

PLANNING AND ZONING COMMISSION

REGULAR MEETING

June 4, 2019

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

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
Kevin Laughlin, 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 28, 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 May 21, 2019, Regular Meeting.
3. Approve Minutes from the May 23, 2019, Joint City Council and Planning and Zoning Commission Workshop Meeting.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda as presented. The motion carried.**

Regular Agenda

4. **Public Hearing** - Conduct a Public Hearing and Consider a Request for a Replat for Millennium Business Park, Lots 3 & 4, Block A, Being 10.972± Acres; Generally Located at the Southwest Corner of the Intersection of Butler Drive and Century Parkway. (PL-050319-0074) [Millennium Business Park]

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 the use of the property.

Motion: Upon a motion by 2nd Vice-Chair Orr, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Replat of Lots 3 & 4, Block 2, Millennium Business Park, as presented. The motion carried.

5. **Public Hearing** – Conduct a Public Hearing and Consider a Request for a Replat for Stacy Green, Lots 3R1 & 4R1, Block A, Being 3.288± Acres; Generally Located Approximately 372± Feet South of Stacy Road and Directly West of U.S. Highway 75. (PL-051019-0075) [Stacy Green]

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 1st Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to approve the Replat of Lots 3R1 & 4R1, Block A, Stacy Green, as presented. The motion carried.

6. **Public Hearing** – Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Mixed Use "MIX" and to Adopt Development Regulations, Regulating Plan, Parks and Open Space Plan, Public and Private Street Exhibit, Street Cross Sections, Illustrative Concept Plan, Zoning Exhibit, and On-Site Traffic Movement Exhibit for Approximately 260.94± Acres Located in the Jonathan Phillips Survey, Abstract No. 719; Generally Located South of State Highway 121 and West of U.S. Highway 75 and Generally Bounded By State Highway 121, Chelsea Boulevard, Ridgeview Drive, and U.S. Highway 75. (ZN-091418-0032) [Monarch City]

Mr. Kurbansade, Director for Community Development, presented the item to the Commission.

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

Mark Pulmash, the Applicant, spoke about form-based code.

Chair Trahan opened the public hearing.

The following individual spoke on the item:

- Kevin Handy, 1858 Villa Drive, Allen, Texas.

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

- Bo Talplacido, 1546 Prairie View Drive, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed the following:

- Parking standards,
- Parkland dedication,
- Construction of Ridgeview Drive and Chelsea Boulevard,
- Parking structures,
- Smart Cities, and
- Pedestrian oriented environment.

Motion: **Upon a motion by Commissioner Autrey, and a second by Commissioner Metevier, 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 Mixed Use “MIX” for approximately 260.94± acres in the Jonathan Phillips Survey, Abstract No. 719, subject to the Development Regulations, Regulating Plan, Parks and Open Space Plan, Public and Private Street Exhibit, Street Cross Sections, Illustrative Concept Plan, Zoning Exhibit, and On-Site Traffic Movement Exhibit, as presented. The motion carried.**

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:50 p.m.

These minutes approved this _____ day of _____ 2019.

Ben Trahan, Chair

Hayley Angel, AICP Candidate