

PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 5, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Dan Metevier, 1st Vice-Chair
Elias Shaikh, 2nd Vice-Chair
Brent Berg
Jason Wright
Kenneth Cook
Michael Smiddy

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
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 7:02 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 September 28, 2021, Regular Meeting.

Election of Officers

2. Elect a Chair, First Vice-Chair, and Second Vice-Chair.

Chair Trahan opened the floor for nominations.

Motion: Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Trahan to appoint Mr. Ben Trahan to the Planning and Zoning Commission Chair position.

The motion carried.

Motion: Upon a motion by Commissioner Shaikh, and a second by Commissioner Berg, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Metevier to appoint Mr. Dan Metevier to the Planning and Zoning Commission 1st Vice-Chair position.

The motion carried.

Motion: Upon a motion by 1st Vice-Chair Metevier, and a second by Commissioner Smiddy, the Commission voted 6 IN FAVOR, 0 OPPOSED and 1 ABSTENTION by Commissioner Shaikh to appoint Mr. Elias Shaikh to the Planning and Zoning Commission 2nd Vice-Chair position.

The motion carried.

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.*)

3. Approve Minutes from the September 21, 2021, Planning and Zoning Commission Regular Meeting.
4. Replat - Consider a Request for a Replat of Lot 1B, Cottonwood Creek Village Shopping Center, Being Approximately 0.421 Acres; Generally Located on the West Side of Greenville Avenue and Approximately 256 Feet North of Main Street. (PL-091021-0012) [HTeaO]

Motion: Upon a motion by 1st Vice-Chair Metevier, and a second by Commissioner Cook, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda items as presented.

The motion carried.

Regular Agenda

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 4 with a Base Zoning of Shopping Center to a Allow Day Care Facility as a Permitted Use on Lot 1, Block A, Christ the Servant Lutheran Church Addition, Generally Located at the Northeast Corner of the Intersection of Greenville Avenue and Hightrail Drive (and Commonly Known as 821 S. Greenville Avenue). (ZN-090321-0017) [Christ the Servant Lutheran Church]

Ms. Johnsen presented the item to the Commission and 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 Wright, and a second by Commissioner Berg, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of PD-4 with a base zoning of SC for Lot 1, Block A, Christ the Servant Lutheran Church Addition, as presented.

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 Development Regulations, Concept Plan, and Building Elevations Relating to the Use and Development of Approximately 59.7157 Acres in the George Fitzhugh Survey, Abstract No. 321, and Francis Dosser Survey, Abstract No. 280; Generally Located on the North Side of Ridgeview Drive, Approximately 825 Feet West of the Intersection of Ridgeview Drive and Chelsea Drive. (ZN-061821-0006) [Chelsea 121 Warehouse]

Mr. Kurbansade presented the item to the Commission and noted that staff is in support of the agenda item.

Stephen Holley, Applicant, 4145 Travis Street, Dallas, Texas, gave a brief overview of the project.

Chair Trahan opened the public hearing.

Dave Scott, 852 Emporio Drive, Allen, Texas, spoke in support of the item.

The following individuals spoke in opposition of the item:

- Robert Winningham, 610 Comanche Drive, Allen, Texas; and,
- Henry Billingsley, 6701 Turtle Creek Boulevard, Dallas, Texas.

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

The Commission discussed the following:

- Pedestrian access;
- Future subdivision and development of the adjacent properties;
- Existing uses and regulations to the existing and surrounding PDs;
- Building height in proximity to the single-family base zoning; and,
- The conformance of this request with the future land use plan.

Motion: Upon a motion by 1st Vice-Chair Metevier, and a second by Commissioner Cook, the Commission voted 7 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 Development Regulations, Zoning Exhibit, Concept Plan, and Building Elevations Relating to the Use and Development of Approximately 59.7157 Acres in the George Fitzhugh Survey, Abstract No. 321, and Francis Dosser Survey, Abstract No. 280, as presented.

The motion carried.

Executive Session (As needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 8:07 p.m.

These minutes approved this 19th day of October 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner