

**ALLEN CITY COUNCIL**

**REGULAR MEETING**

**JANUARY 9, 2018**

**Present:**

Stephen Terrell, Mayor

**Councilmembers:**

Gary L. Caplinger, Mayor Pro Tem  
Kurt Kizer  
Carl Clemencich  
Robin L. Sedlacek  
Baine Brooks

**City Staff:**

Peter H. Vargas, City Manager  
Shelli Siemer, Assistant City Manager  
Eric Ellwanger, Assistant City Manager  
Shelley B. George, City Secretary  
Teresa Warren, Director, Public and Media Relations Office  
Rebecca Vice, Assistant to the City Manager  
Peter G. Smith, City Attorney

**Workshop Session**

---

With a quorum of the Councilmembers present, the Workshop Session of the Allen City Council was called to order by Mayor Terrell at 6:33 p.m. on Tuesday, January 9, 2018, in the City Council Conference Room of the Allen City Hall, 305 Century Parkway, Allen, Texas.

1. **Update Regarding the Convention and Visitors' Bureau Creative Product Marketing.**
2. **Committee Updates from City Council Liaisons.**
3. **Questions on Current Agenda.**

With no further discussion, the Workshop Session of the Allen City Council was adjourned at 6:56 p.m. on Tuesday, January 9, 2018.

**Call to Order and Announce a Quorum is Present**

---

With a quorum of the Councilmembers present, the Regular Meeting of the Allen City Council was called to order by Mayor Terrell at 7:04 p.m. on Tuesday, January 9, 2018, in the Council Chambers of the Allen City Hall, 305 Century Parkway, Allen, Texas.

**Pledge of Allegiance**

---

**Public Recognition**

---

1. **Citizen's Comments.**
2. **Presentation of a Proclamation by the Office of the Mayor:**

- Presentation of a Proclamation to Coach Terry Gambill and the 2017 State Champion Allen Eagles Football Team Proclaiming 2018 as "Allen Eagles Football Team Year."

**3. Recognition of the Purchasing Division for Receipt of the 2017 Achievement of Excellence in Procurement Award.**

**Consent Agenda**

**MOTION:** Upon a motion made by Councilmember Sedlacek and a second by Councilmember Clemencich, the Council voted six (6) for and none (0) opposed to adopt all items on the Consent Agenda as follows:

- 4. Approve Minutes of the December 12, 2017, Regular City Council Meeting.**
- 5. Award Bid and Authorize the City Manager to Execute an Annual Unit Price Contract with Road Master Striping, LLC, for Pavement Markings in the Estimated Annual Amount of \$225,000.**
- 6. Authorize the City Manager to Purchase Maintenance, Repair, Operational Supplies and Equipment with Lowe's in the Estimated Annual Amount of \$60,000 and Home Depot in the Estimated Annual Amount of \$140,000 for a Term of Three Years through the US Communities and Texas Cooperative Purchasing Networks.**
- 7. Award Bid and Authorize the City Manager to Execute a Contract with Infinity Contractors International, LTD, for the Replacement of City Hall Chiller Unit #2 in the Amount of \$127,350.**
- 8. Award Bid and Authorize the City Manager to Execute a Contract with D&G Quality Roofing, Inc., for Roof Coating Projects at Celebration Park and The Courses at Watters Creek in the Amount of \$116,032.**
- 9. Receive the Summary of Property Tax Collection as of November 2017.**

The motion carried.

**Regular Agenda**

- 10. Conduct a Public Hearing and Adopt an Ordinance to Establish Planned Development No. 134 for Single Family Residential, Urban Residential, Office and Retail Uses, and Adopt Development Regulations, a Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards for a 135.28± Acre Tract of Land Located at the Northeast Corner of Ridgeview Drive and Alma Drive. [The Strand - Mixed-Use Development]**

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

The following individuals spoke in favor of this item:  
Bob Johnson, 1860 Marylee Lane, Lucas, Texas; and,  
David Egan, 2006 Candlewyck Crossing, Allen, Texas.

With no one else speaking, Mayor Terrell closed the public hearing.

