

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MAY 4, 2021**

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**ATTENDANCE:**

**Commissioners Present:**

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

**Commissioners Absent:**

Jeff Burkhardt

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, P.E., Assistant Director of Engineering  
Hayley Angel, AICP, Senior Planner  
Rolandrea Russell, Planner  
Shelby Percy, City Attorney

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

With a quorum of the Commissioners present, Chairman Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**Directors Report**

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the April 13, 2021 and April 27, 2021 Regular Meetings.

**Consent Agenda** *(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)*

2. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the April 6, 2021, Planning and Zoning Commission Regular Meeting.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by 2<sup>nd</sup> Vice-Chair Metevier, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

**The motion carried.**

**Regular Agenda**

4. Preliminary Plat - Consider a Request for a Preliminary Plat for The Avenue Addition, Being 12.5323± Acres Located in the James W. Parsons Survey, Abstract No. 705; Generally Located Directly North

of Ridgeview Drive and Approximately 572± Feet West of Alma Road. (PL-Pre-040921-0002) [The Avenue Addition]

Ms. Angel, Senior Planner, presented the item to the Commission.

Ms. Angel stated that the Preliminary Plat meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

The Commission discussed the street network and fire truck accessibility.

**Motion:**        **Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve of the Preliminary Plat for The Avenue Addition as presented.**

**The motion carried.**

5. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit (SUP) for a Restaurant/Private Club Use for a 6,493± Square Foot Portion of a Building Located on Lot 7A-1, Block A, The Village at Allen; Generally Located Directly South of Stacy Road and East of U.S. Highway 75 (and Commonly Known as 190 E. Stacy Road, B1000, Suite 1000). (SUP-032621-0002) [Bar Louie (change ownership)]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell stated that the Specific Use Permit meets the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by 2<sup>nd</sup> Vice-Chair Metevier, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval for a Specific Use Permit request for a Restaurant/Private Club use for a portion of Lot 7A-1, Block A, The Village at Allen, subject to the development regulations and SUP Site Plan, as presented**

**The motion carried.**

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of Tract 6 of Planned Development PD No. 55 Commercial/Office C/O to Allow Medical Clinic as a Permitted Use on Lot 4, Block B, Allen Central Retail Addition No. 3; Generally Located Directly South of McDermott Drive and Approximately 548± Feet West of U.S. Highway 75. (ZN-040221-0002) [Texas Health Urgent Care]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

Robert Reeves, Applicant, 3807 Vinecrest Drive, Dallas, TX, 75229, gave a brief overview of the company and project.

Chair Trahan closed the public hearing.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the request to amend the development regulations of a portion of Tract 6 of Planned Development No. 55 with the base zoning of Commercial/Office for Lot 4, Block B, Allen Central Retail Addition No. 3, as presented**

**The motion carried.**

**Executive Session** (*As Needed*)

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:19 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

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Ben Trahan, Chair

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Rolandrea Russell, Planner