



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 7, 2020 - 7:00 PM
CONDUCTED VIA VIDEO CONFERENCE**

This City of Allen Planning and Zoning Commission meeting will be conducted with the members of the Commission and City staff participating via video conference from locations outside of City Hall.

Members of the public are entitled to participate in the video conference meeting remotely via broadcast by webinar by registering at the Internet website link below. Registration is required and will be closed at 5:00 p.m. on Tuesday, April 7, 2020.

<https://forms.office.com/Pages/ResponsePage.aspx?id=D-ZxTzEcXUWhNtqHVXCaeB8CGOZSxpxLqCDba7m5svZURElMOUpUUE9YNDhMWk1WN1dCQzhJRUpCWC4u>

The meeting will also be live streamed on Allen City TV at cityofallen.org/982/ACTV for those wanting to watch the meeting but not address the Commission.

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 March 10, 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 March 3, 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 Dance/Martial Arts Studio Use for An Approximately 4,800± Square Foot Portion of a Building Located on Lot 10, Block D, Bray Central One Addition; Generally Located Approximately 333± Feet North of McDermott Drive and Directly West of Central Expressway (and Commonly Known as 111 N. Central Expressway, Suite 116.) (SUP-022720-0003) [Allen BJJ LLC]

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, April 3, 2020 at 5:00 p.m.

Shelley B. George, City Secretary

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.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

April 7, 2020

SUBJECT:

Action Taken on the Planning and Zoning Commission Items by City Council at the March 10, 2020, Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

- City Council approved the request for an amendment to Planned Development PD No. 53 Shopping Center SC for Spanish Schoolhouse.
- City Council approved the request to establish a Planned Development zoning district for D1 Sports Training (Signage).
- City Council approved the request to adopt a Specific Use Permit for Planet Fitness.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

April 7, 2020

SUBJECT:

Approve Minutes from the March 3, 2020, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Hayley Angel, AICP
Planner II

ATTACHMENTS:

Minutes from the March 3, 2020, Regular Meeting

PLANNING AND ZONING COMMISSION

REGULAR MEETING

March 3, 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
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 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.*)

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 18, 2020 Planning and Zoning Commission Regular Meeting.

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

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]

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.

The following individuals submitted letters in support of item No. 3:

- Cottonwood Creek S/C I, LTD, Carla Visnick, property Manager, 101-121 N. Greenville Avenue, Allen, Texas.
- Cottonwood Creek S/C I, LTD, Robert W Kennedy, Manager, 101-121 N. Greenville Avenue, Allen, Texas

With no one speaking, Chair Trahan closed the public hearing.

The Commission discussed the parking lot.

Motion: **Upon a motion by Commissioner Autrey, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR and 0 OPPOSED 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. The motion carried.**

Executive Session *(As Needed)*

The Executive Session was not held.

Adjournment

The meeting adjourned at 7:06 p.m.

These minutes approved this _____ day of _____ 2020.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:	April 7, 2020
SUBJECT:	Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Dance/Martial Arts Studio Use for An Approximately 4,800± Square Foot Portion of a Building Located on Lot 10, Block D, Bray Central One Addition; Generally Located Approximately 333± Feet North of McDermott Drive and Directly West of Central Expressway (and Commonly Known as 111 N. Central Expressway, Suite 116.) (SUP-022720-0003) [Allen BJJ LLC]
STAFF RESOURCE:	Rolandrea Russell Planner
PREVIOUS COMMISSION/COUNCIL ACTION:	Planned Development No. 54 - Approved May, 1993 Replat - Approved July, 1998 Planned Development No. 54 - Approved July, 1998
LEGAL NOTICES:	Public Hearing Sign - Installed March 20, 2020 Property Owner Notices - Mailed March 20, 2020
ANTICIPATED COUNCIL DATE:	April 28, 2020

BACKGROUND

The property is located north of McDermott Drive and west of Central Expressway, commonly known as 111 N Central Expressway, Suite 116. The properties to the north, across Junction Drive, are zoned Planned Development PD No. 108 Mixed Use MIX. The properties to the east and west are zoned Planned Development PD No. 54 Commercial Corridor CC. The properties to the south, across Central Expressway, are zoned Planned Development PD No. 136 Shopping Center SC and Shopping Center SC.

The applicant is proposing to tenant a 4,800± square foot suite space in an existing building for a form of martial arts referred to as Brazilian Jiu-Jitsu. This type of use is categorized by staff as a Dance/Martial Arts Studio use.

The property is zoned Planned Development PD No. 54 Commercial Corridor CC. The Allen Land Development Code requires a Specific Use Permit (SUP) for a Dance/Martial Arts Studio use within the Commercial Corridor CC zoning district. This location was formerly used as The Ark's Learning Adventures daycare facility.

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

- Approximately four classes per day (Monday - Thursday), two classes per day (Friday), and one class per day (Saturday).

- Approximate hours of operation: 5:00 P.M. to 8:30 P.M, Monday through Saturday. (Note: These hours may be adjusted, but the primary business operation will occur during afternoon/evening).
- Approximately two to four instructors.
- Approximately 15-20 people per day.

