

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

AGENDA
CITY COUNCIL REGULAR MEETING
Tuesday, June 23, 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 June 9, 2026, Regular City Council Meeting.
- 5.2 Adopt an Ordinance amending the Allen Land Development Code, Article II "Administration," Section 2.04 "Building and Standards Commission" by adding a new subsection 2.04.7 "Model Codes and Amendments."
- 5.3 Authorize the City Manager to execute a contract with Birkhoff, Hendricks, and Carter, L.L.P., for a study of the 2027 Water, Sewer, and Roadway Impact Fees Update in an amount not to exceed \$195,500.
- 5.4 Motion to set August 21, 22, and 23, 2026, as the dates for the City Council Budget Workshop with City Council and Executive Staff.

6. Regular Agenda

- 6.1 Conduct a Public Hearing and adopt an Ordinance 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]

7. Other Business

[Board announcements regarding local civic and charitable events, meetings, and fundraisers.]

- 7.1 Calendar.
- 7.2 Items of Interest.

8. Executive Session

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, and for any Executive Session listed below. (Closed to Public as Provided in the Texas Government Code.)

8.1 Reconvene and consider action on items resulting from 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.

Date Posted: June 16, 2026

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, June 23, 2026, 7:00 PM
AGENDA CAPTION:	Approve minutes from the June 9, 2026, Regular City Council Meeting.
STAFF RESOURCE:	Shelley B. George, City Secretary
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None

Attachments

[Minutes](#)

ALLEN CITY COUNCIL

REGULAR MEETING

JUNE 9, 2026

Present:

Chris A. Schulmeister, Mayor

Allen City Council:

Ben Trahan, Mayor Pro Tem

Carl Clemencich, Mayor Pro Tem

Michael Schaeffer

Tommy Baril

Ken Cook

Amy Gnad

City Staff:

Eric Ellwanger, City Manager

Eric Strong, Deputy 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 Schulmeister at 6:00 p.m. on Tuesday, June 9, 2026, in Basement Meeting Rooms A and B at Allen City Hall, 305 Century Parkway, Allen, Texas.

2. Discussion Items

2.1 Creation of a Governance Committee including Rules of Order, Guide for Allen Public Officials, City Charter, and Term Limits for Council and Boards and Commissions.

2.2 Annual Board Recognition.

2.3 Dates for the City Council Budget Workshop.

2.4 Committee updates from City Council Liaisons.

2.5 Questions on the current agenda.

3. Executive Session

An Executive Session was not held.

4. **Adjourn to Regular Meeting**

With no further discussion, Mayor Schulmeister adjourned the Workshop of the Allen City Council at 6:54 p.m. on Tuesday, June 9, 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 Schulmeister at 7:00 p.m. on Tuesday, June 9, 2026, in the Council Chambers at Allen City Hall, 305 Century Parkway, Allen, Texas.

2. **Pledge of Allegiance**

3. **Public Recognition**

4. **Citizens' Comments**

Jimmy Moore, a resident of Allen, Texas, spoke about drainage channels on the south side of Keith Drive.

5. **Consent Agenda**

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

- 5.1 **Approve minutes from the May 12, 2026, Regular City Council Meeting.**
- 5.2 **Approve minutes from the May 13, 2026, City Council Special Called Meeting for Canvass of the Election results.**
- 5.3 **Approve minutes from the May 26, 2026, Regular City Council Meeting.**
- 5.4 **Authorize the City Manager to execute an Interlocal Agreement between the Cities of Allen and Plano for reciprocal lending of library materials.**
- 5.5 **Adopt a Resolution to apply for Collin County Parks and Open Space Funding Assistance toward the design of Molsen Farm.**

RESOLUTION NO. 4223-6-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, HEREINAFTER REFERRED TO AS "APPLICANT", DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE "APPLICANT" IN DEALING WITH COLLIN COUNTY, HERINAFTER REFERRED TO AS "GRANTOR", FOR THE PURPOSE OF PARTICIPATING IN THE COLLIN COUNTY PARK AND OPEN SPACE PROJECT FUNDING ASSISTANCE PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM": CERTIFYING THAT THE "APPLICANT" IS ELIGIBLE TO RECEIVE

