

PLANNING AND ZONING COMMISSION

REGULAR MEETING

October 19, 2021

ATTENDANCE:

Commissioners Present

Ben Trahan, Chair
Dan Metevier, 1st Vice-Chair
Brent Berg
Jason Wright
Kenneth Cook

Commissioners Absent

Elias Shaikh, 2nd Vice-Chair
Michael Smiddy

City Staff Present

Marc Kurbansade, AICP, Director of Community Development
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.

Directors Report

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the October 12, 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 October 5, 2021, Planning and Zoning Commission Workshop Meeting.
3. Approve Minutes from the October 5, 2021, Planning and Zoning Commission Regular Meeting.
4. Receive Capital Improvement Plan (CIP) Map.

Motion: Upon a motion by 1st Vice-Chair Metevier, and a second by Commissioner Berg, the Commission voted 5 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 PD No. 108 Office "O", District F, to repeal Ordinance No. 3815-4-21, and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations Relating to the Use and Development of Lot 7, Block G, Bray Central One, Generally Located at the Southwestern Corner of the Intersection of Exchange Parkway and Raintree Circle. (ZN-072321-0013) [Convenience Store with Fuel Sales-905 Exchange Pkwy]

Mr. Kurbansade presented the item to the Commission and noted that staff is recommending denial of the agenda item.

David Hicks, Applicant, 401 Woodlake Drive, Allen, TX, gave a brief overview of the project, and requested the Commissioners to approve the request as presented.

Chair Trahan opened the public hearing.

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

The Commission discussed the following:

- The change in current land use;
- Detention pond; and
- The permitted land uses in District F.

Motion: Upon a motion by Commissioner Wright, and a second by 1st Vice-Chair Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request to Amend the Development Regulations of Planned Development PD No. 108 Office "O", District F, to repeal Ordinance No. 3815-4-21, and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Building Elevations Relating to the Use and Development of Lot 7, Block G, Bray Central One, Generally Located at the Southwestern Corner of the Intersection of Exchange Parkway and Raintree Circle, as presented.

The motion carried.

Executive Session *(As needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:42 p.m.

These minutes approved this 2nd day of November 2021.

Ben Trahan, CHAIR

Rolandrea Russell, PLANNER