



**AGENDA  
CITY OF ALLEN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 3, 2020 - 7:00 PM  
CITY COUNCIL CHAMBERS  
ALLEN CITY HALL  
305 CENTURY PARKWAY  
ALLEN, TEXAS 75013**

**Call to Order and Announce a Quorum is Present**

**Pledge of Allegiance**

**Director's Report**

1. Action Taken on the Planning and Zoning Commission Items by City Council at the February 25, 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.)*

2. Approve Minutes from the February 18, 2020, Planning and Zoning Commission Regular Meeting.

**Regular Agenda**

3. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use on Lot 1A, Block A, Cottonwood Creek Village Phase 2; Generally Located Approximately 932± Feet North of East Main Street and Approximately 208± Feet West of Greenville Avenue (and Commonly Known as 117 N. Greenville Avenue). (SUP-011020-0002) [Planet Fitness]

**Executive Session (As needed)**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**Adjournment**

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place

convenient and readily accessible to the public at all times. Said notice was posted on Friday, February 28, 2020 at 5:00 P.M.

---

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
--

**AGENDA DATE:**

March 3, 2020

**SUBJECT:**

Action Taken on the Planning and Zoning Commission Items by City Council at the February 25, 2020, Regular Meeting.

**STAFF RESOURCE:**

Marc Kurbansade, AICP  
Director of Community Development

**BACKGROUND**

- There were no items taken to the February 25, 2020 City Council meeting.

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
--

**AGENDA DATE:**

March 3, 2020

**SUBJECT:**

Approve Minutes from the February 18, 2020,  
Planning and Zoning Commission Regular Meeting.

**STAFF RESOURCE:**

Hayley Angel, AICP  
Planner II

**ATTACHMENTS:**

Minutes from the February 18, 2020, Regular Meeting

## PLANNING AND ZONING COMMISSION

---

### REGULAR MEETING

February 18, 2020

#### **ATTENDANCE:**

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

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Michael Orr, 2<sup>nd</sup> 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 1<sup>st</sup> 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 2<sup>nd</sup> Vice-Chair Orr, and a second by 1<sup>st</sup> 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

<b>PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION</b>
--

<b>AGENDA DATE:</b>	March 3, 2020
<b>SUBJECT:</b>	Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use on Lot 1A, Block A, Cottonwood Creek Village Phase 2; Generally Located Approximately 932± Feet North of East Main Street and Approximately 208± Feet West of Greenville Avenue (and Commonly Known as 117 N. Greenville Avenue). (SUP-011020-0002) [Planet Fitness]
<b>STAFF RESOURCE:</b>	Rolandrea Russell Planner
<b>PREVIOUS COMMISSION/COUNCIL ACTION:</b>	Final Plat - Approved April, 1980
<b>LEGAL NOTICES:</b>	Public Hearing Sign - Installed February 21, 2020 Property Owner Notices - Mailed February 21, 2020
<b>ANTICIPATED COUNCIL DATE:</b>	March 10, 2020

### **BACKGROUND**

The property is located north of Main Street and west of Greenville Avenue. The property to the north is zoned Planned Development No. 10, Multi-Family Density-12 "MF-12". The properties to the east, south and west are zoned Shopping Center SC.

The applicant is proposing to tenant an existing building for a full-service fitness facility which will include group fitness classes. Staff categorizes this type of use as a Fitness and Health Center use.

The property is zoned Shopping Center SC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Fitness and Health Center use within the Shopping Center SC zoning district. This location was formerly used as Big Lots that recently vacated.

The applicant submitted a business summary in conjunction with the Specific Use Permit application. The following is a summary of the proposed business operations:

- Accessible to members 24 hours a day, 7 days a week
- Average staff count: 15
- Average people per day: 600

There are no outdoor activities being proposed.

Parking is compliant with the requirements of the Allen Land Development Code.



There are no proposed changes to the exterior of the building.

