

November 7, 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 or Dental Office use for an approximately 1,947± 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 2, Suite 170). (SUP-102517-0006) [Allen Smile Design]

Ms. Hayley Angel, Planner, presented the item to the Commission. Ms. Angel stated that the item is a Specific Use Permit for Allen Smile Design. The property is generally located north of Exchange Parkway and east of Twin Creeks Drive (and commonly known as 1420 W. Exchange Parkway, Building 2, Suite 170). 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 CF.

Ms. Angel stated that the applicant is proposing to tenant a 1,947± square foot portion in an existing building for a Medical or Dental 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 or Dental Office use within the CF zoning district.

Ms. Angel stated that the applicant submitted a business summary in conjunction with the SUP application. Business operation hours will generally be: Monday through Friday, 8:00 a.m. – 5:00 p.m.

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

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

The Specific Use Permit request meets the standards of the Allen Land Development Code.

Chairman Trahan opened the public hearing.

Chairman Trahan noted that there was one letter received:

- Tonie Lewis, DDS, 1420 W. Exchange Parkway #170, Allen, TX, SUPPORT

Chairman Trahan also noted that the Commission received one comment card for a citizen who did not wish to speak:

- Tonie Lewis, DDS, 1420 W. Exchange Parkway #170, Allen, TX, SUPPORT

Chairman Trahan closed the public hearing.

Commissioner Hollingsworth asked if there was a dentist office that was currently in the suite.

Ms. Angel stated that there is currently a dentist office in the location and that it received a Certificate of Occupancy prior to 2010. She noted that when this original dentist office applied for the Certificate of Occupancy in 2008, the property was zoned to allow Office uses by right and that the Medical or Dental Office use was considered an Office use. She stated that since that time, Medical or Dental Office became a land use category independent of Office use. She noted that the Medical or Dental Office use requires a Specific Use Permit in this zoning district.

Commissioner Ogrizovich asked if this would be a second dental office at this location.

Ms. Angel stated that there is an existing dental office in this suite and that the applicant is requesting to tenant that existing suite under a new owner and new name.

1st Vice-Chair Platt noted that he had been to the site and did not believe that the use would create any issues with parking. He stated that he felt like it would be a good location.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of a Specific Use Permit SUP for a Medical or Dental Office use for an approximately 1,947± square foot portion of a building; generally located north of Exchange Parkway and east of Twin Creeks Drive, for Allen Smile Design.**

The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Dan Metevier
Gene Autrey
John Orgizovich
Luke Hollingsworth

Absent:

None