

PLANNING AND ZONING COMMISSION

REGULAR MEETING

February 18, 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
Hayley Angel, AICP, Planner II
Rolandrea Russell, Planner
Nicole Corr, 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 February 11, 2020, 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. Approve Minutes from the February 4, 2020 Planning and Zoning Commission Regular Meeting.
3. Capital Improvement Plan (CIP) Status Report.
4. Final Plat – Consider a Request for a Final Plat for The Villas at Chaparral, Being 4.888± Acres Located in the McBain Jamison Survey, Abstract No. 491; Generally Located at the Northwest Corner of the Intersection of Chaparral Road and Jupiter Road. (PL-012420-0002) [The Villas at Chaparral]
5. Replat – Consider a Replat of Chaparral Gardens Senior Housing, Lot 2, Block A, Being 1.00± Acre; Generally Located Directly East of S. Greenville Avenue and Approximately 723± Feet North of Chaparral Road. (PL-012420-0001) [Saxony on 5]

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Autrey, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Consent Agenda as presented. The motion carried.

Regular Agenda

6. Preliminary Plat - Consider a Request for a Preliminary Plat for Lexington Estates, Being 18.688± Acres Located in the J. Seaborn & Robert T. Clements Survey, Abstract No. 879; Generally Located North and South of Ridgeview Drive and Approximately 1,115± Feet West of Watters Road. (Pre-PL-012420-0002) [Lexington Estates]

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

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

Motion: Upon a motion by Commissioner Metevier, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR and 0 OPPOSED to approve the Preliminary Plat for Lexington Estates, as presented. The motion carried.

7. Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial "LI" and to Adopt Sign Elevations for Allen Tech Center Addition, Lot 6, Block 1, Generally Located Directly North of W. Bethany Drive and Approximately 467± Feet West of Century Parkway. (ZN-013020-0004) [D1 Training - Signage]

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.

The Commission discussed the existing sign.

Motion: Upon a motion by 2nd Vice-Chair Orr, and a second by 1st Vice-Chair Platt, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of the request to establish a Planned Development zoning district with a base zoning of Light Industrial LI and to Adopt Sign Elevations for Allen Tech Center Addition, Lot 6, Block 1, generally located directly north of W. Bethany Drive and approximately 467± feet west of Century Parkway, as presented. The motion carried.

Commissioner Metevier filed an affidavit of Conflict of Interest for Agenda Item No. 8 and recused himself from the dais.

8. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development PD No. 53 Shopping Center SC and to Amend a Portion of Exhibit B "Building Elevations" for Lot 5, Block A, Kids R Kids Addition; Generally Located Approximately 284± Feet West of N. Alma Drive and Approximately 339± Feet North of W. Exchange Parkway. (ZN-013120-0005) [Spanish Schoolhouse - Elevations]

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.

Ed Rawls, the applicant, 901 N. McDonald Street, Suite 203, McKinney, Texas filled out a Public Meeting Card in favor of this item and did not speak.

Chair Trahan closed the public hearing.

The Commission discussed the reason for the change.

Motion: Upon a motion by Commissioner Autrey, and a second by John Ogrizovich, the Commission voted 6 IN FAVOR and 0 OPPOSED to recommend approval of the request to amend Planned Development PD No. 53 Shopping Center SC for Lot 5, Block A, Kids R Kids Addition, subject to the Development Regulations and Building Elevations, as presented.

The motion carried.

Commissioner Metevier returned to his seat at the dais.

Executive Session (As Needed)

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:16 p.m.

These minutes approved this _____ day of _____ 2020.

Ben Trahan, Chair

Hayley Angel, AICP, Planner II