

PLANNING AND ZONING COMMISSION

REGULAR MEETING

October 15, 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
Joseph Cotton, P.E., Assistant Director of Engineering
Brian Bristow, RLA, Assistant Director of Parks and Recreation
Hayley Angel, AICP, Planner II
Shelby Griffin, 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. Mr. Kurbansade discussed the action taken on the Planning & Zoning Commission items by City Council at the October 8, 2019 Regular 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.*)

Chair Trahan stated that anyone wishing to speak on a Consent Agenda item may do so by completing a public speaker card.

2. Capital Improvement Plan (CIP) Status Report.
3. Approve Minutes from the October 1, 2019, Planning and Zoning Commission Workshop Meeting.
4. Approve Minutes from the October 1, 2019, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 7 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 THR Allen, Lots 2R1 & 2R2, Block A, Being 11.448± Acres; Generally Located Directly East of Raintree Circle and Directly North of N. Allen Drive. (PL-092019-0081) [THR Allen]

Ms. Angel, Planner II, 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 Autrey, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Replat of Lots 2R1 & 2R2, Block A, THR Allen, as presented. The motion carried.

6. Public Hearing – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Tract A-1 of Planned Development PD No. 92 Corridor Commercial “CC” and to Adopt a Concept Plan, Building Elevations, Open Space Plan, and Open Space Concept Plan for Approximately 7.37± Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located Directly North of Ridgeview Drive and Approximately 393± Feet East of N. Watters Road. (ZN-072619-0053) [Hwy 121 at Watters – Urban Residential]

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

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

Chair Trahan noted receipt of a letter from Keratex LP, 931 Ridgeview Drive, Allen, Texas, in support of this item.

Chair Trahan opened the public hearing.

Kevin Gaskey, the Applicant, 13453 Noel Drive, Dallas, Texas, spoke briefly about the project.

Chair Trahan closed the public hearing.

The Commission discussed open space requirements, retail-ready space, and parking.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend Planned Development PD No. 92 Corridor

Commercial CC for 7.37± Acres in the Francis Dosser Survey, Abstract No. 280, subject to the Development Regulations, Concept Plan, Open Space Plan, Open Space Concept Plan, and Building Elevations, as presented. The motion carried.

Executive Session (*As Needed*)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:23 p.m.

These minutes approved this _____ day of _____ 2019.

Ben Trahan, Chair

Hayley Angel, AICP, Planner II