

**Excerpt from Draft Minutes
Planning & Zoning Commission
Meeting of January 7, 2016**

Public Hearing To Consider and Act On An Ordinance To Amend The Zoning On An Approximately 40.5-Acre Tract Located At The Southwest Corner Of Sandy Lake Road and The President George Bush Turnpike And Zoned PD-141 For The (SF-12/20) Single Family Residential District, To Amend Said Planned Development District To Allow For Retail Uses With Modified Development Standards, Amending The Official Zoning Map Accordingly. **Case No. 01-16Z1 Blue Sky Development.** Case Coordinator: Christopher Barton.

Barton presented the case noting that the City proposed to lease the property to a private developer which would develop the site in two parts. The part that abuts Sandy Lake Road would be developed for normal Local Retail multi tenant buildings. Further south, they want to build a large private soccer facility including an indoor soccer field. The developer would like to use a tilt wall construction rather than brick and stone that would be required by the LR-2 District. There would be some brick trim and columns for decorative interest and a standing seam metal roof.

Peter Brody, owner of Blue Sky Sport Center, stated the Carrollton site would be the fourth center. He stated they would position the facility and aesthetics so that the City would never have to apologize for Blue Sky Sport Center. He referred to the Allen facility and stated they would do a similar stripe on the Center in Carrollton. He also noted that the Allen facility was on Main Street and went through a rather rigorous process.

Chair McAninch asked Mr. Brody if he had read and understood the staff stipulations and he responded affirmatively. She also asked if the intention was to construct the Carrollton facility similar to the Allen facility so it would blend in with what's around it and Mr. Brody replied affirmatively noting that he would use the exact same brick that was on the City's Animal Shelter.

Averett asked if the other Centers had the shopping center component with it and Mr. Brody replied they did not. He also stated that the retail construction would occur concurrently with the Sport Center.

Kraus asked if the applicant would exceed the landscape requirement and Mr. Brody again replied affirmatively.

Chair McAninch opened the public hearing; there being no speakers, she closed the public hearing.

Nesbit felt one of the stipulations should be changed to refer to the Animal Shelter and with regard to the landscape plan include a stipulation that would require the applicant to work with the City arborist.

Chair McAninch asked if the stipulations would be acceptable to the applicant and Mr. Brody stated yes.

- *Nesbit moved to close the public hearing and approve Case No. Case No. 01-16Z1 Blue Sky Development with staff stipulations and amend Stipulation No. 2 to say that the private recreational sport facility shall be in conformance with the attached Conceptual Site Plan that the elevation colors and materials would complement those on the city's existing Animal Shelter and that the applicant would work directly with the City arborist to expand the landscape plan; second by Averett and the motion was approved with a unanimous 8-0 vote.*