



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

AGENDA
CITY COUNCIL REGULAR MEETING
Tuesday, August 11, 2026, 7:00 PM

1. Call to Order and Announce a Quorum is Present

2. Pledge of Allegiance

3. Public Recognition

3.1 Presentation of Proclamations by the Office of the Mayor.

3.2 Allen Police Youth Boxing Program.

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 of the July 23, 2026, City Council Special Called Workshop.

5.2 Approve minutes of the July 28, 2026, City Council Regular Meeting.

5.3 Authorize the City Manager to execute an agreement with North Rock Construction & Associates, LLC, for the construction of Veterans' Memorial Improvements project for \$307,316.

5.4 Authorize payments from the Tax Increment Financing Reinvestment (TIF) Zone No. 1 Fund of \$581,682.81 from the City Tax Increment, \$214,536.73 from the County Tax Increment to TL GPG Watters Creek Owner, LLC, and \$17,000 to the City of Allen for administrative costs and legal expenses, as recommended by the TIF No. 1 Board of Directors.

5.5 Transmit the Proposed 2026-2027 City of Allen Budget and the Proposed 2027-2031 Capital Improvement Program.

5.6 Receive the Quarterly Financial Report for Period Ending June 30, 2026.

5.7 Receive the Quarterly Investment Report for the period ending June 30, 2026.

6. Regular Agenda

- 6.1 Award bid and authorize the City Manager to execute a contract with Garret Shields Infrastructure, LLC, for the CSJ 0918-24-296, the Rowlett Trail Extension Project for \$4,188,969.
- 6.2 Conduct a Public Hearing and adopt an Ordinance to amend Planned Development No. 58 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block A, Cornerstone/Allen Addition. [BMK Pharmacy - Additional Land Uses]
- 6.3 Set September 8, 2026, as the Public Hearing date and vote regarding the Fiscal Year 2026-2027 City Budget.
- 6.4 Set September 8, 2026, as the Public Hearing date and vote regarding the Fiscal Year 2026-2027 City Tax Rate.

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: August 4, 2026

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, August 11, 2026, 7:00 PM
AGENDA CAPTION:	Presentation of Proclamations by the Office of the Mayor.
STAFF RESOURCE:	Shelley B. George, City Secretary
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None

-
- Noah Solomon Day

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION

AGENDA DATE:	Tuesday, August 11, 2026, 7:00 PM
AGENDA CAPTION:	Allen Police Youth Boxing Program.
STAFF RESOURCE:	Eric Strong, Deputy City Manager
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None

BACKGROUND:

The Allen Police Youth Boxing Gym opened its doors on October 24, 2024. The program, a partnership between Allen Police Department and Allen ISD, provides youth ages 10 to 18 in Collin County with a unique opportunity for growth through the sport of boxing. The program has experienced remarkable growth and success with the gym now home to 123 registered members and is a fully USA Boxing certified facility. All program participants are held accountable for their conduct and grades.

Through structured sport training and social development, the program seeks to empower youth to become successful, productive individuals, with eligible participants competing in Silver Gloves and Golden Gloves matches. The gym's motto—**Mentoring Future Leaders**—reflects a commitment to foster a positive environment where participants can build discipline, confidence, and leadership skills, whether inside or outside the ring.

Program Overview

The Allen Police Youth Boxing Program seeks to prepare youth to become successful and productive citizens by providing educational and social development activities, which foster self-esteem and instill leadership attributes. The goals of the program include:

- Encouraging and developing good citizenship and leadership.
- Guiding youth in making responsible life decisions.
- Providing positive role models with attitudes and behaviors that can be emulated.
- Fostering better communication, understanding, and mutual respect between youth, the community, police officers, and educators.
- Offering accountability and tutoring assistance to support exemplary classroom performance.

The program is supported by an exceptional team that includes:

- Eight USA Boxing certified coaches who train athletes ranging from beginners to elite competitors.
- Five dedicated volunteers who oversee member accountability, certification compliance, academic grade checks, community outreach, fundraising efforts, and operation of the program's food pantry for families in need.
- An Allen ISD school counselor who volunteers on an on-call basis to provide support to youth experiencing personal or emotional challenges.
- Two volunteer tutors who assist members in improving academic performance and maintaining eligibility.
- Mentors who work with older students on college essays, résumé writing, interview preparation, and workforce readiness

The program successfully hosted the National Junior Golden Gloves Championship, where Madden Serrano and Miguel Quintanilla were crowned champions, bringing athletes and families from across the country to Allen. The event earned national recognition for both the program and the City of Allen while showcasing the city's ability to host premier sporting events. Building on that success, the program aims to make Allen the championship's annual host city.

To date, 10 program athletes have won tournament championships, including one female boxer who earned five titles, highlighted by the Texas Women's Championship.

More than a boxing gym, the Allen Police Youth Boxing Program uses mentorship, academics, community partnerships, and athletics to develop confident, disciplined young people while strengthening relationships between the Allen Police Department and the community.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE: Tuesday, August 11, 2026, 7:00 PM

AGENDA CAPTION: Authorize the City Manager to execute an agreement with North Rock Construction & Associates, LLC, for the construction of Veterans' Memorial Improvements project for \$307,316.

STAFF RESOURCE: Kate Meacham, Director, Parks and Recreation

BOARD/COMMISSION ACTION: June 24, 2024 - Community Development Corporation approved \$400,000 for design and construction.

PREVIOUS COUNCIL ACTION: None

BACKGROUND:

The initial Veterans' Memorial was constructed in 2010 to honor and recognize the service and sacrifice of the community's veterans. Since its dedication, the memorial has become a place of reflection and remembrance for residents and visitors alike. Over time, the commemorative pavers have steadily sold out and the memorial is now nearing its capacity, creating the need for an expansion to accommodate future veterans and their families.

On June 24th 2024, the Allen Community Development Corporation approved \$400,000 in funding for the design and expansion of the existing Veterans' Memorial in response to a citizen funding application and the growing community demand for additional commemorative space. Later that year, Allen Parks and Recreation selected Huitt-Zollars, from the City of Allen 2023 Statement of Qualifications vendor shortlist, to provide professional design services for the expansion improvements.

