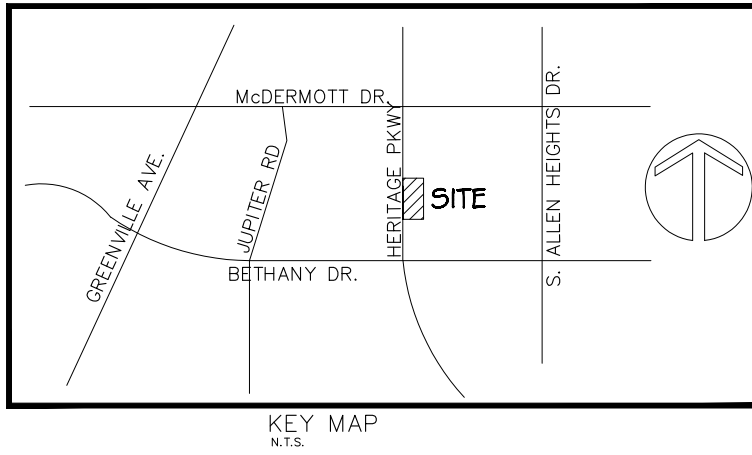
THENCE South 89 degrees 59 minutes 28 seconds West, continuing along said south line, a distance of 128.81 feet to a point for the southwest corner of said Lot 2, said corner being on the aforementioned east right-of-way line of Heritage Parkway;

THENCE North 00 degrees 00 minutes 25 seconds East, along the common said east right-of-way line and the west lien of said Lot 2, a distance of 203.78 feet to the POINT OF BEGINNING AND CONTAINING 44,886 square feet or 1.030 acres of land, more or less.

The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).



CONTACT INFORMATION
OWNER:
DR. AKM MONIRUL HUQ
3713 BELLAVISTA DR.
PLANO, TX 75074
PH: 469 450 5851
EMAIL: akmhuq01@yahoo.com
ENGINEER: ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E.
603 CHERRY TREE LANE
WYLIE, TX 75098
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com
SURVEYOR:
GEONAV SURVEYING
CONTACT: CHRIS HOWARD, R.P.L.S.
3410 MIDCOURT ROAD
SUITE 110
CARROLLTON, TX 75006
PH: 972 243 2409
EMAIL: CHRIS.HOWARD@GEO-NAV.COM



Naim Uddin Khan
Md. Naim Uddin Khan 11-29-2025
ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

ZONING EXHIBIT	
SINGLE FAMILY DEVELOPMENT	Date 11/29/2025
LOT 2, BLOCK 1 GEORGE W. FORD SURVEY ABSTRACT 328 761 HERITAGE PKWY CITY OF ALLEN, COLLIN COUNTY, TEXAS	Scale : 1"=20'
	Design/Draft : ND
ND & Associates, LLC 603 Cherry Tree Lane Wylie, Texas 75098 Contact: Naim Khan, P.E., CFM PH: (214) 533 7181 EMAIL: naim1207@yahoo.com FIRM # F - 13340	Checked : ND
	ND PROJECT NO : 857-ALLEN-23 SHEET 1 OF 1

January 6, 2026, Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and consider a request to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital, from Agriculture/Open Space to Single-Family Residential R-3, generally located 210± feet north of the northeast corner of the intersection of Heritage Parkway and Bethany Drive. [Heritage Parkway - Straight Zoning]

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 letter in support of the item:

- Debbie McLaurin, 5 Darwin Circle, Allen, TX

Note, this letter was mentioned during item 4.3 by mistake.

Chair Metevier closed the Public Hearing.

The Commission discussed access points and structures on the property.

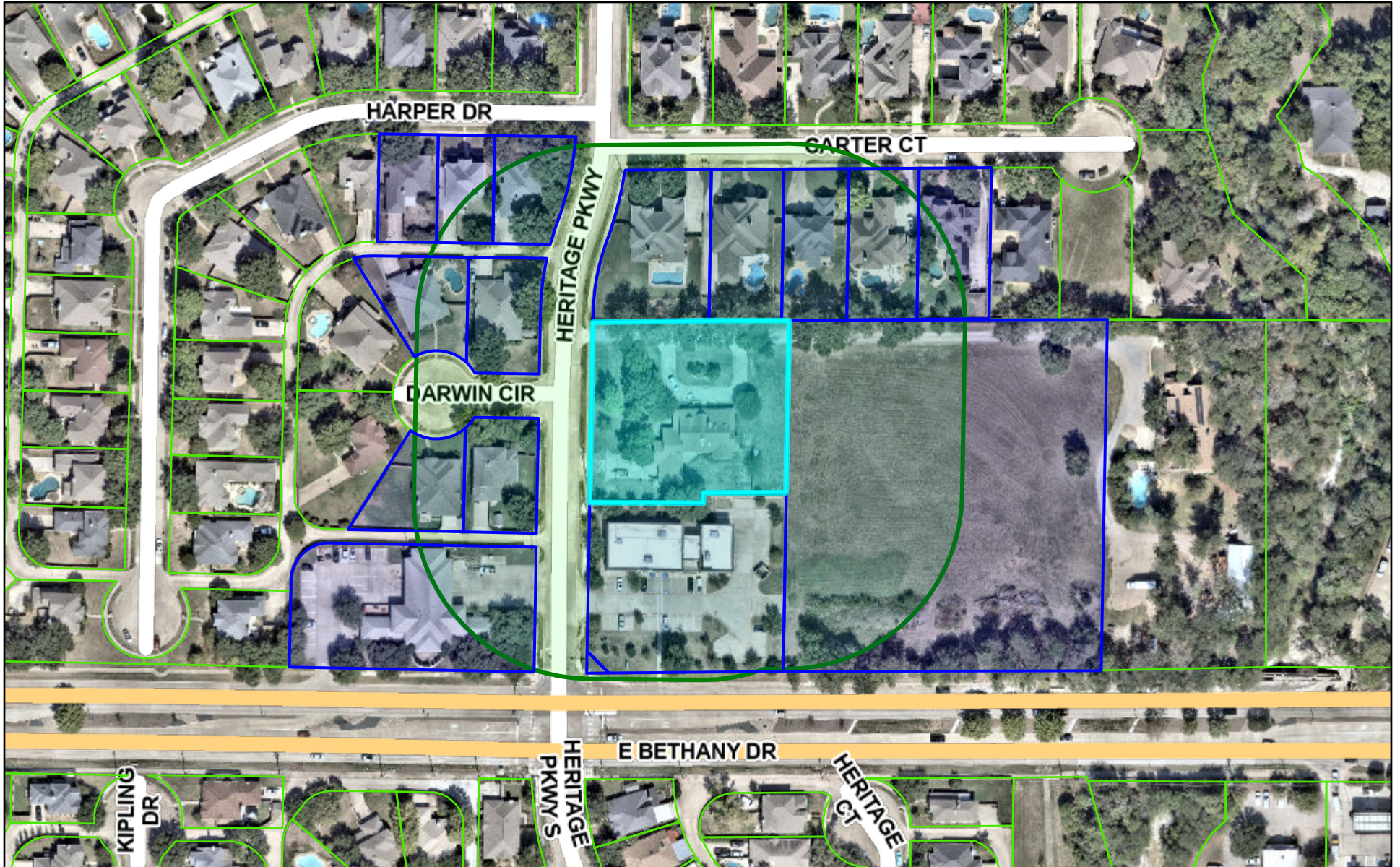
Motion: Upon a motion by 2nd Vice-Chair Kathuria and a second by Commissioner Voss, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the request to change the base zoning of Lot 2, Block 1, Bethany Pet Hospital to Single-Family R-3. The motion carried.

