



Meeting Location:
Basement Meeting Room A
Allen City Hall
305 Century Parkway, Allen, Texas 75013

AGENDA
DOWNTOWN DESIGN REVIEW BOARD
Monday, June 15, 2026, 6:00 PM

1. Call to Order and Announce a Quorum is Present

2. Agenda Item

- 2.1 Approve Minutes from the February 16, 2026, Downtown Design Review Board Regular Meeting.
- 2.2 Approve Minutes from the May 18, 2026, Downtown Design Review Board Regular Meeting.
- 2.3 Consider a request to approve a mural in accordance with the Allen Land Development Code Section 4.08.19.13.b.ii.g to be located on the south elevation of the property located on Lot 3 and 4, Block 9, Allen Original Donation. [Allen Downtown Mural - 202 S. Austin Drive]

3. 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 purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

4. 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 9, 2026

DOWNTOWN DESIGN REVIEW BOARD AGENDA COMMUNICATION
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AGENDA DATE:

Monday, June 15, 2026, 6:00 PM

AGENDA CAPTION:

Approve Minutes from the February 16, 2026, Downtown Design Review Board Regular Meeting.

STAFF RESOURCE:

Kate Emerson, Administrative Support Specialist

MOTION:

I make a motion to approve the minutes from the February 16, 2026, Downtown Design Review Board Meeting.

Attachments

[February 16, 2026, Downtown Design Review Board Meeting Minutes](#)

DOWNTOWN DESIGN REVIEW BOARD

Regular Meeting February 16, 2026

ATTENDANCE:

Board Members:

Murry McKenzie, Chair
Xi Breeding, Vice-Chair
Gary Taylor, Place No. 1
John Merholtz, Place No. 3 (absent)
James Hoffheins, Place No. 5 (absent)
Ami Parikh, Place No. 6 (arrived at 6:04 p.m.)
Ron Alexander, Place No. 7

City Staff Present:

Hayley Angel, AICP, Director of Community Development
Jeremy Tennant, Assistant Director of Community Development
Matt Bechtluft, Senior Planner
Kate Emerson, Administrative Support Service Specialist

Call to Order and Announce a Quorum is Present

With a quorum of the Board Members present, Chair McKenzie called the meeting to order at 6:02 p.m. in the Basement Meeting Room A at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Pledge of Allegiance

Action Items

1. Approve Minutes from the November 17, 2025, Downtown Design Review Board Regular Meeting.

Motion: Upon a motion by Board Member Alexander and a second by Board Member Taylor, the Board voted 4 IN FAVOR and 0 OPPOSED to approve the November 17, 2025, Downtown Design Review Board Regular Meeting Minutes.

The motion carried.

Board Member Ami Parikh took her seat at the table.

Regular Items

2. Consider a request to approve a painted sign with commercial speech painted directly on the surface of a building or structure in accordance with the Allen Land Development Code Section 4.08.19.13.b.ii(f). The property is located in the Cultural Core Overlay District and described as Lot 3, Rodenbaugh North Addition Phase 2. [Rodenbaugh Painted Sign]

Mr. Bechtluft, Senior Planner, presented to the Board and stated that staff recommends approval of the request.

Applicants, Ronald and Gary Rodenbaugh, 102 W. Main Street, Allen, Texas, spoke on the item.

The Board discussed the following:

- Purpose of the painted sign;
- Aesthetic appearance of paint;
- Environmental factors on paint;
- Structure materials; and
- Design.

Motion: Upon a motion by Board Member Parikh and second by Board Member Taylor, the board voted 5 IN FAVOR and 0 OPPOSED to approve the request to authorize a Painted Sign to be located on the south and east elevations of Lot 3, Rodenbaugh North Addition Phase 2.

The motion carried.

Executive Session (As Needed)

Executive Session was not held.

Adjournment

Chair McKenzie adjourned the Downtown Design Review Board Meeting at 6:21 p.m.

These minutes were approved this the ____ day of _____ 2026.

Murry McKenzie, Chair

Nabiha Ahmed, Senior Planner

DOWNTOWN DESIGN REVIEW BOARD AGENDA COMMUNICATION
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AGENDA DATE:

Monday, June 15, 2026, 6:00 PM

AGENDA CAPTION:

Approve Minutes from the May 18, 2026, Downtown Design Review Board Regular Meeting.