In 2026, the project was publicly advertised for competitive bidding and received six qualified proposals from contractors, marking the next step toward construction of the memorial expansion and ensuring its continued ability to honor the service of Allen's veterans for generations to come.

PROCUREMENT / SELECTION PROCESS:

Request for bid; bid number 2026-4-49; Issue date 5/22/2026; Close date 6/11/2026. Straight Low Bid - including Base Bid, Alternate #2 & #3.

BUDGETARY IMPACT:

EXISTING FUNDING

FY25 CDC FUND 805	\$400,000
DESIGN AGREEMENT	(\$58,290)
BALANCE FOR CONSTRUCTION	\$341,710

PROPOSED IMPROVEMENTS

BASE BID	\$120,854.57
----------	--------------

ALTERNATE #2	\$151,702.91
ALTERNATE #3	\$34,758.52
TOTAL PROJECT BUDGET	\$307,316.00
PROJECT CONTINGENCY	\$34,394.00
TOTAL	\$341,710.00

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to authorize the City Manager to execute an agreement with North Rock Construction & Associates, LLC, for the construction of the Veterans' Memorial Improvements Project for \$307,316.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:

Tuesday, August 11, 2026, 7:00 PM

AGENDA CAPTION:

Authorize payments from the Tax Increment Financing Reinvestment (TIF) Zone No. 1 Fund of \$581,682.81 from the City Tax Increment, \$214,536.73 from the County Tax Increment to TL GPG Watters Creek Owner, LLC, and \$17,000 to the City of Allen for administrative costs and legal expenses, as recommended by the TIF No. 1 Board of Directors.

STAFF RESOURCE:

Julie Kennicutt, Assistant Chief Financial Officer

BOARD/COMMISSION ACTION:

July 16, 2026 - TIF No. 1 Board recommended a TIF payment in the amount of \$796,219.54 to TL GPG Watters Creek Owner, LLC, and \$17,000 to the City of Allen for administrative costs and legal expenses.

PREVIOUS COUNCIL ACTION:

December 13, 2005 - Ordinance No. 2471-12-05 creating Reinvestment Zone No. 1 (Garden District).

November 27, 2007 - approved the Final Project and Financing Plan for Reinvestment Zone No. 1.

April 12, 2022 - authorized the City Manager to assign the development agreement to Charter DW Watters Creek Village, LLC.

BACKGROUND:

On September 1, 2005, the City received a TIF petition from Emerson Partners, Inc. For the redevelopment of the Montgomery Farm Garden District area through the use of Tax Increment Financing (TIF). The overall Tax Increment Financing Reinvestment Zone encompasses approximately 113 acres at the southwest corner of Bethany Drive and US 75.

The City created the TIF Zone at the December 13, 2005 City Council meeting. In the Fall of 2007, the City, Montgomery Farms Garden District Ltd., and Coventry II DDR/Trademark Montgomery Farms (Trademark) entered into an Amended and Restated Development Agreement (Agreement) that addressed issues related to the inclusion of Trademark in the TIF development.

In 2013, the City entered into a Supplemental Agreement to the Amended and Restated Development Agreement with Watters Creek Owner, LLC (WCO) successor to Trademark. In the Supplemental Agreement, the term was extended by five (5) years and the percentage of reimbursement will be decreased from 50% to 45% for years 11-12 and then from 45% to 40% for years 13 through the end of the term for property tax. Sales tax receipts commencing on January 1, 2016 are reduced to 45% and then are scheduled to be further reduced on January 1, 2018 to 40%. The FY 2014 reimbursement was still at the 50% rate pursuant to the Supplemental Agreement.

In January 2015, the TIF No. 1 Board approved the Second Supplemental Agreement that was concerned with additional terms and conditions related to Watters Creek Owner, LLC's obligations with respect to construction of and payment for the Montgomery Boulevard extension and the Watters Branch bridge. The Second Supplemental Agreement indicates in Section 2.4 that upon occupancy of Building V, the percentage of reimbursement will be adjusted to 50% for both the property and sales tax.

Building V received a temporary Certificate of Occupancy on March 1, 2016. The reimbursement for sales tax for the months of January and February of 2016 are calculated at 45% in accordance with the supplemental agreements. For all prior months of sales tax, the reimbursement percentage is calculated using 50% for the recommended payment in the Spring of 2016.

Attachment 1 and 1.1 reflects the status of the TIF Fund with proposed deductions for the City's \$17,000 administrative costs and legal expenses, and the proposed developer reimbursement of \$796,219.54 to Watters Creek Owner, LLC.

Attachment 2 reflects the proposed developer reimbursement being appropriated between the City and County participation. The County participation is initially restricted to the priority projects such as the ramp reversal and traffic signalization. Therefore, the proposed \$796,219.54 payment to TL GPG Watters Creek Owner, LLC, would be allocated as \$581,682.81 towards parking spaces and \$214,536.73 towards the priority projects identified in the economic development agreement.

A proposed payment to the City in the amount of \$17,000 for administrative costs and legal expenses.

BUDGETARY IMPACT:

The TIF Fund has adequate funds available for the payments and will result in \$52,000 remaining as a fund balance pursuant to the Amended and Restated Development Agreement.

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to approve payments to TL GPG Watters Creek Owner, LLC from the TI Fund in the amount of \$581,682.81 from the City tax increment, \$214,536.73 from the County tax increment, and a payment to the City from the TIF Fund in the amount of \$17,000 for administrative and legal expenses.

