

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

Public Hearing – Conduct a Public Hearing and consider a request to change the zoning for a 135.28± acre tract located in the John Phillips Survey, Abstract No. 718, J.W. Parson Survey, Abstract No. 705 and the J.W. Roberts Survey, Abstract No. 762; generally located at the northeast corner of the intersection of Ridgeview Drive and Alma Drive, from Corridor Commercial CC, Planned Development PD No. 72 Local Retail LR, and Planned Development PD No. 72 Corridor Commercial CC to a Planned Development for Single-Family, Multi-Family, Office and Retail Uses, and adopt Development Regulations, Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards (ZN-070317-0006) [The Strand]

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

Mr. Kurbansade stated that the PD Amendment meets the requirements of the Allen Land Development Code. He noted that staff is in support of the agenda item.

The Commission discussed the procedural difference between the General Concept Plan and the Detailed Concept Plans, the screening around the proposed self-storage facility, and the triggers for phasing.

Barry Hand, 5420 LBJ Freeway Suite 1100, Dallas, TX, the Applicant, made a presentation.

Chairman Trahan opened the public hearing.

The following individuals spoke in support of the item:

- Bob Johnson, 1860 Merry Lee Lane, Lucas, TX
- Dave Eagan, 2006 Candlewyck Crossing, Allen, TX

Chairman Trahan closed the public hearing.

The following letters were received in support of the item due to the buffer the single family homes along Ridgeview would provide:

- Bob Johnson, N.E. Corner of Ridgeview and Alma Drive, Allen, TX

**Motion:** Upon a motion by 1<sup>st</sup> Vice-Chair Platt, and a second by Commissioner Metevier, the Commission voted 7 IN FAVOR, and 0 OPPOSED to recommend approval of the request to change the zoning for a 135.28± acre tract; generally located at the northeast corner of the intersection of Ridgeview Drive and Alma Drive, from Corridor Commercial CC, Planned Development PD No. 72 Local Retail LR, and Planned Development PD No. 72 Corridor Commercial CC to a Planned Development for Single-Family, Multi-Family, Office and Retail Uses, and adopt Development Regulations, Concept Plan, Building Elevations, District Map, Phasing Diagram, Road Diagram, and Lighting Standards; with the addition of approving the Concept Plan for the Neighborhood South District and approving the Concept Plan and Elevation components as presented for Self-Storage and Retail, for The Strand.

**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:**

DRAFT