

July 16, 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 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.

Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas, the Applicant, spoke about the history of the project.

Chair Trahan opened the public hearing.

The following individual submitted a letter in opposition of the item:

- Rick and Margaret Ives, 401 W. Coats Drive, Allen, Texas,
- Kelly Cunningham, 727 Fairlawn Street, Allen, Texas,
- Katy Seitzler, Allen, Texas,
- Melinda Whirley, 509 Main Street, Allen, Texas,
- Cynthia Rosemond, 412 W. Coats Drive, Allen, Texas,
- Paul Wilkinson, 408 Daisy Drive, Allen, Texas,
- Marc Anderson, Allen, Texas, and
- Paul Rosemond, 412 W. Coats Drive, Allen, Texas

The following individuals submitted a letter in support of the item:

- Ross Obermeyer, 927 Rush Creek Drive, Allen, Texas

The following individuals spoke in support of the item:

- Jeff Burkhardt, 406 Fox Trail, Allen, Texas

The following individuals spoke in opposition of the item:

- John Humen, 206 Central Expressway N, Allen, Texas,
- Adelia Scaife, 403 W. Coats Drive, Allen, Texas,
- Devin Hudson, 407 Daisy Drive, Allen, Texas,
- Melanie Hughes, 920 Rush Creek Drive, Allen, Texas,
- Theresa Ginsburg, 910 Wyndham Way, Allen, Texas,
- Doug Gallagher, 204 Glenwick Place, Allen, Texas,

- Misty Strebeck, 302 N. Bonham Drive, Allen, Texas, and
- Louis Mancuso, 304 N. Anna, Allen, Texas

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

- Kevin Handy, 1858 Villa Drive, Allen, Texas,
- Marina Gutierrez, 303 N. Bonham Drive, Allen, Texas,
- Leslie Dicus, 802 Glen Rose Drive, Allen, Texas,
- Debbie Rhyner, 302 Fairfax Drive, Allen, Texas,
- Karen Kincheloe, 1006 Ashby Drive, Allen, Texas,
- Rick Ives, 401 W. Coats Drive, Allen, Texas,
- Paula Cheek, 302 W. Coats Drive, Allen, Texas,
- Pervez Mahmud, 405 W. Coats Drive, Allen, Texas,
- Judy Adams, 409 W. Coats Drive, Allen, Texas,
- Sherilyn Kunkel, 9 Cedar Elm Circle, Allen, Texas,
- Sui Tin, 2054 Wimbledon Drive, Allen, Texas,
- Kate Lawson, 302 N. Anna Drive, Allen, Texas,
- Marion Parked, 400 Daisy Drive, Allen, Texas,
- Michelle Mancuso, 304 N. Anna Drive, Allen, Texas,
- Sean Welch, 1414 Shiloh Road, #2824, Allen, Texas,
- Alyson Casey, 1514 Flameleaf Drive, Allen, Texas,
- Margaret Ives, 401 W. Coats Drive, Allen, Texas,
- Alex Evans, 1823 Lake Travis Drive, Allen, Texas,
- Priscilla Parker, 400 Daisy Drive, Allen, Texas,
- Jean Baker, 107 Melody Mall, Allen, Texas,
- Randy Johnson, 407 W. Coats Drive, Allen, Texas,
- Sterling Gibson, 1603 Lexington Avenue, Allen, Texas,
- Dawn Scaife, 909 Carlsbad Drive, Allen, Texas,
- Gene Scaife, 909 Carlsbad Drive, Allen, Texas,
- Ken Budz, 503 W. Coats Drive, Allen, Texas,
- Connie Budz, 503 W. Coats Drive, Allen, Texas,
- Sinan Yildirim, 206 Central Expressway, Allen, Texas,
- Steve Dicus, 802 Glen Rose Drive, Allen, Texas,
- Bonnie Monroe, 218 Wildwood Place, Allen, Texas, and
- Musta Erdem, 212 Windsong Way, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed the following:

- Impact of the project on the school district,
- Traffic impact analysis,
- Density,
- Previous versions of the plan,
- Phasing of the project,
- Phasing of the infrastructure, and
- Commercial and retail-ready space.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by 2nd Vice-Chair Orr, the Commission voted 4 IN FAVOR and 2 OPPOSED to recommend approval of an ordinance establishing a Planned Development zoning district with a base zoning of Central Business District “CBD” for 12.28± acres in the A. B. Perrin Survey, Abstract No. 713 and William Perrin Survey, Abstract No. 708, subject to the Development Regulations, Concept Plan, Building Elevations, Architectural Plan, Open Space Plan, and Street Cross Sections, with the following conditions: (1) 2,000 square feet of retail space is developed with each phase and (2) a decrease in total number of units from 850 to 825.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
Elias Shaikh

Absent:

John Ogrizovich