ATTENDANCE:

Commissioners Present:

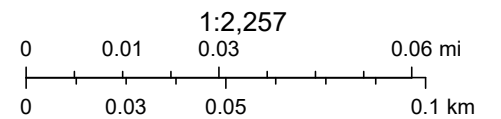
Dan Metevier, Chair
Gary Stocker, 1st Vice-Chair
Sandeep Kathuria, 2nd Vice-Chair
Doug Galletti
Tim Voss
Cynthia Walker
Danielle Westgard

Public Notification Map - Heritage Pkwy



12/15/2025, 4:18:44 PM

 Collin County Appraisal District Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

City of Allen

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, January 27, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and adopt an Ordinance to establish a Planned Development with a base zoning of Light Commercial regulating the development and use of 2.424± acres of land in the Peter Fischer Survey, Abstract No. 324, generally located 580± feet west of the northwest corner of the intersection of Allen Heights Drive and Main Street. [Mustang Creek]
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	The Planning and Zoning Commission recommended approval of the request at the January 6, 2026, meeting in a 7-0 vote.
PREVIOUS COUNCIL ACTION:	None.
STRATEGIC PLANNING GOAL:	Vibrant community with lively destinations and successful commercial centers.

BACKGROUND:

The subject property is generally located generally located 580± feet west of the northwest corner of the intersection of Allen Heights Drive and Main Street. The surrounding properties are zoned as follows:

- North: Light Commercial (LC).
- East: Planned Development No. 1 with a base zoning of Shopping Center (SC) and Single-Family Residential R-6.
- South (across Main Street): Planned Development No. 33 with a base zoning of Single-Family R-1 and Community Facilities.
- West: LC.

The subject property has a zoning designation of LC. The applicant is requesting to establish a Planned Development (PD) that retains the LC zoning classification and includes Development Regulations to allow for driveway spacing less than 310 feet from other driveways and adopt a Zoning Exhibit and Concept Plan.

The Concept Plan shows three commercial buildings encompassing 16,200 square feet with associated parking and one driveway off Main Street. Mustang Creek is located along the western portion of the property. An eight foot (8') wide bike trail is located just east of Mustang Creek.

Main Street is classified as an M6D arterial street, however, the Allen Land Development Code (ALDC) does not permit driveway spacing on a M6D arterial street to be less than 310 feet. The ALDC permits the City Engineer to allow up to a 35% reduction in spacing as a right. Therefore, development of the site as proposed requires approval by City Council.

The driveway is 94± feet from an existing driveway located on the property east of the subject site. The adjacent driveway is a fire lane and utility easement and generally not utilized by the public, as it is not the main entrance into the Allen Heights Shopping Center. The location of the existing trail and creek also limit the placement of a driveway and overall design of the site.

The ordinance establishes development regulations that allow the reduced driveway spacing requirement and adopts the general layout of the buildings and parking areas on the site. Development and use of the site will comply with all other requirements of the ALDC. Establishing a PD with development regulations as presented allows the applicant to construct three new commercial buildings which will be compatible with the surrounding uses.

This request has been reviewed by the Technical Review Committee.

LEGAL NOTICES:

- Property Notification Letters - Mailed December 16, 2025.
- Public Hearing Sign - Installed December 18, 2025.
- Public Hearing Notice - January 9, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ to establish Planned Development No. 152 with a base zoning of Light Commercial for 2.424± acres of land in the Peter Fischer Survey, Abstract No. 324.

Attachments

[Ordinance](#)

[Draft Minutes of the January 6, 2026, Planning and Zoning Commission Meeting](#)

[Property Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE REGULATIONS RELATING TO THE DEVELOPMENT AND USE OF 2.424± ACRES IN THE PETER FISCHER SURVEY, ABSTRACT NO. 324, BY CHANGING THE ZONING FROM LIGHT COMMERCIAL DISTRICT “LC” TO PLANNED DEVELOPMENT “PD” NO. 152 FOR LIGHT COMMERCIAL DISTRICT “LC”; ADOPTING DEVELOPMENT REGULATIONS, A ZONING EXHIBIT, AND CONCEPT PLAN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING 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, have concluded that Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

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 the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended granting a change in zoning for 2.424± acres in the Peter Fischer Survey, Abstract No. 324, City of Allen, Collin County, Texas, as more particularly described and depicted in Exhibit “A,” attached hereto and incorporated herein by reference (the “Property”) from Light Commercial District “LC” to Planned Development “PD” No. 152 for Light Commercial “LC” subject to the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”), except to the extent modified as follows:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the use and development regulations of Light Commercial District “LC” except as otherwise provided in this Ordinance.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Site Plan”).
- C. DRIVEWAY ACCESS:** The property may have a minimum driveway spacing of not less than ninety feet (90’) from an existing driveway and shall be in general conformance with the Site Plan.

SECTION 3. 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 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, 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 Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. 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 6. 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 of the City of Allen, 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 7. This Ordinance shall take effect immediately from and after its passage and publication 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 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney

Shelley B. George, TRMC, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Collin, City of Allen, being part of the Peter Fisher Survey, Abstract No. 324, being all of a called 2.424 acre tract of land as recorded under Document No. 2025000032444 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at an "X" found in the north right-of-way line of Main Street, marking the southeast corner of Allen Blue Star Storage, same being the southeast corner of a right-of-way dedication as recorded in Volume 2008, Page 254 of the Plat Records of Collin County, Texas, the southwest corner of said 2.424 acre tract and the herein described premises;

