

January 7, 2020 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 and Adopt Development Regulations, Zoning Exhibit, Regulating Plan, Parks and Open Space Plan, Street Cross Sections, Street Diagram, Conceptual Driveway Layout, Development Tracts, Conceptual Landscape and Amenity Design, and Conceptual Imagery for Mixed-Use Tower for Approximately 55.957± Acres Located in the S. Jackson Survey, Abstract No. 489, Generally Located at the Southwestern Corner of the Intersection of State Highway 121 and Exchange Parkway; 8.926± Acres Located in the S. Jackson Survey, Abstract No. 489, Generally Located at the Southeastern Corner of the Intersection of State Highway 121; and 9.994± Acres Located in the S. Jackson Survey, Abstract No. 489, Generally Located Directly West of Bending Branch Way and Directly South of State Highway 121. [Gateway Allen at Twin Creeks – Mixed Use]

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.

David Hicks, the Applicant, 401 Woodlake Drive, Allen, Texas, gave a brief history and overview of the project.

Chair Trahan noted that the following patron spoke in opposition of the project with modification.

- Julie Parks, 1808 Trinidad Lane, Allen, Texas.

Chair Trahan closed the public hearing.

The Commission discussed administrative approvals, traffic, student yields, and adjacent properties.

Motion: Upon a motion by Commissioner Autrey, and a second by 2nd Vice-Chair Orr, the Commission voted 7 IN FAVOR and 0 OPPOSED to recommend approval of an ordinance establishing a Planned Development zoning district with a base zoning of Mixed Use “MIX” for approximately 55.957± acres located in the S. Jackson Survey, Abstract No. 489, 8.926± Acres Located in the S. Jackson Survey, Abstract No. 489, and 9.994± Acres Located in the S. Jackson Survey, Abstract No. 489, subject to the Development Regulations, Zoning Exhibit, Regulating Plan, Parks and Open Space Plan, Street Cross Sections, Street Diagram, Conceptual Driveway Layout, and Development Tracts, with the following modifications: (1) Park Improvement Value language is modified to include clarifying language to make up deficit for required Open Space, and (2) removal of masonry wall requirement along Ridgeview Drive provided a 30-ft landscape buffer is constructed along with an increase of 33% of shade trees and 100% of ornamental trees. The motion

carried.

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Michael Orr, 2nd Vice-Chair
Gene Autrey
Dan Metevier
John Ogrizovich
Elias Shaikh

Absent:

None

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