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

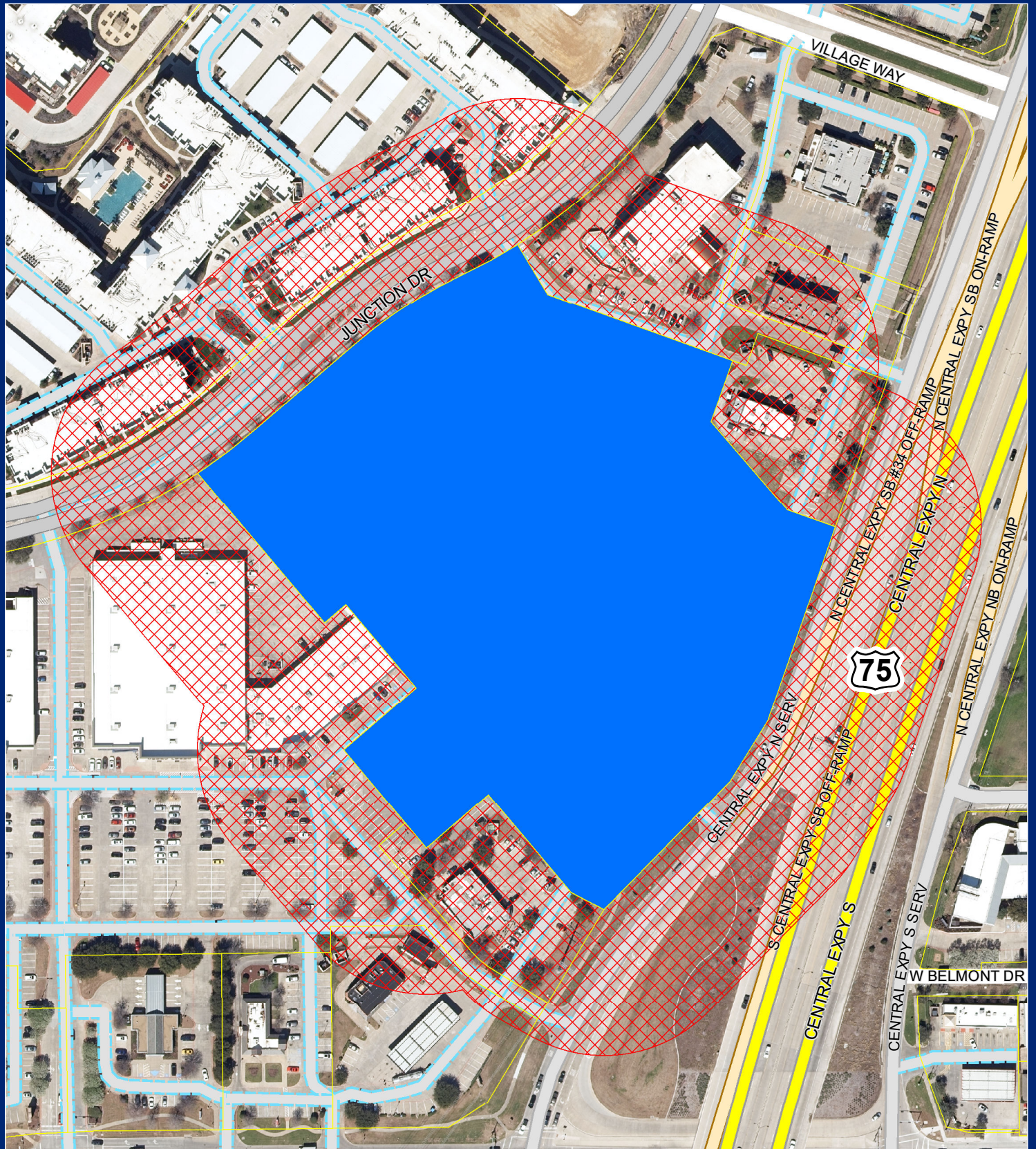
Staff recommends approval.

MOTION

I move to recommend approval of the request for a Specific Use Permit for a Dance/Martial Arts Studio use for a portion of Lot 10, Block D, Bray Central One Addition, subject to the development regulations and SUP site plan as presented.

ATTACHMENTS:

Property Notification Map
SUP Site Plan

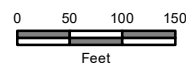


Public Notification Map

Allen BJJ LLC
111 N Central Expy #116

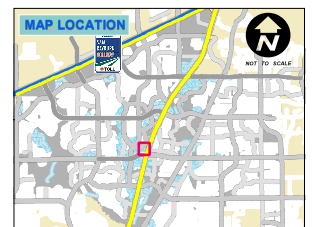
Map Legend

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



Community Development - Planning
 Date Saved: 2/26/2020

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



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STORE FRONT REMODEL
STACY FURNITURE
111 Central Express, Altus, OK 73403

Clay Company, Inc.
 8500 N. 14th St.
 Minneapolis, MN 55412
 (612) 835-2000

Revisions	
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