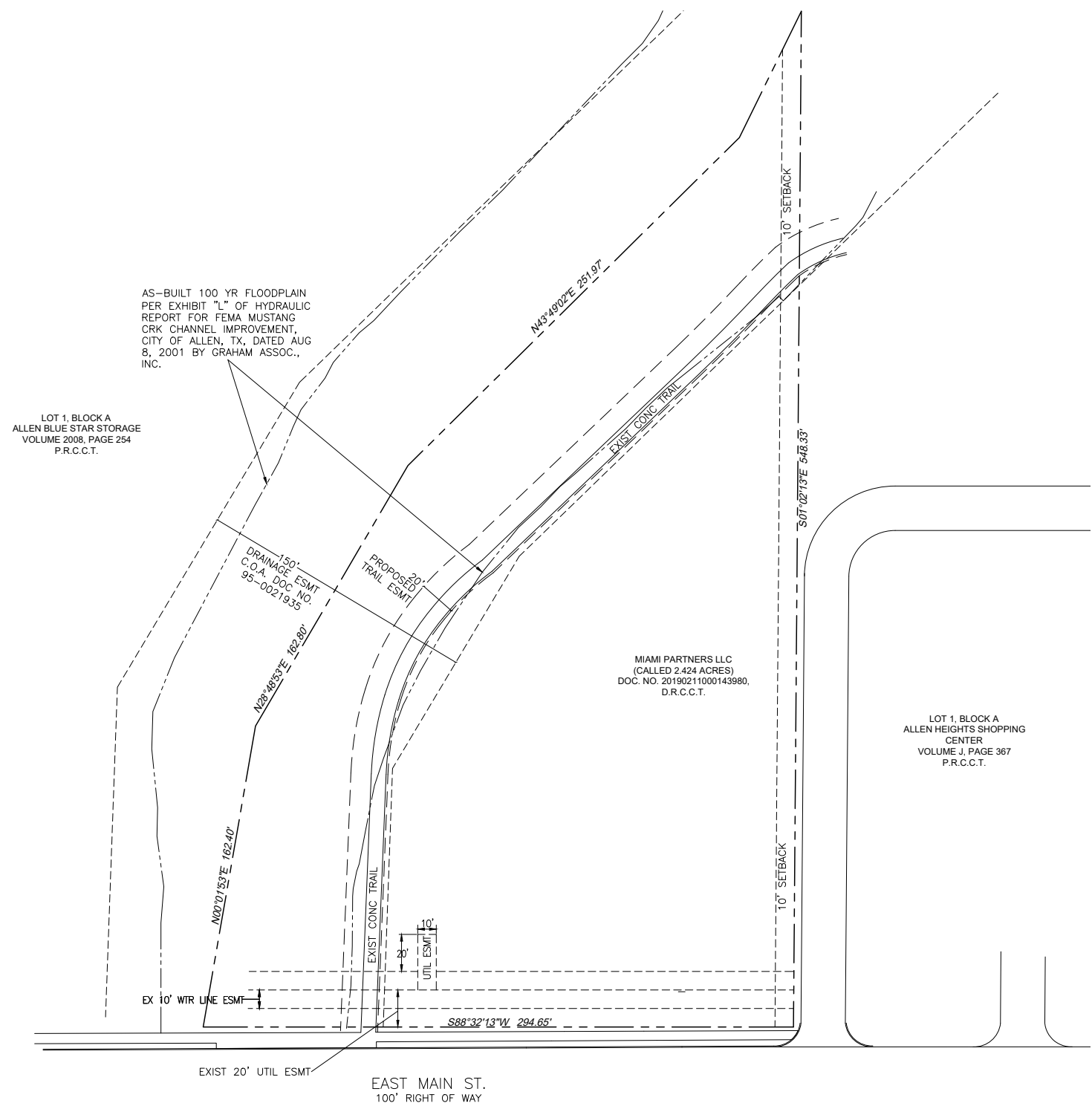
THENCE with an east line of Allen Blue Star Storage and the west line of said 2.424 acre tract as follows: North 00°01'53" East, passing at 10.00 feet the southeast corner of Lot 1 of said Allen Blue Star Storage, and continuing for a total distance of 162.40 feet to a point for corner; North 28°48'53" East, 162.80 feet to a point for corner; North 43°49'02" East, 251.97 feet to a point for corner; North 24°38'53" East, 75.82 feet to a point for corner, being in the west line of Timber Bend, First Increment as recorded in Volume C, Page 72 of the Plat Records of Collin County, Texas, marking an exterior corner of Lot 1 of said Allen Blue Star Storage, the north corner of said 2.424 acre tract and said premises:

THENCE partway with the west line of said Timber Bend, First Increment, the west line of Lot 1, Block A of Allen Heights Shopping Center as recorded in Volume J, Page 367 of the Plat Records of Collin County, Texas, and the east line of said 2.424 acre tract, South 01°02'13" East, passing at 120.00 feet a 5/8" iron rod found for reference, and continuing for a total distance of 548.33 feet to a 5/8" iron rod found in the north right-of-way line of Main Street, marking the southwest corner of Lot 1, Block A Allen Heights Shopping Center, the southeast corner of said 2.424 acre tract and said premises;

THENCE with the north right-of-way line of Main Street and the south line of said 2.424 acre tract, South 88°32'13" West, 294.65 feet to the place of beginning and containing 2.424 acres of land.



VICINITY MAP
SCALE: 1" = 300'



DESCRIPTION

SITUATED in the State of Texas, County of Collin, City of Allen, being part of the Peter Fisher Survey, Abstract No. 324, being all of a called 2.424 acre tract of land as recorded under Document No. 202500032444 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at an "X" found in the north right-of-way line of Main Street, marking the southeast corner of Allen Blue Star Storage, same being the southeast corner of a right-of-way dedication as recorded in Volume 2008, Page 254 of the Plat Records of Collin County, Texas, the southwest corner of said 2.424 acre tract and the herein described premises;

THENCE with an east line of Allen Blue Star Storage and the west line of said 2.424 acre tract as follows: North 00°01'53" East, passing at 10.00 feet the southeast corner of Lot 1 of said Allen Blue Star Storage, and continuing for a total distance of 162.40 feet to a point for corner; North 28°48'53" East, 162.80 feet to a point for corner; North 43°49'02" East, 251.97 feet to a point for corner; North 24°38'53" East, 75.82 feet to a point for corner, being in the west line of Timber Bend, First Increment as recorded in Volume C, Page 72 of the Plat Records of Collin County, Texas, marking an exterior corner of Lot 1 of said Allen Blue Star Storage, the north corner of said 2.424 acre tract and said premises;

THENCE partway with the west line of said Timber Bend, First Increment, the west line of Lot 1, Block A of Allen Heights Shopping Center as recorded in Volume J, Page 367 of the Plat Records of Collin County, Texas, and the east line of said 2.424 acre tract, South 01°02'13" East, passing at 120.00 feet a 5/8" iron rod found for reference, and continuing for a total distance of 548.33 feet to a 5/8" iron rod found in the north right-of-way line of Main Street, marking the southwest corner of Lot 1, Block A Allen Heights Shopping Center, the southeast corner of said 2.424 acre tract and said premises;

THENCE with the north right-of-way line of Main Street and the south line of said 2.424 acre tract, South 88°32'13" West, 294.65 feet to the place of beginning and containing 2.424 acres of land.

Boundary Description
Being 2.424 Acres Recorded Under
Doc. No. 202500032444, D.R.C.C.T.
Peter Fisher Survey, Abstract No. 324
City of Allen, Collin County, Texas
July 1, 2025

Roome Land Surveying
4051
2000 Avenida O, Suite 210
Plano, Texas 75074
Phone (972) 423-4377 Fax (972) 423-7523
www.roomeandsurveying.com / Firm No. 50033003

NOTES:
1) BEARINGS BASED ON GRID NORTH, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM.
2) THE BOUNDARY DESCRIBED ABOVE IS THE FUTURE LOT 1, BLOCK A OF MUSTANG CREEK OFFICE PARK.

