

## PLANNING AND ZONING COMMISSION

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### REGULAR MEETING

November 6, 2018

#### **ATTENDANCE:**

##### **Commissioners Present:**

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

##### **Commissioners Absent:**

Elias Shaikh

##### **City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, P.E., Assistant Director of Engineering  
Hayley Angel, AICP Candidate, Planner  
Zach Clark, Planning Intern  
Kevin Laughlin, 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 7:01 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 23, 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 16, 2018, regular meeting.
3. Extension Request - Consider a request for a 60-day extension to file the Final Plat for Montgomery Ridge Phase III, being 4.095± acres situated in the Thomas G. Kennedy Survey, Abstract No. 500; generally located south of Bethany Drive and east of Montgomery Boulevard. (PL-060818-0046) [Montgomery Ridge Phase III]

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve consent agenda.

**The motion carried.**

**Regular Agenda**

4. Alternative Lighting Request - Consider a Request for Alternative Lighting for Arora Chiropractic on Lot 4, Block A, Woods at Watters Road Addition; Generally Located North of Bethany Drive and West of Watters Road (And Commonly Known As 610 S. Watters Road). (AD-102318-0003) [Arora Chiropractic]
5. Alternative Lighting Request - Consider a Request for Alternative Lighting for Life Coach School on Lot 7, Block A, Woods at Watters Road Addition; Generally Located North of Bethany Drive and West of Watters Road (And Commonly Known As 790 S. Watters Road). (AD-102318-0002) [Life Coach School]

Ms. Angel, Planner, presented Agenda Items 4 and 5 to the Commission.

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

The Commission discussed existing lighting on site.

**Motion:** Upon a motion by Commissioner Metevier, and a second by 2<sup>nd</sup> Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Alternative Lighting Request for Lot 4, Block A, Woods at Watters Road Addition; generally located north of Bethany Drive and west of Watters Road, for Arora Chiropractic.

**The motion carried.**

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Alternative Lighting Request for Lot 7, Block A, Woods at Watters Road Addition; generally located north of Bethany Drive and west of Watters Road, for Life Coach School.

**The motion carried.**

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a portion of Tract 5 of Planned Development "PD" No. 53 Shopping Center SC and adopt a Concept Plan and Building Elevations for Lot 4, Block A, Kids R Kids Addition; Generally Located North of Alma Drive and West of Exchange Parkway. (ZN-090718-0030) [Acadian Office Park]

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

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

Chair Trahan noted that one letter was received:

- Malak Stewart, 1223 N. Alma Drive, Allen, Texas, SUPPORT

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

The Commission asked the Applicant about a market study for the site.

Jim Ed Holmes, Applicant, P.O. Box 907, Prosper, TX, discussed the market study for the site.

**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 5 IN FAVOR, and 1 OPPOSED with Commissioner Autrey casting the negative vote to recommend approval of the request to amend the Development Regulations of a portion of Tract 5 of Planned Development "PD" No. 53 Shopping Center SC and adopt a Concept Plan and Building Elevations for Lot 4, Block A, Kids R Kids Addition, generally located west of Alma Drive and north of Exchange Parkway, for Acadian Office Park.**

**The motion carried.**

1<sup>st</sup> Vice-Chair Platt recused himself for Agenda Item 6 and left the Council Chambers.

7. 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, Screening Plan, and Development Regulations Relating to the Use and Development of 18.688± Acres Located in the J. Seaborn and Robert T. Clements Survey, Abstract No. 879; Generally Located West of Watters Road and Both North and South of Ridgeview Drive. (ZN-060418-0022) [Lexington Estates]

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

Mr. Kurbansade noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing and noted that one letter was received:

- James Jackson, OPPOSE

Steve Lenart, Applicant, 520 Central Parkway E, #104, Plano, Texas gave a presentation discussing tree mitigation, and screening

Chair Trahan closed the public hearing.

The Commission discussed the screening for the southern tract and single-family uses north of Ridgeview.

**Motion:**        Upon a motion by 2<sup>nd</sup> Vice-Chair Orr, and a second by Commissioner Autrey, the Commission voted 4 IN FAVOR, and 1 OPPOSED with Commissioner Metevier casting the negative vote to recommend approval of 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, Screening Plan, and Development Regulations relating to the use and development of 18.688± acres; generally located west of Watters Road and both north and south of Ridgeview Drive, for Lexington Estates.

**The motion carried.**

**Executive Session** *(As Needed)*

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:47 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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Ben Trahan, Chair

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Hayley Angel, AICP Candidate