



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

AGENDA
PLANNING AND ZONING COMMISSION
Tuesday, June 2, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegence

3. Consent Agenda

- 3.1 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council.
- 3.2 Approve Minutes of the April 21, 2026, Planning and Zoning Commission Regular Meeting.

4. Regular Agenda

- 4.1 Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a "Gymnastics or Sports Training Facility" use for a 6,500± square foot portion of a building located on Lot 1A, Block 1, Enterprises Addition No. 2, commonly known as 105 W. Bethany Drive, Suite 130. [Dynamite Performance Golf]
- 4.2 Present the Quarterly Development Update.

5. Executive Session (As Needed)

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

6. Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times, in accordance with state law.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parking. Requests for sign interpreters or special services must be received forty-eight (48) hours prior the meeting time by calling the City Secretary at 214-509-4105.

Date Posted: May 26, 2026

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, June 2, 2026, 7:00 PM
AGENDA CAPTION:	Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council.
STAFF RESOURCE:	Hayley Angel, Director, Community Development
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

On May 12, 2026, City Council approved Specific Use Permit No. 194 for a Fitness and Health Center use at 515 W. Main Street.

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, June 2, 2026, 7:00 PM
AGENDA CAPTION:	Approve Minutes of the April 21, 2026, Planning and Zoning Commission Regular Meeting.
STAFF RESOURCE:	Kim Yockey, Senior Planner
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

MOTION:

I make a motion to approve the April 21, 2026, Planning and Zoning Commission Regular Meeting Minutes.

Attachments

[Minutes of the April 21, 2026, Planning and Zoning Commission Regular Meeting](#)

PLANNING AND ZONING COMMISSION

REGULAR MEETING

April 21, 2026

ATTENDANCE:

Commissioners:

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

City Staff Present:

Hayley Angel, AICP, Director of Community Development
Nabiha Ahmed, Senior Planner
Kaleb Smith, City Attorney

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

With a quorum of the Commissioners present, Chair Metevier called the meeting to order at 7:01 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas.

2. Pledge of Allegiance.

3. Consent Agenda.

(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)

3.1 Receive the Director's Report on action taken on the Planning and Zoning Commission items by City Council.

3.2 Approve Minutes from the March 17, 2026, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by Commissioner Walker and a second by 2nd Vice-Chair Kathuria, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

4. Regular Agenda.

4.1 Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a "Fitness and Health Center" use for a 1,244± square foot portion of a building located on Lot 1, Pete Ford Medical Addition, commonly known as 515 W. Main Street, Suite 107.
[Bodies In: Motion]

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

Chair Metevier opened the Public Hearing.

With no one speaking, Chair Metevier closed the Public Hearing.

Motion: **Upon a motion by 2nd Vice-Chair Kathuria and a second by Commissioner Galletti, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of a request for a Specific Use Permit for a Fitness and Health Center use for a portion of Lot 1, Pete Ford Medical Addition.**

The motion carried.

4.2 Discuss the Board Evaluation Form for submittal to the Council Nominating Committee.

The Commission discussed the Board Evaluation Form.

5. Executive Session. (As needed)

The executive session was not held.

6. Adjournment.

Chair Metevier adjourned the Planning and Zoning Commission meeting at 7:23 p.m.

These minutes were approved on the 2nd day of June 2026.

Dan Metevier, CHAIR

Kim Yockey, SENIOR PLANNER

PLANNING AND ZONING REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:

Tuesday, June 2, 2026, 7:00 PM

AGENDA CAPTION:

Conduct a Public Hearing and consider a request for a Specific Use Permit authorizing a "Gymnastics or Sports Training Facility" use for a 6,500± square foot portion of a building located on Lot 1A, Block 1, Enterprises Addition No. 2, commonly known as 105 W. Bethany Drive, Suite 130. [Dynamite Performance Golf]

STAFF RESOURCE:

Matt Bechtluft, Senior Planner

BOARD/COMMISSION ACTION:

August 25, 1988 - Final Plat - Approved

PREVIOUS COUNCIL ACTION:

None.