Attachments

[Attachment 1](#)

[Attachment 1.1](#)

[Attachment 2](#)

TIF #1 Watters Creek/Montgomery Farms

Watters Creek/Montgomery Farms																				July 6, 2026
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026 YTD	Project to Date
Beginning Balance	\$ -	\$ 160,430	\$ 114,027	\$ 251,301	\$ 215,005	\$ 279,891	\$ 277,719	\$ 272,970	\$ 277,893	\$ 300,677	\$ 337,471	\$ 309,594	\$ 302,669	\$ 216,162	\$ 51,505	\$ 50,748	\$ 52,856	\$ 54,953	\$ 53,051	\$ -
REVENUES																				
Sales Tax - City Increment (distributed)	99,942	260,446	294,138	320,230	336,437	364,954	363,826	379,381	398,705	396,000	395,109	376,542	306,747	92,814	-	-	-	-	-	4,385,271
Sales Tax - City Increment (undistributed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Tax - City Increment	41,801	181,213	315,189	319,996	356,638	315,420	293,574	289,246	295,195	319,174	332,321	346,340	374,448	417,346	442,992	586,126	702,422	634,897	597,603	7,161,941
Property Tax - County Increment	18,385	79,036	137,718	138,626	154,783	137,131	126,771	125,876	125,319	127,912	125,269	125,729	133,921	147,948	157,185	209,892	249,548	227,513	214,537	2,763,097
Project Savings	-	-	-	-	6,679	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,679
Investment Earnings (distributed)	490	1,884	4,340	2,474	1,608	897	1,369	2,177	1,878	2,329	5,492	7,734	8,612	3,002	947	109	128	117	29 (A)	45,616
Investment Earnings (undistributed)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	194	-	194
Total Revenues	160,618	522,579	751,385	781,327	856,145	818,402	785,539	796,680	821,097	845,415	858,191	856,345	823,728	661,110	601,124	796,127	952,099	862,722	812,168	14,362,798
EXPENDITURES																				
Developers Reimbursements	-	516,714	596,991	767,622	776,219	802,102	775,048	774,844	783,313	793,621	871,067	848,269	895,235	810,767	586,849	779,018	935,002	847,623	796,220 (D)	13,956,525
Administration Expenses FY08	-	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000
Administration Expenses	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000 (B)	255,000
Legal Expenses	188	22,268	2,120	-	40	3,472	240	1,913	-	-	-	-	-	-	-	-	-	2,000	2,000	34,241
Drainage Improvement	-	-	-	35,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,000
Total Expenditures	188	568,982	614,111	817,622	791,259	820,574	790,288	791,756	798,313	808,621	886,068	863,269	910,235	825,767	601,849	794,018	950,002	864,623	813,220	14,310,766
Revenues Over/(Under) Expenditures	160,430	(46,403)	137,274	(36,296)	64,886	(2,172)	(4,749)	4,923	22,784	36,794	(27,878)	(6,924)	(86,507)	(164,657)	(758)	2,109	2,096	(1,902)	(1,051)	\$ 52,000
Ending Balance	\$ 160,430	\$ 114,027	\$ 251,301	\$ 215,005	\$ 279,891	\$ 277,719	\$ 272,970	\$ 277,893	\$ 300,677	\$ 337,471	\$ 309,594	\$ 302,669	\$ 216,162	\$ 51,505	\$ 50,748	\$ 52,856	\$ 54,953	\$ 53,051	\$ 52,000 (C)	\$ 52,000

(A) Represents 5 month interest allocation
(B) Administrative Expenses
(C) \$50,000 balance maintained pursuant to the Amended and Restated Development Agreement.

Motion
(D) I make a motion to recommend to the Allen City Council the approval of a payment to Watters Creek Owner, LLC from the TIF Fund in the amount of \$581,682.81 from the City tax increment, \$214,536.73 from the County tax increment, and a payment to the City from the TIF Fund in the amount of \$15,000.00 (B) for administrative support.

TIF #1 Watters Creek/Montgomery Farm/Garden District

531-TIF Fund	Actual FY2008	Actual FY2009	Actual FY2010	Actual FY2011	Actual FY2012	Actual FY2013	Actual FY2014	Actual FY2015	Actual FY2016	Actual FY2017	Actual FY2018	Actual FY2019	Actual FY2020	Actual FY2021	Actual FY2022	Actual FY2023	Actual FY2024	Actual FY2025	Actual FY2026
Sales Tax @ 50%	99,942.00	260,446.46	294,138.00	320,230.11	336,437.23	364,954.05	363,825.50	379,381.06	398,705.25	396,000.00	395,109.00	376,541.99	306,746.69	92,814.01	EXPIRED	EXPIRED	EXPIRED	EXPIRED	EXPIRED
Project Savings			-		6,679.00														
Property Tax					-														
City Tax Rate	0.56	0.56	0.56	0.55	0.55	0.55	0.55	0.54	0.53	0.52	0.51	0.50	0.49	0.49	0.47	0.4212	0.4205	0.4175	0.4154
City Tax Levy	41,801.00	181,213.00	315,189.15	319,996.10	356,637.81	315,420.41	293,573.78	289,246.10	295,195.20	319,173.81	332,320.62	346,339.82	374,447.77	417,346.17	442,991.83	586,125.96	702,422.41	634,897.17	597,603.04
County Tax Rate	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.21	0.19	0.19	0.17	0.17	0.17	0.15	0.15	0.15	0.15
County Tax Levy	18,385.00	79,036.00	137,717.77	138,626.47	154,782.59	137,130.55	126,770.50	125,875.62	125,319.00	127,911.97	125,269.23	125,729.01	133,920.67	147,947.72	157,184.86	209,892.36	249,547.78	227,513.45	214,536.73
			-		-		-					-			-				
Investment Earnings	490.00	1,884.00	4,340.00	2,474.00	1,608.00	897.00	1,368.74	2,176.92	1,878.25	2,329.22	5,491.92	7,734.11	8,611.63	3,001.91	947.00	108.73	128.44	311.12	28.71
			-		-							-			-				
Developer Reimbursement		(516,714.00)	(596,991.00)	(767,622.49)	(776,218.89)	(802,101.77)	(775,047.91)	(774,843.72)	(783,313.46)	(793,621.24)	(871,067.47)	(848,269.37)	(895,234.51)	(810,767.05)	(586,848.69)	(779,018.32)	(935,002.19)	(847,623.36)	(796,219.54)
Legal Expenses	(188.00)	(22,267.50)	(2,120.00)	-	(40.00)	(3,472.00)	(240.00)	(1,912.50)	-	-	-	-	-	-	-	-	-	(2,000.00)	(2,000.00)
Admin Fees		(30,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)
Drainage Improvements				(35,000.00)	-							-	-		-				
			-		-							-	-		-				
Balance*	160,430.00	114,027.96	251,301.88	215,005.07	279,890.81	277,719.05	272,969.66	277,893.13	300,677.38	337,471.14	309,594.44	302,670.00	216,162.25	51,505.00	50,747.51	52,856.24	54,952.68	53,051.06	52,000.00
*A minimum balance of \$50,000 must be maintained																			

