

PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 16, 2018

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
John Ogrizovich
Elias Shaikh (arrived 7:02 p.m.)

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, Planner
Shelby Piercy, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair 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 October 9, 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 October 2, 2018, regular meeting.
3. Capital Improvement Plan (CIP) Status Report.
4. Final Plat - Consider a Request for a Final Plat for Lots 1 & 2, Block A, Legends At Twin Creeks Business Addition, being 4.42± Acres Located in the Michael See Survey, Abstract No. 544; Generally Located at the Northwest Corner of the Intersection of Watters Road and Exchange Parkway. (PL-090718-0056) [Legends At Twin Creeks Business Addition]
5. Final Plat – Consider a Request for a Final Plat for Legends at Twin Creeks Phase One, Being 29.262± Acres Located in the Michael See Survey, Abstract No. 544; Generally Located North of Exchange Parkway and West of Watters Road. (PL-082718-0054) [Legends at Twin Creeks Phase One]
6. Final Plat – Consider a Request for a Final Plat for Ashwood Creek Place, Being 6.242± Acres Located in the David Wetsel Survey, Abstract No. 977 and William Perrin Survey, Abstract No. 708; Generally Located South of Main Street and East of Greenville Avenue. (PL-050718-0040) [Ashwood Creek Place]

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda.

The motion carried.

At 7:02 p.m, Commissioner Shaikh took his seat at the dais.

Regular Agenda

7. Combination Plat - Consider a Request for a Combination Plat for Lots 1 and 2, Block A, Collin College Technical Campus, Being 31.521± Acres Located in the James W. Parsons Survey, Abstract No. 705 and Thomas Phillips Survey, Abstract No. 717; Generally Located North of Ridgeview Drive and East of Exchange Parkway. (PL-091418-0058)[Collin College Technical Campus]

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

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

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for a Combination Plat for Lots 1 and 2, Block 1, Collin College Technical Campus, being 31.521± acres; generally located south of State Highway 121 and east of Exchange Parkway.

The motion carried.

1st Vice-Chair Platt filed an Affidavit of Conflict of Interest with staff for Agenda Item No. 8 and left the Council Chambers.

8. CONTINUED – Public Hearing – Conduct a Public Hearing and consider a request to establish a Planned Development “PD” zoning district with a base zoning of Single-Family Residential “R-6” and Townhome Residential “TH” and adopt a Concept Plan, Building Elevations, and a Screening Plan relating to the use and development of 18.57± acres located in the J. Seaborn and Robert T. Clements Survey, Abstract No. 879; generally located west of Watters Road and north and south of Ridgeview Drive. (ZN-060418-0022) [Lexington Estates]

Mr. Kurbansade, Director of Community Development, introduced the item to the Commission and stated that the applicant requested the item to be continued at the November 6th, 2018, Planning and Zoning Commission meeting.

Chair Trahan noted that one letter was received:

- Leah Kapioltas, 2295 Sussex Lane, Allen, TX, OPPOSE

The Commission discussed the screening on the southern property line of the single-family tract.

Chair Trahan stated that the Commission received a letter from the applicant requesting their item be continued until the November 6, 2018, Planning and Zoning Commission meeting.

Motion: Upon a motion by Commissioner Ogrizovich, and a second by 2nd Vice-Chair Orr, the Commission voted 7 IN FAVOR, and 0 OPPOSED to continue the Public Hearing for the request to establish a Planned Development “PD” zoning district with a base zoning of Single-Family Residential “R-6” and Townhome Residential “TH” and adopt a Concept Plan, Building Elevations, and a Screening Plan relating to the use and development of 18.57± acres; generally located west of Watters Road and north and south of Ridgeview Drive, for Lexington Estates, date certain to the November 6, 2018, Planning and Zoning Commission Meeting.

The motion carried.

1st Vice-Chair Platt returned to his seat at the dais.

Executive Session (*As Needed*)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:09 p.m.

These minutes approved this _____ day of _____ 2018.

Ben Trahan, Chair

Hayley Angel, AICP Candidate