

**October 17, 2017 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and consider a request for a Specific Use Permit SUP for a Medical Office use for an approximately 1,500± square foot portion of a building located on Lot 1R, Block A, The Reading Ranch Addition; generally located north of Exchange Parkway and east of Twin Creeks Drive (and commonly known as 1420 W. Exchange Parkway, Building A, Suite 120). (SUP-092017-0004) [Vitals Family Medicine]

Ms. Hayley Angel, Planner, presented the item to the Commission. She stated that the item is a Specific Use Permit for Vitals Family Medicine. She stated that the property is generally located north of Exchange Parkway and east of Twin Creeks Drive (and commonly known as 1420 W. Exchange Parkway, Building A, Suite 120). The properties to the north are zoned Planned Development PD No. 53 Single-Family Residential SF. The property to the east is zoned Planned Development PD No. 53 Community Facilities CF. The properties to the south (across Exchange Parkway) are zoned Planned Development PD No. 54 Single-Family Residential SF. The property to the west (across Twin Creeks Drive) is zoned Community Facilities.

Ms. Angel stated that the applicant is proposing to tenant a 1,500 ± square foot portion in an existing building for a Medical Office use. She noted that the property is currently zoned Planned Development PD No. 53 Community Facilities CF. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Medical Office use within the SC zoning district.

Ms. Angel stated that the applicant submitted a business summary in conjunction with the SUP application. She stated that general business hours would be 8am to 5pm Monday through Friday and 8am to 12pm on Saturdays.

Ms. Angel stated that parking on site complies with the Allen Land Development Code standards.

Ms. Angel stated that there are no proposed changes to the exterior of the building.

Ms. Angel stated that the Specific Use Permit request has been reviewed and meets the standards of the Allen Land Development Code.

1<sup>st</sup> Vice-Chair Platt asked how many patients would be seen at the office.

Ms. Angel stated that there would be approximately three to four patient rooms. She noted that, for detailed information about the anticipated number of patients a day, she could ask the applicant to respond.

1<sup>st</sup> Vice-Chair Platt asked if it would be reasonable to expect three to four cars parked at any given time.

Ms. Angel confirmed that this assumption is correct.

Commission Metevier asked if the parking on site complied with the stricter requirements of a Medical Office use.

Ms. Angel noted that the entire site is parked at one parking space for every 250 square feet, which is the requirement for Medical Office use.

Chairman Trahan opened the public hearing.

Chairman Trahan noted that there was one letter received:

- James Hogan, 1207 Twin Creeks Drive, SUPPORT

Chairman Trahan closed the public hearing.

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by 2<sup>nd</sup> Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit for a Medical Office use for an approximately 1,500± square foot portion of a building located on Lot 1R, Block A, The Reading Ranch Addition; generally located north of Exchange Parkway and east of Twin Creeks Drive (and commonly known as 1420 W. Exchange Parkway, Building A, Suite 120).

**The motion carried.**

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Michael Orr, 2<sup>nd</sup> Vice-Chair  
Dan Metevier  
Gene Autrey  
John Orgizovich

**Absent:**

Luke Hollingsworth