MUSTANG CREEK OFFICE PARK

ABS A0324 PETER FISHER SURVEY, TRACT 13, 2.424 ACRES,
PROP ID: 263465, GEO ID: R-6324-000-0130-1
CITY OF ALLEN, COLLIN COUNTY, TEXAS, 75002

ZONING EXHIBIT

OWNER/DEVELOPER: MUSTANG 13, LLC
RICHARD PARKER, RICK.PARKER@XL-T.COM
15560 CUSTER TRAIL, FRISCO, TX 75035
972-369-1359

RPLS/SURVEYOR: ROOME LAND SURVEYING
FRED BEMENDERFER, RPLS, FREDB@ROOMEINC.COM
1255 W. 15TH ST., STE 100, PLANO, TX 75075
972-423-4372

CIVIL ENGINEERING: CIVIL POINT ENGINEERS INC
JOHN BEZNER, PE
5900 S. LAKE FOREST DR., STE 300-A, MCKINNEY, TX 75070
972-554-2750

PROJECT DESIGNER: DESIGN DRAW BUILD LLC
BRYAN ROGERS, PROJECT MANAGER, BRYAN@DESIGNDRAWBUILD.IT
P.O. BOX 1454, WYLIE, TX 75098
214-773-6460

DESIGN DRAW BUILD LLC
P.O. BOX 1454, WYLIE, TEXAS 75098
214-773-6460 WWW.BETERDESIGNRESOURCES.COM
CONCEPTUAL • DESIGN • CONST ENG PKGS • CONSTRUCTION MANAGEMENT

MUSTANG CREEK OFFICE PARK
ABS A0324 PETER FISHER SURVEY, TRACT 13, 2.424 ACRES,
PROP ID: 263465, GEO ID: R-6324-000-0130-1
CITY OF ALLEN, COLLIN COUNTY, TEXAS, 75002

DRAWING REV:
FOR:
CONSTRUCTION

DRAWN BY:
Bryan D. Rogers

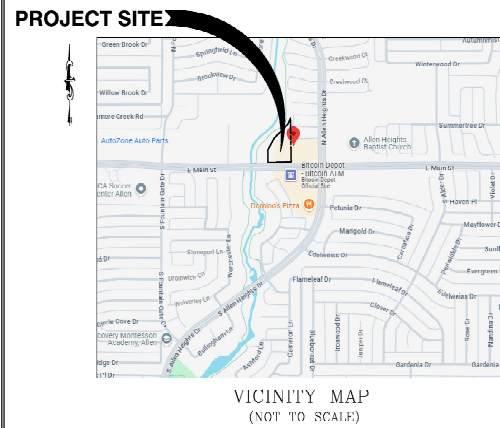
DATE:
12-04-2025

SHEET
C4
OF

ZONING EXHIBIT
SCALE = 1 : 30
0 10 20 30 40 50 60

ORIGINAL SHEET SHEET 2025

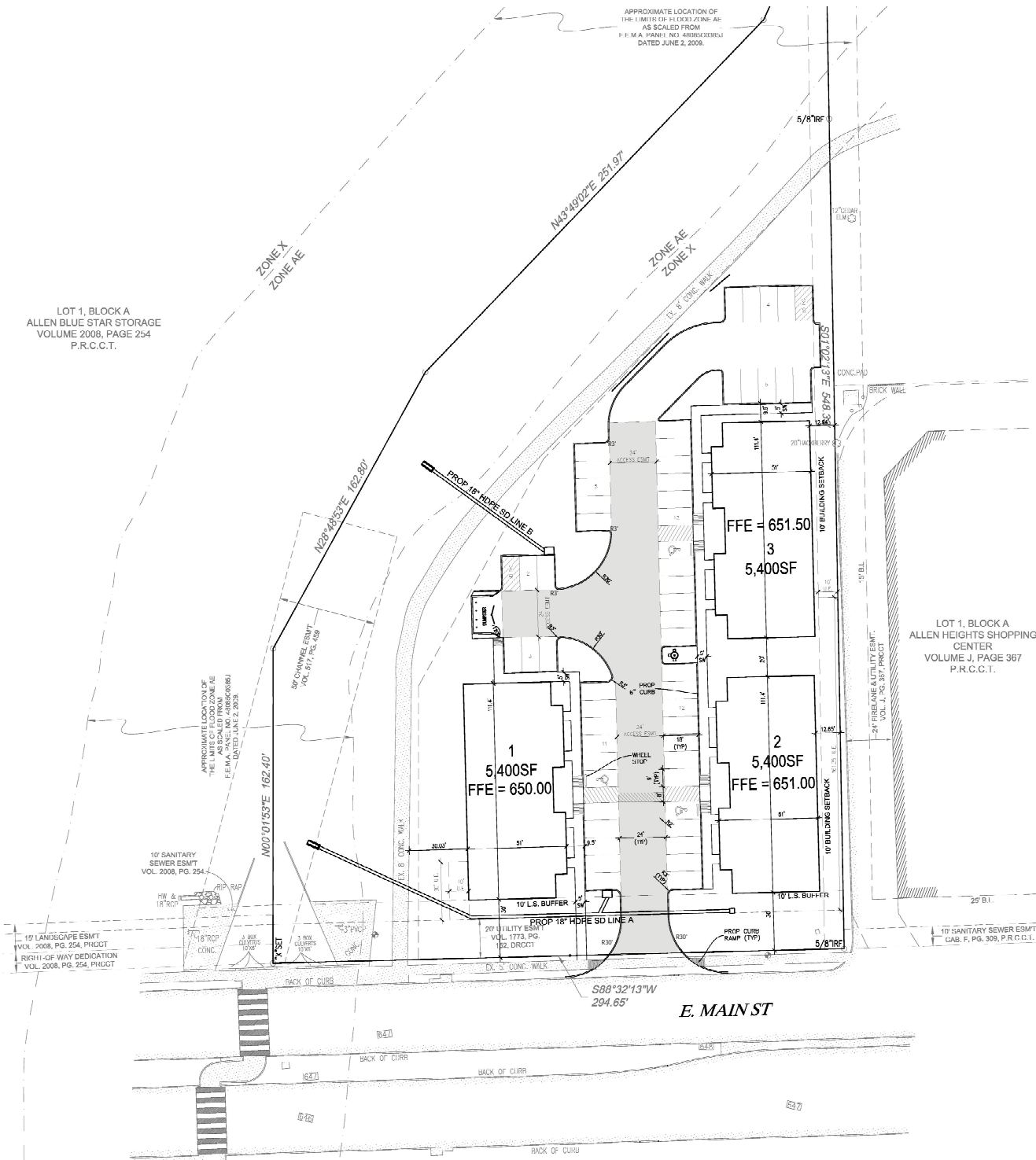
EXHIBIT "B"
SITE PLAN



LOT 1, BLOCK A
ALLEN BLUE STAR STORAGE
VOLUME 2008, PAGE 254
P.R.C.C.T.

SITE DATA SUMMARY:

1. FIGA DFSC: ABS A0324 PETER FISHER SURVEY, TRACT 13, 2.424 ACRES.
PROPERTY ID: 2632465
GEODID: R-6324-000-0130-1
2. EXISTING ZONING: LC, LIGHT COMMERCIAL DISTRICT
PROPOSED ZONING TO REMAIN LC.
3. GROSS SITE AREA: 2.424 AC (105,589.44 SF) PER CURRENT DESIGN & TOPOGRAPHIC SURVEY BY ROOME LAND SURVEYING DATED 3-17-25
4. LOT COVERAGE:
GROSS TOTAL LOT = 2.424 AC (105,589.44 SF)
EACH BUILDING GROSS SF = 5,397 X 3 BUILDINGS = 16,191 SF, 15% OF LOT.
TOTAL SF FIRE LANE = 7,960 SF, 8% OF LOT.
TOTAL SF ACCESS LANE (NON FIRE LANE) = 3,371 SF, 3% OF LOT.
TOTAL SF SIDEWALK = 4,667.25 SF, 4% OF LOT.
TOTAL LOT COVERAGE = 43,301.25 SF OR 41% OF LOT.
5. FLOOR AREA RATIO = 16,191 TOTAL BLDG SF / 101,589.44 TOTAL LOT SF = 15%.
6. MAX HT OF THE SINGLE STORY BUILDING WITH AN 8:12 SLOPED ROOF IS 26'-2".
7. PARKING REQUIRED FOR OFFICE: 1:300 SF
3 BLDGS @ 5,397 SF EA = 16,191 SF
PARKED @ 1:300 IS 54 PARKING SPACES REQUIRED.
54 PARKING SPACES ARE PROVIDED.
NO PARKING SPACES FACE THE STREET.