*A minimum balance of \$50,000 must be maintained

Watters Creek/Montgomery Farms

ATTACHMENT 2

City Reimbursements - TIF

Date	Description	Parking Spaces	\$ per Space	Due	Balance
1/17/2008	Garage G	199	\$ 11,440.81	\$ 2,276,721.19	\$ 2,276,721.19
4/29/2008	Garage M	408	\$ 11,440.81	\$ 4,667,850.48	\$ 6,944,571.67
9/26/2008	Garage P	803	\$ 11,440.81	\$ 9,186,970.43	\$ 16,131,542.10
Total Parking Space		1,410			
9/25/2009		-36.65	\$ 11,440.81	\$ (419,293.00)	\$ 15,712,249.10
4/20/2010		-40.14	\$ 11,440.81	\$ (459,273.00)	\$ 15,252,976.10
6/16/2011		-54.98	\$ 11,440.81	\$ (628,996.02)	\$ 14,623,980.08
5/8/2012		-54.32	\$ 11,440.81	\$ (621,436.30)	\$ 14,002,543.78
5/17/2013		-58.12	\$ 11,440.81	\$ (664,971.22)	\$ 13,337,572.56
5/30/2014		-56.66	\$ 11,440.81	\$ (648,277.41)	\$ 12,689,295.15
4/13/2015		-56.72	\$ 11,440.81	\$ (648,968.10)	\$ 12,040,327.05
5/25/2016		-57.51	\$ 11,440.81	\$ (657,994.74)	\$ 11,382,332.31
5/30/2017		-58.19	\$ 11,440.81	\$ (665,709.27)	\$ 10,716,623.04
5/21/2018		-65.19	\$ 11,440.81	\$ (745,798.24)	\$ 9,970,824.80
5/28/2019		-63.15	\$ 11,440.81	\$ (722,540.36)	\$ 9,248,284.44
6/2/2020		-66.54	\$ 11,440.81	\$ (761,313.84)	\$ 8,486,970.60
6/24/2021		-57.93	\$ 11,440.81	\$ (662,819.33)	\$ 7,824,151.27
7/1/2022		-37.56	\$ 11,440.81	\$ (429,663.83)	\$ 8,057,306.77
5/24/2023		-49.75	\$ 11,440.81	\$ (569,126.96)	\$ 7,255,024.31
5/2/2024		-59.91	\$ 11,440.81	\$ (685,454.41)	\$ 6,569,569.90
5/8/2025		-54.20	\$ 11,440.81	\$ (620,109.91)	\$ 5,949,459.99
Proposed		-50.84	\$ 11,440.81	\$ (581,682.81)	\$ 5,367,777.18
Subtotal		-978.38			
Parking Space Balance		431.62			

County Reimbursement - TIF

Priority Projects	Project Cost	
Ramp Reversals	\$ 802,052.00	\$ 685,375.44
TXDOT Reimbursement	\$ (116,676.56)	
Montgomery Blvd and Bridge	\$ 3,139,842.40	\$ 3,139,842.40
Traffic signalization for Bethany Dr (2 Sets)	\$ 352,454.00	\$ 352,454.00
deceleration lanes for Bethany and 75	\$ 340,267.00	\$ 340,267.00
Structured Parking Spaces @ \$4,685.14 max	\$ 2,088,108.56	
Total project costs	\$ 6,606,047.40	
9/25/2009	\$ (97,421.00)	
4/14/2010	\$ (137,717.77)	
6/16/2011	\$ (138,626.47)	
5/8/2012	\$ (154,782.59)	
5/17/2013	\$ (137,130.55)	
5/30/2014	\$ (126,770.50)	
4/13/2015	\$ (125,875.62)	
5/25/2016	\$ (125,318.72)	
5/30/2017	\$ (127,911.97)	
5/21/2018	\$ (125,269.23)	
5/28/2019	\$ (125,729.01)	
6/2/2020	\$ (133,920.67)	
6/24/2021	\$ (147,947.72)	
7/1/2022	\$ (157,184.86)	
5/24/2023	\$ (209,892.36)	
5/2/2024	\$ (249,547.78)	
5/8/2025	\$ (227,513.45)	
Proposed	\$ (214,536.73)	
Total reimbursements	\$ (2,763,097.00)	
Project Balance	\$ 3,842,950.40	

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, August 11, 2026, 7:00 PM
AGENDA CAPTION:	Transmit the Proposed 2026-2027 City of Allen Budget and the Proposed 2027-2031 Capital Improvement Program.
STAFF RESOURCE:	Julie Kennicutt, Assistant Chief Financial Officer
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None

BACKGROUND:

Article IV, Section 4.02 of the City Charter requires that the City Council receive a budget covering the next fiscal year before August 10 each year. As part of the budget submittal, a list of capital projects that should be undertaken within the next five succeeding years is required and submitted as a separate document, the Proposed 2027-2031 Capital Improvement Program (CIP).

The budget and the CIP will be provided prior to the meeting in accordance with the City Charter.

A budget workshop for the council is scheduled for later in August, and a public hearing on the budget is scheduled for September 8, 2026.

Additionally, changes to the proposed budget and CIP may be made pursuant to the direction of the City Council.

STAFF RECOMMENDATION:

Staff recommends that the City Council receive the Proposed 2026-2027 City of Allen Budget and the Proposed 2027-2031 CIP.

