

## **PLANNING AND ZONING COMMISSION**

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### **REGULAR MEETING**

**February 19, 2019**

#### **ATTENDANCE:**

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

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Gene Autrey  
Dan Metevier  
Elias Shaikh  
John Ogrizovich

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

Michael Orr, 2<sup>nd</sup> Vice-Chair

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

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, P.E., Assistant Director of Engineering  
Brian Bristow, RLA, Assistant Director of Parks and Recreation  
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 February 12, 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 February 5, 2019, 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 Metevier, the Commission voted 6 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 Amend the Development Regulations of Planned Development PD No. 26 Shopping Center SC By Adding Daycare as a Permitted Use and Adopt a Concept Plan for Lot 6R, Block A, Allen Village LTD; Generally Located 437± Feet South of W. McDermott Drive and 186± Feet East of S. Alma Drive (and Commonly Known as 205 S. Alma Drive). (ZN-112918-1140) [Golden Learning]

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 the zoning of adjacent properties

**Motion:** Upon a motion by 1<sup>st</sup> Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the request to amend the Development Regulations of Planned Development PD No. 26 Shopping Center “SC” and adopt a Concept Plan for Lot 6R, Block A, Allen Village LTD, for Golden Learning. The motion carried.

5. Discussion – Commission training regarding Form-Based Code.

Mr. Kurbandsade, Director, presented the item to the Commission.

The Commission discussed the potential impact of form-based code on developments, how form-based codes can be implemented, and how neighboring communities utilize form-based code.

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

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:44 p.m.

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

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Ben Trahan, Chair

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Hayley Angel, AICP Candidate