



**AGENDA  
CITY OF ALLEN  
CITY COUNCIL REGULAR MEETING  
TUESDAY, JANUARY 10, 2023 – 7:00 PM  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**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.

- Allen Community Band Day
- Martin Luther King Day

3.2 Presentation of the Mayor's Distinguished Service Award.

3.3 Recognition of the Downtown Steering Committee members.

**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 December 13, 2022, Regular City Council Meeting.

**6. Regular Agenda.**

6.1 Conduct a Public Hearing and adopt an Ordinance to amend the Allen Land Development Code to include (a) amending Section 4.08.19 of the Allen Land Development Code to redesignate the "Central Business District (CBD)" to be known as the "Downtown District (DD)" and amending the regulations relating to the development and use of the property within the Downtown District (DD); and (b) make other conforming amendments to the Allen Land Development Code including: (1) Amending Sections 4.02.1, 4.05.6, 7.09.2, and 7.09.5 to replace the term "'CBD' Central Business District" with the term "'D' Downtown District" where it appears; (2) Amending Section 4.15.2, "Schedule of residential height and

area regulations,” by deleting footnote (1) and renumbering footnotes accordingly; (3) Deleting Section 4.20.4, “Schedule of principal uses—Central business district;”; (4) Deleting Section 4.20.5, “Schedule of accessory uses central business district;”; (5) Amending Section 6.06.13, “Urban Residential,” by providing for exceptions to be permitted in the Downtown District; (6) Amending Section 6.06.14, “Townhomes,” by providing regulations for specifically for Townhomes in the “Downtown District; (7) Amending Section 6.06.15, “Mobile Food Establishments,” by permitting Food Truck Sites in the Downtown District and by providing location standards for Food Truck Sites and Food Truck Parks in the Downtown District; (8) Amending Section 7.05.3.5.d, “Landscape buffer planting requirements,” to replace the term, “central business district” with “Downtown District” and to modify approval authority from Commission to the Downtown Design Review Board; (9) Amending Section 7.09.11.2 – Table 7.23, “Permanent signs,” by deleting the section relating to signage in the “Central Business District;” and (10) Amending Section 8.05.1.12, “Neo-traditional subdivisions,” by deleting the reference to “CBD central business district.” The property affected by these amendments is 241.1± acres in the City of Allen, Texas, located in the W. Perrin Survey, Abstract No. 708; A. Perrin Survey, Abstract No. 713; J. Read Survey, Abstract No. 758; D. Wetsel Survey, Abstract No. 977; and P. Wetsel Survey, Abstract No. 990; and generally located east of US Highway 75, east of the portion of Bonham Drive that is south of Main Street; south of Whisenant Estates Installments #1-3, south of Whis-Lynge Hill Addition No. 1, south of Hydrous Wake Park; west of Cottonwood Creek; and north of Burnett to Allen Addition, north of Allenwood Estates #3, and north of Millennium Business Park Replat for Lots 3R-4R, Block 3.

6.2 Adopt an Ordinance amending the Code of Ordinances by Amending Sections 6-85(H), 9-151, and 9-206 to replace the phrase “Central Business District” with the phrase “Downtown District” and amending Chapter 9 “Motor Vehicles and Traffic,” Section 9-2 “Definitions” by deleting the definition for “Central Business District” and adding a definition for the phrase “Downtown District.”

6.3 Tabled Item - Conduct a Public Hearing and adopt an Ordinance to amend the development regulations of Planned Development No. 98 with a base zoning of Single Family and adopt a Concept Plan, Building Elevations, and a Landscape Plan for Lots 1 - 18, Block A, Lots 1 - 9, Block B, and lots 1 - 3, Block X, Ridgeview Villas, generally located south of Ridgeview Drive and east of Exchange Parkway. [Ridgeview Villas] **Application for Zoning has been withdrawn by the Applicant.**

## 7. **Other Business.**

*[Council announcements regarding local civic and charitable events, meetings, fundraisers, and awards.]*

### 7.1 Calendar.

- January 12, 2023 - Council Candidate Workshop, 5:30 p.m., Council Conference Room at Allen City Hall
- January 28, 2023 - City Council Strategic Planning Session, 9 a.m., Courtyard by Marriott Allen at the Event Center

### 7.2 Items of Interest.

## 8. **Executive Session (As needed).**

*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. (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. Said notice was posted on Friday, January 6, 2023, at 5:00 p.m.*

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*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.*