MOTION:

I make a motion to acknowledge receipt of the Proposed 2026-2027 City of Allen Budget and the Proposed 2027-2031 Capital Improvement Program as submitted by the City Manager in accordance with Article IV, Section 4.02 of the City Charter.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, August 11, 2026, 7:00 PM
AGENDA CAPTION:	Award bid and authorize the City Manager to execute a contract with Garret Shields Infrastructure, LLC, for the CSJ 0918-24-296, the Rowlett Trail Extension Project for \$4,188,969.
STAFF RESOURCE:	Kate Meacham, Director, Parks and Recreation
BOARD/COMMISSION ACTION:	From FY2023 to FY2025, the Allen Community Development Corporation approved funding for Rowlett trail projects of which \$3,259,379.52 remains after design.
PREVIOUS COUNCIL ACTION:	July 27, 2021 - approval for design services of the Rowlett Trail Extension-South Section. February 8, 2022 - approval for design services of the Rowlett Trail Extension-North Section. January 23, 2018 - adopted Resolution 3547-1-18(R) for Texas Parks and Wildlife (TPWD) Recreational Trail grant for \$300,000. August 23, 2022 - adopted Resolution 3937-8-22(R) for TxDOTs Transportation Alternatives-Set Aside grant for \$3,200,000. June 11, 2024 - adopted Resolution 4087-6-24(R) - Collin County Parks and Open Space grant for \$1,000,000.

BACKGROUND:

The Rowlett Trail Extension project includes two segments of new trail development, the north section and south section. The north section begins at Bolin Park, heading south beneath McDermott Drive and links to the Trail at the Woods near Alma Drive just south of Bethany Drive. The south section begins at the existing Rowlett Trail north of The Courses at Watters Creek and moves south, intersecting with Watters Trail, ultimately continuing south to connect with Plano's Bluebonnet Trail, located east of The Courses at Watters Creek.

The Rowlett Trail Extension is a critical project that advances the top two priorities identified in the City of Allen Trails and Bikeways Master Plan (p41): (1) reducing or eliminating key trail gaps and (2) developing long-distance, continuous major trail routes. As one of the city's four primary greenbelt trails, the Rowlett Trail Corridor plays a vital role in the community's trail network. This project will eliminate a significant gap in the corridor while providing inter-jurisdictional trail connectivity between the Cities of Allen and Plano west of US Highway 75. It will also connect to the future Eugene McDermott Park Trailhead, currently being designed by others, south of McDermott Drive.

The Rowlett Trail Extension is identified in both the Collin County Regional Trail Plan and the City of Allen Trails and Bikeways Master Plan as a key project for expanding the regional trail system. By constructing a new trail segment that closes existing gaps along the Rowlett Trail Corridor and connects to Watters Trail, the project directly supports the Master Plan's highest priorities of creating a continuous regional trail route while eliminating critical missing links in the city's trail network.

The total length of the trail will be 1.67 miles and will feature two pedestrian bridges that span Rowlett Creek. It will provide vital inter-jurisdictional connection to the City of Plano west of US 75 Hwy, which residents have requested and shown continued interest and support in bridging the connection between Allen and Plano for recreation desires and more importantly alternative transportation needs.

After these two sections of Rowlett Trail are complete as part of Phase I of the project (approximately one year), we will then move on to Phase II to include a signature trail head on the McDermott Park property located on the far north-end of the project.

PROCUREMENT / SELECTION PROCESS:

On April 17, 2026, the City of Allen issued an Invitation to Bid (IFB) #2026-10-3 resulting in ten (10) bid responses. Garret Shields Infrastructure, LLC is determined to be the most responsive and responsible bidder. TxDOT has provided concurrence that Garret Shields Infrastructure, LLC is recommended to be awarded the contract.

BUDGETARY IMPACT:

Project funding is budgeted in PR2603 - Rowlett Trail Construction. Reimbursable grant funds are borrowed from Non-Bonds (fund 390) for construction until the following three grants are reimbursed:

Transportation Alternative Grant	\$3,200,000
Texas Parks and Wildlife Grant	\$300,000
Collin County Parks and Open Space Grant	\$1,000,000
Allen Community Development Corporation	\$3,253,724
Total	\$7,753,724

Any unforeseen cost overruns will be taken out of the Allen Community Development Corporation funding (fund 805).

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to award bid and authorize the City Manager to execute a contract with Garret Shields Infrastructure, LLC for construction of the Rowlett Trail Extension for \$4,188,969.

Attachments

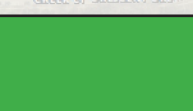
[Rowlett Trail Development Map](#)



