

**CITY OF VAN ALSTYNE**

**MINUTES**

**City Council Special Called Meeting**

Van Alstyne Community Center

262 N. Preston Ave.

**Tuesday, June 23, 2015**

**6:00 P.M.**

Members present: Mayor Larry Cooper, Billy Plake, Timmerle Kelly, Robert Jaska and Russell Moore.

Staff present: Frank Baker and Jennifer Gould.

**AGENDA.**

1. Call to Order. *Mayor Cooper called the meeting to order at 6:13 p.m.*
2. Invocation.
3. Pledges of Allegiance. *U.S. and Texas.*
4. Citizens Communications. *None.*

**ITEMS FOR CONSIDERATION**

5. Consider and take any action necessary regarding passage of an ordinance establishing a "no truck zone" on Kelly Lane from St. Johns Drive to S. Dallas Ave. *Julie Fort presented Council with the proposed ordinance and advised that it is fairly self-explanatory allowing for certain vehicles such as school buses. Timmerle Kelly advised that section 4.c.2 seems broad and asked if a driver would have to prove the stipulation to which Mrs. Fort answered yes. Discussion was held regarding sign placement, maximum vehicle weight and the addition of a definition for the term trailer. Timmerle Kelly made a motion to table the item until the next regular meeting of the City Council to allow time for further research. Billy Plake seconded the motion and the motion passed unanimously.*
6. Discussion regarding an Ordinance repealing Ordinance No. 389B, as amended April 16, 1998, July 13, 1999, August 31, 1999, and April 9, 2002, and adopting a new Subdivision Ordinance which includes, but is not limited to, General Provisions (including the adoption of a City Design Manual), Procedures for Plat Approval including administrative plats, preliminary plats, final plats, replats, miscellaneous plats and abandonments and planned development districts, Design and Construction Standards, Apportionment and Legal Provisions including Penalty, Severability and Repealing clauses and an Effective Date. *No action taken.*
7. Discussion regarding a request by the owner/agent of 14.320 acres of the property described as being a part of the James McKinney Survey, Abstract No. 770, being a part of the 43.976 acre tract of land conveyed by Warranty Deed from Mont Hendricks, Joanne Davidchik and Sandra Watkins, to Felix Land Partners, L.P., on November 29, 2007, recorded in Volume 4367, Page 337, Official Public Records, Grayson County, Texas to rezone a portion of the property from the current zoning of SF – 1 (Single Family Residential District) to P.D. (Planned Development). The property described above is located on the north side of Blassingame Ave and South of Greywood Drive. *Ryan Combs*

addressed Council advising that theirs is the highest scoring application and award is expected at the end of July. Mr. Combs presented Council with various renderings of the complex. Russell Moore asked if the proposed stucco would be painted or integral color to which Scott Johnson advised that it would be a three coat stucco. This would allow for it to be repainted many times over its life.

#### EXECUTIVE SESSION

*In accordance with Chapter 551 of the Texas Government Code (Open Meetings Law), the City Council may meet in a closed Executive Session pursuant to applicable laws.*

8. All items below for Executive Session:

- a) Convene into executive session pursuant to Section 551.074[Personnel Matters] Conduct interviews and deliberate the appointment of a public officer, specifically a city council member to fill the vacancy created by the forfeiture of Larry Cooper.
- b) Convene into executive session pursuant to Section 551.072[Real Property] regarding the purchase, lease and value of real property located at or near Industrial Park.
- c) Convene into executive session pursuant to Section 551.071[Consultation with City Attorney] regarding the Palladium USA senior housing Planned Development Ordinance.

*City Council recessed into executive session at 6:45pm with a five minute break.  
City Council convened into open session at 9:27pm.*

#### OPEN MEETING

9. Reconvene into Regular Session and discuss any item and/or take any action necessary as a result of the Closed Session.

- a) Convene into executive session pursuant to Section 551.074[Personnel Matters] Conduct interviews and deliberate the appointment of a public officer, specifically a city council member to fill the vacancy created by the forfeiture of Larry Cooper. *No action taken.*
- b) Convene into executive session pursuant to Section 551.072[Real Property] regarding the purchase, lease and value of real property located at or near Industrial Park. *No action taken.*
- c) Convene into executive session pursuant to Section 551.071[Consultation with City Attorney] regarding the Palladium USA senior housing Planned Development Ordinance. *Discussion was held regarding the walking trails, parking, number of entrances to the complex and facility maintenance. Scott Johnson advised that the walking trails are not shown on the renderings because the route is not yet determined however they will be six feet wide. It was identified that there will be 182 open parking spaces, 40 covered parking spaces and 12 guest parking spaces outside the cates of the complex. This provides for 1.7 spaces per unit. Russell Moore asked why there is no interest in the masonry being 80% stone rather than stucco to which Mr. Johnson answered that stone is heavy and expensive. Stucco is attractive and low maintenance. In an effort to make the best decisions for the City today and the future, Mr. Moore expressed concern with the amount of stucco proposed. Paint and labor to apply is a considerable cost. Mr. Johnson advised*

*that Palladium will build, own and manage the property for thirty years and assured Council that they will maintain the property. Mr. Moore said that is a great plan to hear but it does not insure that it will happen. No action taken.*

10. Mayor and Council Closing Comments. *Robert Jaska advised that the Keep Van Alstyne Beautiful membership drive went well and commended Judy Womack for the efforts of the organization. Timmerle Kelly advised of the events taking place on the July 4<sup>th</sup> holiday to include the Friends of the Library breakfast and car show as well as the fireworks display at Van Alstyne High School approximately thirty minutes after dark. Larry Cooper provided information on the Boy Scouts Troop 44 event taking place on July 11, 2015.*
11. Adjournment. *Timmerle Kelly made a motion to adjourn at 10:02 p.m. Billy Plake seconded the motion and the motion passed unanimously.*

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Larry Cooper, Mayor

ATTEST:

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Jennifer Gould, City Clerk