

June 2, 2020 Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and Consider a Request to Amend the Development regulations of Planned Development PD No. 134 Mixed Use "MIX" and to Adopt a Zoning Exhibit, Regulating Plan, Parks and Open Space Plan, Street Diagram, Street Cross Sections, Driveway Plan, West Lake Park Conceptual Plan, Lot Plan, and Ridgeview Section Plan for an Approximately 135.35± Acre Tract of Land Located in the J. W. Parsons Survey, Abstract No. 705; J. W. Roberts Survey, Abstract No. 762; and John Phillips Survey, Abstract No. 718 and Generally Located at the Southeastern Corner of the Intersection of State Highway 121 and Alma Drive. [ZN-012420-0003] (The Farm)

Commissioner Ogrizovich filed out an affidavit of Conflict of Interest and left the video conference.

Mr. Kurbansade, Community Development Director, presented the item to Commission.

Mr. Kurbansade noted that staff is in support of the agenda item with the exception of Section 6.E.2 (regarding allowed exterior building materials) and requested it be stricken from the Development Regulations.

The Applicant, Bruce Heller, 714 S. Greenville Ave, Suite 120, Allen, Texas, gave a brief presentation of the project.

Chair Trahan opened the public hearing.

The following individual spoke in opposition of the project:

- David Egan, 2006 Candlewyck Crossing, Allen, Texas.

The following individual spoke in support of the project:

- Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas.

The following individual wished to note their opposition to the project:

- Mr. Ken Tung, 2006 Lorelle Court, Allen, Texas.

With no one else speaking, Chairman Trahan closed the public hearing.

The Commission discussed:

- The type of residential development allowed adjacent to Ridgeview Drive;
- Urban residential phasing;
- Façade material requirements for office buildings;
- The construction of West Lake Park; and
- Façade materials.

Motion: **Upon a motion by Commissioner Metevier, and a second by Commissioner Shaikh, the Commission voted 5 in Favor, 1 Opposed,**

and 1 Recusal to recommend approval of an Ordinance to Amend and Restate Planned Development PD No. 134 Mixed Used “MIX” for an Approximately 135.35± Acre Tract of Land Located in the J. W. Parsons Survey Abstract No. 705; J. W. Roberts Survey, Abstract No. 762; and John Phillips Survey, Abstract No. 718 subject to the Development Regulations, Zoning Exhibit, Regulating Plan, Parks and Open Space Plan, Street Diagram, Street Cross Sections, Driveway Plan, West Lake Park Conceptual Plan, Lot Plan, and Ridgeview Section Plan, with the following conditions: (1) Section 3.D.1.B should be modified to include all or part of the West Lake Park conceptual plan be constructed as part of the 2nd Phase of the urban residential development; and (2) Section 6.E.2 be stricken from the development regulations. The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
Elias Shaikh

Recused:

John Ogrizovich