

PLANNING AND ZONING COMMISSION

REGULAR MEETING

September 4, 2018

ATTENDANCE:

Commissioners Present:

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

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Brian Bristow, RLA, Assistant Director of Parks and Recreation
Joseph Cotton, P.E., Assistant Director of Engineering
Hayley Angel, AICP Candidate
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chairman 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.

Director's Report

1. The Director discussed the action taken on the Planning & Zoning Commission items by City Council at the August 28, 2018, 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 August 21, 2018, regular meeting.

Motion: **Upon a motion by Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.**

The motion carried.

Regular Agenda

3. Public Hearing – Conduct a Public Hearing and consider a request for a Replat for THR Allen, being 34.823± acres; generally located south of Exchange Parkway and west of U.S. Highway 75. (PL-080318-0048) [THR Allen]

Hayley Angel, Planner, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

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

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by 2nd Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat for THR Allen, being 34.823± acres; generally located south of Exchange Parkway and west of U.S. Highway 75.**

The motion carried.

4. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of a portion of Tract 2 of Planned Development “PD” No. 22 Shopping Center SC to add “Medical or Dental Office” and “Office” as permitted uses on Lot 1R, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive. (ZN-080318-0026) [The Learning Experience Phase II]

Hayley Angel, Planner, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

Chairman Trahan noted that one letter and one card were received providing comments on the item:

- Nancy Hamilton, 825 Heritage Parkway, Allen, Texas, SUPPORT
- Guila Turville, 850 S. Allen Heights, Allen, Texas, SUPPORT

Chairman Trahan closed the public hearing.

The Commission discussed parking ratios for different uses.

Motion: **Upon a motion by Commissioner Metevier, and a second by 1st Vice-Chair Platt, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of a portion of Tract 2 of Planned Development No. 22 Shopping Center SC to add "Medical or Dental Office" and "Office" as permitted uses on Lot 1R, Block A, The Learning Experience; generally located south of Bethany Drive and west of Allen Heights Drive.**

The motion carried.

5. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development “PD” No. 78 Corridor Commercial CC for Lot 1, Block 2, Allen Premium Outlets; generally located north of Stacy Road and west of U.S. Highway 75. (ZN-081718-0028) [Allen Premium Outlets - Kiosks]

Hayley Angel, Planner, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

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

The Commission discussed vehicular and pedestrian access and the maximum number of kiosks allowed on the property at one time. Additionally, the Commission asked if the kiosks would need permission from surrounding restaurants to operate.

Motion: **Upon a motion by 2nd Vice-Chair Orr, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development No. 78 Corridor Commercial CC for Lot 1, Block 2, Allen Premium Outlets; generally located north of Stacy Road and west of U.S. Highway 75.**

The motion carried.

6. Public Hearing – Conduct a Public Hearing and consider a request to amend the Development Regulations of Planned Development “PD” No. 73 Shopping Center SC for Lot 3, Block A, The Village at Allen; generally located south of Stacy Road and west of Andrews Parkway. (ZN-080318-0027) [Allen Event Center - Signage]

Hayley Angel, Planner, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

Chairman Trahan opened the public hearing.

Chairman Trahan noted that one letter was received providing comments for the item:

- Joel Lunde, 1609 Wood Creek Lane, Allen, Texas

Chairman Trahan closed the public hearing.

The Commission discussed the distance between the proposed signage and the nearby residential subdivision, sign regulations, and the illumination of the signs.

Motion: **Upon a motion by Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development PD No. 73 Shopping Center SC for Lot 3, Block A, The Village at Allen; generally located south of Stacy Road and west of Andrews Parkway.**

The motion carried.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:23 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chairman

Hayley Angel, AICP Candidate