

PLANNING AND ZONING COMMISSION

REGULAR MEETING

May 21, 2019

ATTENDANCE:

Commissioners Present:

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

Commissioners Absent:

Stephen Platt, Jr., 1st Vice-Chair

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
Nicole Corr, 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 May 14, 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 May 7, 2019, Regular Meeting.
4. Final Plat-Consider a request for a Final Plat for Bossy Boots Addition, Lot 3, Block D, being 0.781± acres located in the John Fyke Survey, Abstract No. 325; generally located east of Webster Drive and south of Baumgartner Way. (PL-042619-0072) [Bossy Boots Addition]

Motion: Upon a motion by Commissioner Ogrizovich, and a second by 2nd Vice-Chair Orr, the Commission voted 6 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. **Public Hearing** - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Tract 3 of Planned Development PD No. 40 Corridor Commercial "CC" and to Adopt a Concept Plan and Building Elevations for Approximately 7.329± Acres in the H. Seaborn and Robert T. Clements Survey, Abstract No. 879; Generally Located Directly South of State Highway 121 and Approximately 541± Feet West of N. Watters Road. (ZN-020119-0043) [Ally Outfitters]

Mr. Kurbansade, Director, 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 spoke in support of the item:

- Aaron Kautzsch, 10214 Evergreen Drive, Rowlett, Texas,
- Dave Swavey, 1115 Hughes Court, Wylie, Texas
- David Lyons, 1548 Brandywine Drive, Allen, Texas, and
- Vincent Wyn, 1818 Duke Drive, Addison, Texas

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

- Steve Dutton, 6635 Shell Flower Lane, Dallas, Texas,
- Patrick Talbot, 602 Greatham Road, Waxahachie, Texas,
- Abraham Robledo, 120 W Cityline Drive, Richardson, Texas,
- Jacquelyn Copeland, 3421 Leameadow Drive, Sachse, Texas,
- Calvin Truong, 5335 Bent Tree Forest Drive, #2944, Dallas, Texas,
- Michael S Copeland, 780 N Watters Street, #140, Allen, Texas,
- Ian Wilkinson, 407 Spring Leaf Court, Allen, Texas,
- Kim McCarty, 1811 Millwood Lane, Allen, Texas,
- Meredith McCarty, 1811 Millwood Lane, Allen, Texas,
- Keith McCarty, 1811 Millwood Lane, Allen, Texas,
- Jonathan French, 1409 Oak Street, McKinney, Texas,
- Grayson Howell, 203 Watson Drive, Allen, Texas,
- Tameka Gann, 203 Watson Drive, Allen, Texas,
- Craig Smith, 1001 Springfield Lane, Allen, Texas,
- Randy Gann, 203 Watson Drive, Allen, Texas,
- Yoori Kim, 4224 Windhaven Lane, Dallas, Texas,
- Peter Kim, 4224 Windhaven Lane, Dallas, Texas,
- Tom Tener, 1542 Bradford Trace Drive, Allen, Texas,
- Diane Tener, 1542 Bradford Trace Drive, Allen, Texas,
- Daniel Reed, 1234 Eastwick Circle, Murphy, Texas,

- Suzanne Reed, 1234 Eastwick Circle, Murphy, Texas,
- Brandy Miramontes, 1058 Balmorhea Drive, Allen, Texas
- Chance Lanzillo, 1505 Precision Drive, Plano, Texas,
- Darren Shue, 2491 Wagonwheel Drive, Rockwall, Texas,
- Jeff Edwards, 1006 S Wellington, McKinney, Texas,
- Brian Felo, 1040 Balmorhea, Allen, Texas,
- John Lyons, 1548 Brandywine Drive, Allen, Texas,
- Trevor Christensen, 1416 Scottsman Drive, Allen, Texas,
- Trenton Christensen, 1416 Scottsman Drive, Allen, Texas,
- Nichole Christensen, 1416 Scottsman Drive, Allen, Texas,
- Owen Lyons, 1548 Brandywine Drive, Allen, Texas,
- Cheryl Lyons, 1548 Brandywine Drive, Allen, Texas,
- Bill Randels, 5454 Amesbury Drive, #1103, Dallas, Texas,
- Le Tran, 4450 S Ridge Road, #3204, McKinney, Texas,
- Sky D Killian, 545 CR 2145, Telephone, Texas,
- Lisa Mooning, 6807 Colfax Drive, Dallas, Texas,
- Rafael Palmeiro, 5216 Reims Court, Colleyville, Texas,
- Dorris Murdock, 1400 Bradford Trace Drive, Allen, Texas,
- Brandon Allen, 120 W City Line Drive, #11081, Richardson, Texas,
- Matt Severs, 2555 N Pearl Street, #1004, Dallas, Texas,
- Linda Miramontes, 1058 Balmorhea Drive, Allen, Texas,
- Jose “Al” Miramontes, 1058 Balmorhea Drive, Allen, Texas,
- Brandon Hayes, 105 Relicres Court, Rockwall, Texas,
- Jeff A Bonyon, 3000 Buenavista, Plano, Texas,
- Bryan Andrew, 1741 Inwood Boulevard, Garland, Texas,
- Ashley Morgan, 1207 Big Bend Drive, McKinney, Texas,
- James William Balla II, 6600 McKinney Ranch Parkway, #8204, McKinney, Texas,
- Philip Brosius, 1201 Meadowbrook Street, Allen, Texas,
- Angela Fudge, 1546 Prairie View Drive, Allen, Texas,
- Sherry Sandoval, 6807 Colfax Drive, Dallas, Texas,
- Michael Clark, 3402 Valley View, Garland, Texas,
- Richie Simmons, 4211 County Road 597, Farmersville, Texas,
- David Leonard, 1432 Dimmit Drive, Carrollton, Texas,
- Robert D Merritt III, 12401 Pleasant Valley Drive, Dallas, Texas,
- Kyle Tener, 1542 Bradford Trace Drive, Allen, Texas,
- DeaAnn Martin, 6006 Tamsworth Court, Parker, Texas,
- David Tindean, 1125 E Renner Road, Richardson, Texas,
- Marissa Crosley, 1125 E Renner Road, #2243A, Richardson, Texas, and
- Matthew Miramontes, 1058 Balmorhea Drive, Allen, Texas.