Proposed Trailhead

The Eugene
McDermott
Park

Rowlett Trail-North Trail



Rowlett Trail Project Scope



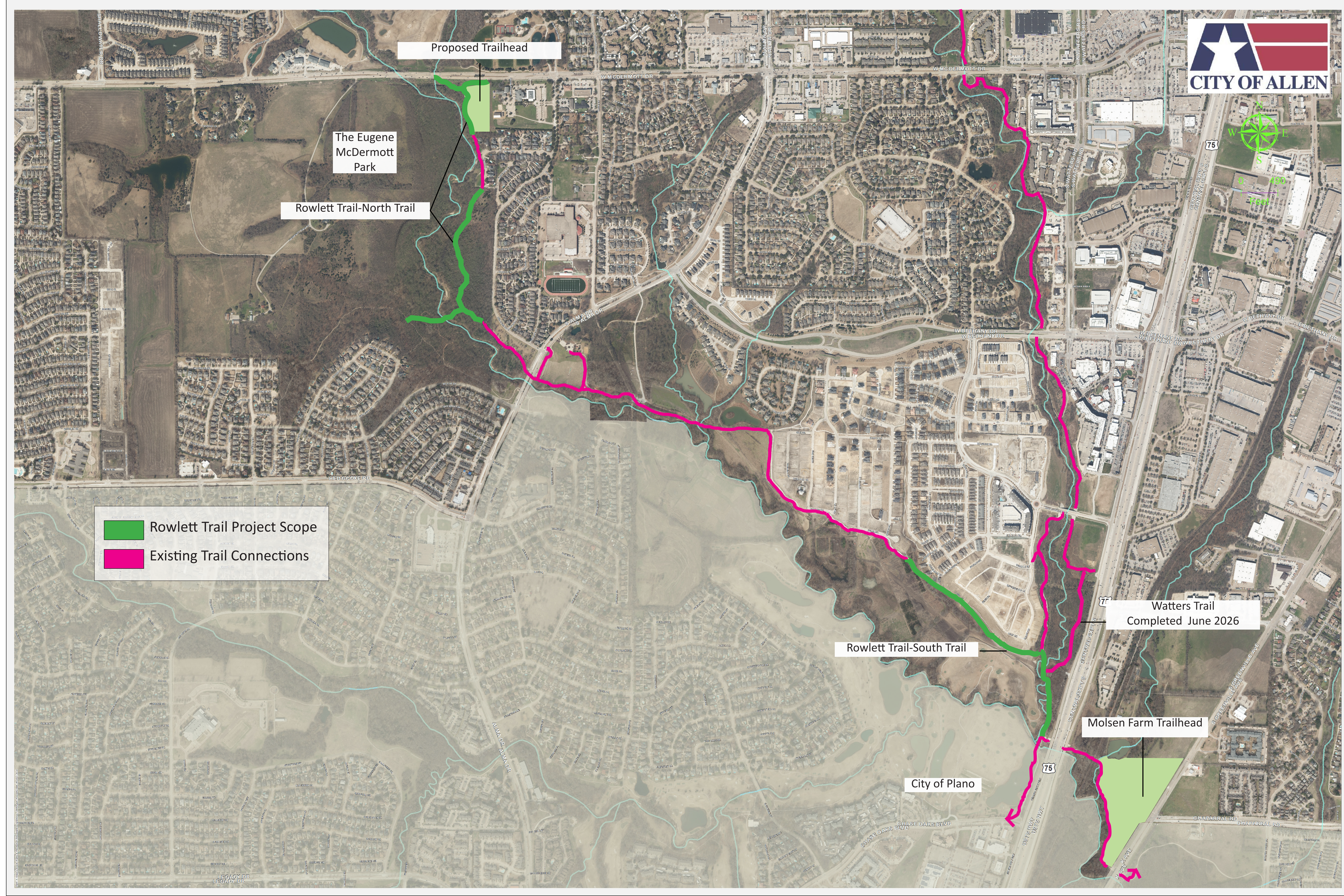
Existing Trail Connections

Rowlett Trail-South Trail

Watters Trail
Completed June 2026

Molsen Farm Trailhead

City of Plano



CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, August 11, 2026, 7:00 PM
AGENDA CAPTION:	Conduct a Public Hearing and adopt an Ordinance to amend Planned Development No. 58 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block A, Cornerstone/Allen Addition. [BMK Pharmacy - Additional Land Uses]
STAFF RESOURCE:	Matt Bechtluft, Senior Planner
BOARD/COMMISSION ACTION:	The Planning & Zoning Commission voted unanimously to recommend approval of this request at the July 21, 2026 meeting.
PREVIOUS COUNCIL ACTION:	March 21, 1996 - Planned Development No. 58 - Approved - Ordinance No. 1409-3-96 April 12, 2022 - Planned Development No. 58 - Approved - Ordinance No. 3904-4-22 September 12, 2023 - Planned Development No. 58 - Approved - Ordinance No. 4032-9-23 December 9, 2025 - Planned Development No. 58 - Approved - Ordinance No. 4195-12-25

BACKGROUND:

The subject property is generally located east of Central Expressway and 559± feet north of the intersection of Central Expressway and Exchange Parkway. The zoning designations of the surrounding properties are as follows:

- North: Community Facilities.
- East: Planned Development No. 58 (PD-58) with a base zoning of Shopping Center (SC).
- South: PD-58 with a base zoning of SC.
- West (across Central Expressway): Planned Development No. 54 with a base zoning of Corridor Commercial.

The subject property retains a zoning designation of PD-58 with a base zoning of SC. The property is currently developed with one building that has been historically been used for Office-Showroom/Warehouse uses. The applicant proposes to use the building for a pharmaceutical manufacturing and research facility, which is currently not allowed in the SC zoning designation. The purpose of this request is to add the Drugs, Pharmaceutical Manufacturing use along several other uses that will support occupancy of the building. The following uses are proposed:

- Drugs, Pharmaceutical Manufacturing.
- Electronic Manufacturing and Assembly.
- Manufacturing, Light - Limited to no more than 50% of the floor area of the building.
- Medical Clinic.

The Allen Land Development Code (ALDC) has a definition for Drugs, Pharmaceutical Manufacturing, which matches the first portion of the definition stated in the proposed ordinance. However, the draft ordinance also includes further clarification for the use, which matches the adopted definition for the property to the south of the subject property. Such definition can be seen below:

A facility engaged in the research, design, development, production, storage, and sales of pharmaceutical products. For purposes of this definition, Drugs, Pharmaceutical Manufacturing use consists of a combination of some, or all of the following components involved solely in the research, design, development, production, storage, and sales of finished pharmaceuticals, chemicals, prescriptions for human and veterinary use, over the counter products, nutritional supplements, or other similar products:

1. Office;
2. Laboratories, Bio-Safety Level 1;
3. Retail
4. Manufacturing, Light, including, compounding, and processing;
5. Warehouse and distribution of pharmaceutical products, including dispensing, storing, shipping, pickup and sales, and
6. Other similar activities involved in the research, design, development, production, storage, and sales of pharmaceutical products.

This request is a text amendment without a Concept Plan, introducing additional land uses and modifying the ALDC definition of Drugs, Pharmaceutical Manufacturing. There are no site improvements proposed at this time. The request has been reviewed by staff.

