

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of April 4, 2013**

10. Hold a public hearing and consider approval of **Amendments to PD-123 for the (LR-2) Local Retail District**, changing the base zoning to the (SF-5/12) Single-Family Residential District with modified development standards. The approximately 13.507-acre site is located at the northwest corner of Old Denton Road and Carrollton Parkway and currently is zoned PD-123 for the (LR-2) Local Retail District. Case No. 12-12Z1 The Ridge (zoning)/Nathan D. Maier, Inc. Case Coordinator: Michael McCauley.

Pfeil stated the item is a continuation of a public hearing and provided a brief history noting that the Commission approved the Comprehensive Plan amendment at its February 7, 2013, meeting.

Shane Jordan, Fourth Ave Investments, 4951 Airport Parkway, Suite 800, Addison, noted that at the last meeting, the Commission requested the site plan be amended. While going through several iterations in an effort to slow the opportunity for cut-through traffic, they ended up with single loaded roads that were serpentine and the open space was fractured losing the sense of community. Using the original plan, they were able to bring edges of the park out to every street to make it a little more inviting when entering from the north. Although the open space still sits behind the lots, it is just a little less than an acre in size and would be a nice gathering place for the neighborhood. In an effort to stop cut-through traffic, they added a traffic diverter to keep people from going from Old Denton Road to Carrollton Parkway. The plan includes 64 lots that are 50'x120' and there are about 19 lots that are 118' deep. He noted that they are requesting that the front yard setback of the living space be reduced to 15'. He stated that in most cases, they have exceeded the City's standards noting the driveways would be completed with aggregate exposed concrete, and the garages would have wood custom hinges and brick ribbons.

Pfeil asked about the masonry requirement and McCauley responded that the requirement is 80%.

Sylo expressed his appreciation to Mr. Jordan for trying to address the concerns he had previously voiced. He felt that creating the windows to the open space will give people more reason to go to the open space. With regard to minimizing cut-through traffic, he felt the options took away from the open space and he felt the traffic diverter would be cumbersome to drivers.

Nesbit stated he understood that staff recommends denial and felt there is sufficient infill areas remaining for retail and further development, especially the site just to the west that

fronts SH 121. He expressed his appreciation for the work done by the applicant to make the plan desirable.

Pfeil opened the public hearing and invited speakers to come forward.

Jim Riggert, 2515 McKinney, Suite 1300, Dallas, representing the adjacent property owner to the west, Windhaven West LLC, read and distributed a memo from three members of the Leadership Committee in support of the zoning and comp plan amendment.

There being no other speakers, Pfeil opened the floor for comments or a motion.

- * ***Sylo moved to close the public hearing and approve Case No. 12-12Z1 The Ridge with the understanding that in the proposed ordinance language where there is reference to the exhibits B or D, that amended plans have been provided by the applicant at this meeting and those amended plans are the reference documents that are to be incorporated into the ordinance as exhibits; second by Nesbit and the vote was cast 7-1 in favor, McAninch opposed and Daniel-Nix absent.***