

## PLANNING AND ZONING COMMISSION

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### REGULAR MEETING

May 7, 2019

#### **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  
Brian Bristow, RLA, Assistant Director of Parks and Recreation  
Joseph Cotton, P.E., Assistant Director of Engineering  
Hayley Angel, AICP Candidate, Planner  
Peter Smith, 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 7:02 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 23, 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. Approve minutes from the April 16, 2019, Workshop Meeting.
3. Approve minutes from the April 16, 2019, Regular Meeting.
4. Approve minutes from the April 23, 2019, Joint City Council and Planning and Zoning Commission Workshop Meeting.

**Motion: Upon a motion by Commissioner Metevier, and a second by 2<sup>nd</sup> Vice-Chair Orr, 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 #9.

**Regular Agenda**

9. CONTINUED from April 16, 2019 Meeting - **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].

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

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

Jim Leslie, the Applicant, presented background information on the case.

Chair Trahan opened the public hearing.

The following individuals spoke in opposition of the item:

- Judy Adams, 409 West Coats, Allen, Texas,
- Scott Langley, 403 N. Bonham Drive, Allen, Texas,
- Mary Wong, 111 Melody Mall Drive, Allen, Texas,
- Jim Longley, 209 Exchange Place, Allen, Texas,
- Melanie Hughes, 920 Rush Creek Drive, Allen, Texas,
- Misty Strebeck, 302 N. Bonham Drive, Allen, Texas,
- Rachel Payton, 110 Greeting Gate Lane, Allen, Texas,
- Kenneth Fulk, 1229 Marble Falls Drive, Allen, Texas,
- William Switzer, 407 N. Bonham Drive, Allen, Texas,
- John Toney, 514 Old Bridge Drive, Allen, Texas,
- Heather O'Brian, 536 Cedar Elm, Allen, Texas,
- Katie Loftus, 302 N. Anna Drive, Allen, Texas
- Devin Hudson, 407 Daisy Drive, Allen, Texas,
- Mark Andrew Zwartynski, 1305 Salado Drive, Allen, Texas,
- Katy Seitzler, 217 Sycamore Creek Road, Allen, Texas,
- Louis Mancuso, 304 N. Anna Drive, Allen, Texas,
- Kevin Handy, 1858 Villa Drive, Allen, Texas,
- Robert Acker, 216 Glenwick Place, Allen, Texas,
- Adelia Scaife, 403 W. Coats Drive, Allen, Texas.
- Bryce Greene, 708 Franklin Drive, Allen, Texas, and
- Keller Cuttingham, 727 Fairlawn, Allen, Texas.

The following individual spoke in support of the item:

- Preston Whisenant, 4417 Colgate Avenue, Allen, Texas.

The following individuals did not speak but wished to record their opposition of the item:

- Alan Bostley, 1118 Shady Brook Drive, Allen, Texas,
- David Winter, 202 Glenwick, Allen, Texas,
- Leslie Dicus, 802 Glen Rose, Allen, Texas,
- Randi Bostley, 1118 Shady Brook Drive, Allen, Texas,
- Felipe Small, 304 W. Coats Drive, Allen, Texas,
- Alex Evans, 1823 Lake Travis Drive, Allen, Texas,
- Aaron Donovan Payton, 110 Greeting Gate Lane, Allen, Texas,
- Lori Holter, 212 Lynge Drive, Allen, Texas,
- Michelle Mancuso, 304 N. Anna, Allen, Texas,
- Daryl Rhyner, 302 Fairfax Drive, Allen, Texas,
- Debbie Rhyner, 302 Fairfax Drive, Allen, Texas,
- Gary Barnum, 1511 Riverdale Drive, Allen, Texas,
- Randy Johnson, 407 W. Coats Drive, Allen, Texas,
- Steve Dicus, 802 Glen Rose Drive, Allen, Texas,
- Connie Budz, 503 W. Coats Drive, Allen, Texas,
- Ken Budz, 503 W. Coats Drive, Allen, Texas,
- John Humen, 206 Central Expressway N., Allen Texas,
- Karen and Harold Milner, 407 N. Bonham Drive, Allen, Texas,
- Sterling Gibson, 1603 Lexington Avenue, Allen, Texas,
- Marina Gutierrez, 303 N. Bonham Drive, Allen, Texas,
- Camen Kay, 723 Yellowstone Drive, Allen, Texas,
- Joan Bazar, 709 Hefner, Allen, Texas,
- Bonnie Monroe, 218 Wildwood Place, Allen, Texas,
- Meika Zack, 606 N. Allen Drive, Allen, Texas,
- Mason Zack, 606 N. Allen Drive, Allen, Texas,
- Michelle Tanner, 1216 Sordova Drive, Allen, Texas,
- Sharon Missler, 1424 Rio Grande Drive, Allen, Texas,
- Sinan Yildirim, 206 N. Central Expressway, Allen, Texas,
- C. Roy, 400 W. Coats, Allen, Texas,
- M. Roy, 400 W. Coats, Allen, Texas,
- Jane Bennett, 924 Scotia Drive, Allen, Texas,
- Alyson Casey, 1514 Flameleaf Drive, Allen, Texas,
- David Christakos, 713 Cottonwood Bend, Allen, Texas,
- Dana Cobb, 1432 McClure Drive, Allen, Texas,
- Mark Cook, 713 Bel Air Drive, Allen, Texas,
- Stephanie Cook, 713 Bel Air Drive, Allen, Texas,
- Pam Hill, 219, Wildwood Place, Allen, Texas,
- Margaret Ives, 401 W. Coats Drive, Allen, Texas,
- Rick Ives, 401 W. Coats Drive, Allen, Texas,
- Sui Jin Nguyen, 2054 Wimbledon Drive, Allen, Texas,
- Chris Rivera, 302 N. Bonham Drive, Allen, Texas,
- Dawn Scaife, 909 Carlsbad Drive, Allen, Texas,
- Gene Scaife, 909 Carlsbad Drive, Allen, Texas,

- Marianna Sennour, 880 Clear Water Drive, Allen, Texas, and
- Sean Welch, Plano, Texas.

