

**December 19, 2017 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and consider a request to change the zoning of 24.964± acres situated in the John Huffman Survey, Abstract No. 416; generally located north of Hedgcoxe Road and east of Custer Road from Agriculture Open Space AO and Planned Development PD No. 82 Single-Family Residential R-6 to a Planned Development for Single-Family Residential R-7, and adopt Development Regulations, a Concept Plan, Open Space Exhibit, and Building Elevations. (ZN-092717-0009) [The Enclave]

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

Mr. Kurbansade stated that the PD Amendment has been reviewed by the Technical Review Committee and meets the requirements of the Allen Land Development Code. He noted that staff is in support of the agenda item.

The Commission discussed traffic impacts, the property owners of the undeveloped property to the east, the layout of the neighborhood, and the environmental impact of the existing use.

Bill Anderson, the Applicant, 5225 Village Creek Drive, Plano, TX, made a short presentation.

Chairman Trahan opened the public hearing.

Chairman Trahan closed the public hearing.

The following letters were received in support of the item due to the undesirable salvage yard:

- Charles Fitzgerald, 1920 Hedgcoxe Road, Allen, TX

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning of 24.964± acres; generally located north of Hedgcoxe Road and east of Custer Road to a Planned Development for Single-Family Residential R-7, and adopt Development Regulations, a Concept Plan, Open Space Exhibit, and Building Elevations, for The Enclave.

**The motion carried.**

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Michael Orr, 2<sup>nd</sup> Vice-Chair  
Gene Autrey  
Luke Hollingsworth  
Dan Metevier  
John Ogrizovich

**Absent:**