

October 5, 2021 Planning and Zoning Commission Meeting Minutes

Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial and to Adopt Development Regulations, Concept Plan, and Building Elevations Relating to the Use and Development of Approximately 59.7157 Acres in the George Fitzhugh Survey, Abstract No. 321, and Francis Dosser Survey, Abstract No. 280; Generally Located on the North Side of Ridgeview Drive, Approximately 825 Feet West of the Intersection of Ridgeview Drive and Chelsea Drive. (ZN-061821-0006) [Chelsea 121 Warehouse]

Mr. Kurbansade presented the item to the Commission and noted that staff is in support of the agenda item.

Stephen Holley, Applicant, 4145 Travis Street, Dallas, Texas, gave a brief overview of the project.

Chair Trahan opened the public hearing.

Dave Scott, 852 Emporio Drive, Allen, Texas, spoke in support of the item.

The following individuals spoke in opposition of the item:

- Robert Winningham, 610 Comanche Drive, Allen, Texas; and,
- Henry Billingsley, 6701 Turtle Creek Boulevard, Dallas, Texas.

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

The Commission discussed the following:

- Pedestrian access;
- Future subdivision and development of the adjacent properties;
- Existing uses and regulations to the existing and surrounding PDs;
- Building height in proximity to the single-family base zoning; and,
- The conformance of this request with the future land use plan.

Motion: Upon a motion by 1st Vice-Chair Metevier, and a second by Commissioner Cook, 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 and to Adopt Development Regulations, Zoning Exhibit, Concept Plan, and Building Elevations Relating to the Use and Development of Approximately 59.7157 Acres in the George Fitzhugh Survey, Abstract No. 321, and Francis Dosser Survey, Abstract No. 280, as presented.

The motion carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair

Dan Metevier, 1st Vice-Chair

Elias Shaikh, 2nd Vice-Chair

Brent Berg

Jason Wright

Kenneth Cook

Michael Smiddy