BACKGROUND:

The subject property is located at 105 W. Bethany Drive, Suite 130. The zoning designations of the surrounding properties are as follows:

- North (across Bethany Drive): Planned Development No. 68 with a base zoning of Corridor Commercial, Planned Development No. 143 with a base zoning of Light Industrial (LI), Planned Development No. 15 with a base zoning of LI, LI (Conditional), and LI.
- East (across Railroad): LI.
- South: LI (Conditional).
- West (across Enterprise Boulevard): LI (Conditional).

The subject property retains a zoning designation of LI (Conditional). The Allen Land Development Code requires a Specific Use Permit for a Gymnastics or Sports Training Facility use within the LI zoning district. The establishment will offer tailored training to professionals and amateurs in the sport of golf.

The proposed business will occupy approximately 6,500 square feet of an approximately 253,418-square-foot building. The proposed business requires 65 parking spaces of the approximately 315 total parking spaces found on the site. The remainder of the building is occupied by an office-showroom/warehouse use. Parking requirements for this existing use are calculated at 1 space per 300 square feet of office space, plus 1 space per 2,000 square feet of showroom/warehouse space. Overall, the site provides adequate parking to accommodate all uses within the building.

LEGAL NOTICES:

Public Hearing Letter - May 20, 2026.

Public Zoning Sign - May 20, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to recommend approval of a request for a Specific Use Permit for a Gymnastics or Sports Training Facility use for a portion of Lot 1A, Block 1, Enterprises Addition No. 2.

Attachments

[Draft Ordinance](#)

[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 SPECIFIC USE PERMIT NO. 195 AUTHORIZING AN APPROXIMATELY 6,500± SQUARE FOOT PORTION OF A BUILDING LOCATED ON LOT 1A, BLOCK 1, ENTERPRISES ADDITION NO. 2, COMMONLY KNOWN AS 105 W. BETHANY DR., SUITE 130, PRESENTLY ZONED FOR LIGHT INDUSTRIAL (CONDITIONAL) DISTRICT “LI(C)” TO BE USED FOR GYMNASTICS OR SPORTS TRAINING FACILITY USE; PROVIDING 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 of the City of Allen, Texas, 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 adopted, 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 Zoning Map of the City of Allen, Collin County, Texas, be amended, by granting Specific Use Permit No. 195 authorizing an approximately 6,500± square foot portion of the building shown on Exhibit “A,” attached hereto and incorporated herein by reference located on property described as Lot 1A, Block 1, Enterprises Addition No. 2, an addition to the City of Allen, Collin County, Texas, according to the plat recorded in Volume J, Page 562, Plat Records, Collin County, Texas, and commonly known as 105 W. Bethany Drive, Suite 130 (the “Property”), which is presently zoned Light Industrial (Conditional) District “LI(C)” to be used for a *Gymnastics or Sports Training Facility* use.

SECTION 2. The Property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code Zoning Regulations, as heretofore amended, and as amended herein, and if used for a Gymnastics or Sports Training Facility use, such use shall be limited to the area of the Property shown in Exhibit “A” and incorporated herein by reference.

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 23TH DAY OF JUNE 2026.

APPROVED:

Chris A. Schulmeister, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A"
SUP ZONING EXHIBIT



BEING all of Lot 1A, Block 1, Enterprises Addition No. 2, and addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 562, Plat Records, Collin County, Texas (P.R.C.C.T.), as affected by Certificate of Correction recorded in Volume 3991, Page 1514, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rod with yellow cap stamped "Pacheco Koch" (PK) found for corner being the northwest corner of the herein described tract, same point being at the intersection of the south right-of-way (R.O.W.) line of W. Bethany Drive, a one hundred ten (110) foot R.O.W., with east R.O.W. line of Enterprise Boulevard, a sixty (60) foot R.O.W., same point being the beginning of a curve to the left, having a radius of 783.22 feet;

THENCE with the south R.O.W. line of said W. Bethany Drive, with said curve to the left, through a central angle of 02 degrees 57 minutes 37 seconds, whose chord bears North 65 degrees 50 minutes 02 seconds East of 40.46 feet, and arc length of 40.47 feet to a 1/2 inch iron rod with red cap stamped "WAI" found for corner;

THENCE North 64 degrees 20 minutes 55 seconds East, with the South R.O.W. line if said W. Bethany Drive, a distance of 348.00 feet to a 1/2 inch rod with yellow cap stamped "PK" found for the beginning of a curve to the right, having a radius of 671.42 feet;

