

March 2, 2021 Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 142 Mixed Use MIX, Adopt a Concept Plan for Single-Family Residential and Single-Family Residential Cross Sections, and to amend Appendix 5 "Street Sections" and Appendix 7 "Ridgeview Drive Conceptual Landscape Plan" for Approximately 79.285± 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 South of State Highway 121 and West of Alma Drive. (ZN-121120-0018) [The Avenue-Single-Family]

Commissioner Platt arrived at the presentation of this agenda item.

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

He noted that staff was in support of the agenda item with the exception that the recommendation includes only a maximum of a 3-foot ornamental metal fence in the front yard.

Ned Wilson, Applicant, 3301 N. I-35 E, Carrollton, TX 75007, gave a brief overview of the project and requested the Commissioners' consideration to allow a metal ornamental fence up to four foot tall in the front yard.

Chair Trahan opened the public hearing.

The following individuals registered as representatives but did not speak on the item.

- Jonathan Kerby, Applicant, 13455 Noel Drive, Dallas, TX 75240
- David Pagan, Property Owner, 7850 Collin McKinney Parkway, McKinney, TX 75070

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

The Commission discussed the front yard fencing regulations, backyard fencing, setbacks, open space and detention area, and potential noise concerns.

Motion: Upon a motion by Commissioner Burkhardt, and a second by 2nd Vice-Chair Metevier, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance to amend the Development Regulations of Planned Development PD No. 142 Mixed Use MIX for approximately 79.285± acres of land, subject to the Concept Plan for Single-Family, Residential Cross Sections, amended Appendix 5 "Street Sections", and amended Appendix 7 "Ridgeview Drive Conceptual Landscape Plan," with the condition that up to a four-foot ornamental metal fence is permitted in the front yard. The motion carried.

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