

## **September 7, 2021 Planning and Zoning Commission Meeting Minutes**

Public Hearing – Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Single-Family Residential (R5) and to Adopt Development Regulations, Zoning Exhibit, Concept Plan, Open Space Plan, and Screening Plan for 34.2± Acres in the Francis Dosser Survey, Abstract No. 280; Generally Located at the Northwestern Corner of the Intersection of Watters Road and Stacy Road. (ZN-042321-0004) [The Reserve at Watters]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following individual registered their opposition and spoke on the item:

- Howard Hopkins, 981 Pembroke Lane, Allen, TX

The following letters were received in support of this item:

- Kathy Hutt, 2145 McCallum Drive, Allen, TX
- Jerry Huang, 969 Pembroke Lane, Allen, TX
- Laurie and Shawn Hanley, 967 Pembroke Lane, Allen, TX
- Melvin McArthur, 1002 Avalon Court, Allen, TX

The following letter was received in opposition of this item:

- Nurul Islam, 971 Pembroke Lane, Allen, TX

Chair Trahan closed the public hearing.

The Commission discussed the following:

- The applicant's request to not include building elevations in the proposed ordinance;
- Number of access points into the development;
- Rear yard setback, fencing and building height as it relates to the properties to the north; and
- Design of the drainage flume.

Bobby Samuel, Applicant, 2805 Dallas Parkway, Plano, TX, gave a brief overview of the project.

**Motion:** Upon a motion by Commissioner Shaikh, and a second by Commissioner Ogrizovich, the Commission voted 4 IN FAVOR, and 1 OPPOSED, with 2<sup>nd</sup> Vice-Chair Metevier dissenting, to recommend approval of an ordinance to establish a Planned Development with a base zoning of Single-Family Residential (R-5) for approximately 34.2± acres in the Francis Dosser Survey, Abstract No. 280, and to adopt Development Regulations, Zoning Exhibit, Concept Plan, Open Space and Screening Plan, as presented. The motion carried.

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair

Dan Metevier, 2<sup>nd</sup> Vice-Chair

Elias Shaikh

John Ogrizovich

Michael Smiddy

**Absent:**

Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair