

PLANNING AND ZONING COMMISSION

REGULAR MEETING

January 15, 2019

ATTENDANCE:

Commissioners Present:

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

Commissioners Absent:

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, Planner
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 January 8, 2019, 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 18, 2018, regular meeting.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, 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 Allen High Point Addition, Lot 3R, Block A, Being 0.996± Acres; Generally Located Directly North of E. Exchange Parkway and Approximately 506± feet West of its Intersection with N. Greenville Avenue. (PL-121918-0062) [Allen High Point Addition]

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.

The Commission discussed future development to the north.

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 request to Replat for Allen High Point Addition, Lot 3R, Block A; generally located directly north of E. Exchange Parkway and approximately 506± feet west of its intersection with N. Greenville Avenue, for Allen High Point Addition. The motion carried.

4. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a portion of Tract 10B of Planned Development PD No. 55 Commercial/Office “C/O”, Adopt a Base Zoning of Office “O”, and Adopt a Concept Plan, Building Elevations, Sign Exhibit, and Landscape Plan, Being 2.628± Acres Located in the Michael See Survey, Abstract No. 543; Generally Located at the Northeast Corner of the Intersection of Bethany Drive and Watters Road. (ZN-110218-0037) [One Bethany West]

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 traffic improvements on Watters Road.

Motion: Upon a motion by Commissioner Metevier, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the request to amend the Development Regulations of a portion of Tract 10B of Planned Development PD No. 55 Commercial/Office “C/O”, adopt a base zoning of Office “O”, and adopt a Concept Plan, Building Elevations, Sign Exhibit, and Landscape Plan, being 2.628± acres located in the Michael See Survey, Abstract No. 543;

generally located at the northeast corner of the intersection of Bethany Drive and Watters Road, for One Bethany West. The motion carried.

5. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Tract 2 of Planned Development PD No. 54 Corridor Commercial “CC” and Adopt a Concept Plan and Building Elevations, Said Property Being 4.573± Acres Located in the William J. Jackson Survey, Abstract No. 484 and the John Fyke Survey, Abstract No. 325; Generally Located 531 ± feet South of Exchange Parkway and Directly East of Raintree Circle. (ZN-082718-0029) [ATH and THR Fitness Health and Sports Building]

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 traffic impacts, the sports field’s private ownership, and the netting around the field.

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 approve the request to amend the Development Regulations of Tract 2 of Planned Development PD No. 54 Corridor Commercial “CC” and adopt a Concept Plan and Building Elevations, said property being 4.573± acres located in the William J. Jackson Survey, Abstract No. 484 and the John Fyke Survey, Abstract No. 325; generally located 531± feet south of Exchange Parkway and directly east of Raintree Circle, for ATH and THR Fitness Health and Sports Building. 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 _____ 2019.

Ben Trahan, Chair

Hayley Angel, AICP Candidate