

**PLANNING AND ZONING COMMISSION**

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**REGULAR MEETING**

**September 21, 2021**

**ATTENDANCE:**

**Commissioners Present:**

Ben Trahan, Chair  
Stephen Platt, Jr., 1<sup>st</sup> Vice-Chair  
Dan Metevier, 2<sup>nd</sup> Vice-Chair  
Elias Shaikh  
John Ogrizovich  
Michael Smiddy

**City Staff Present:**

Marc Kurbansade, AICP, Director of Community Development  
Joseph Cotton, P.E., Assistant Director of Engineering  
Hayley Angel, AICP, Planning Manager  
Rolandrea Russell, Planner  
Jessica Johnsen, Planner  
Shelby Percy, City Attorney

**Call to Order and Announce a Quorum is Present:**

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

**Directors Report**

1. The Director of Community Development discussed the action taken on the Planning & Zoning Commission items by City Council at the September 14, 2021, Regular Meeting.

**Consent Agenda** (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve Minutes from the September 7, 2021, Planning and Zoning Commission Regular Meeting.
3. Capital Improvement Plan (CIP) Status Report

**Motion:**           **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 6 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

**The motion carried.**

**Regular Agenda**

4. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of District G of Planned Development No. 108 with a Base Zoning of Mixed Use and to Adopt a Zoning Exhibit, Concept Plan, Building Elevations, Open Space Plan, Commercial Area Civic Spaces Plan, Commercial Area Enhanced Paving Exhibit, and Commercial Area Street "G" Cross Section for Approximately 35.740± Acres in the John Fyke Survey, Abstract No. 325, Generally Located at the Northeastern Corner of the Intersection of Exchange Parkway and Watters Road. [ZN-020819-0044] (Twin Creeks Watters)

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

David Hicks, Applicant, 401 Woodlake Drive, Allen, TX gave a brief overview of the project.

Chair Trahan closed the public hearing.

The following letter was received in support of this item:

- Amir Odeh, 945 Stockton Drive, Allen, TX

The Commission discussed regulations of the provided civic spaces and parking.

**Motion:**        **Upon a motion by 2<sup>nd</sup> Vice-Chair Metevier, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance to amend the Development Regulations of District G of Planned Development No. 108 with a base zoning of Mixed Use for approximately 35.740± acres of land, subject to the Zoning Exhibit, Concept Plan, Building Elevations, Open Space Plan, Commercial Area Civic Spaces Plan, Commercial Area Enhanced Paving Exhibit, and Commercial Area Street "G" Cross Section, as presented.**

**The motion carried.**

**Executive Session *(As needed)***

The Executive Session was not held.

**Adjournment**

The meeting adjourned at 7:34 p.m.

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

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Ben Trahan, Chair

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Rolandrea Russell, Planner