

## **May 19, 2020 Planning and Zoning Commission Meeting Minutes**

Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code relating to Article I, "General Provisions" to add a new Section 1.11, "Lots Located in More than One Zoning District;" Amending Section 4.06, "Changes and Amendments" regarding the denial of applications for zoning amendments with and without prejudice; Amending Section 4.20.2, "Schedule of Principal Uses" by removing Beer & Wine Package Sales Use and Beer & Wine Package Sales With Greater Than 50% Revenue From Beer & Wine Use; Repealing Section 6.03.8, "Beer and Wine Package Sales—Regulations"; Repealing Section 6.03.9, "Beer and Wine Package Sales Permit Process"; Amending Section 6.04.1.4. "Types of Temporary Use Permits" by amending regulations relating to temporary use permits for temporary food vendors and food truck sites; Amending Section 6.05.3, "Site Plan Details" to correct formatting errors in subsection 2 "Site Plan" and require inclusion of a legend; Repealing Section 6.06.8 "Outdoor Storage and Display"; Amending Section 6.06.11, "Solar Panels" by amending regulations relating to location and color of solar panels; Amending Subsection c.i. of Section 6.06.15 "Mobile Food Establishments" relating to operation of a mobile kitchen at a food truck site; Amending Section 7.03.3.3, "Refuse and Recycling Collection Enclosures" relating to location and screening of refuse and recycling collection areas; Amending Section 7.03.4.3.a, "Light Trespass" by amending the regulations to permit light trespass between adjacent nonresidential uses; Amending Section 7.04.1, "Vehicle Parking" to add regulations relating to dead-end parking; Amending Subsection 1.c. of Section 8.02.4 "Administrative Approval of Certain Amending Plats, Minor Plats and Replats" to correct a scrivener's error; Amending Section 8.03.3, "Preliminary Plat" to require a plat note relating to perpetual maintenance of open space and common areas; Amending Section 8.03.4, "Final Plat" to require a plat note relating to perpetual maintenance of open space and common areas; Amending in its entirety and retitling Section 8.05.7, "Median Cuts" relating to median cuts and requirements for establishment of cross access between properties; Amending Appendix A, "Definitions" by deleting the definition for "Beer and Wine Package Sales;" and amending the definition of "Outdoor Storage".

Mr. Kurbansade, Community Development Director, presented the item to Council.

Mr. Kurbansade noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

Adelia Scaife, 403 W Coats Drive, Allen, Texas, spoke in opposition of the item.

Chairman Trahan closed the public hearing.

The Commission discussed:

- Solar panel color and material,
- Outdoor storage and parking,
- Dead-end parking, and
- Temporary dumpster screening locations.

**Motion:** Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Shaikh, the Commission voted 6 IN FAVOR and 1 OPPOSED, Commissioner Autrey, to recommend approval of the proposed amendments to the Allen Land Development Code, as presented, with the modification that Section 6.06.8 not be repealed as originally advertised. The motion carried.

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Michael Orr, 2<sup>nd</sup> Vice-Chair  
Gene Autrey  
Dan Metevier  
John Ogrizovich  
Elias Shaikh

**Absent:**

None