COMMISSIONERS PRESENT
John Muns, Chair
M. Nathan Barbera, 1st Vice Chair
Bob Gibbons, 2nd Vice Chair
Rick Horne
Arthur Stone
Allan Samara
David Downs
Gwen Walters

STAFF PRESENT
Christina Day, Director of Planning
Michelle D’Andrea, Deputy City Attorney
Eric Hill, Senior Planning Manager
Michael Bell, Comprehensive Planning Manager
Brian Shewski, Transportation Engineering Manager
Andrea Madison, Lead Planner
Christina Sebastian, Lead Planner
Craig Fisher, Senior Planner
Muzaib Riaz, Planner
Linette Magaña, Administrative Support Supervisor
April Castor, Senior Administrative Assistant

CONSULTANTS PRESENT
Dan Sefko, Freese and Nichols, Inc.
Daniel Harrison, Freese and Nichols, Inc.

Chair Muns convened the Commission into the Preliminary Open Meeting on Tuesday, September 8, 2020, at 5:02 p.m. A quorum was present.

Comprehensive Planning Manager Bell introduced Dan Sefko and Daniel Harrison, both from Freese and Nichols, Inc., and Brian Shewski, Transportation Engineering Manager. Mr. Sefko gave an overview of the Guiding Principles and Comprehensive Plan policy bundles for Commission consideration. Staff recommended to approve, or approve with changes, Bundles 1-3, 5-11, and Guiding Principles, and return these documents to the CPRC for further consideration. If and where revisions are recommended, a concise statement of explanation to the CPRC was also requested.

**Bundle 1: Roadway Systems**

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Downs, the Commission voted 8-0 to approve Bundle 1 with the following modifications:
• Website Context: Removing “Vehicles will likely remain the primary means of transportation; however, additional opportunities should be provided for other modes of transportation to create a safe and efficient system for all users.”
  o Explanation: A very similar statement is in Action RS1, where it is a good fit. Adding this text in the Website Context was seen as unnecessary.

• Policy Statement: Reverting to the original policy statement
  o Explanation: Original Policy Statement was preferred because it provides clearer direction than the Recommended Policy Statement.

**Bundle 2: Transportation Demand Management**

Upon a motion made by Commissioner Downs and seconded by Commissioner Stone, the Commission voted 7-1 to approve Bundle 2 as submitted. Commissioner Horne voted in opposition and expressed concerns over the exclusion of “improve air quality” in the policy statement.

**Bundle 3: Regional Transportation**

Upon a motion made by Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve Bundle 3 with the modification noted below:

• Action RT4: Removing “with deference to Plano residents, businesses, and institutions.”
  o Explanation: May appear as a contradiction to have this phrasing related to a regionally-focused transportation action, though Plano’s interests will and should remain a primary interest.

**Bundle 5: Transit-Oriented Development**

Upon a motion made by Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve Bundle 5 with the modification noted below:

• Deletion of Action TOD8
  o Explanation: The proposed action was seen to be redundant with the criteria that would be developed under Action TOD1.

**Bundle 6: Population Growth**

Upon a motion made by Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve Bundle 6 with the modification noted below.

• Policy Statement: Changing the phrase “suburban character” to “suburban core”
  o Explanation: To provide continuity with language used in proposed Guiding Principle 1.2.

**Bundle 7: Bicycle**

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Stone, the Commission voted 8-0 to approve Bundle 7 as submitted.
Bundle 8: Public Transit

Upon a motion made by Commissioner Downs and seconded by Commissioner Horne, the Commission voted 8-0 to approve Bundle 8 as submitted.

Bundle 9: Regional Transportation

Upon a motion made by 1st Vice Chair Barbera and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve Bundle 9 with the modifications noted below:

- Action RT2: Capitalization of City
  o Explanation: To help clarify which city’s adopted plans are referenced.
- Action RT3: Removal of “with deference to Plano residents, businesses, and institutions.”
  o Explanation: Not ideal to set a policy that states Plano wants to be regional yet will only focus on Plano, as with Bundle 3.

Bundle 10: Community Design

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Barbera the Commission voted 8-0 to approve Bundle 10 with the modification noted below:

- Policy Statement: Removal of the words “personal” and “pedestrian” in the phrase “personal and pedestrian safety”
  o Explanation: The use of “personal safety” in this context was not clearly understood. After discussion, it was decided that the use of the word “safety” alone in lieu of “personal and pedestrian safety” would be more broad and, therefore, preferable.

Bundle 11: Pedestrian Environment

Upon a motion made by Commissioner Downs and seconded by Commissioner Samara, the Commission voted 8-0 to approve Bundle 11 with the modifications noted below:

- Action PE2: Changing “foster” to “prioritize”
  o Explanation: Preferred stronger language to emphasize this action as a community need.
- Action PE2: Adding “paseos” to the list of amenities
  o Explanation: Paseos were seen as another good example of pedestrian-friendly amenities.
- Action PE3: Keep the language “to reduce traffic speeds and improve pedestrian safety.”
  o Explanation: The purpose of traffic calming is to reduce traffic speeds and improve pedestrian safety so thought that language should be preserved.
Guiding Principles

Upon a motion made by Commissioner Downs and seconded by Commissioner Samara, the Commission voted 8-0 to approve the Guiding Principles with the following modifications:

- Guiding Principle 3.1: Modifying to “The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano ‘home.’”
  - Explanation: In the recommended language, listing “ages, abilities, and backgrounds”, it appeared that some categories might be left out. Changing to “background” was seen as a broad catch-all. Additionally, “inclusive” was seen as preferable to “diverse.”