STAFF RESOURCE:

Kate Emerson, Administrative Support Specialist

MOTION:

I make a motion to approve the May 18, 2026, Downtown Design Review Board Meeting Minutes.

Attachments

[May 18, 2026, Downtown Design Review Board Meeting Minutes](#)

DOWNTOWN DESIGN REVIEW BOARD

Regular Meeting May 18, 2026

ATTENDANCE:

Board Members:

Murry McKenzie, Chair
Xi Breeding, Vice-Chair
Gary Taylor, Place No. 1
John Merholtz, Place No. 3
James Hoffheins, Place No. 5
Ami Parikh, Place No. 6 (arrived at 6:10 p.m.)
Ron Alexander, Place No. 7

City Staff Present:

Hayley Angel, AICP, Director of Community Development
Matt Bechtluft, Senior Planner
Kate Emerson, Administrative Support Service Specialist

1. Call to Order and Announce a Quorum is Present

With a quorum of the Board Members present, Chair McKenzie called the meeting to order at 6:01 p.m. in the Basement Meeting Room A at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

2. Agenda Items

- 2.1 Approve Minutes from the February 16, 2026, Downtown Design Review Board Regular Meeting.

Minutes were not approved due to not posting with the agenda packet.

- 2.2 Discuss the Annual Board Evaluation Form for submittal to the Council Nominating Committee.

Board Member Ami Parikh took her seat at the table.

- 2.3 Review laws and ordinances applicable to the jurisdiction of the Downtown Design Review Board.

3. Items of Interest

- 3.1 Chair McKenzie thanked the Allen 150 event volunteers and mentioned the upcoming Allen USA event.

4. Executive Session (As Needed)

Executive Session was not held.

5. **Adjournment**

Chair McKenzie adjourned the Downtown Design Review Board Meeting at 6:43 p.m.

These minutes were approved this the 15th day of June 2026.

Murry McKenzie, Chair

Nabiha Ahmed, Senior Planner

DOWNTOWN DESIGN REVIEW BOARD AGENDA COMMUNICATION

AGENDA DATE:

Monday, June 15, 2026, 6:00 PM

AGENDA CAPTION:

Consider a request to approve a mural in accordance with the Allen Land Development Code Section 4.08.19.13.b.ii.g to be located on the south elevation of the property located on Lot 3 and 4, Block 9, Allen Original Donation. [Allen Downtown Mural - 202 S. Austin Drive]

STAFF RESOURCE:

Matt Bechtluft, Senior Planner

ITEM SUMMARY:

The subject property is located at 202 S. Austin Drive. The zoning designations of the surrounding properties are as follows:

- North: Downtown District, Cultural Core Overlay (DD-CCO)
- East (across Austin Drive): DD-CCO
- South (across McDermott Drive): Downtown District
- West: DD-CCO

The subject property retains a zoning designation of DD-CCO. The applicant requests a mural to be painted on the south elevation of the building, serving to welcome visitors to Downtown Allen. The mural will occupy the entire south elevation and will not contain commercial speech.

The Allen Land Development Code (ALDC) section 4.08.19.13.b.ii.g states that any murals proposed in the Downtown District must obtain a recommendation of approval by the City of Allen Public Art Committee and final approval by the Downtown Design Review Board (DDRB).

The ALDC guides the DDRB to review mural and painted signs based on location, quantity, and compatibility with the overlay's character. Under this guidance, evaluations should take into account the overall number of murals and painted signs in the Downtown District to gauge cumulative visual impact. Additionally, the Board shall also consider the material of the structure over which the mural will be painted to ensure the preservation of the Cultural Core Overlay's intent. The content of the artwork is not included in the Board's authority.

The ALDC defines the Cultural Core Overlay district as the following:

The cultural core overlay (CCO) district is the central part of the downtown district and is the core area where the oldest storefronts from the early 1900's exist. It is intended to form the heart of the downtown through mixed-use with active pedestrian-scale development.

The proposed item was presented and received a recommendation of approval by the Public Art Committee on March 18, 2025.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to approve the mural to be located on the south elevation of the building located on Lot 3 and 4, Block 9, Allen Original Donation.

Attachments

[Location Map](#)

[Mural Exhibit](#)

PROPERTY LOCATION



“MURAL EXHIBIT”

