

## PLANNING AND ZONING COMMISSION

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### REGULAR MEETING

February 4, 2020

#### **ATTENDANCE:**

##### **Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Gene Autrey  
Dan Metevier  
John Ogrizovich  
Elias Shaikh

##### **Commissioner Absent:**

Michael Orr, 2<sup>nd</sup> Vice-Chair

##### **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 January 14, 2020, Regular Meeting and the January 28, 2020 Regular Meetings.

**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. Approve Minutes from the January 7<sup>th</sup>, 2020 Planning and Zoning Commission Regular Meeting.

**Motion:**        **Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 6 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 Adopt an Ordinance to Establish a Planned Development Zoning District with a Base Zoning of Mixed Use "MIX" and Adopt Development Regulations, Zoning Exhibit, Concept Plan, Street Sections, Open Space Plan, Ridgeview Drive Conceptual Landscape Plan, Phasing Plan, and Character Area Plan for Approximately 79.258± Acres in the James W. Parson Survey, Abstract No. 705; Thomas Philips Survey, Abstract No. 717; and John Philips Survey, Abstract No. 718, Generally Located Directly South of State Highway 121 and Directly West of Alma Drive. (ZN-101218-0035) [The Avenue - 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.

Mohammad Qasim and David Pagan, Applicants, 7850 Collin Drive, McKinney, Texas, gave a summary of the project.

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

- Bryan Knatow, 1504 Hennessey Drive, Allen, Texas
- Terrie Jones, 2003 Downing Street, Allen, Texas

The following individual spoke on the item:

- Fawaz Bham, 1606 Alamosa Drive, Allen, Texas

The following individual submitted a card in opposition of the item but did not speak:

- Terrie Jones, 2003 Downing Street, Allen, Texas

The following individuals submitted a card in support of the item but did not speak:

- Sam Thakkar, 6970 Martel Place, Frisco, Texas

Chair Trahan closed the public hearing.

The Commission discussed:

- Screening,
- Retail Buildings along Alma,
- Container Parks,
- Event Space,
- Traffic,
- Light Pollution,
- Landscape Buffer, and
- Open Space.

**Motion:** Upon a motion by Commissioner Ogrizovich, and a second by Commissioner Metevier, the Commission voted 5 IN FAVOR and 1 OPPOSED to recommend approval of the request to establish a Planned Development with a base zoning of Mixed Use "MIX" for approximately 79.258± acres in the James W. Parson Survey, Abstract No. 705; Thomas Philips Survey, Abstract No. 717; and John Philips Survey, Abstract No. 718, subject to the Development Regulations, Zoning Exhibit, Concept Plan, Street Sections, Open Space Plan, Ridgeview Drive Conceptual Landscape Plan, and Character Area Plan, with the following modifications, as presented:

- Modification to Phasing Requirements,
- Removal of masonry wall requirement along Ridgeview Drive and only provision for a 30-foot landscape buffer to be constructed along with an increase of 33% of shade trees and 100% of ornamental trees., and
- Addition of Container Park to be a limited use (maximum 10,000 square feet) within Block E.

**The motion carried.**

**Executive Session** *(As Needed)*

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 8:09 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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Ben Trahan, Chair

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Hayley Angel, AICP, Planner II