PROGRAM ASSISTANCE: CERTIFYING THAT THE “APPLICANT” MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND OPEN SPACE USES; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5.6 Adopt a Resolution to fill a vacancy in the unexpired term in Place No. 5 on the Board of Directors of the Allen Tax Increment Financing (TIF) Reinvestment Zone No. 1 ("Garden District/Montgomery Farm Zone").**

RESOLUTION NO. 4224-6-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, APPOINTING TO FILL A VACANCY ON THE BOARD OF DIRECTORS OF THE ALLEN TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5.7 Adopt a Resolution to fill a vacancy in the unexpired term in Place No. 3 on the Board of Directors of the Allen Tax Increment Financing (TIF) Reinvestment Zone No. 2 ("Central Business District Zone").**

RESOLUTION NO. 4225-6-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, APPOINTING TO FILL A VACANCY ON THE BOARD OF DIRECTORS OF THE ALLEN TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 2; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5.8 Adopt a Resolution to fill a vacancy in the unexpired term in Place No. 3 on the Board of Directors of the Allen Tax Increment Financing (TIF) Reinvestment Zone No. 4 ("Sloan Corners Zone").**

RESOLUTION NO. 4226-6-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, APPOINTING TO FILL A VACANCY ON THE BOARD OF DIRECTORS OF THE ALLEN TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 4; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5.9 Adopt a Resolution to fill a vacancy in the unexpired term in Place No. 3 on the Board of Directors of the Allen Tax Increment Financing (TIF) Reinvestment Zone No. 5 (Hotel and Conference Center Zone).**

RESOLUTION NO. 4227-6-26(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, APPOINTING TO FILL A VACANCY ON THE BOARD OF DIRECTORS OF THE ALLEN TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 5; AND PROVIDING FOR AN EFFECTIVE DATE.

- 5.10 Authorize the City Manager to execute an agreement with Christmas Decor by JET for the Downtown Holiday Lights Project through a Cooperative Purchasing Contract for \$250,000 with the option of two, one-year renewals.**

The motion carried.

Mayor Schulmeister moved to Agenda Item 7.

7. **Other Business**

7.1 **Calendar.**

- June 11 - World Cup Watch Party: Mexico vs South Africa | Terrell Community Park
- June 19 - World Cup Watch Party: USA vs Australia | Bethany Lakes Park
- June 19 - Seasonal Sounds Juneteenth Celebration Concert | Terrell Community Park
- June 27- HEB Allen USA Celebration | Celebration Park

7.2 **Items of Interest.**

- Mayor Schulmeister congratulated Police Chief Dye and his wife on their 36th wedding anniversary.
- Councilmember Schaeffer congratulated the Lovejoy ISD baseball team on winning the 2026 UIL 5A Division II Baseball State Championship.

Mayor Schulmeister announced the Executive Session and recessed the Regular Session at 7:12 p.m.

8. **Executive Session**

In accordance with the Texas Government Code, the Allen City Council convened into Executive Session at 7:18 p.m. on Tuesday, June 9, 2026, in the Council Conference Room at Allen City Hall, 305 Century Parkway, Allen, Texas, to discuss matters pertaining to:

8.1 **Pursuant to Section 551.074 of the Texas Government Code, for Personnel Matters: Discussion regarding Election of Mayor Pro Tem, Council appointments to the Allen Community Development Corporation and Allen Economic Development Corporation, Council Liaison appointments, and Council appointment to the Convention and Visitors Bureau Advisory Board.**

The Executive Session adjourned at 7:40 p.m. on Tuesday, June 9, 2026, and the Allen City Council returned to their seat at the dais.

8.2 **Reconvene and consider action on items resulting from Executive Session.**

The Allen City Council reconvened into the Regular Meeting at 7:44 p.m. on Tuesday, June 9, 2026. Mayor Schulmeister returned to Items 6.1 and 6.2 to consider action related to matters discussed during the Executive Session.

