

DRAFT - PLANNING & ZONING COMMISSION MINUTES

P&Z - SEPTEMBER 1, 2016

9. Public Hearing To Consider And Act On A Resolution To Amend The Comprehensive Plan And The Future Land Use Map To Change An Approximately 15.7-Acre Site Located On The North Side Of Plano Parkway At The Intersection Of Mustang Parkway From Medium Intensity Office To Single-Family Detached. **Case No. 09-16MD3 Hamilton Park (Land Use – Comp Plan)**. Case Coordinator: Loren Shapiro.

10. Public Hearing To Consider And Act On An Ordinance To Amend The Zoning On A 15.7-Acre Tract Zoned Corporate Commercial And Located On The North Side Of Plano Parkway At The Intersection Of Mustang Parkway To Establish A Planned Development District To Allow For (SF-PH) Single-Family Patio Home With Development Standards; Amending The Official Zoning Map Accordingly. **Case No. 09-16Z1 Hamilton Park Zoning**. Case Coordinator: Loren Shapiro.

Chair McAninch advised that Items 9 & 10 would be considered simultaneously with action by separate motions.

Shapiro presented both request noting Item 10 was a request to rezone the property to Planned Development to allow a single family patio home development. He highlighted some of the proposed regulations.

Jerry Sylo, JBI, 16301 Quorum Drive, Addison, representing the applicant, stated they were proposing a pocket neighborhood with 108 homes and described a typical “pocket” neighborhood. All of the corner lots would have a 10 ft buffer strip that would be landscaped. The plan proposed street trees in the right-of-way; wider sidewalks than required; front porches with houses closer to the street to create the neighborhood feel rather than a subdivision; and explained the desire to eliminate connection from Plano Parkway to Parker Road through the neighborhood. He noted that on the concept plan, the primary entrance lines up with one of Mustang Park’s primary drives. He referred to the request to allow cementitious fiber board for a small portion of the front elevations explaining that cementitious fiber board is 95% concrete with 5% wood to allow for nailing the product. He stated it was as stable as brick and stone explaining that brick and stone provide no structural support and is heavy. He stated that they have received the revised staff stipulations and are in agreement with the recommendations and stipulations.

Averett stated he would like to see the road connection between Plano Parkway and Parker but was in complete agreement with reasons to not do it. He noted that the southernmost street that basically parallels Plano Parkway was one-way to the east and asked if there was any type of parking restriction on the street. Mr. Sylo stated the streets would be one-way streets to avoid conflict at Plano Parkway and he stated there would not be any restricted parking because it is one way so there aren’t houses on the other side of the street.

Sundaran asked who the target market would be for the neighborhood. Mr. Sylo stated it would be people like him whose children are grown and who want to stay in Carrollton or families with older children; people who want to be closer to Hebron High School.

Kraus asked if there would be a left turn entry off of east bound Plano Parkway and Mr. Sylo replied that they would create a left turn bay to turn into the neighborhood. Kraus voiced his concern about the neighborhood not connecting to a larger piece and asked the applicant if they reached out to the

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property owner to the north. Mr. Sylo replied that they did speak with the northern property owner who shared the same concern about cut-through traffic.

Kiser asked about street width and parking for multiple cars. Mr. Sylo replied that it would have the standard width streets; a two car garage; two car driveway that would be 18 ft deep and the ability to park on the street.

Chair McAninch opened the public hearing and invited speakers to address the Commission.

Tom Sifferman, 5036 Dickens Lane, stated he likes the plan overall but was bothered about the lack of alleyways causing utilities to be placed in front of the houses which he felt was tacky. He noted that the wrought iron fencing would look nice but was not good for blocking sound.

There being no other speakers, she offered the applicant to make closing comments. Mr. Sylo asked that the Commission to recommend approval of both requests.

Chair McAninch closed the public hearing and opened the floor for a motion.

****Chadwick moved approval of Case No. 09-16MD3 Hamilton Park (Land Use – Comp Plan) as presented; second by Romo and the motion was approved with a unanimous 8-0 vote.***

****Averett moved approval of Case No. 09-16Z1 Hamilton Park Zoning with staff stipulations; second by Kraus and the motion was approved with a unanimous 8-0 vote.***