LEGEND

FIRELANE

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
5. CONTRACTOR SHALL PROTECT EXISTING CONTROL MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SOIL CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 6" UNDER MEDIUM DUTY TRAFFIC AREAS, AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
10. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 30 LBS/SQ YD OF LIME OR CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 85% COMPACTED BASE. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
11. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS (ADD AS REQUIRED)*****
12. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH SAWCUT.
13. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
14. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

PREPARATION DATE: 6-27-26	SUBMISSION DATE: 12-03-2025
REVISION: NA	
PROJECT MANAGER INFORMATION:	
NAME: DESIGN DRAW BUILD LLC	ADDRESS: P.O. BOX 1454, WYLLIE, TX 75088
PHONE NUMBER: 214-773-8480	
OWNER INFORMATION:	
NAME: MUSTANG 13, LLC	ADDRESS: 15650 CUSTER TRAIL, HECK PARK 14, TEXAS
PHONE NUMBER: 972-969-1959	
LEGAL DESC: ABS A0324 PETER FISHER SURVEY, TRACT 13, 2.424 AC	
CITY OF ALLEN, COLLIN COUNTY	

5900 S LAKE FOREST DR
SUITE 300
MCKINNEY, TX 75070
972-554-1100 (Office)
866-682-8129 (Fax)
TBPE Firm #9723



PROJECT NAME:
MUSTANG CREEK
OFFICE PARK
ALLEN, TEXAS

SHEET TITLE
SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

JOHN H BEZNER
PE # 98469

DATE: 7-9-25

SCALE: 1" = 30'

SHEET: **2**

OF: **8**

January 6, 2026, Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and consider a request to establish a Planned Development with a base zoning of Light Commercial regulating the development and use of 2.424± acres of land in the Peter Fischer Survey, Abstract No. 324, generally located 580± feet west of the northwest corner of the intersection of Allen Height Drive and Main Street. [Mustang Creek]

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.

The following individual registered their support but did not wish to speak on the item:

- Bryan Rogers, applicant, P.O. Box 1454, Wylie, TX

Chair Metevier closed the Public Hearing.

The Commission discussed the driveway distance.

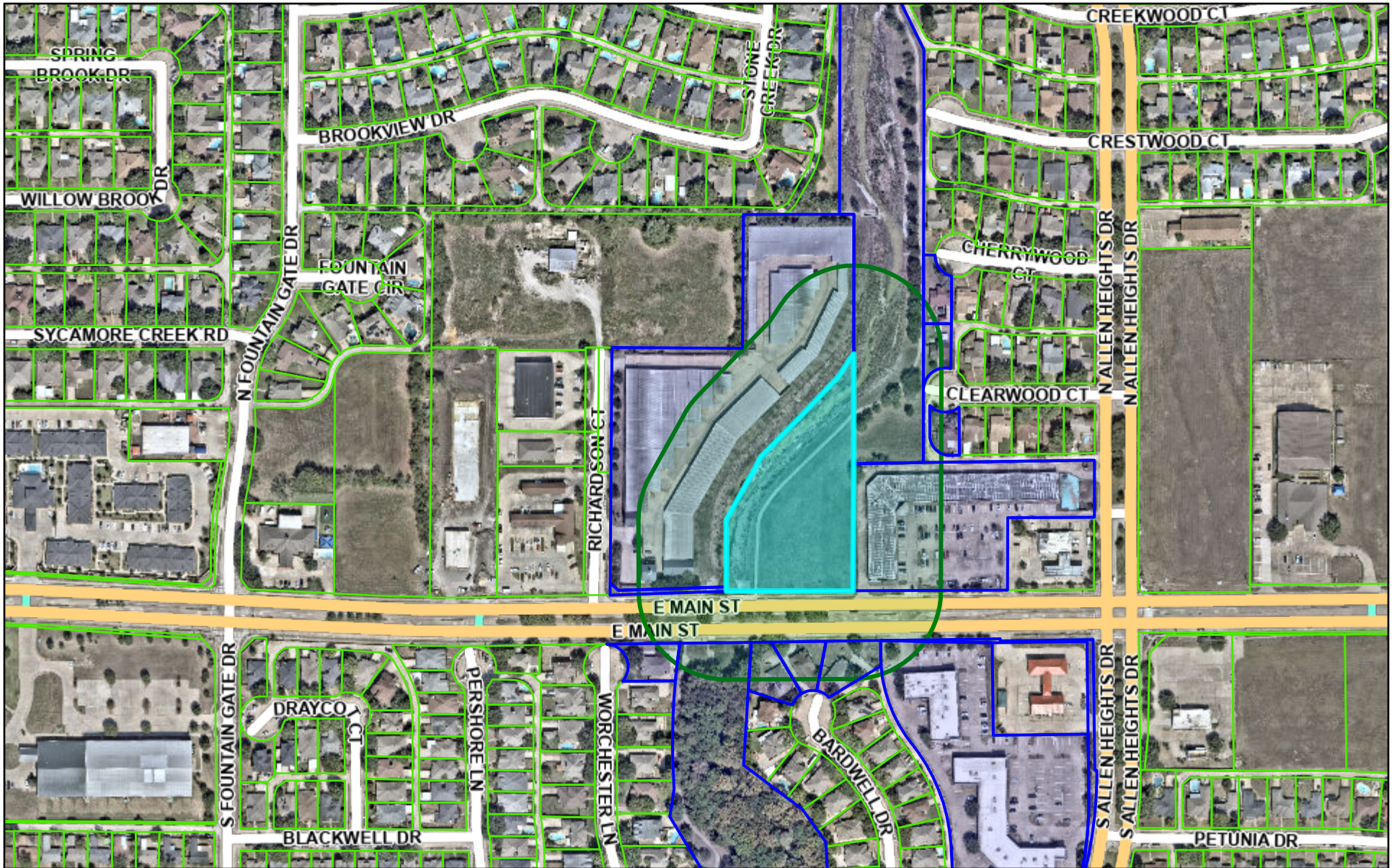
Motion: Upon a motion by 2nd Vice-Chair Kathuria and a second by 1st Vice-Chair Stocker, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the request to establish a Planned Development with a base zoning of Light Commercial, and to adopt Development Regulations, a Zoning Exhibit, and a Concept Plan for 2.424± acres of land in the Peter Fischer Survey, Abstract No. 324. The motion carried.