6. **Regular Agenda**

6.1 **Conduct the election of Mayor Pro Tem.**

MOTION: Upon a motion made by Mayor Schulmeister and a second by Councilmember Gnadt, the Council voted seven (7) for and none (0) opposed to elect Councilmember Clemencich as Mayor Pro Tem. The motion carried.

6.2 **Confirm appointments of Councilmembers as Board Members and Council Liaisons to City Boards and Commissions and other Boards as nominated by Mayor Schulmeister.**

MOTION: Upon a motion made by Councilmember Baril and a second by Councilmember Schaeffer, the Council voted seven (7) for and none (0) opposed to confirm the appointments of Councilmembers as Board Members and Council Liaisons as follows:

Committee Names	Member Appointed
Council Committees	
Mayor's Committee (2 members)	Chris Schulmeister
	Carl Clemencich
Governance Committee (2 members)	Amy Gnadt
	Ben Trahan
Council Finance/Audit Committee (3 members)	Tommy Baril
	Carl Clemencich
	Ben Trahan
Council Nominating Committee (3 members)	Carl Clemencich
	Amy Gnadt
	Michael Schaeffer
City Boards - Advisory	
Allen USA Advisory Committee (2 members)	Ken Cook
	Ben Trahan
Animal Shelter Advisory Committee	Tommy Baril
Community Engagement Advisory Board	Amy Gnadt
Convention and Visitors Bureau Advisory Board (<i>Board Member</i>)	Tommy Baril
Keep Allen Beautiful	Ken Cook
Library Board	Amy Gnadt
Parks and Recreation Board	Tommy Baril
Public Art Committee	Amy Gnadt
City Board – Quasi-Judicial / Corporations	
Board of Adjustment / Building and Standards Commission / Sign Control Board	Ken Cook
Community Development Corporation (<i>Board Member</i>)	Michael Schaeffer
Downtown Design Review Board	Ken Cook
Economic Development Corporation (<i>Board Member</i>)	Ben Trahan
Planning & Zoning Commission	Ken Cook
External Boards / Entities	
ACO Advisory Council	Tommy Baril
Dallas Regional Mobility Coalition (<i>Executive Committee Member</i>)	Chris Schulmeister
	Michael Schaeffer
NCT9-1-1 Board of Managers (<i>Board Member</i>)	Ben Trahan
NCTCOG Designated Voting Representative	Ben Trahan
North Texas Commission (<i>Board Representative</i>)	Michael Schaeffer
North Texas Municipal Water District (<i>Council Liaison to our two appointed representatives</i>)	Michael Schaeffer
Chief Elected Official on North Central Texas Workforce Development Board (<i>Mayor</i>)	Chris Schulmeister
Regional Transportation Committee – Alternate Representative (<i>elected by Cluster members</i>)	Michael Schaeffer

The motion carried.

9. Adjournment

Mayor Schulmeister adjourned the Regular Meeting of the Allen City Council at 7:52 p.m. on Tuesday, June 9, 2026.

These minutes were approved on the 23rd day of June 2026.

APPROVED:

Chris A. Schulmeister, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, June 23, 2026, 7:00 PM
AGENDA CAPTION:	Adopt an Ordinance amending the Allen Land Development Code, Article II "Administration," Section 2.04 "Building and Standards Commission" by adding a new subsection 2.04.7 "Model Codes and Amendments."
STAFF RESOURCE:	Jeremy Tennant, Assistant Director, Community Development
BOARD/COMMISSION ACTION:	None.
PREVIOUS COUNCIL ACTION:	None.

BACKGROUND:

The Building & Standards Commission (BSC) has historically reviewed and made recommendations to City Council on the adoption of model codes and amendments, such as the International Building Code. State law has different requirements of the adoption process for municipalities with a population over 100,000 people. Crossing this threshold activates additional state notification requirements, including a public hearing before the adoption of the model codes and amendments.

