

July 20, 2021 Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code relating to (1) Amending Section 4.06., "Changes and Amendments," by providing an expiration date for zoning applications and adding a paragraph relating to city council initiated zoning amendments; (2) Amending Sections 4.08.19, 4.15.1.1, 6.04.1.4, 6.06.9, 6.06.10, and 7.04.1.2 by changing the word "church" to "religious facility" wherever such word appears in said sections; (3) Amending Section 4.10., "Residential accessory use regulations," by amending regulations to remove building permit requirements for accessory structures less than 120 square feet and providing additional setback requirements for structures greater than 400 square feet or greater than 15 feet in height; (4) Amending Article IV, "Zoning Regulations," to add Section 4.11., "Commercial accessory use regulations;" (5) Amending Section 4.15.1, "General height and area provisions," by amending regulations clarifying certain setbacks; (6) Amending Section 4.15.2., "Schedule of residential height and area regulations," to correct a scrivener's error; (7) Amending Section 4.20.2, "Schedule of Principal Uses," by removing the uses "Beer & Wine Package Sales" "Beer & Wine Package Sales With Greater Than 50% Revenue From Beer & Wine" and "Dance/Martial Arts Studios" and changing "Church, Temple or Rectory" to read "Religious Facility" where it appears; (8) Amending Section 4.20.3., "Schedule of accessory uses," by removing "Gymnastics/Dance Studio" use and adding "Personal Service Business" use; (9) Amending Section 4.20.4, "Schedule of principal uses—Central business district," by changing the word "Church" to read "Religious Facility", adding "Fitness and Health Center" as a use, adding "Personal Service Business" as a use, and changing the phrase "Restaurant/Private Club" to read "Private Club"; (10) Amending Section 4.20.5, "Schedule of accessory uses - central business district," by amending the use "Fitness and Health Center" to provide additional regulations, and by adding "Personal Service Business" as a use; (11) Amending Section 6.01.1., "Purpose of specific use permits," by to provide that a specific use permit constitutes a zoning amendment; (12) Amending Section 6.03.6., "Restaurants with food and beverage certificates—Permit process," by changing "planning and development department" to read "community development department"; (13) Repealing Section 6.03.8., "Beer and Wine Package Sales—Regulations"; (14) Repealing Section 6.03.9., "Beer and Wine Package Sales Permit Process"; (15) Amending Section 6.04.1.4, "Types of temporary use permits," by amending paragraph a. "Seasonal sales" removing regulations pertaining medical screening to a new paragraph h., and by amending paragraph d. "Temporary event" to provide clarifications regarding its application to parking lot sales; (16) Amending Section 6.06.8., "Outdoor storage and display," by amending regulations pertaining to donation boxes; (17) Amending Section 7.03.4., "Outdoor lighting," to prohibit high pressure sodium lamp types and permit additional types of parking lot lighting elements; (18) Amending Table 7.04.1 in Section 7.04.1. "Vehicle parking," by changing "Church, Temple or Rectory" to read "Religious Facility"; (19) Amending Section 7.04.2., "Off-

street loading," by changing "SH 5" to read "Greenville Avenue"; (20) Amending Section 7.07. "Fences and walls," by deleting the reference to "Appendix F" in subsection 2.a, and changing "wrought iron" to read "metal" in subsection 4.f.; (21) Amending Section 7.08., "Performance standards," by adding subparagraph 4.a.v.d) to exclude certain residential devices from the requirements of Section 7.08.4.a.; (22) Amending Section 8.03.3 "Preliminary plat," by amending the text of certain required plat notes relating to open space; (23) Amending Section 8.03.4., "Final plat," by amending on the text of certain required plat notes relating to open space; (24) Amending Section 8.11., "Street lights," by amending regulations relating to the types permitted and prohibited streetlight fixtures and related design and installation regulations; (25) Amending Appendix A, "Definitions," by deleting the definitions for the phrases "Beer and Wine Package Sales," "Church, temple or rectory," "Dance/martial arts studio," "Gymnastics training center," and "Personal service," amending the definition of "Personal service business," and adding a definition for "Religious facility"; (26) Renumbering and/or reformatting Sections 6.06.2., 6.06.3, 6.06.8, 6.06.10, 6.06.11, 6.06.13, 6.06.14, 6.06.15, without changing any text except as otherwise stated in this caption.

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

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

Chair Trahan opened the public hearing.

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

Motion: Upon a motion by Commissioner Ogrizovich, and a second by 2nd Vice-Chair Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code. The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Dan Metevier, 2nd Vice-Chair
Jeff Burkhardt
John Ogrizovich
Michael Smiddy

Absent:

Stephen Platt, Jr., 1st Vice-Chair
Elias Shaikh