ATTENDANCE:

Commissioners Present:

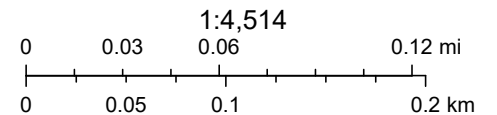
Dan Metevier, Chair
Gary Stocker, 1st Vice-Chair
Sandeep Kathuria, 2nd Vice-Chair
Doug Galletti
Tim Voss
Cynthia Walker
Danielle Westgard

Public Notification Map - Mustang Creek



12/15/2025, 3:45:45 PM

 Collin County Appraisal District Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, January 27, 2026, 7:00 PM

AGENDA CAPTION:

Conduct a Public Hearing and adopt an Ordinance to change the base zoning of 0.688± acres of land in the James T. Roberts Survey, Abstract No. 777, from Agriculture/Open Space to Local Retail, generally located on the northwest corner of Allen Heights Drive and Exchange Parkway and Allen Heights Drive. [1229 E. Exchange Parkway - Straight Zoning]

STAFF RESOURCE:

Kim Yockey, Senior Planner

On January 6, 2026, the Planning and Zoning Commission voted 5 in favor and 2 opposed to recommend approval to change the base zoning to Local Retail.

BOARD/COMMISSION ACTION:

On July 18, 2023, the Planning and Zoning Commission voted 5 in favor and 2 opposed to recommend approval of a Planned Development with a base zoning of Local Retail to construct a dental office.

PREVIOUS COUNCIL ACTION:

On August 8, 2023, City Council denied a request to establish a Planned Development with a base zoning of Local Retail to construct a dental office.

STRATEGIC PLANNING GOAL:

Vibrant community with lively destinations and successful commercial centers.

BACKGROUND:

The subject property is generally located on the northwest corner of Allen Heights Drive and Exchange Parkway. The surrounding properties are zoned as follows:

- North: Planned Development No. 80 (PD-80) with a base zoning of Single-Family Residential R-5.
- East (across Allen Heights Drive): PD-80 with a base zoning of Single-Family Residential R-6.
- South (across Exchange Parkway): Planned Development No. 1 with a base zoning of Local Retail (LR).
- West: Single-Family Residential R-5.

The applicant proposes to rezone the subject property from Agriculture/Open Space (A/O) to LR. On July 18, 2023, the Planning and Zoning Commission held a Public Hearing to establish a Planned Development with a base zoning of LR to construct a dental office. Several residents spoke in opposition citing concerns related to traffic and the range of permitted uses in the LR zoning district. Despite these concerns, the Planning and Zoning Commission recommended approving the request. On August 8, 2023, City Council denied the request to establish a Planned Development with a base zoning of LR.

On January 6, 2026, the Planning and Zoning Commission held a public hearing to change the base zoning to LR. Several residents spoke in opposition citing traffic, pest control, and potential uses for the property. Ultimately, the Planning and Zoning Commission voted 5 to 2 to recommend approval of the zoning change.

Over the past two years, the property owner has been unable to sell the property under the current A/O zoning, and is therefore requesting consideration of straight Local Retail zoning.

To evaluate this request, staff reviewed the recently adopted 2045 Future Land Use Plan (FLUP) and the surrounding properties. The Future Land Use Map, adopted as part of the FLUP, designates this property as Local Commercial. The FLUP defines Local Commercial as the following:

"Local Commercial areas are intended to serve Allen residents with convenient and quality retail, personal service, and office uses. Concentrated primarily along local collectors and at intersections, Local Commercial establishments should emphasize vehicular and pedestrian access to nearby neighborhoods. Nonresidential uses may include localized retailers, personal services, restaurants, and medical or professional offices. Residential uses are not considered appropriate within Local Commercial areas."

While the Local Commercial designation does not specifically correlate to the various commercial designations in the Allen Land Development Code, the LR zoning district does comply with the definition of Local Commercial. With the exception of minimum rear yard setbacks and building height, there are no differences in the Schedule of Nonresidential Height and Area Regulations.

	Local Retail (LR)	Light Commercial (LC)
Rear Yard Setback	25 Feet	50 Feet
Building Height	35 Feet	45 Feet

Permitted uses in the LR district are comparable with permitted uses in the Light Commercial zoning district. As a result, the applicant determined, and staff concurred, that the LR zoning classification suited the property best.

The ordinance establishes LR as the base zoning. Since this request is for straight zoning, development of the property will be required to comply with all requirements of the LR zoning district. Any deviations will result in further entitlement.

The request has been reviewed by the Technical Review Committee, is in conformance with the ALDC, and meets the expectations of the 2045 Allen Comprehensive Plan.

LEGAL NOTICES:

- Property Notification Letters - December 16, 2025.
- Public Hearing Sign - December 18, 2025.
- Public Hearing Notice - January 9, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ to change the base zoning of 0.668± acres of land in the James T. Roberts Survey, Abstract No. 777 to Local Retail.

Attachments

[Ordinance](#)

[Draft Minutes of the January 6, 2026, Planning and Zoning Commission Meeting](#)

[Property Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING A CHANGE IN ZONING FOR A 0.668± ACRE TRACT OF LAND OUT OF THE JAMES T. ROBERTS SURVEY, ABSTRACT NO. 777 FROM AGRICULTURE-OPEN SPACE DISTRICT “AO” TO LOCAL RETAIL DISTRICT “LR”; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING 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, have concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

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 the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by granting a change in zoning for a 0.668± acre tract of land situated in the James T. Roberts Survey; Abstract No. 777, City of Allen, Collin County, Texas, as more particularly described in Exhibit “A,” attached hereto and incorporated herein (“the Property”), from Agriculture-Open Space District “AO” to Local Retail District “LR.”

SECTION 2. 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 3. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, 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 Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 4. 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 5. 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 of the City of Allen, 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 6. This Ordinance shall take effect immediately from and after its passage and publication 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 27TH DAY OF JANUARY 2026.

APPROVED:

Baine L. Brooks, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney

Shelley B. George, TRMC, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

Being a 0.688 acre tract of land situated in the James T. Roberts Survey, Abstract Number (No.) 777, Collin County, Texas, being all of that same tract of land described to DLBC Inc. by warranty deed recorded in Volume 5895, Page 3697 Deed Records OF Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows, (bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 83 (NAD83) (US FOOT) with a combined scale factor of 1.00015271):

BEGINNING at a 1/2-inch rebar found for the northwest corner of said DLBC Tract and the southwest corner of Lot 12, Block B, Ten Oaks Phase One Addition, an Addition to the City of Allen, Collin County, Texas according the plat thereof recorded in Cabinet M, Page 197 Plat Records Collin County, Texas (P.R.C.C.T.), said point lying on the east right-of-way line of an existing 16 foot alley as depicted on Block E, Allen North Addition, Phase Three, an Addition to the City of Allen, Collin County Texas according to the plat thereof recorded in Cabinet J, Page 534 (P.R.C.C.T.);

THENCE North 89 Degrees 22 Minutes 42 Seconds East, departing the east right-of-way line of said 16 foot alley, with the north line of said DLBC Tract, the south line of said Lot 12, and the south line of "Tract D" of said Ten Oaks Phase One Addition, a distance of 158.91 feet to a point for the northeast corner of said DLBC Tract and the southeast corner of said "Tract D", said point lying on the west right-of-way line of North Allen Heights Drive (Variable Width Right-Of-Way), and being the beginning of a curve to the left, having a radius of 1,068.12 feet, a central angle of 09 Degrees 50 Minutes 12 Seconds, and a chord bearing and distance of South 05 Degrees 33 Minutes 1 Seconds West, 183.15 feet from said point an "X"-cut found for reference bears South 72 Degrees 05 Minutes East, 0.3 feet;