This amendment will ensure compliance with these state law requirements by explicitly outlining the BSC's duties in relation to model codes and amendments. It will authorize the BSC to maintain its historical role in the process by conducting the required public hearing and providing a formal recommendation to the City Council.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ amending the Allen Land Development Code, Article II "Administration," Section 2.04 "Building and Standards Commission," by adding a new subsection 2.04.7 "Model Codes and Amendments."

Attachments

[Ordinance](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE, AS AMENDED, BY AMENDING ARTICLE II “ADMINISTRATION,” SECTION 2.04 “BUILDING AND STANDARDS COMMISSION” BY ADDING A NEW SUBSECTION 2.04.7 “MODEL CODES AND AMENDMENTS” TO PROVIDE THE BUILDING AND STANDARDS COMMISSION THE AUTHORITY TO MAKE RECOMMENDATIONS REGARDING THE ADOPTION OF NEW EDITIONS OF THE MODEL CODES, TOGETHER WITH PROPOSED LOCAL AMENDMENTS THERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Allen, Texas, finds it to be in the public interest to amend the Allen Land Development Code of the City of Allen, Texas, as previously amended.

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

SECTION 1. Article II “Administration,” Section 2.04 “Building and standards commission,” of the Allen Land Development Code is amended by adding a new subsection 2.04.7 “Model Codes and Amendments,” to read in its entirety as follows:

“Article II – ADMINISTRATION

...

Sec. 2.04. – Building and standards commission.

...

Sec. 2.04.7. – Model Codes and Amendments.

1. In addition to the powers and duties outlined in section 2.04.2 of the code, the commission shall hold a public hearing for the purpose of obtaining public comment on the proposed adoption of or amendment to a national model code and make a recommendation to the city council, prior to any consideration by the city council, on any of the following:
 - a. The adoption of any new editions to the codes adopted under Article III of the Code as adopted by the city including, but not limited to, the:
 - (1) International Building Code;
 - (2) International Existing Building Code;
 - (3) International Fire Code;

- (4) International Residential Code;
- (5) International Mechanical Code;
- (6) International Fuel Gas Code;
- (7) International Plumbing Code;
- (8) National Electrical Code;
- (9) International Property Maintenance Code;
- (10) International Energy Conservation Code; and
- (11) International Swimming Pool and Spa Code,

which codes are hereinafter referred to collectively in this article as the "Model Codes";

- b. The adoption of any necessary amendments, including local amendments recommended by the North Central Texas Council of Governments, to the Model Codes; and
- c. The adoption of any other amendment to any part or portion of a Model Code that is requested by a member of the public.”

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Allen and the provisions of 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, 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, 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, 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 the Allen Land Development Code, as amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect immediately from and after its passage and publication in accordance with its 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 23RD 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

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, June 23, 2026, 7:00 PM
AGENDA CAPTION:	Authorize the City Manager to execute a contract with Birkhoff, Hendricks, and Carter, L.L.P., for a study of the 2027 Water, Sewer, and Roadway Impact Fees Update in an amount not to exceed \$195,500.
STAFF RESOURCE:	Chris Flanigan, Engineering Director
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	September 25, 2007 - Approved maintaining the current Impact Fees Schedule. October 9, 2012 - Adopted Resolution No. 3113-10-12 making the determination that no update of the City's Land Use Assumptions, Capital Improvements Plan, or Impact Fees were needed, pursuant to the 2002 Impact Fee Study by Birkhoff, Hendricks, and Conway, L.L.P.. Consulting Engineers for the period 2002-2012. September 23, 2014 - Approved a contract with Birkhoff, Hendricks, and Carter, L.L.P., for a Water, Sewer and Roadway Impact Fees Update. July 12, 2022 - Approved a contract with Birkhoff, Hendricks, and Carter, L.L.P., for a Water, Sewer and Roadway Impact Fees Update.

