

PLANNING AND ZONING COMMISSION

REGULAR MEETING

April 16, 2019

ATTENDANCE:

Commissioners Present:

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

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
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 7:00 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 April 9th, 2019 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. Capital Improvement Plan (CIP) Status Report
3. Approve minutes from the April 2, 2019, regular meeting.
4. **Final Plat** – Consider a Request for a Final Plat for Lot 1, Block A, Hill Dental Addition, Being 0.988± Acres Located in the James T. Roberts Survey, Abstract No. 777; Generally Located 530± Feet South of E. Stacy Road and Directly East of N. Greenville Avenue. (PL-032119-0070) [Hill Dental Addition]

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda as presented. The motion carried.

Chair Trahan moved to Agenda Item #8.

Regular Agenda

8. CONTINUED - Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Central Business District “CBD” and to Adopt Development Regulations, Concept Plan, Building Elevations, Architectural Plan, Open Space Plan, and Street Cross Sections for Approximately 12.28± Acres in the A. B. Perrin Survey, Abstract No. 713 and William Perrin Survey, Abstract No. 708; Generally Located at the Northeast Quadrant of U.S. Highway 75 and W. Main Street and Bounded by Anna Drive, Main Street, U.S. Highway 75, and the Southern Boundary of Block A and C of Whisenant Estates Addition. (ZN-113018-0042) [Allen City Center – Urban Residential and Office Uses].

The following individual submitted a letter in support of the item:

- James Edwards, 410 W. Coats, Allen, Texas.

The following individuals did not speak but submitted comment cards in opposition of the item:

- Leslie Dicus, 802 Glen Rose Drive, Allen, Texas,
- Holly Nelson, 802 Willow Brook Drive, Allen, Texas,
- Ken Nelson, 802 Willow Brook Drive, Allen, Texas,
- David Winter, 202 Glenwick Place, Allen, Texas,
- Mason Zach, 606 N. Allen Drive, Allen, Texas,
- Scott Lambert, 403 N. Bonham Drive, Allen, Texas,
- Judy Adams, 409 W. Coats Drive, Allen, Texas,
- Randy Johnson, 407 W. Coats Drive, Allen, Texas,
- Marion Paciulli, 1001 Mill Run Drive, Allen, Texas
- Gary Barnum, 1511 Riverdale Drive, Allen, Texas
- Steve Dicus, 802 Glen Rose Drive, Allen, Texas,
- Adelia D. Scaife, 403 W. Coats Drive, Allen, Texas,
- Katie Loftus, 302 N. Anna Drive, Allen, Texas,
- Michelle Mancuso, 304 N. Anna Drive, Allen, Texas,
- Dawn Scaife, 909 Carlsbad Drive, Allen, Texas,
- Gene Scaife, 909 Carlsbad Drive, Allen, Texas,
- Shannon Tumlinson, 103 N. Allen Drive, Allen, Texas,
- Erin Peterson, 103 N. Allen Drive, Allen, Texas,
- Sinan Yildirim, 306 Central Expy N, Allen, Texas,
- Ken Budz, 503 W. Coats Drive, Allen, Texas,
- Nelda McCroskey, 502 W. Coats Drive, Allen, Texas,
- Connie Budz, 503 W. Coats Drive, Allen, Texas,
- Heather O’Brien, 537 Cedar Elm Lane, Allen, Texas,
- Margaret Ives, 401 W. Coats Drive, Allen, Texas,

- Rick Ives, 401 W. Coats Drive, Allen, Texas,
- Alyson Casey, 1514 Flameleaf Drive, Allen, Texas,
- Wanda Worsham, 309 N. Bonham Drive, Allen, Texas,
- Rebecca Joy Vautrin, 1013 Blackenhurst Lane, Allen, Texas,
- Katy Seitzler, 217 Sycamore Creek Road, Allen, Texas,
- Mary Wong, 111 Melody Mall Drive, Allen, Texas,
- Robert Acker, 216 Glenwick Place, Allen, Texas,
- Meika Zack, 606 N. Allen Drive, Allen, Texas,
- Louis Mancuso, 304 N. Allen Drive, Allen, Texas,
- Doug Gallagher, 204 Glenwick Place, Allen, Texas,
- Kevin Handy, 1858 Villa Drive, Allen, Texas,
- Christopher Wollace, 2145 McCallum Drive, Allen, Texas,
- Misty Shrebeck, 302 N. Bonham Drive, Allen, Texas,
- Alex Evans, 1823 Lake Travis Drive, Allen, Texas,
- Jon Toney, 514 Oldbridge Drive, Allen, Texas,
- Melanie Hughes, 920 Rush Creek Drive, Allen, Texas.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR and 0 OPPOSED to continue the public hearing for the request to establish a Planned Development Zoning District with a base zoning of Central Business District "CBD" and to adopt Development Regulations, Concept Plan, Building Elevations, Architectural Plan, Open Space Plan, and Street Cross Sections for approximately 12.28± acres in the A. B. Perrin Survey, Abstract No. 713 and William Perrin Survey, Abstract No. 708; generally located at the northeast quadrant of U.S. Highway 75 and W. Main Street and bounded by Anna Drive, Main Street, U.S. Highway 75, and the southern boundary of Block A and C of Whisenant Estates Addition, to date certain to the May 7, 2019, Planning and Zoning Commission Meeting. The motion carried.

Chair Trahan moved to Agenda Item #5.

5. **Combination Plat** – Consider a Request for a Combination Plat for Children’s Lighthouse, Being 2.841± Acres Located in the Witsaul Fisher Survey, Abstract No. 323; Generally Located at the Northeast Corner of the Intersection of N. Malone Road and E. Main Street. (PL-021419-0065) [Children’s Lighthouse]

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

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

Motion: Upon a motion by 2nd Vice-Chair Orr, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the request for Combination Plat for Children’s Lighthouse, as presented. The motion carried.

6. **Public Hearing** – Conduct a Public Hearing and Consider a Request for a Replat for Millennium Office Park, Lots 2R-8R and 2R-9R, Block A, Being 6.593± Acres; Generally Located Directly North of the Intersection of W. Bethany Drive and N. Watters Road. (PL-031519-0069) [Millennium Office Park – 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.

Motion: **Upon a motion by Commissioner Autrey, and a second by 1st Vice-Chair Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend to approve the Replat for Millennium Office Park, Lots 2R-8R and 2R-9R, Block A of the Millennium Office Park as presented. The motion carried.**

7. **Public Hearing** – Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Gymnastics or Sports Training Use for an Approximately 8,874± Square Foot Portion of a Building Located on Lot 6, Block 1, Allen Tech Center Addition; Generally Located Directly North of Bethany Drive and Approximately 681± East of U.S. Highway 75 (and Said Building Being Addressed as 500 W. Bethany Drive). (SUP-031419-0023) [D1 Sports Training]

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 business hours.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance granting a Specific Use Permit SUP for Gymnastics or Sports Training Facility use for a portion of Lot 6, Block 1, Allen Tech Center Addition subject to development regulations and SUP Site Plan as presented. The motion carried.**

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:21 p.m.

These minutes approved this _____ day of _____ 2019.

Ben Trahan, Chair

Hayley Angel, AICP Candidate