THENCE with the south R.O.W. line of said W. Bethany Drive, with said curve to the right, through a central angle of 32 degrees 43 minutes 02 seconds, whose chord bears North 80 degrees 42 minutes 28 seconds East at 378.21 feet, an arc length of 383.40 feet to a 1/2 inch rod with read cap stamped "WAI" found for corner;

THENCE South 76 degrees 22 minutes 44 seconds East, with the south R.O.W. line of said W. Bethany Drive, a distance of 83.77 feet to a 1/2 inch iron rod with yellow cap stamped "PK" found for corner being the beginning of a non-tangent curve to the right, having a radius of 666.42 feet;

THENCE with the south R.O.W. line of said W. Bethany Drive, with said curve to the right, through a central angle of 07 degrees 47 minutes 56 seconds, whose chord bears South 72 degrees 16 minutes 19 seconds East of 90.64 feet, an arc length of 90.71 feet to a "X" found in concrete for corner;

THENCE South 67 degrees 59 minutes 05 seconds East, with the south R.O.W. line of said W. Bethany Drive, a distance of 202.31 feet to a 1/2 inch iron rod with yellow cap stamped "PK" found for corner being at the intersection of the west R.O.W. line of the Southern Pacific railroad, a called one hundred (100) foot R.O.W., with the south R.O.W. line if said W. Bethany Drive;

THENCE South 21 degrees 56 minutes 43 seconds West, with the west R.O.W. line of said Southern Pacific Railroad, a distance of 780.00 feet to the northeast corner of Lot 1B, Block 1, Enterprises Addition No 2, and addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet J, page 815, P.R.C.C.T., from which a 1/2 inch iron rod with yellow cap stamped "PK" bears South 73 degrees 29 minutes 54 seconds East at 0.76 feet;

THENCE North 68 degrees 03 minutes 17 seconds West, with the north line of said Lot 1B, a distance of 8-2.70 feet to a 1/2 inch iron rod with the yellow cap stamped "PK" found for corner being in the east R.O.W. line of said Enterprise Boulevard, same point being the northwest corner of said Lot 1B;

THENCE North 14 degrees 03 minutes 00 seconds East, with the east R.O.W. line of said Enterprise Boulevard, a distance of 69.64 feet to a "X" found in concrete for corner being the beginning of a curve to the left, having a radius of 180.00 feet;

THENCE with the east R.O.W. line of said Enterprise Boulevard, with said curve to the left, through a central angle of 34 degrees 36 minutes 10 seconds, whose chord bears North 03 degrees 15 minutes 05 seconds West at 107.06 feet to a 1/2 inch rod with yellow cap stamped "half" found for corner;

THENCE North 20 degrees 33 minutes 10 seconds West, with the east R.O.W. line of said Enterprise Boulevard, a distance of 153.71 feet to the POINT OF BEGINNING and containing 13.649 acres of land, more or less.

ENTERPRISES ADDITION NO 2
LOT 1A, BLOCK 1

BEING ALL LOT OF LOT 1A, BLOCK 1
ENTERPRISES ADDITION NO. 2, AN ADDITION TO
THE CITY OF ALLEN AS RECORDED IN
CABINET J, PAGE 562, PLAT
RECORDS OF COLLIN COUNTY, TEXAS