LEGAL NOTICES:

Property Sign - July 8, 2026

Public Notification Notice - July 8, 2026

Newspaper Notice - July 22, 2026

STAFF RECOMMENDATION:

Staff recommends approval.

MOTION:

I make a motion to adopt Ordinance No. _____ to amend the development regulations of Planned Development No. 58 with a base zoning of Shopping Center.

Attachments

[Ordinance](#)

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

[Public Notification Map](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE USE AND DEVELOPMENT REGULATIONS OF TRACT 1 OF PLANNED DEVELOPMENT "PD" NO. 58 RELATING TO THE USE AND DEVELOPMENT OF LOT 1, BLOCK A, CORNERSTONE/ALLEN ADDITION, LOCATED WITHIN; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A 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 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, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows.

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, Texas, as amended, shall be further amended by amending, as set forth in Section 2 of this Ordinance, the regulations relating to the use and development of Lot 1, Block A, Cornerstone/Allen, an addition to City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume M, Page 316, Plat Records, Collin County, Texas ("the Property") located in Tract 1 of Planned Development "PD" No. 58.

SECTION 2. The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended ("ALDC"), and Tract 1 of Planned Development "PD" No. 58, as set forth in Ordinance No. 1409-3-96 and Ordinance No. 4195-12-25, as such regulations have been amended from time to time; provided, however, in addition to the uses permitted by the PD 58 Ordinance applicable to Tract 1, the Property may also be used and developed with the following uses:

A. *Drugs, Pharmaceutical Manufacturing.* For purposes of this Ordinance, "Drugs, Pharmaceutical Manufacturing" means a facility engaged in the research, design, development, production, storage, and sales of pharmaceutical products. For purposes of this definition, "Drugs, Pharmaceutical Manufacturing" use consists of a combination of some, or all of the following components involved solely in the research, design, development, production, storage, and sales of finished pharmaceuticals, chemicals, prescriptions for human and veterinary use, over the counter products, nutritional supplements, or other similar products:

1. Office;
2. Laboratories, Bio-Safety Level 1 (*OSHA Standards*);
3. Retail;
4. Manufacturing, Light, including manufacturing, compounding, and processing;
5. Warehouse and distribution of pharmaceutical products, including dispensing,

storing, shipping, pickup and sales; and

6. Other similar activities involved in the research, design, development, production, storage, and sales of pharmaceutical products.

B. *Electronic Manufacturing and Assembly.*

C. *Manufacturing, Light.*

1. For any "Manufacturing, Light" use, no more than fifty percent (50%) of the floor area of the building or structure may be used for such use.

D. *Medical Clinic.*

SECTION 3. The Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Collin County, Texas, be amended, and is hereby further amended by repealing Ordinance No. 4032-9-23.

SECTION 4. 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 5. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance, or the Allen Land Development Code, 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 6. 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 7. 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, 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 8. This Ordinance shall take effect immediately from and after its passage and publication of the caption 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 11TH DAY OF AUGUST 2026.

APPROVED:

Chris A. Schulmeister, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY

Shelley B. George, TRMC, CITY SECRETARY

July 21, 2026, Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and consider a request to amend Planned Development No. 58 with a base zoning of Shopping Center, regulating the development and use of Lot 1, Block A, Cornerstone/Allen Addition. [BMK Pharmacy - Additional Land Uses]

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

The Commission discussed Bio-Safety Level 1 and compared this property to the property located to the south.

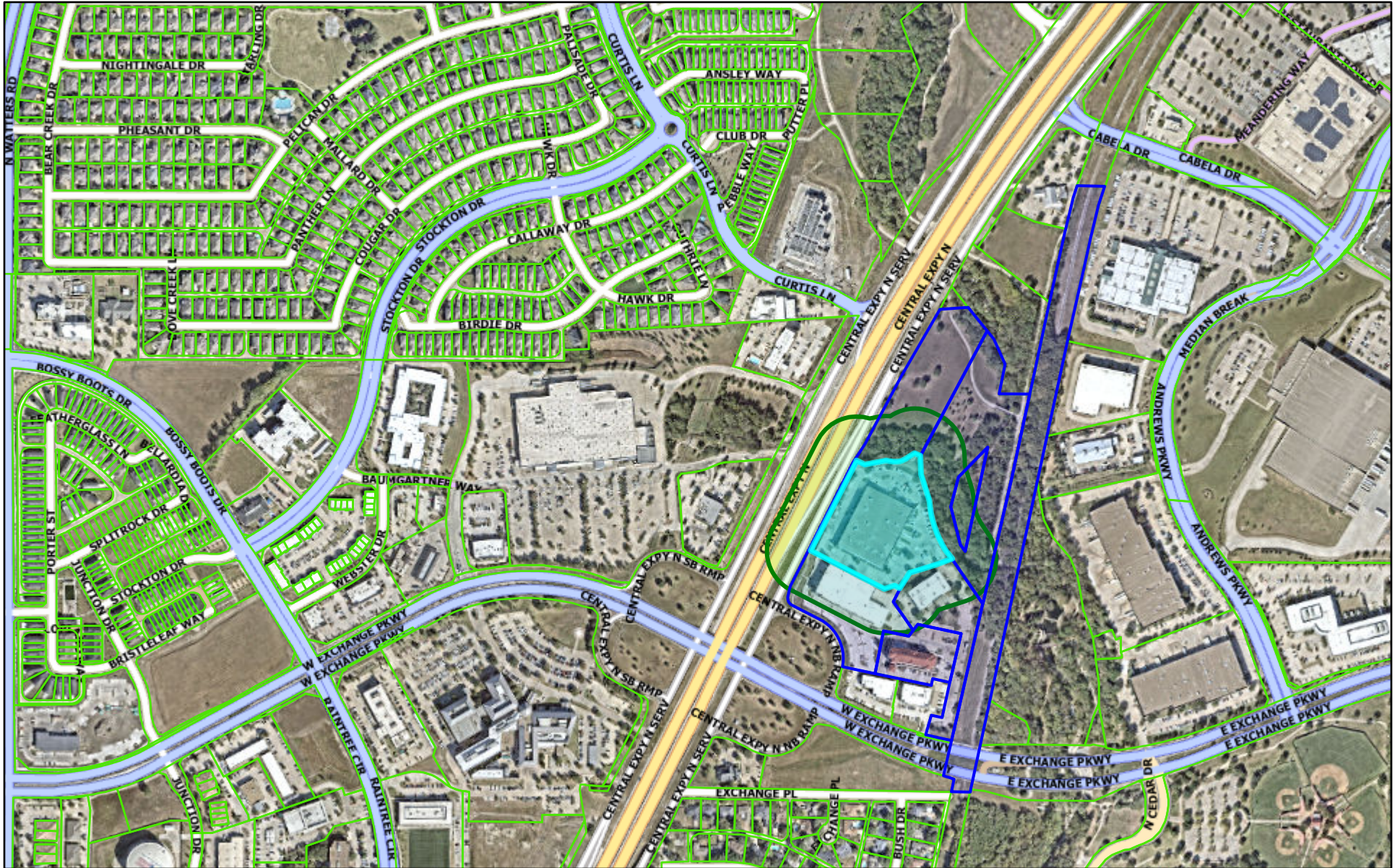
Motion: Upon a motion by 1st Vice-Chair Stocker and a second by 2nd Vice-Chair Kathuria, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of a request to amend the development regulations of Planned Development No. 58 with a base zoning of Shopping Center. The motion carried.