THENCE, in a southerly direction, with the east line of said DLBC Tract and the curving west right-of-way line of said North Allen Heights Drive, along said curve to the left, an arc length of 183.38 feet, to a 1/2-inch rebar found for the easternmost southeast corner of said DLBC Tract, and lying at the intersection of the west right-of-way line of said North Allen Heights Drive and the north right-of-way line of Exchange Parkway (110' Right-Of-Way);

THENCE South 45 Degrees 10 Minutes 06 Seconds West, departing the west right-of-way line of said North Allen Heights Drive, with the southeast line of said DLBC Tract and the northwest right-of-way line of said Exchange Parkway, a distance of 35.23 feet to a 1/2-inch rebar found for the southernmost southeast corner of said DLBC Tract;

THENCE North 89 Degrees 49 Minutes 54 Seconds West, with the south line of said DLBC Tract and the north right-of-way line of said Exchange Parkway, a distance of 116.75 feet to a point 1/2-inch rebar found for the southwest corner of said DLBC Tract and the southeast corner of Lot L. Block E of said Allen North Addition, Phase Three;

THENCE North 00 Degrees 09 Minutes 20 Seconds East, departing the north right-of-way line of said Exchange Parkway, with the west line of said DLBC Tract and the east line of said Lot 1 and the east right-of-way line of said 16 foot alley, a distance of 205.06 feet to the POINT OF BEGINNING and containing 0.688 acres or 29,967 square feet of land, more or less.

**JAMES T. ROBERTS SURVEY
ABSTRACT NO. 777**

TEN OAKS PHASE ONE
VOLUME M, PAGE 197
PLAT RECORDS OF COLLIN COUNTY, TEXAS

LOT 12
BLOCK (B)

ZONE R-5

**N89° 22' 34"E
158.91'**

400

3/8" IRON
REBAR FOUND

LOT 3
BLOCK (E)

ALLEN NORTH ADDITION PHASE THREE
VOLUME J, PAGE 534
PLAT RECORDS OF COLLIN COUNTY, TEXAS

LOT 2
BLOCK (E)

**N0° 09' 15"E
205.06'**

0.688 OF AN ACRE
VOL. 5895, PG. 3697
DEED RECORDS OF COLLIN
COUNTY, TEXAS

ZONE A0

10' ALLEY

LOT 1
BLOCK (E)

404

**N89° 49' 59"W
116.75'**

P.O.B.

EXCHANGE PARKWAY

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- DIRECTIONAL CONTROL AND COORDINATES SHOWN ARE BASED ON NAD83 TX N CENTRAL ZONE, GPS OBSERVATIONS

NORTH ALLEN HEIGHTS DRIVE

**S45° 10' 01"W
35.23'**
LC=55.33' 06"W 183.15'
L=183.25, R=1068.12

402
403
404

METES & BOUNDS DESCRIPTION FOR 0.688 OF AN ACRE

BEING ALL OF A CALLED 0.688 ACRES AS DESCRIBED IN THE DEED TO DLBC, INC., RECORDED VOLUME 5895, PAGE 3697 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, SITUATED IN THE JAMES T. ROBERTS SURVEY, LOCATED AT THE NORTHWEST INTERSECTION OF EXCHANGE PARKWAY AND NORTH ALLEN HEIGHTS DRIVE, WITHIN THE CORPORATE CITY LIMITS OF ALLEN, TX, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON REBAR FOUND IN THE NORTH LINE OF SAID EXCHANGE PARKWAY, FOR THE SOUTHWEST CORNER OF SAID 0.688 ACRES, SAME BEING THE SOUTHEAST CORNER OF ALLEN NORTH ADDITION PHASE THREE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AS IT APPEARS UPON THE MAP RECORDED IN VOLUME J, PAGE 534 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (PRCCT);

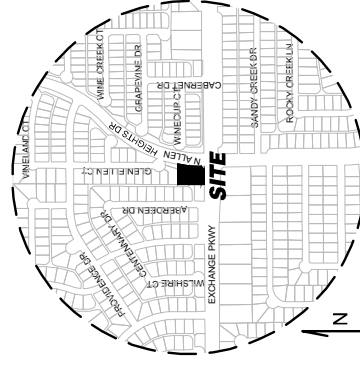
THENCE WITH THE WEST LINE OF SAID 0.688 ACRES, COMMON WITH THE WEST LINE OF SAID ALLEN NORTH ADDITION, NORTH 00°09'15" EAST, 205.06 FEET TO A 3/8" IRON REBAR FOUND FOR THE NORTHWEST CORNER OF SAID 0.688 ACRES, SAME BEING A SOUTHWEST CORNER OF TEN OAKS PHASE ONE, AN ADDITION TO THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AS IT APPEARS UPON THE MAP RECORDED IN VOLUME M, PAGE 197 OF THE PRCCT;

THENCE WITH THE NORTH LINE OF SAID 0.688 ACRES, COMMON WITH THE SOUTH LINE OF SAID TEN OAKS PHASE ONE, NORTH 89°22'34" EAST, 158.91 FEET TO A "X" FOUND CUT IN CONCRETE IN SAID SOUTH LINE AND FOR THE NORTHEAST CORNER OF SAID 0.688 ACRES; ALSO BEING IN A NON-TANGENT CURVE TO THE LEFT ON THE WEST LINE OF NORTH ALLEN HEIGHTS DRIVE;

THENCE ALONG SAID WEST LINE, COMMON WITH THE EAST LINE OF SAID 0.688 ACRES; ALONG SAID CURVE WHOSE RADIUS IS 1068.12 FEET A DISTANCE OF 183.25 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 05°33'06" WEST, 183.15 FEET, TO A 1/2" IRON REBAR FOUND IN SAME;

THENCE ALONG THE SOUTH LINE OF SAID 0.688 ACRES, SOUTH 45°10'01" WEST, 35.23 FEET TO A 1/2" IRON REBAR FOUND IN SAID SOUTH LINE, SAME BEING IN THE NORTH LINE OF SAID EXCHANGE PARKWAY;

THENCE ALONG SAID COMMON LINE, NORTH 89°49'59" WEST, 116.75 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.688 ACRES, AS SURVEYED.



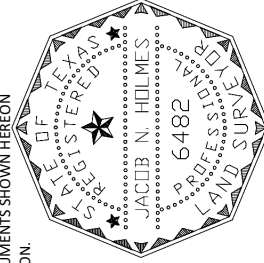
VICINITY MAP
(NOT TO SCALE)

LEGEND

⊙ 1/2" IRON ROD FOUND,
UNLESS OTHERWISE STATED

I, JACOB N. HOLMES, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PROPERLY PLACED UNDER SUPERVISION.

