

PLANNING AND ZONING COMMISSION

REGULAR MEETING

January 7, 2020

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
Rolandrea Russell, 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. Mr. Kurbansade discussed the action taken on the Planning & Zoning Commission items by City Council at the December 10, 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 invited 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 November 19, 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

4. Public Hearing – Conduct a Public Hearing and Consider a Request for a Specific Use Permit for a Gymnastics or Sports Training Facility Use for the Approximately 16,734± Square Foot Portion of a Building Generally Located Approximately 692± Feet North of McDermott Drive and Directly West of Greenville Avenue (and Commonly Known as 109 N. Greenville Avenue, Suite A). [Hidden Gym]

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

Ms. Russell 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 Commissioner Autrey, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance granting a Specific Use Permit for a Gymnastics and Sports Training Facility use for a portion of Lot 2A, Block B, Brookshire's Addition, subject to the development regulations and SUP Site Plan, as presented. The motion carried.

5. Public Hearing – Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 135 Corridor Commercial “CC” and Adopt a Sign Schedule, Sign Location Map, and Sign Elevations for Collin College Technical Campus, Lot 1, Block A, Generally Located at the Northeastern Corner of the Intersection of Bending Branch Way and Ridgeview Drive. [Collin College – Sign Plan]

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.

Ingrid Aboujaoude, the Applicant, 2218 Bryan Street, Dallas, Texas, responded to questions regarding the sign materials and size.

Motion: Upon a motion by 2nd Vice-Chair Orr, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend Planned Development PD No. 135 Corridor Commercial CC for Collin College Technical Campus, Lot 1,

Block A, subject to the Development Regulations, Sign Schedule, Sign Location Map, and Sign Elevations, 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 and Adopt Development Regulations, Zoning Exhibit, Regulating Plan, Parks and Open Space Plan, Street Cross Sections, Street Diagram, Conceptual Driveway Layout, Development Tracts, Conceptual Landscape and Amenity Design, and Conceptual Imagery for Mixed-Use Tower for Approximately 55.957± Acres Located in the S. Jackson Survey, Abstract No. 489, Generally Located at the Southwestern Corner of the Intersection of State Highway 121 and Exchange Parkway; 8.926± Acres Located in the S. Jackson Survey, Abstract No. 489, Generally Located at the Southeastern Corner of the Intersection of State Highway 121; and 9.994± Acres Located in the S. Jackson Survey, Abstract No. 489, Generally Located Directly West of Bending Branch Way and Directly South of State Highway 121. [Gateway Allen at Twin Creeks – Mixed Use]

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 opened the public hearing.

David Hicks, the Applicant, 401 Woodlake Drive, Allen, Texas, gave a brief history and overview of the project.

Chair Trahan noted that the following patron spoke in opposition of the project with modification.

- Julie Parks, 1808 Trinidad Lane, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed administrative approvals, traffic, student yields, and adjacent properties.

Motion: Upon a motion by Commissioner Autrey, and a second by 2nd Vice-Chair Orr, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance establishing a Planned Development zoning district with a base zoning of Mixed Use “MIX” for approximately 55.957± acres located in the S. Jackson Survey, Abstract No. 489, 8.926± Acres Located in the S. Jackson Survey, Abstract No. 489, and 9.994± Acres Located in the S. Jackson Survey, Abstract No. 489, subject to the Development Regulations, Zoning Exhibit, Regulating Plan, Parks and Open Space Plan, Street Cross Sections, Street Diagram, Conceptual Driveway Layout, and Development Tracts, with the following modifications: (1) Park Improvement Value language is modified to include clarifying language to make up deficit for required Open

Space, and (2) removal of masonry wall requirement along Ridgeview Drive provided a 30-ft landscape buffer is constructed along with an increase of 33% of shade trees and 100% of ornamental trees. The motion carried.

Executive Session (*As Needed*)

The Executive Session was not held.

Adjournment

The meeting adjourned at 8:29 p.m.

These minutes approved this _____ day of _____ 2020.

Ben Trahan, Chair

Hayley Angel, AICP, Planner II