The Specific Use Permit request has been reviewed by staff and meets the standards of the Allen Land Development Code.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MOTION**

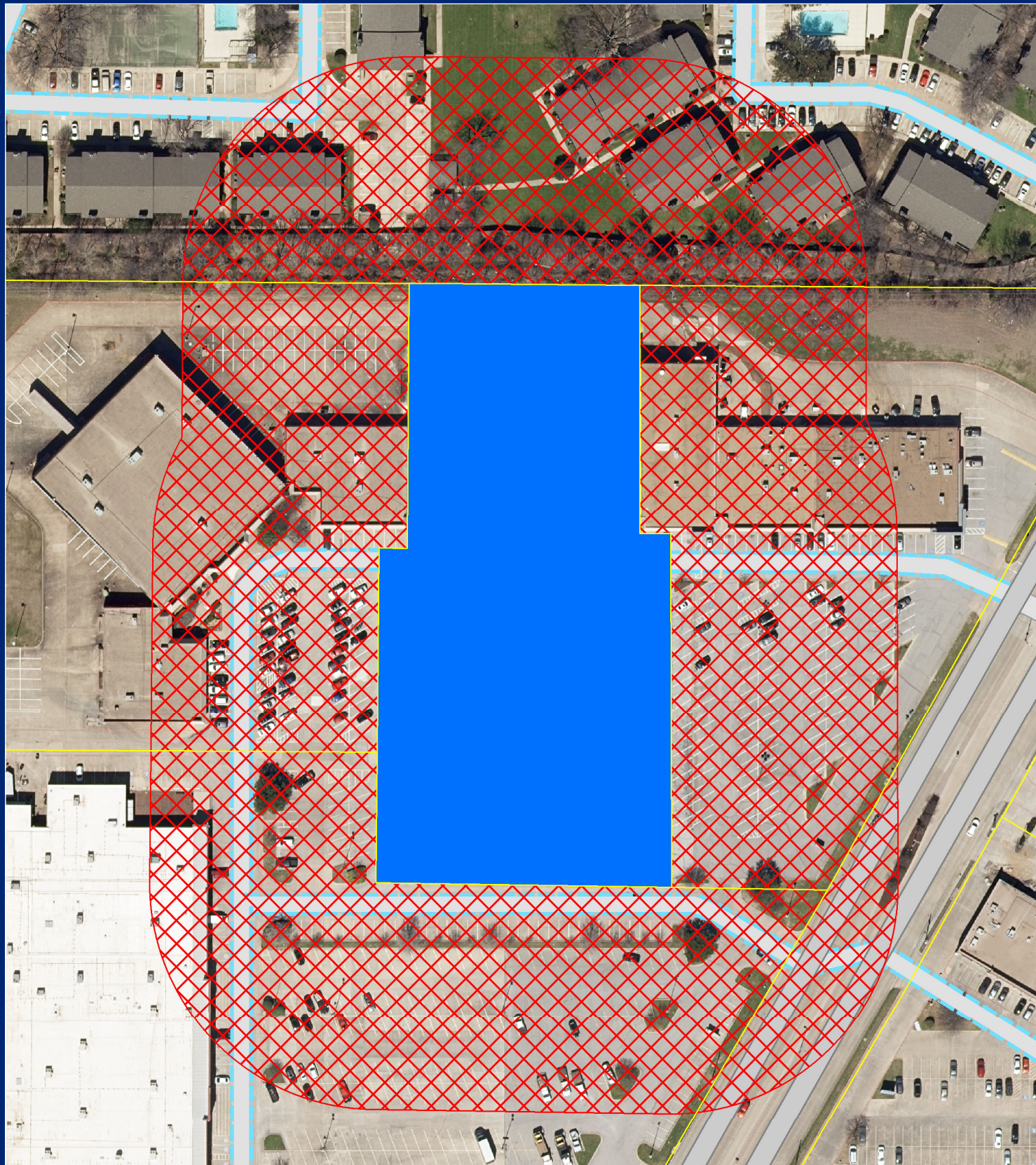
***I move to recommend approval of the request for a Specific Use Permit for a Fitness and Health Center use on Lot 1A, Block A, Cottonwood Creek Village Phase 2, subject to the development regulations and SUP site plan as presented.***

### **ATTACHMENTS:**

Property Notification Map

SUP Site Plan







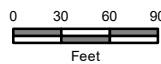


**Public Notification Map**

**Planet Fitness  
117 N Greenville Ave**

### Map Legend

-  CollinCAD Parcels
-  200' Buffer
-  Public Hearing Property
-  Railroad



**Community Development - Planning**

Date Saved: 1/21/2020

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.

