

C.5. SDP 2016-05 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SKEETER & BUCKY, LP, FOR A SPECIAL DEVELOPMENT PLAN FOR IRON HORSE VILLAGE ON 9.17 ACRES LOCATED IN THE 6300-6400 BLOCKS OF IRON HORSE BOULEVARD.

DENIED

Chairman Randall Shiflet introduced and opened the public hearing for the item and called for Planning Manager Clayton Comstock to present the staff introduction.

Mr. Comstock presented the staff introduction and introduced the applicant.

The applicant, Robin McCaffrey, 7909 County Road 4814, Ladonia, Texas detailed the proposal and site details.

Carl Malcolm, 8340 Meadow Road, Dallas, Texas spoke more about the architecture and mixed use of the property.

Chairman Shiflet asked the applicant if the staff recommendation to remove the retail program area terms be removed or amended is feasible. The Mr. Malcolm stated the recommendation would not be feasible for the project.

Mr. Comstock presented the staff report with recommendations, if approved, to remove building D from Phase 1 construction, and to remove the retail program area terms in favor of 11,000 square feet of dedicated commercial space. Chairman Shiflet asked if the 11,000 square feet of dedicated commercial in staff's recommendation is a part of the additional 28,000 square feet of flex commercial space. Mr. Comstock replied yes.

Chairman Shiflet called for the applicant to address any staff comments.

Mr. McCaffrey stated the removal of building D would not allow the project to move forward. Chairman Shiflet voiced concern over the five year term of the retail and commercial space.

Chairman Shiflet called for anyone wishing to speak for or against the request to come forward, seeing no one, he closed the public hearing.

Ex-Officio Justin Welborn asked if the parking across the street would be accessible to the residents of the property. Mr. McCaffrey stated surface parking

surrounds the property.

A MOTION WAS MADE BY COMMISSIONER HAYNES, SECONDED BY COMMISSIONER BOWEN TO DENY SDP 2016-05. MOTION TO DENY CARRIED 6-0.