ATTENDANCE:

Commissioners Present:

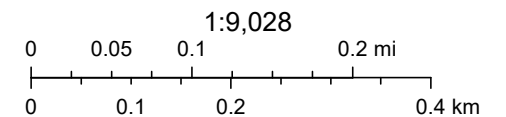
Dan Metevier, Chair
Gary Stocker, 1st Vice-Chair
Sandeep Kathuria, 2nd Vice-Chair
Doug Galletti
Tim Voss
Cynthia Walker
Danielle Westgard

Public Notification



7/6/2026, 1:24:43 PM

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



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

City of Allen

Nearmap | Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, City of Allen, City of Plano, TX, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, August 11, 2026, 7:00 PM
AGENDA CAPTION:	Set September 8, 2026, as the Public Hearing date and vote regarding the Fiscal Year 2026-2027 City Budget.
STAFF RESOURCE:	Julie Kennicutt, Assistant Chief Financial Officer
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None

BACKGROUND:

The City Charter, Article IV, Section 4.04, requires that the City Council set and conduct a Public Hearing on the Budget. As stated in the City Charter, notice of the Public Hearing on the Budget must be published 5-15 days prior to the hearing. Since the City will be holding a public hearing in compliance with the Truth in Taxation Laws to set the tax rate, the public hearing for the City's proposed Fiscal Year 2027 budget could be held at the same City Council meeting.

The Public Hearing will be held in the Council Chambers at Allen City Hall, 305 Century Parkway, Allen, Texas. The City Council will vote to approve a budget at the September 8, 2026, City Council Meeting.

It is also important to note that setting the public hearing date for the tax rate and the fiscal year budget needs to be done as separate items, with the City Council taking action on each item separately.

STAFF RECOMMENDATION:

Staff recommends that the City Council set Tuesday, September 8, 2026, at 7:00 P.M. as the Public Hearing and date and time on the Proposed Fiscal Year 2026-2027 Budget in accordance with Article IV, Section 4.04 of the City Charter.

MOTION:

I make a motion to set Tuesday, September 8, 2026, at 7:00 P.M. at Allen City Hall, 305 Century Parkway, Allen, Texas as the date, time and place for the Public Hearing on the City's Proposed Fiscal Year 2026-2027 Budget in accordance with Article IV, Section 4.04 of the City Charter.

CITY COUNCIL REGULAR MEETING AGENDA COMMUNICATION
--

AGENDA DATE:	Tuesday, August 11, 2026, 7:00 PM
AGENDA CAPTION:	Set September 8, 2026, as the Public Hearing date and vote regarding the Fiscal Year 2026-2027 City Tax Rate.
STAFF RESOURCE:	Julie Kennicutt, Assistant Chief Financial Officer
BOARD/COMMISSION ACTION:	None
PREVIOUS COUNCIL ACTION:	None

BACKGROUND:

According to the Texas Truth-in-Taxation Statute, the City Council is required to set and conduct a public hearing if the City's proposed tax rate exceeds the lower of the voter-approval tax rate or the no new-revenue tax rate. The City always conducts a public hearing on the tax rate, even in years that the Truth-in-Taxation limits are not exceeded.

If a public hearing is required as described above, the law requires a public hearing or a public meeting to adopt a tax rate no earlier than the fifth day after the date the chief appraiser has delivered the notice of estimated taxes to property owners and the tax rate calculation forms are made available.

Finally, notice of the public hearing must be posted on the City's website from the date the notice is first published until the public hearing is concluded.

It is important to note that setting the public hearing date for the tax rate and the fiscal year budget need to be done as separate items with the City Council taking action on each of the items separately.

The voter approved tax rate of \$0.417613 per \$100 of appraised value is a "not to exceed" tax rate that the City Council will be establishing August 11, 2026 for the Public Hearing on the tax rate on September 2026.

BUDGETARY IMPACT:

The tax rate that is voted upon by the City Council at the September 8th, 2026, City Council Meeting will be the tax rate adopted by the City for the fiscal year 2027.

STAFF RECOMMENDATION:

Staff recommends that the City Council set Tuesday, September 8, 2026, at 7:00 P.M. as the Public Hearing date on the tax rate. The Public Hearing will be held in the Council Chambers in Allen City Hall, 305 Century Parkway, Allen, Texas. The final record vote on the tax rate will be on September 8, 2026.

MOTION:

I make a motion to set Tuesday, September 8, 2026, at 7:00 P.M., at Allen City Hall, 305 Century Parkway, Allen, Texas as the date, time, and place for the Public Hearing and vote on the proposed City Tax Rate for the Fiscal Year 2026-2027.