**ORDINANCE NO. 3542-1-18:** 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, RELATING TO THE USE AND DEVELOPMENT OF 135.28± ACRES OF LAND IN THE JOHN PHILLIPS SURVEY, ABSTRACT NO. 718, J.W. PARSON SURVEY, ABSTRACT NO. 705 AND THE J.W. ROBERTS SURVEY, ABSTRACT NO. 762, PRESENTLY ZONED AS CORRIDOR COMMERCIAL "CC," PLANNED DEVELOPMENT "PD" NO. 72 LOCAL RETAIL "LR," AND PLANNED DEVELOPMENT "PD" NO. 72 CORRIDOR COMMERCIAL "CC"

BY CHANGING THE ZONING TO CREATE PLANNED DEVELOPMENT "PD" NO. 134 FOR SINGLE-FAMILY, URBAN RESIDENTIAL, OFFICE AND RETAIL USES, AND ADOPTING DEVELOPMENT REGULATIONS, CONCEPT PLAN, BUILDING ELEVATIONS, DISTRICT MAP, PHASING DIAGRAM, ROAD DIAGRAM, AND LIGHTING STANDARDS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION:** Upon a motion made by Councilmember Sedlacek and a second by Councilmember Brooks, the Council voted six (6) for and none (0) opposed to adopt Ordinance 3542-1-18, as previously captioned, to establish Planned Development No. 134, and adopt Development Regulations, a Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards for The Stand, amending the Concept Plan to establish ten foot hike and bike trails instead of the previously stated eight foot hike and bike trails. The motion carried.

**11. Conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations for Planned Development No. 130 Relating to the Required Building Elevations for Ridgeview Crossing. [Elevation Amendment-Single Family Residential].**

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

With no one speaking, Mayor Terrell closed the public hearing.

**ORDINANCE NO. 3543-1-18:** 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 DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT "PD" NO. 130 SINGLE-FAMILY RESIDENTIAL R-5 AND R-6 RELATING TO THE REQUIRED BUILDING ELEVATIONS AS ADOPTED IN ORDINANCE NO. 3490-6-17; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION:** Upon a motion made by Mayor Pro Tem Caplinger and a second by Councilmember Sedlacek, the Council voted six (6) for and none (0) opposed to adopt Ordinance 3543-1-18, as previously captioned, amending the Development Regulations for Planned Development No. 130 relating to the required elevations for Ridgeview Crossing. The motion carried.

**12. Conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations of Planned Development No. 112 Relating to the Permitted Garage Orientation for Various Lots for Cypress Meadows Ph. 1 & 2. [Garage Orientation Amendment-Single Family Residential].**

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

With no one speaking, Mayor Terrell closed the public hearing.

**ORDINANCE NO. 3544-1-18:** 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 DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT "PD" NO. 112 SINGLE-FAMILY RESIDENTIAL R-5 RELATING TO THE PERMITTED GARAGE ORIENTATION AND LOT DETAIL ON LOT 28 BLOCK G, CYPRESS MEADOWS PH. 1 AND LOTS 33, 37, 38, 41 BLOCK A, LOTS 3, 4, 12, 13, 14, 18, 19, 20, 22, 24, BLOCK C, LOTS 17, 24, 25, 26, BLOCK I, LOT 7, BLOCK J, LOT 1, BLOCK K, LOTS

1, 12, 15, BLOCK L, LOTS 4, 6, 14, 15, 18, BLOCK M, AND LOT 1, BLOCK O, CYPRESS MEADOWS PH. 2 AS ADOPTED IN PARAGRAPH J OF SECTION 2 OF ORDINANCE NO. 3145-3-13 AND AS AMENDED BY SECTION 1 OF ORDINANCE NO. 3263-10-14, AND AMENDING EXHIBIT "E" "LOT DETAIL"; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION:** Upon a motion made by Councilmember Sedlacek and a second by Councilmember Brooks, the Council voted six (6) for and none (0) opposed to adopt Ordinance 3544-1-18, as previously captioned, amending the Development Regulations for Planned Development No. 130 relating to the required elevations for Ridgeview Crossing. The motion carried.

**13. Conduct a Public Hearing and Adopt an Ordinance to Amend the Development Regulations of Planned Development No. 54 to Adopt a Concept Plan and Building Elevations for a Tract of Land Generally Located North of Bray Central Drive and West of Watters Road. [The Gatherings at Twin Creeks – Senior Independent Living]**

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

With no one speaking, Mayor Terrell closed the public hearing.

