

## **PLANNING AND ZONING COMMISSION**

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### **REGULAR MEETING**

**November 20, 2018**

#### **ATTENDANCE:**

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

Ben Trahan, Chair  
Michael Orr, 2<sup>nd</sup> Vice-Chair  
Gene Autrey  
Dan Metevier  
John Ogrizovich

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

Elias Shaikh  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair

##### **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  
Julie Doshier, 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 November 13, 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 November 6, 2018, regular meeting.
3. Capital Improvement Plan (CIP) Status Report.

**Motion:** Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve consent agenda. The motion carried.

### **Regular Agenda**

4. **Public Hearing** - Conduct a Public Hearing and Consider a Request for a Replat for Stacy Green, Lot 9R, Block B, being 7.019± acres; Generally Located South of Stacy Road and West of U.S. Highway 75. (PL-102318-0060) [Stacy Green]

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

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

Chair Trahan opened the public hearing.

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

**Motion:** Upon a motion by 2<sup>nd</sup> Vice-Chair Orr, and a second by Commissioner Autrey, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the Replat for Stacy Green, Lot 9R, Block B, being 7.019± acres, generally located south of Stacy Road and west of U.S. Highway 75. The motion carried.

5. **Public Hearing** - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use for an Approximately 3,970± Square Foot Portion of a Building Located on Lot 1, Block A, Allen Heights Shopping Center; Generally Located at the Northwest Corner of the Intersection of Main Street and Allen Heights Drive (and Commonly Known as 1201 E. Main Street, Suite 220). (SUP-102518-0019) [Empire Fitness]

Mr. Zach Clark, Planning Intern, presented the item to the Commission.

Mr. Clark noted that the applicant has submitted a request to withdraw the agenda item.

**Motion:** Upon a motion by Commissioner Autrey, and a second by Commissioner Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the request to withdraw the application for the Specific Use Permit SUP request for a Fitness and Health Center use; generally located at the northwest corner of the intersection of Main Street and Allen Heights Drive (and commonly known as 1201 E. Main Street, Suite 220). The motion carried.

6. **Public Hearing** - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Minor Automotive Repair Use on Lot 5, Block A, Lyrick Addition; Generally Located South of Bethany Drive and West of Greenville Avenue (and Commonly Known as 802 S. Greenville Avenue). (SUP-092718- 0016) [Firestone]

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.

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

The Commission discussed an existing Firestone location.

**Motion:** Upon a motion by Commissioner Metevier, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of the request for a Specific Use Permit SUP for a Minor Automotive Repair use; generally located at the southwest corner of the intersection of Bethany Drive and Greenville Avenue, for Firestone. The motion carried.

7. **Public Hearing** - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of District H of Planned Development "PD" No. 108 Mixed Use MIX and Adopt a Concept Plan and Building Elevations for an Approximately 0.781± Acre Tract of Land Located in the John Fyke Survey, Abstract No. 325; Generally Located at the Southeast Corner of the Intersection of Baumgartner Way and Webster Drive. (ZN-072018-0023) [Golden Chick]

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

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

Chair Trahan opened the public hearing.

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

**Motion:** Upon a motion by Commissioner Autrey, and a second by 2<sup>nd</sup> Vice-Chair Orr, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the request to amend the Development Regulations of District H of Planned Development PD No. 108 Mixed-Use MIX and adopt a Concept Plan and Building Elevations for approximately 0.781± acres out of the John Fyke Survey, Abstract No. 325, generally located at the southeast corner of the intersection of Baumgartner Way and Webster Drive. The motion carried.

8. **Public Hearing** - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Tract A-1 of Planned Development "PD" No. 92 Corridor Commercial CC and Adopt a Concept Plan and Building Elevations for All of Lot 1, Block A, Starcreek Village and an Approximately 5.417± Acre Tract of Land Located in the Francis Dosser Survey, Abstract No. 280; Generally Located at the Southwest Corner of the Intersection of State Highway 121 and Watters Road. (ZN-092818-0034) [Starcreek Village]

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.

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

The Commission discussed parking and the portions of the development that would allow medical office uses.

**Motion:** Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Metevier, the Commission voted 5 IN FAVOR, and 0 OPPOSED to approve the request to amend the Development Regulations of Tract A-1 of Planned Development "PD" No. 92 Corridor Commercial CC and adopt a Concept Plan and Building Elevations for all of Lot 1, Block A, Starcreek Village and an approximately 5.417± acre tract of land located in the Francis Dosser Survey, Abstract No. 280; generally located south of State Highway 121 and west of Watters Road. 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.

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Ben Trahan, Chair

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Hayley Angel, AICP Candidate