

March 20, 2018 Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request for proposed amendments to the Allen Land Development Code relating to the following: (1) Amending Article I “General Provisions” by adding a new Section 1.10 “Rules of Interpretation” adopting certain rules relating to interpretation of the ALDC; (2) amending Section 4.08.5 “TH” Townhome Residential District by deleting paragraph 2 relating to the supplemental district regulations; (3) amending Section 4.20.2 “Schedule of Principal Uses” by adding “Personal Service Shop”; (4) amending Section 4.15.2 “Schedule of Residential Height and Area Regulations” relating to lot dimensions for townhomes and masonry requirements for homes; (5) amending Section 4.15.3 “Schedule of Non-Residential Height and Area Regulations” relating to certain front yard setbacks; (6) amending Section 6.06 “Supplemental Use Regulations” by adding Section 6.06.13 “Townhome” relating to supplemental development and use regulations for townhome developments; (7) amending Paragraph 1 of Section 7.05.3 “Nonresidential and Multifamily Landscaping Requirements” relating to landscape buffers adjacent to streets; (8) amending Section 7.09.11 “Sign Schedules” by amending Table 7.23 adding regulations relating to certain signs adjacent to State Highway 121; (9) amending Section 8.02 “General Provisions” and Section 8.03 “Plat Regulations” relating to approval of plats; (10) amending Section 8.05.1 “Street design standards” by adding regulations relating to sight visibility triangles; and (11) amending Appendix A “Definitions” by amending the definition of “Amusement Commercial (Indoor)”, “Medical or Dental Office”, and “Personal Service Shop” and deleting the definition of “Massage Therapy”.

Mr. Battle, Assistant Director of Community Development, presented the item to the Commission.

Mr. Battle discussed the proposed amendments, focusing on townhomes, multi-tenant signage along State Highway 121, sight visibility triangles, and various other amendments.

Chairman Trahan opened the public hearing.

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

The Commission discussed signage along State Highway 121.

Motion: **Upon a motion by Commissioner Ogrizovich, and a second by 1st Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code with the following modifications: (1) the visitor parking requirements be 1.5 spaces per 2 units when constructed with 6 foot driveways and (2) the tree planting requirement be 1 tree per 30 linear feet of street frontage.**

The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair

Stephen Platt, Jr., 1st Vice-Chair

Michael Orr, 2nd Vice-Chair

Gene Autrey

Dan Metevier

John Ogrizovich

Absent:

None

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