**ORDINANCE NO. 3545-1-18:** 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 DEVELOPMENT REGULATIONS, ADOPTING A CONCEPT PLAN, AND ADOPTING BUILDING ELEVATIONS FOR LOT 1R, BLOCK C, BRAY CENTRAL ONE, IS LOCATED IN AND SUBJECT TO THE REGULATIONS OF TRACT 11 OF PLANNED DEVELOPMENT NO. 54; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION:** Upon a motion made by Councilmember Clemencich and a second by Councilmember Brooks, the Council voted six (6) for and none (0) opposed to adopt Ordinance 3545-1-18, as previously captioned, to amend the Development Regulations of Planned Development No. 54 and to adopt a Concept Plan and Building Elevations for a tract of land generally located north of Bray Central Drive and west of Watters Road, for The Gatherings at Twin Creeks. The motion carried.

**14. Conduct a Public Hearing and Adopt an Ordinance to Establish Planned Development No. 133 with a Base Zoning of Single-Family Residential R-7, and Adopt Development Regulations, a Concept Plan, Open Space Exhibit, and Building Elevations for 24.964± Acres Generally Located North of Hedgcoxe Road and East of Custer Road. [The Enclave - Single-Family Residential Subdivision]**

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

With no one speaking, Mayor Terrell closed the public hearing.

**ORDINANCE NO. 3546-1-18:** 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, RELATING TO THE USE AND DEVELOPMENT OF A 24.964± ACRE TRACT OF LAND SITUATED IN THE JOHN HUFFMAN SURVEY, ABSTRACT NO. 416, PRESENTLY ZONED AS AGRICULTURE OPEN SPACE "AO" AND PLANNED DEVELOPMENT "PD" NO. 82 SINGLE-FAMILY RESIDENTIAL R-6 BY CHANGING THE ZONING TO CREATE "PD" PLANNED DEVELOPMENT NO. 133 WITH A BASE ZONING OF SINGLE-FAMILY

RESIDENTIAL R-7 AND ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, BUILDING ELEVATIONS, AND OPEN SPACE EXHIBIT; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION:** Upon a motion made by Councilmember Kizer and a second by Councilmember Sedlacek, the Council voted six (6) for and none (0) opposed to adopt Ordinance 3546-1-18, as previously captioned, to establish Planned Development No. 133 and adopt Development Regulations, a Concept Plan, Open Space Exhibit, and Building Elevations for The Enclave. The motion carried.

#### **Other Business**

---

**15. Calendar.**

- January 20 - City Council Strategic Planning Session

**16. Items of Interest.**

- Council wished happy birthday to Councilmember Brooks' daughter, Brenna, and Mayor Terrell's son, Aaron.

The Regular meeting recessed at 9:14 p.m.

#### **Executive Session**

---

In accordance with the Texas Government Code, the Allen City Council convened into Executive Session at 9:25 p.m. on Tuesday, January 9, 2017. In the Council Conference Room, 305 Century Parkway, Allen, Texas, in order discuss matters pertaining to:

**17. Personnel Pursuant to Section 551.074 of the Texas Government Code — Discuss and Consider Candidates for Appointment to Fill a Vacancy in Place No. 3 on the Allen City Council.**

The Executive Session adjourned at 9:30 p.m. on Tuesday, January 9, 2018.

**16. Reconvene and Consider Action on Items Discussed During the Executive Session.**

The Allen City Council reconvened into the Regular Meeting at 9:32 p.m. on Tuesday, January 9, 2018. The following action was taken on items discussed during the Executive Session.

**MOTION:** Upon a motion made by Councilmember Sedlacek and a second by Councilmember Brooks, the Council voted six (6) for and none (0) opposed to appoint Debbie Stout to fill the vacancy in Place No. 3 on the Allen City Council. The motion carried.

#### **Adjournment**

---

**MOTION:** Upon a motion made by Councilmember Brooks and a second by Mayor Pro Tem Caplinger, the Council voted six (6) for and none (0) opposed to adjourn the Regular Meeting of the Allen City Council at 9:34 p.m. on Tuesday, January 9, 2018. The motion carried.

**ALLEN CITY COUNCIL  
REGULAR MEETING  
JANUARY 9, 2018**

**PAGE 6**

These minutes approved on the 23<sup>rd</sup> day of January 2018.

**APPROVED:**

---

**Stephen Terrell, MAYOR**

**ATTEST:**

---

**Shelley B. George, TRMC, CITY SECRETARY**