

**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**AUGUST 3, 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

**Commissioners Absent:**

Jeff Burkhardt  
John Ogrizovich  
Michael Smiddy

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Kevin Bates, PE, CFM, Engineering Program Manager  
Brian Bristow, RLA, RAS, LI, Assistant Director of Parks and Recreation  
Joseph Cotton, PE, CFM, Assistant Director of Engineering  
Hayley Angel, AICP, Planning Manager  
Rolandrea Russell, Planner  
Jessica Johnsen, Planner  
Kevin Laughlin, 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.

**Directors Report**

1. The Director of Community Development noted that no Planning & Zoning items were taken to City Council at the July 27, 2021, Regular Meeting.

**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. Approve Minutes from the July 20, 2021, Planning and Zoning Commission Workshop Meeting.
3. Approve Minutes from the July 20, 2021, Planning and Zoning Commission Regular Meeting.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

**The motion carried.**

**Regular Agenda**

4. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use for 2,353± Square Foot Portion of a Building Located on Lot 1A, Eagle Plaza Shopping Center; Generally Located Directly South of Main Street and Approximately 186± Feet East of Jupiter Road (and Commonly Known as 602 E. Main Street). (SUP-061121-0003) [Vibe Yoga]

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

Ms. Russell noted that the Specific Use Permit meetings the requirements of the Allen Land Development Code. She 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.

The Commission discussed the parking agreement.

**Motion:**           **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by 1<sup>st</sup> Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance granting a Specific Use Permit for a Fitness and Health Center use on Lot 1A, Eagle Plaza Shopping Center, subject to the development regulations and SUP Site Plan, 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. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C; Lots 1- 3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block N; Lots 1 and 2, Block X, The Farm and Generally Located at the Southeastern Corner of the Intersection of State Highway 121 and Alma Drive. (ZN-062521-00008) [The Farm]

Mr. Kurbansade, Director of Community Development, presented the request by the applicant to postpone the agenda item to the September 7<sup>th</sup> Planning and Zoning Commission meeting.

Chair Trahan opened the public hearing.

Chair Trahan mentioned receipt of the following letter in support of this item:

- P. Bush Elvin Property Co. Ltd, 1101 CR 149, Stacy Road, Allen, TX

**Motion:**           **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to continue the public hearing for Agenda Item No. 5 to date certain September 7, 2021 Planning and Zoning Commission Regular Meeting.**

**The motion carried.**

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial and to Adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Elevations for Lot 1, Block 3, Millennium Business Park, Generally Located on the east side of Century Parkway, approximately 525 feet south of the intersection of Century Parkway and Butler Drive (and Commonly Known as 415 Century Parkway). (ZN-062521-0009) [Credit Union of Texas]

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.

Maxwell Fisher, Applicant, 2595 Dallas Parkway, Frisco, TX, and James Post, Applicant, 900 W. Bethany Dr. Allen, TX gave a brief presentation and overview of the project.

Chair Trahan mentioned receipt of the following letter in support of this item:

- Kenneth Shaw, 415 Century Parkway, Allen, TX

Chair Trahan closed the public hearing.

The Commission discussed the following:

- City enforcement of flatbed trucks and outside storage of vehicle inside fenced area;
- Potential functionality as an additional Credit Union of Texas branch; and
- Maximum car capacity inside the building.

**Motion:**        **Upon a motion by Commissioner Shaikh, and a second by 1<sup>st</sup> Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development Zoning District with a base zoning of Light Industrial and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Elevations for Lot 1, Block 3, Millennium Business Park, as presented.**

**The motion carried.**

7. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the development Regulations of Planned Development No. 58 with a Base Zoning of Shopping Center and to Adopt a Zoning Exhibit, Concept Plan, and Elevations for Lots 6A and 6B, Block A, CLA Allen Addition; Generally Located at the Northeastern Corner of the Intersection of Exchange Parkway and U.S. Highway 75. (ZN-060421-0005) [Exchange Business Center]

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

Ms. Angel stated that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following individual spoke in opposition of the project:

- Helen Du, 1220 N. Central Expwy, Allen, TX, Owner of La Quinta Inn

Doug Weaver, Applicant, 4444 Felix Way, Frisco, TX gave a brief description of the project.

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

The Commission discussed the following:

- Access to the site;
- Screening requirements;
- Proposed definition of the office-showroom/warehouse;
- Building height of the property and adjacent properties;
- Proposed and allowed uses;
- Noise concerns; and
- Timing of traffic improvements.

**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 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development No. 58 with a base zoning of Shopping Center and to adopt a Concept Plan and Building Elevations for Lots 6A and 6B, CLA Allen Addition, as presented.**

**The motion carried.**

8. Public Hearing - Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code to Amend Section 6.03.2, "Private Clubs," and Section 6.03.5, "Restaurants with food and beverage certificates - Geographic Locations," by Allowing Drive-Through Service for Off-Premise Consumption of Alcoholic Beverages, and to Amend Section 6.06.11, "Solar Panels," to Amend Provisions Relating to Installation of Solar Panel Systems to Conform to State Law. [State Law Updates]

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

Ms. Angel 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.

The Commission discussed the effective dates of the state laws.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.**

**The motion carried.**

9. 2022-2026 Capital Improvement Program Presentation.

Mr. Bates, Program Manager for the Engineering Department and Mr. Bristow, Assistant Director of Parks and Recreation, presented the item to the Commission.

The Commission discussed signal improvements.

**Motion:**           **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the 2022-2026 Capital Improvement Program.**

**The motion carried.**

**Executive Session** (*As needed*)

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 8:56 p.m.

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

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Ben Trahan, Chair

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Rolandrea Russell, Planner