Chair Trahan closed the public hearing.

Motion: **Upon a motion by Commissioner Metevier, and a second by 2nd Vice-Chair Orr, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance amending Planned Development PD No. 40 Corridor Commercial “CC” for approximately 7.329± acres in the H. Seaborn and Robert T. Clements**

Survey, Abstract No. 879, subject to the development regulations, Concept Plan, and Building Elevations as presented. The motion carried.

Chair Trahan moved to Agenda Item #5.

5. **Public Hearing** – Conduct a Public Hearing and Consider a Request for a Replat for Brass Roots Addition, Lots 1 and 2, Block A, Being 2.99± Acres; Generally Located Directly South of Prestige Circle and Approximately 665± Feet West of S. Greenville Avenue. (PL-042319-0071) [Brass Roots]

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 Commissioner Metevier, and a second by 2nd Vice-Chair Orr, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Replat of Lots 1 and 2, Block A, Brass Roots Addition, as presented. The motion carried.

Commissioner Ogrizovich recused himself from the dias for Agenda Item 6 and left the Council Chamber.

6. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Amend Specific Use Permit SUP No. 152 for a Gymnastics or Sports Training Facility Use to Increase the Area Subject to the SUP and Update the Parking Study for an Approximately 20,866± Square Foot Portion of a Building Located on Lot 1, Block A, Allen Business Center II; Generally Located Approximately 681± North of E. Bethany Drive and Directly West of S. Greenville Avenue (and Commonly Known as 718 S. Greenville Avenue, Suite 180). (SUP-041119-0026) [Alliance Cheer - Expansion]

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 2nd Vice-Chair Orr, and a second by Commissioner Shaikh, the Commission voted 5 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance amending Specific Use Permit SUP No. 152 for a Gymnastics or Sports Training Facility use for a portion of Lot 1, Block A, Allen Business Center II subject to the development regulations, SUP Site Plan, and amended parking study as presented. The motion carried.

Councilman Ogrizovich returned to the dais.

7. **Public Hearing** – 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.**

8. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Sub-Area 1 of Planned Development PD No. 45 Shopping Center "SC" and to Adopt a Base Zoning of Townhome "TH", Concept Plan, Building Elevations, Open Space and Screening Plan, Lot Typicals, and Cross Sections for Stacy Green, Lot 7, Block B; Generally Located Approximately 266± Feet South of W. Stacy Road and Approximately 1,541± Feet West of U.S. Highway 75. (ZN-022219-0049) [Cambridge Townhomes at Stacy Green]

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

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

Chair Trahan opened the public hearing.

Chair Trahan closed the public hearing.

The Commission discussed the following:

- Streets and Alleys,
- The previously approved Planned Development,
- Pedestrian accessibility,
- Parking, and
- Fire access.

Motion: **Upon a motion by Commissioner Metevier, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance amending Planned Development PD No. 45 Shopping Center "SC" and adopting a base zoning of Townhome "TH" for Lot 7, Block B, Stacy Green, subject to the development regulations, Concept Plan, Building Elevations, Open Space and Screening Plan, Lot Typicals, and Cross Sections as presented. The motion carried.**

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 8:14 p.m.

These minutes approved this _____ day of _____ 2019.

Ben Trahan, Chair

Hayley Angel, AICP Candidate