Jacob N. Holmes
JACOB N. HOLMES
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR # 6482



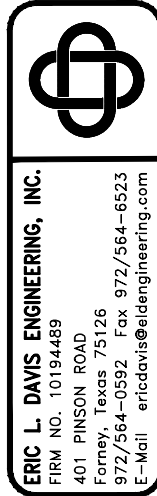
**ZONING EXHIBIT
1229 EXCHANGE PARKWAY
0.688 OF AN ACRE**

OWNER:
DLBC INC
9009 BRUTON RD STE 435
DALLAS, TX 75217-2071

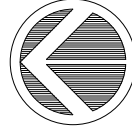
APPLICANT:
THAO THIEN
4702 BRYCE DRIVE
PARKER, TX 75002
214-733-3149

SURVEYOR/ENGINEER:
JACOB HOLMES (SURVEYOR)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

VOL. 5895, PG. 3697
DEED RECORDS OF COLLIN COUNTY, TEXAS
SITUATED IN THE
JAMES T. ROBERTS SURVEY ABSTRACT NO. 777,
CITY OF ALLEN, COLLIN COUNTY, TEXAS
SUBMITTED DECEMBER 16, 2022



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MONUMENT COORDINATES			
Point #	Northing	Eastng	Description
1	7093816.56	2537335.10	"X" IN CONC.
400	7093880.64	2537177.66	3/8" IRON ROD
401	7093882.33	2537336.73	"X" IN CONC.
402	7093700.03	2537318.79	1/2" IRON ROD
403	7093675.17	2537293.86	1/2" IRON ROD
404	7093675.61	2537177.01	1/2" IRON ROD

January 6, 2026, Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and consider a request to change the base zoning of 0.688± acres of land in the James T. Roberts Survey, Abstract No. 777, from Agriculture/Open Space to Local Retail, generally located northwest of E. Exchange Parkway and Allen Heights Drive. [1229 E. Exchange Parkway - Straight Zoning]

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 opposition of the item:

- Emily Myhre, 1209 Glen Ellen Court, Allen, TX
- Chris and Leatha Denney, 1202 Aberdeen Drive, Allen, TX
- Curt and Jeanna Taipale, 1201 Aberdeen Drive, Allen, TX
- Elizabeth Kionc, 1204 Aberdeen Drive, Allen, TX

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

- Nick & Emily Myhre, 1209 Glen Ellen Court, Allen, TX
- Rajesh Raghupati, 1207 Kenwood Court, Allen, TX
- Bob Brugger, 1206 Aberdeen Drive, Allen, TX
- Leatha Denney, 1202 Aberdeen Drive, Allen, TX

The following individual registered their support and spoke on the item:

- Josh Walpole, applicant, 1002 Raintree Circle, Suite 100, Allen, TX

Chair Metevier closed the Public Hearing.

Chris Flanigan, Director of Engineering, spoke on the item.

The Commission discussed the following:

- Potential development;
- Traffic;
- Driveway access;
- Comprehensive Plan;
- Zoning classification uses; and
- Possible park location.

Motion: Upon a motion by 1st Vice-Chair Stocker and a second by Commissioner Walker, the Commission voted 5 IN FAVOR and 2 OPPOSED by 2nd Vice-Chair Kathuria and Commissioner Voss to recommend approval of the request to change the base zoning of 0.668± acres of land in the James T. Roberts Survey, Abstract No. 777 to Local Retail. The motion carried.

ATTENDANCE:

Commissioners Present:

Dan Metevier, Chair

Gary Stocker, 1st Vice-Chair

Sandeep Kathuria, 2nd Vice-Chair

Doug Galletti

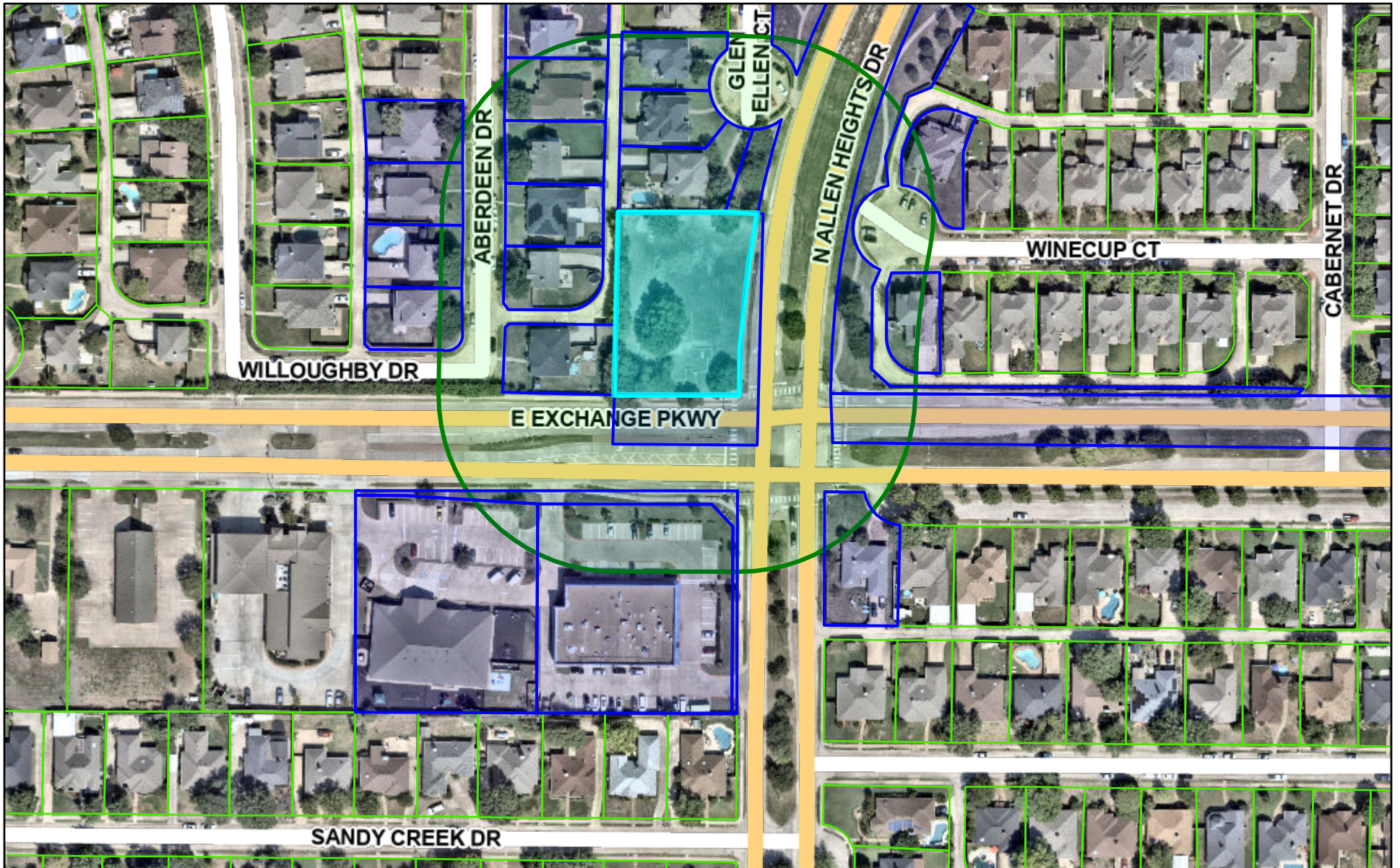
Tim Voss

Cynthia Walker

Danielle Westgard

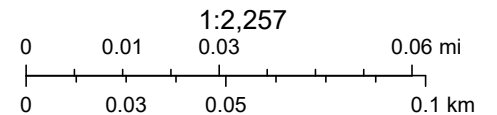
DRAFT

Public Notification Map - 1229 E Exchange Pkwy



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 Collin County Appraisal District Parcels



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,