BACKGROUND:

Collection of impact fees has been a proven funding mechanism in the City of Allen to offset and recoup costs for capital improvements or facility expansions necessitated by and attributed to new development. The concept is such that each development pays an equitable and commensurate share for its “impact” onto the transportation and utility network, as the community grows. As a result, there are water impact fees, wastewater impact fees, and transportation impact fees that are collected and used for specific capital improvements.

The amount of the proportionate fee for each development and use is determined by a detailed study (city-wide), which makes assumptions about future land use and infrastructure (capital improvements) needed over time. Such a study is required by Chapter 395 of the Texas Local Government Code, in order to legitimize the impact fee structure that the city implements. Furthermore, the code requires that the city re-examine this structure every five years, and revise if necessary.

State law requires an independent financial audit as part of the impact fee update process. This contract includes services from a third-party financial consultant to conduct the required independent audit and ensure compliance with applicable legislative requirements.

PROCUREMENT / SELECTION PROCESS:

This agreement is for professional services. The consultant was selected in accordance with applicable state law and City procurement policies governing the procurement of professional services.

BUDGETARY IMPACT:

Funding for this study will come from: Roadway Impact Fees and Water/Sewer Impact Fees. In accordance with Texas Land Government Code, those fees can be used to fund a study to reevaluate the basis of assumptions and fee structure.

27 Water Sewer and Roadway Impact Fees Update	
Funding Source	Proposed
Water Impact Fee Funds	\$ 65,834
Sanitary Impact Fee Funds	\$ 65,833
Roadway Impact Fee Funds	\$ 63,833
TOTAL	\$ 195,500

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to authorize the City Manager to execute a contract with Birkhoff, Hendricks, and Carter, L.L.P., for a study of the 2027 Water, Sewer, and Roadway Impact Fees Update in an amount not to exceed \$195,500.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, June 23, 2026, 7:00 PM
AGENDA CAPTION:	Motion to set August 21, 22, and 23, 2026, as the dates for the City Council Budget Workshop with City Council and Executive Staff.
STAFF RESOURCE:	Shelley B. George, City Secretary
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None

BACKGROUND:

Through the annual Budget Workshop, City Council reviews the proposed budget for the upcoming Fiscal Year. This process allows staff to present projects for funding that support the City of Allen's Strategic Plan. The Workshop will be held at a local hotel located within the City of Allen.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to set August 21, 22 and 23, 2026, as the dates for the City Council Budget Workshop with City Council and Executive Staff.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, June 23, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and adopt an Ordinance 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:	The Planning and Zoning Commission voted unanimously to recommend approval of this item.
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 designations 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.

The Planning and Zoning Commission voted unanimously to recommend approval of the request.

LEGAL NOTICES:

Public Hearing Letter - May 20, 2026.

Public Zoning Sign - May 20, 2026.

Newspaper Notice - June 3, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ 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

[Ordinance](#)

[Draft Minutes of the June 2, 2026, Planning and Zoning Commission Meeting](#)

[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 23RD 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 26 seconds East at 378.21 feet, an arc length of 383.40 feet to a 1/2 inch rod with red 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

June 2, 2026, Planning and Zoning Commission Meeting Minutes

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]

Mr. Bechtluft, 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 1st Vice-Chair Stocker and a second by Commissioner Walker, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the request 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. The motion carried.

ATTENDANCE:

Commissioners:

