

**April 2, 2019 Planning and Zoning Commission Meeting Minutes**

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 and C of Whisenant Estates Addition. (ZN-113018-0042) [Allen City Center – Urban Residential and Office Uses]

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.

The following individuals submitted letters in opposition of the item:

- Shradha Bhalla, 102 Anna Drive, Allen, TX,
- Frank Burpo, 406 W. Main Street, Allen, TX,
- Connie Budz, 503 W. Coats Drive, Allen, TX,
- Maxine McMaines, 404 W. Coats Drive, Allen, TX,
- Loleto Campbell, 404 W. Coats Drive, Allen, TX,
- Jesus Cabrera, 402 W. Coats Drive, Allen, TX,
- Fernanda Hernandez, 402 W. Coats Drive, Allen, TX,
- Pervez Mahmud, 405 W. Coats Drive, Allen, TX,
- Jahanara Mahmud, 405 W. Coats Drive, Allen, TX,
- Adelia D. Scaife, 403 W. Coats Drive, Allen, TX,
- Frank B. Johnson, 407 W. Coats Drive, Allen, TX,
- Scott McCroskey, 500, 502, 504 W. Coats Drive, Allen, TX,
- Alyson Casey, 1514 Flameleaf Drive, Allen, TX,
- Margaret Ives, 401 W. Coats Drive, Allen, TX,
- Sinan Yildirim, 206 Central Expressway N., Allen, TX,
- Sui Nguyen, 411 W. Coats Drive, Allen, TX,
- Judy Adams, 409 W. Coats Drive, Allen, TX, and
- Kelvin Kelley, 406 W. Coats Drive, Allen, TX.

The following individuals spoke in opposition of the item:

- Shannon Tumlinson, 103 N. Allen Drive, Allen, TX,
- Jeanie Schulmeister, 605 Granbury Drive, Allen, TX,
- Senih Yildirim, 206 Central Expressway N., Allen, TX,
- Charles E. Webb, 1609 Roanoke Drive, Allen, TX,

- Chris Rivera, 302 N. Bonham Drive, Allen, TX,
- Jon Toney, 514 Oldbridge Drive, Allen, TX,
- Adelia Scaife, 403 W. Coats Drive, Allen, TX,
- Judy Adams, 409 W. Coats Drive, Allen, TX,
- Louis Mancuso, 304 W. Anna Drive, Allen, TX,
- Melanie Hughes, 920 Rush Creek Drive, Allen, TX,
- Misty Strebeck, 302 N. Bonham Drive, Allen, TX,
- Mary Wong, 111 Melody Mall, Allen, TX,
- Robert Acker, 206 Glenwick Place, Allen, TX, and
- Doug Gallagher, 204 Glenwick Drive, Allen, TX.

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

- Margaret Ives, 401 W. Coats Drive, Allen, TX,
- Sam Clark, 221 Glenwick Place, Allen, TX,
- Connie L. Cooley, 514 Fairhaven Drive, Allen, TX,
- Randy Johnson, 407 W. Coats Drive, Allen, TX,
- Jane bennett, 924 Scotia Drive, Allen, TX,
- David Winter, 202 Glenwick Place, Allen, TX,
- Sinan Yildirim, 206 Central Expressway N., Allen, TX,
- Marianna Sennour, 880 Clear Water Drive, Allen, TX,
- Fatih Yildirim, 206 Central Expressway N., Allen, TX,
- Alyson Casey, 1514 Flameleaf Drive, Allen, TX,
- Rick Ives, 401 W. Coats Drive, Allen, TX,
- Jessica Romeroll, 1216 Rio Grande Drive, Allen, TX,
- Frieda Bone, 502 Ola Lane, Allen, TX,
- Michelle Mancuso, 304 N. Anna Drive, Allen, TX,
- Johnny Dannell, 304 W. Coats Drive, Allen, TX, and
- Erin Peterson, 103 N. Allen Drive, Allen, TX.

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

- Jim Wonedorph, 405 W. Main Street, Allen, TX, and
- Carlina Woneldorph, 405 W. Main Street, Allen, TX.

Chair Trahan closed the public hearing.

Jonathan Kerby, 260 E. Davis Street, McKinney, TX, the Applicant, spoke about the Traffic Impact Analysis.

Mark Wolf, 8340 Meadow Road, Suite 150, Dallas, TX, the Applicant, spoke about land uses and the City of Allen Comprehensive Plan.

Nadia Christian, 6501 River Edge Drive, Plano, TX, the Applicant, spoke about the history of the project and citizen concerns.

The Commission discussed the following:

- The proposed public park,
- The highest and best use for the property,
- The adjacent existing structures,
- The massing of the project,
- The office component of the project,
- The Traffic Impact Analysis and associated improvements,
- Density,
- The long-term impact of the proposed development, and
- The Central Business District zoning district requirements.

Chair Trahan reopened the public hearing.

**Motion:** Upon a motion by Commissioner Autrey, and a second by Commissioner Metevier, the Commission voted 7 APPROVE, 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 and C of Whisenant Estates Addition, to date certain April 16, 2019, Planning and Zoning Commission meeting. The motion carried.

**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

**Absent:**

None