

**May 21, 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 Corridor Commercial "CC" and to Adopt Development Regulations, Concept Plan, Building Elevations, and a Landscape Plan for Approximately 4.772± Acres Located in the George Phillips Survey, Abstract No. 701; Generally Located Approximately 1,582± Feet South of Ridgeview Drive and Directly West of U.S. Highway 75. (ZN-030419-005) [Tractor Supply]

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 individuals spoke in opposition of the item:

- Chris Curtis, 824 and 820 Allen Commerce Parkway, Allen, Texas, and
- Dave Cornet, 310 Willow Bend, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed parking requirements, Covenants, Conditions, and Restrictions, and adjacent uses.

**Motion:** Upon a motion by Commissioner Shaikh, and a second by Commissioner Metevier, the Commission voted 5 IN FAVOR, and 1 OPPOSED, with Commissioner Autrey casting the negative vote, to recommend approval of an ordinance to establish a Planned Development with a base zoning of Corridor Commercial "CC" for approximately 4.772± acres located in the George Phillips Survey, Abstract No. 701, subject to the development regulations, Concept Plan, Building Elevations, and Landscape Plan as presented. The motion carried.

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Michael Orr, 2<sup>nd</sup> Vice-Chair  
Gene Autrey  
Dan Metevier  
John Ogrizovich  
Elias Shaikh

**Absent:**

Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair