

## PLANNING AND ZONING COMMISSION

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### REGULAR MEETING

December 18, 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  
Elias Shaikh

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

Marc Kurbansade, AICP, Director of Community Development  
Nicole Corr, 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 December 11, 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 December 4, 2018, regular meeting.
3. Capital Improvement Plan (CIP) Status Report.

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda. The motion carried.

### **Regular Agenda**

4. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Repeal Specific Use Permit No. 82 for a Restaurant/Private Club Use and to Adopt a New Specific Use Permit for a Private Club Use for an Approximately 6,165± Square Foot Portion of a Building Located on Allen Tech Center Addition, Lot 3, Block 1; Generally Located North of Bethany Drive and East of U.S. Highway 75 (and Commonly Known as 604 W. Bethany Drive, Suite 102). (SUP-100218-0017) [Bethany Tavern]

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 the process for a Specific Use Permit for a Private Club.

Mike Brignole, 2421 London Drive, the Applicant, gave a brief history of the project.

**Motion:** Upon a motion by 2<sup>nd</sup> Vice-Chair Orr, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request to repeal Specific Use Permit No. 82 for a Restaurant/Private Club Use and to adopt a new Specific Use Permit for a Private Club use; generally located north of Bethany Drive and east of U.S. Highway 75 (and commonly known as 604 W. Bethany Drive, Suite 102.) The motion carried.

5. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development "PD" No. 54 Corridor Commercial CC and Adopt a Concept Plan, Building Elevations, and Photometric Plan for Bray Central One Addition, Lot 8R, Block D; Generally Located at the Northwest Corner of the Intersection of U.S. Highway 75 and McDermott Drive (and Commonly Known As 802 W. McDermott Drive). (ZN-090718-0032) [QuikTrip 1909]

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 the project timeline, the 100-foot property setback line, and the placement of the underground tanks.

Jake Petrus, the Applicant, gave a brief description of the project timeline.

**Motion:** Upon a motion by Commissioner Metevier, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request to amend the Development Regulations of Planned Development "PD" No. 54 Corridor Commercial CC and adopt a Concept Plan, Building Elevations, and Photometric Plan for Bray Central One Addition, Lot 8R, Block D; generally located at the northwest corner of the intersection of U.S. Highway 75 and McDermott Drive (and commonly known as 802 W. McDermott Drive). The motion carried.

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

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:22 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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Ben Trahan, Chair

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Hayley Angel, AICP Candidate