The following individual did not speak but wished to record support of the item:

- Jeff Burkhardt, 406 Fox Trail, Allen, Texas

Chair Trahan closed the public hearing.

The Commission discussed:

- Parking,
- Composition of the members of the Design Review Committee,
- Traffic impacts,
- Potential student yields,
- Timing of uses within the project,
- Opposition forms and zoning protest forms,
- Tree mitigation,
- Location of dumpsters
- Proposed uses on the first floor,
- Deviations from Allen Land Development Code,
- Building height,
- Public Open Space,
- Phasing, and
- Hike and Bike Trail.

**Motion:** Upon a motion by Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 5 IN FAVOR and 2 OPPOSED to recommend denial of 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. The motion carried.

Chair Trahan recessed the meeting at 9:28 p.m. and reconvened the meeting at 9:34 p.m.

Chair Trahan moved to Agenda Item #5.

5. **Public Hearing** – Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Medical or Dental Office Use for an Approximately 3,600± Square Foot Portion of a Building Located on Lot 1, Block 1, Allen Church of Christ Addition; Generally Located Approximately 665± Feet North of Prestige Circle and Directly West of Jupiter Road (and Said Building Being Addressed as 600 S. Jupiter Road). (SUP-032519-0024) [DFW ABA Center]

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 1<sup>st</sup> Vice-Chair Platt, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance granting a Specific Use Permit SUP for a Medical or Dental Office use for a portion of Lot 1, Block 1, Allen Church of Christ Addition subject to the development regulations and SUP Site Plan as Presented. The motion carried.**

6. **Public Hearing** – Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Banks and Financial Institutions Use for an Approximately 3,182± Square Foot Portion of a Building and Detached, Accessory ATM Located on Lot 1, Block A, Legends at Twin Creeks Business Addition; Generally Located at the Northwestern Corner of the Intersection of W. Exchange Parkway and N. Watters Road (and Said Building Being Addressed as 1010 W. Exchange Parkway, Building B). (SUP-032819-0025) [Twin Creeks Village – Bank]

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 parking.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance granting a Specific Use Permit SUP for a Banks and Financial Institutions use for a portion of Lot 1, Block A, Legends at Twin Creeks Business Addition subject to the development regulations and SUP Site Plan as presented. The motion carried.**

Commissioner Metevier recused himself from the Council dais for Agenda Item 7.

7. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Tract 5 of Planned Development PD No. 53 Shopping Center "SC" and to Adopt a Concept Plan and Building Elevations for Lot 1R, Block A, Kids R Kids Addition; Generally Located at the Northwestern Corner of the Intersection of N. Alma Drive and W. Exchange Parkway. (ZN-111518-0029) [Shops at Alma and Exchange]

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.

The following letter was received in opposition of the item:

- Malak Agha, 1223 N. Alma Drive, Allen, Texas.

The following individuals spoke in opposition of the item:

- Dena Soliman, 1223, North Alma Drive, Allen, Texas, and
- Steven Secopa, 1110 Salado Drive, Allen, Texas.

The following individuals did not speak but wished to record their support for this item:

- Brent Pennington, 628 Rockhurst Trail, Keller, Texas, and
- Michael Westfall, 7808 Bilsen Court, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed lighting and business hours.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by 2<sup>nd</sup> Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance amending Planned Development PD No. 53 Shopping Center “SC” for Lot 1R, Block A, Kids R Kids Addition, subject to the Development Regulations, Concept Plan, and Building Elevations as presented. The motion carried.**

Commissioner Metevier returned to the Council dais.

8. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Townhome Residential "TH" and to Adopt Development Regulations, a Concept Plan, Building Elevations, and a Hardscape and Landscape Plan, for Approximately 4.88± Acres in the McBain Jamison Survey, Abstract No. 491; Generally Located at the Northwestern Corner of the Intersection of S. Jupiter Road and Chaparral Road. (ZN-073018-0024) [Villas at Chaparral]

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

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

Pat Atkins, the Applicant, presented background information on the case.

Chair Trahan opened the public hearing.

The following individuals spoke in favor of the item:

- Debbie Auker, 540 Goliad Drive, Allen, Texas, and
- Todd Bales, 548 Goliad Drive, Allen, Texas.

The following individual did not speak but wished to record support of the item:

- Eric Araus, 8 Buchanan Place, Allen, Texas, and
- Sheri Auker, 540 Goliad Drive, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed the adjacent Hike and Bike Trail.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Orr, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance to establish a Planned Development with a base zoning of Townhome “TH” for approximately 4.88± acres in the McBain Jamison Survey, Abstract No 491, subject to the Development Regulations, Concept Plan, and Building Elevations as presented. The motion carried.**

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

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 10:23 p.m.

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

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Ben Trahan, Chair

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Hayley Angel, AICP Candidate