

PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 20, 2021

ATTENDANCE:

Commissioners Present:

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

Commissioners Absent:

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

City Staff Present:

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

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair 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.

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

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Burkhardt, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

The motion carried.

Directors Report

1. The Director of Community Development noted that no Planning & Zoning items were taken to City Council at the July 13, 2021, Regular Meeting.

Regular Agenda

4. Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Community Facilities and to Adopt Development Regulations,

Concept Plan, and Sign Elevations on Lot 1R, Block A, Ridgeview Memorial Park; Generally Located at the Southwestern Corner of the Intersection of Ridgeview Drive and U.S. Highway 75. (ZN-061821-0007) [Turrentine Jackson Morrow].

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

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

Kris Kearney, Applicant, 1700 Redbud Boulevard, Suite 300, McKinney, TX, gave a brief description of the project.

Chair Trahan opened the public hearing.

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

Motion: **Upon a motion by Commissioner Burkhardt, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning from Community Facilities (CF) to a Planned Development zoning district with a base zoning of CF and to adopt a Concept Plan and Sign Elevations for Lot 1R, Block A, Ridgeview Memorial Park, as presented.**

The motion carried.

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 55 with a Base Zoning of Commercial/Office for Lot 3R-2, Block A, Millennium Office Park By Amending the Regulations Pertaining to Temporary Events; Generally Located at the Northeastern Corner of the Intersection of Watters Creek Boulevard and Bethany Drive. (ZN-070221-0011) [Marriott - Temporary Events]

Ms. Angel, Planning Manager, presented the item to the Commission.

Ms. Angel noted 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 Smiddy, and a second by 2nd Vice-Chair Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of PD-55 with a base zoning of C/O for Lot 3R-2, Block A, Millennium Office Park, as presented.**

The motion carried.

6. Public Hearing - 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.

Executive Session *(As needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:23 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner