

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

Public Hearing To Consider And Act On An Ordinance To Amend Planned Development No. 201 For The (O-4) Office And (LR-2) Local Retail Districts With Modified Development Standards On An Approximately 38.1-Acre Tract Located On The East Side Of Midway Road Between International Parkway And Park Boulevard; Amending Accordingly The Official Zoning Map. Case No. 04-16Z3 RP At Park. Case Coordinator: Michael McCauley.

McCauley presented the case noting the applicant wanted to change the exhibit that illustrates the building's architecture. The footprint of the building, the landscape plan, the density, the parking for the site as well as the traffic circulation remains the same. The applicant felt that the new exhibit provides for a better design and staff was in agreement. Staff recommended approval of the request with one stipulation. He advised that one notice in support of the request was received by staff. Lastly he noted that the percentage of brick and stone increased with the change.

Lucilo Peña, Billingsley Co., 1717 Arts Plaza #2311, Dallas, explained that the location was a mixed use area and they would be connecting to an office building, retail, and an LA Fitness facility and they wanted the materials to be compatible. He provided a three minute animation of the architecture and the area. He advised that there were no exterior corridors; all circulation was internal.

Averett asked if Building 3 was being reduced from 5 floors to 4 and Mr. Peña replied it was. David Hensley, HLR Architect, stated they were able to meet the maximum number of units that could be built with a reduced floor which reduced the construction costs so they offset the costs with additional material. Averett noted the difficulty that people in general seemed to have with recognizing that the area was a part of Carrollton and suggested incorporating something to help in that regard.

Chair McAninch opened the public hearing and invited speakers to address the Commission and there were none. The applicant declined any closing comments. Chair McAninch closed the public hearing and opened the floor for discussion or a motion.

* ***Kiser moved to approve Case No. 04-16Z3 RP at Park with staff stipulations; second by Daniel-Nix and the motion was approved with a unanimous 8-0 vote (Nesbit absent).***