

May 7, 2019 Planning and Zoning Commission Meeting Minutes

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 Wimbledan 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.

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

Absent:

None