

## September 7, 2021 Planning and Zoning Commission Meeting Minutes

Commissioner Ogrizovich filed an Affidavit of Conflict of Interest with the Chair and left the dais.

Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C Lots 1- 3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block L; Lot 1, Block M; Lot 1, Block N; and Lots 1 and 2, Block X, The Farm, Generally Located at the Southeastern Corner of the Intersection of State Highway 121 and Alma Drive. (ZN-062521-0008) [The Farm]

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

Mr. Kurbansade noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following letter was received in support of this item:

- V. Elkin Fuller, CO Rd 149, Stacy Road, Allen, TX

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

The Commission discussed the following:

- Screening of the service entrances;
- The way the description of the property is written;
- Townhome fencing; and
- Providing flexibility in the development standards.

Motion: Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the development regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C, Lots 1-3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block L; Lot 1, Block M; Lot 1, Block N; and Lots 1 and 2, Block X, The Farm, Generally Located at the Southeastern corner of the intersection of State Highway 121 and Alma Drive, as presented. The motion carried.

### ATTENDANCE:

#### Commissioners Present:

Ben Trahan, Chair  
Dan Metevier, 2<sup>nd</sup> Vice-Chair  
Elias Shaikh  
John Ogrizovich  
Michael Smiddy

#### Commissioners Absent:

Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair