

PLANNING AND ZONING COMMISSION

REGULAR MEETING

June 18, 2019

ATTENDANCE:

Commissioners Present:

Stephen Platt, Jr., 1st Vice-Chair

Michael Orr, 2nd Vice-Chair

Gene Autrey

Dan Metevier

John Ogrizovich

Elias Shaikh

Commissioners Absent:

Ben Trahan, 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 (arrived at 7:11 p.m.)

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, 1st Vice-Chair Platt 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 June 11, 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 June 4, 2019, Planning and Zoning Commission Workshop Meeting.
4. Approve Minutes from the June 4, 2019, Regular Meeting.

Motion: **Upon a motion by Commissioner Metevier, and a second by Commissioner Autrey, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the Consent Agenda as presented. The motion carried.**

Regular Agenda

5. Public Hearing - Conduct a Public Hearing and Consider a Request for a Replat for Bray Central One Addition, Lot 8R1, Block D, Being 1.2886± Acres; Generally Located at the Northwestern Corner of the Intersection of McDermott Drive and U.S. Highway 75. (PL-050119-0073) [QuikTrip 1909]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

1st Vice-Chair Platt opened the public hearing.

With no one speaking, 1st Vice-Chair Platt closed the public hearing.

Motion: Upon a motion by 2nd Vice-Chair Orr, and a second by Commissioner Shaikh, the Commission voted 6 IN FAVOR and 0 OPPOSED to approve the Replat of Lot 8R1, Block D, Bray Central One Addition, 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 Community Facilities "CF" and to Adopt Development Regulations, a Concept Plan, and Building Elevations for Approximately 11.651± Acres in the Peter Wetsel Survey, Abstract No. 990 and Lewis Wetsel Survey, Abstract No. 978; Generally Located at the Southeastern Corner of the Intersection of Rivercrest Boulevard and Greenville Avenue. (ZN-091918-0033) [Church Eleven32]

Ms. Angel, Planner, presented the item to the Commission.

Ms. Angel noted that staff is in support of the agenda item.

Ms. Angel noted receipt of a letter from in support of this item.

1st Vice-Chair Platt opened the public hearing.

The following letters were received in Opposition of the item:

- Denise Sharp, 708 Rivercrest, Allen, Texas.

The following individual spoke in favor of this item:

- Keon Byrd, 706 Spring Brook Drive, Allen, Texas.

The following individual spoke in opposition to this item:

- Melanie Hughes, 920 Rush Creek Drive, Allen, Texas.

1st Vice-Chair Platt closed the public hearing.

Motion: Upon a motion by Commissioner Autrey, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of an

ordinance to establish a Planned Development with a base zoning of Community Facilities "CF" for approximately 11.651± acres in the Peter Wetsel Survey, Abstract No. 990 and Lewis Wetsel Survey, Abstract No. 978, subject to the Development Regulations, Concept Plan, and Building Elevations, as presented. The motion carried.

7. ****ITEM REMANDED TO PLANNING AND ZONING COMMISSION BY CITY COUNCIL ON MAY 28, 2019. THE APPLICANT HAS REQUESTED THAT PLANNING AND ZONING COMMISSION CONTINUE THIS ITEM TO THE JULY 16, 2019 PLANNING AND ZONING COMMISSION 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 - Townhome, Urban Residential, and Office Uses]

Mr. Kurbansade, Director of Community Development, presented applicant's request to continue the public hearing.

Mr. Kurbansade noted that staff is in support of the request to continue the public hearing.

1st Vice-Chair Platt opened the public hearing.

The following letters were received in opposition of the item:

- Shuya Ren, 501 W. Coats Drive, Allen, Texas,
- Shradha Bhalla, 102 N. Anna Drive, Allen, Texas,
- Sergio Diaz, 300 North Central Expressway, Allen, Texas,
- Loleeta Campbell, 404 W. Coats Drive, Allen, Texas,
- Jan Pannell, 304 W. Coats Drive, Allen, Texas, and
- Laura Median, 415 North Bonham Drive, Allen, Texas.

The following individual spoke in favor of this item:

- Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Allen, Texas

The following individuals spoke in opposition of this item:

- Mary Wong, 111 Melody Mall Drive, Allen, Texas,
- Dave Cornette, 310 Willow Brook Drive, Allen, Texas,
- Doug Gallagher, 204 Glenwick Place, Allen, Texas,
- Devin Hudson, 407 Daisy Drive, Allen, Texas, and
- William Switzer, 402 North Bonham Drive, Allen, Texas,

The following individuals did not speak but wished to record opposition of this item:

- Judy Adams, 409 W. Coats Drive, Allen, Texas,
- Ken Budz, 503 W. Coats Drive, Allen, Texas,
- Connie Budz, 503 W. Coats Drive, Allen, Texas,
- Leslie Dicus, 802 Glen Rose Drive, Allen, Texas,
- Gene Scaife, 909 Carlsbad Drive, Allen, Texas,
- Dawn Scaife, 909 Carlsbad Drive, Allen, Texas,
- Sherilyn Kunkel, Allen, Texas,
- Misty Strebeck, 302 W. Bonham Drive, Allen, Texas, and
- Sui Nguyen, 2054 Wimbledon Drive, Allen, Texas.

The following individual did not speak but wished to record his support to continue this item to date certain to be July 16, 2019 Planning and Zoning Commission regular meeting:

- Randy Johnson, 407 W. Coats Drive, Allen, Texas.

Motion: **Upon a motion by Commissioner Shaikh, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR and 0 OPPOSED to continue the public hearing for Allen City Center to date certain to the July 16, 2019 Planning and Zoning Commission regular meeting. The motion carried.**

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:34 p.m.

These minutes approved this _____ day of _____ 2019.

Ben Trahan, Chair

Hayley Angel, AICP Candidate