Dan Metevier, Chair

Gary Stocker, 1st Vice-Chair

Sandeep Kathuria, 2nd Vice-Chair

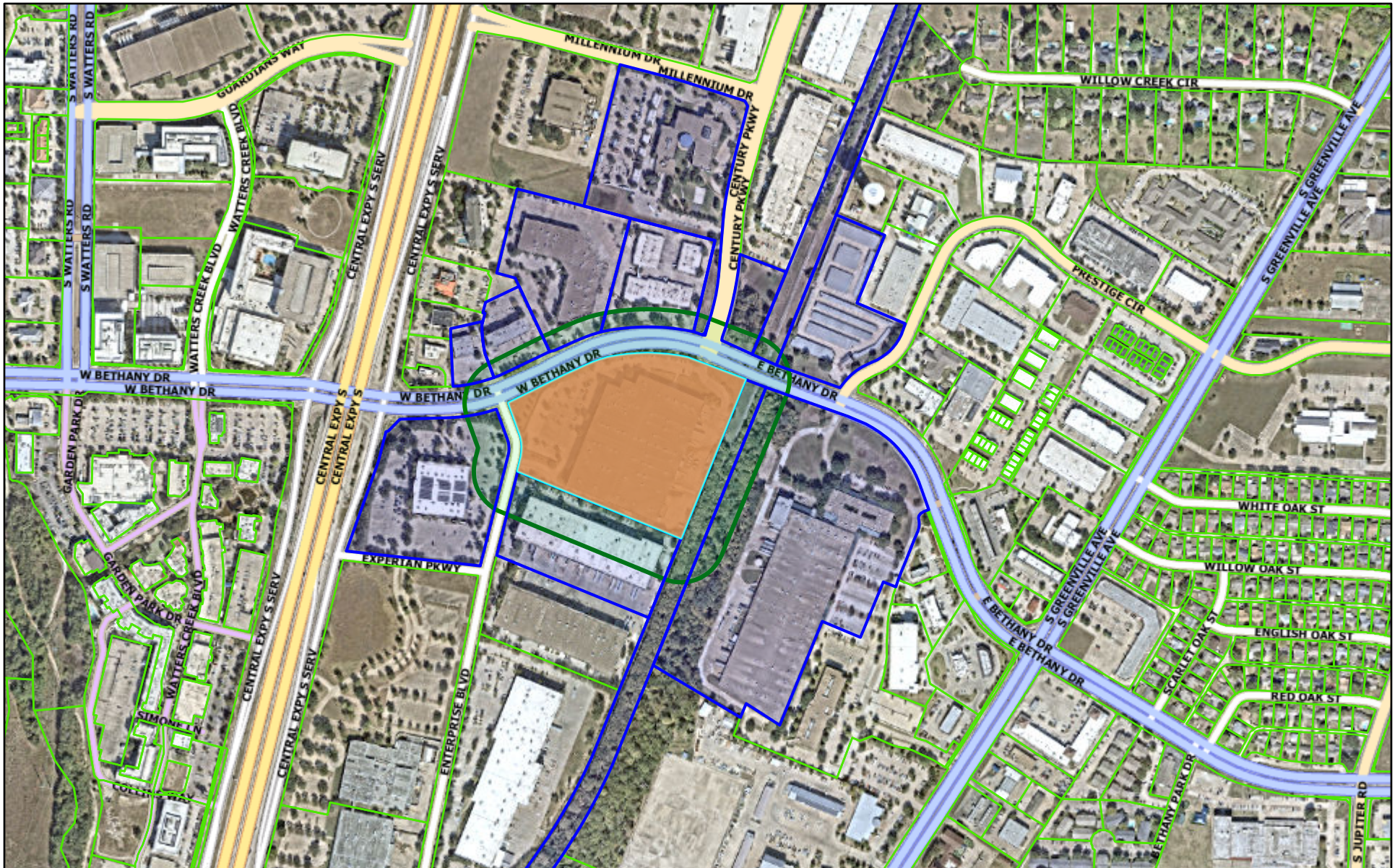
Doug Galletti

Tim Voss (absent)

Cynthia Walker

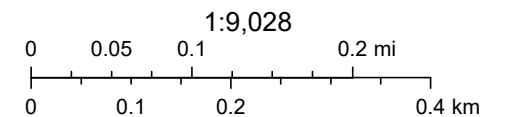
Danielle Westgard

Public Notification



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

- Collin County Appraisal District Parcels
- Properties within 200'



Esri, NASA, NGA, USGS, FEMA, Nearmap, Esri Community Maps Contributors, City of Allen, City of Plano, TX, Texas Parks & Wildlife, ©

City of Allen