

June 6, 2017, Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing regarding proposed amendments to the Allen Land Development Code relating to the following: Section 4.06 “Changes and Amendments” regarding the placement of public hearing notice signs; Section 4.20.2 “Schedule of Principal Uses” regarding uses constituting Medical Clinics, Fat Rendering and Animal Reduction, Hatchery, Poultry and Egg Farm, Livestock Auction, and Stockyard or Slaughterhouse; Section 4.20.3 “Schedule of Accessory Uses” regarding uses constituting Medical Clinic or Medical or Dental Office; Section 4.20.4 “Schedule of Principal Uses Central Business District” regarding uses constituting Medical Clinic, Condominium Dwelling, Multi-Family Dwelling, and Urban Residential Dwelling; Section 5.01 “Floodplain Hazard” relating to floodplain hazard regulations; Section 6.06 “Supplemental Use Regulations” by adding additional development regulation to Section 6.06.2 “Fueling Stations” and adding a new Section 6.06.13 regarding Urban Residential Dwelling developments; Section 7.03.2 “Exterior Façade Materials” relating to security and burglar bars; Section 7.03.4 “Outdoor Lighting” relating to the regulation of outdoor lighting; Section 7.05 Landscaping Requirements relating to the regulation of landscaping in association with development; Section 8.05.1 “Street Design Standards” relating to design standards for cul-de-sacs; Appendix A “Definitions” adding a definition for “Urban Residential Dwelling”; amending the median improvement fee set forth in Appendix B “Filing Fees & Charges” ; and amending various design standards set forth in Appendix F “Standard Construction,” Appendix G “Storm Drainage and TxDOT Details,” Appendix H “Water Lines and Sanitary Sewer,” Appendix I “Trail Design Standards,” and Appendix L “Traffic Impact.”

Mr. Lee Battle, Assistant Director of Community Development, presented the item to the Commission. He stated that the item is a Public Hearing related to proposed amendments to the Allen Land Development Code. Mr. Battle stated that the ALDC is periodically amended to improve the effectiveness and efficiency of the code, address changing development trends and new technologies, and make changes necessary for compliance with state and federal laws. He then discussed the proposed changes and amendments to the ALDC.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by 1st Vice-Chair Trahan, 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.