BEING OUT OF THE
WILLIAM PERRIN SURVEY, ABSTRACT NO. 708
COLLIN, COUNTY, TX

13.649 ACRES
ZONE LI
(LIGHT INDUSTRIAL-CONDITIONAL)

OWNER:
MONKEYSPORTS CAPITAL TX LLC
1550 MAGNOLIA AVE STE 101
CORONA, CA 92879-2095

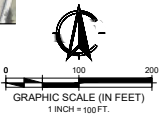
Bret
FLORY

BRET FLORY, NCARB
1913 GARDENGROVE COURT
PLANO, TEXAS 75075
PH: 972.424.3325

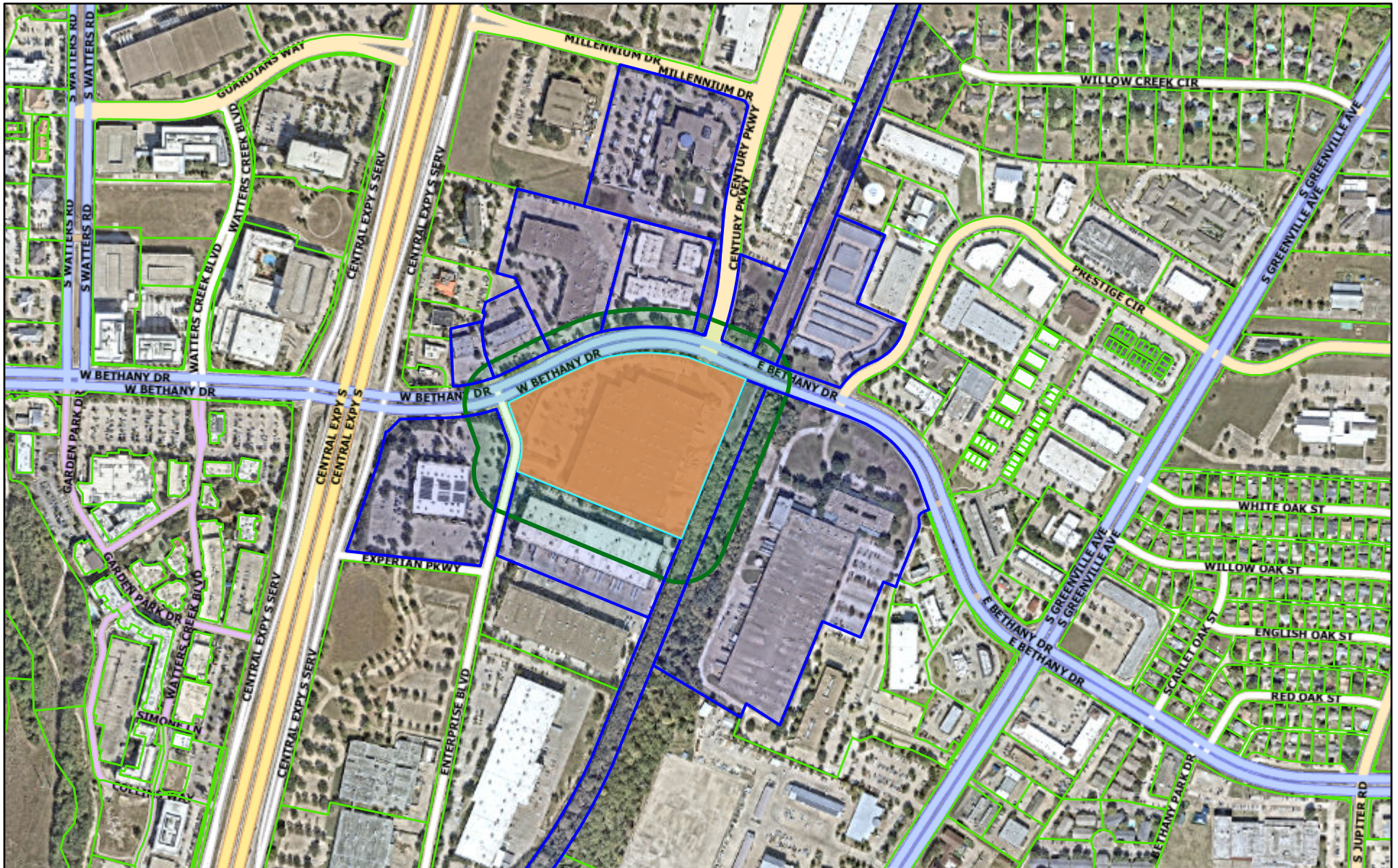
DYNAMITE
PERFORMANCE GOLF
105 W BETHANY DR.
ALLEN, TX 75013
LEASE SPACE: 6,500 SF +/-
TOTAL BUILDING AREA: 287,312 SF

SUP ZONING EXHIBIT

DATE: 26.04.23

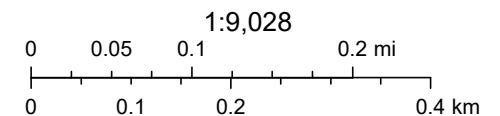


Public Notification



5/20/2026, 11:14:58 AM

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



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City of Allen

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