

**June 4, 2019 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 Mixed Use "MIX" and to Adopt Development Regulations, Regulating Plan, Parks and Open Space Plan, Public and Private Street Exhibit, Street Cross Sections, Illustrative Concept Plan, Zoning Exhibit, and On-Site Traffic Movement Exhibit for Approximately 260.94± Acres Located in the Jonathan Phillips Survey, Abstract No. 719; Generally Located South of State Highway 121 and West of U.S. Highway 75 and Generally Bounded By State Highway 121, Chelsea Boulevard, Ridgeview Drive, and U.S. Highway 75. (ZN-091418-0032) [Monarch City]

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

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

Mark Pulmash, the Applicant, spoke about form-based code.

Chair Trahan opened the public hearing.

The following individual spoke on the item:

- Kevin Handy, 1858 Villa Drive, Allen, Texas.

The following individual did not speak but wished to record support of the item:

- Bo Talplacido, 1546 Prairie View Drive, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed the following:

- Parking standards,
- Parkland dedication,
- Construction of Ridgeview Drive and Chelsea Boulevard,
- Parking structures,
- Smart Cities, and
- Pedestrian oriented environment.

**Motion:** Upon a motion by Commissioner Shaikh, and a second by Commissioner Metevier, the Commission voted 5 IN FAVOR, and 1 OPPOSED, with Commissioner Autrey casting the negative vote, to recommend approval of an ordinance to establish a Planned Development with a base zoning of Corridor Commercial "CC" for approximately 4.772± acres located in the George Phillips Survey, Abstract No. 701, subject to the development regulations, Concept Plan, Building Elevations, and Landscape Plan as presented. 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  
Dan Metevier  
John Ogrizovich  
Elias Shaikh

**Absent:**

None