The Commission took a recess at 6:23 p.m.

The Commission resumed their seats at 6:45 p.m.

Questions were asked and discussion was held on the agenda for the September 8, 2020, Commission meeting. Three zoning cases were scheduled to be presented.

Questions were asked and discussion was held on the agenda for the September 21, 2020, Commission meeting. Two zoning cases are scheduled to be presented.

Director of Planning Day presented an update of relevant items from City Council.

There being no further discussion, Chair Muns adjourned the Preliminary Open Meeting at 6:53 p.m.

Chair Muns convened the Regular Session to order at 7:00 p.m. A quorum was present. Chair Muns led the Commission in the Pledge of Allegiance.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Upon a motion made by 1st Vice Chair Barbera and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for August 17, 2020 (Consent Agenda Item “a”).

Project #FP2020-017 for a Final Plat for Shiloh Park Terrace Addition, Block A, Lot 1 for a medical office on one lot on 3.0 acres located at the southwest corner of Park Boulevard and Shiloh Road. Zoned Retail and located within the Parkway Overlay District. Applicant: Lateef Healthcare, LLC (Consent Agenda Item “b”).
Project #RSP2020-041 for a Revised Site Plan for Coit 7-11 Addition, Block A, Lot 2 for a restaurant with drive-through on one lot on 0.6 acre located on the east side of Coit Road, 280 feet south of 15th Street. Zoned Retail with Specific Use Permit No. 1 for Commercial Antenna. Applicant: Dynamic Plano Investments, LLC (Consent Agenda Item “c”).

Project #RSP2020-042 for a Revised Site Plan for Robinson Addition, Block 1, Lot 2R for a public school on one lot on 10.2 acres located on the west side of Preston Meadow Drive, 625 feet south of Legacy Drive. Zoned Single-Family Residence-7. Applicant: Plano Independent School District (Consent Agenda Item “d”).

END OF CONSENT

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

Public Hearing: Zoning Case 2020-010

Project #ZC2020-010. This is a request to rezone and amend Planned Development-489-Multifamily Residence-1 on 36.5 acres located on the north side of Legacy Drive, 1,168 feet east of Alma Drive, from Planned Development-489-Multifamily Residence-1 to Planned Development-489-Multifamily Residence-2 in order to modify development standards. Zoned Planned Development-489-Multifamily Residence-1. Applicants: 701 Legacy Dr., 701 Legacy Dr. II, LLC, and 701 Legacy Drive IV, LLC (Public Hearing Agenda Item “1A”). Staff recommended that the Planning & Zoning Commission conditionally approve the item as follows:

Condition 1: The associated concept plan, Agenda Item 1B, will be resubmitted for a future P&Z meeting consistent with the restrictions in Condition 2 on or before November 12, 2020.

Condition 2: Restrictions: (Additions are indicated by underlining; deletions are indicated by strike-through)

1. Maximum number of Units: 346 416

2. Minimum Front Yard Setback: 70 feet

3. Minimum Landscape Edge along Legacy Dr.: 50 feet

4. Maximum Building Height: 2 story (35 feet), except as noted below.

5. Minimum Side and Rear Yard Setbacks: 50 feet

6. Three-story buildings are allowed provided they do not exceed 45 feet in height and are located more than 200 feet from a single-family zoning district boundary.

7. Exterior building materials will conform to Section 23.200 of the Zoning Ordinance and development within this district will benefit from all associated incentives provided by the Zoning Ordinance.
8. Additional amenities will be constructed concurrent or prior to increasing the total number of multifamily units above 346, including:
   
   a. A 6-foot wide meandering pedestrian walk along the entire perimeter of the property adjacent to the golf course.
   
   b. Clubhouse expansion of not less than 2,000 square feet
   
   c. An additional dog park.

9. If the total number of multifamily units exceeds 346, the number of units in excess of that number (not to exceed 70) must be designed and maintained (through either development or rehabilitation) with universal design/visitability per the standards for Type C Units in ICC/ANSI A117.1 (2009, or as amended).

Condition 3: Notice for City Council consideration of Zoning Case 2020-010 will be scheduled immediately following approval of the concept plan.

Chair Muns opened the public hearing. Applicant, Michael Farahnik of Star Point Properties, spoke in support of the item and was available to answer questions from the Commission. Applicant Representatives Frank Turner of Urban Opportunity, LLC; Sandy Schmid of Star Point Properties; Mark Wolf of JPH Architecture; and Eric Chamberlin of Chase Oaks HOA all spoke in support of the item and were available to answer questions from the Commission. No one else registered to speak. Chair Muns closed the public hearing.

Upon a motion made by 1st Vice Chair Barbera and seconded by Commissioner Downs, the Commission voted 4-4 to approve the item as submitted. Due to the 4-4 vote, the motion failed. Commissioners Horne, Samara, Stone and Walters voted in opposition.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Stone, the Commission voted 8-0 to accept the applicant’s request to table the Zoning Case to the October 5, 2020, Planning & Zoning Commission Meeting.

Revised Concept Plan: Chase Oaks Apartments, Block A, Lot 1

Project #RCP2020-004. This is 470 multifamily residence units on one lot on 34.7 acres located on the north side of Legacy Drive, 1,168 feet east of Alma Drive. Zoned Planned Development-489-Multifamily Residence-1. Applicants: 701 Legacy Dr., 701 Legacy Dr. II, LLC, and 701 Legacy Dr. IV, LLC (Public Hearing Agenda Item “1B”). Staff recommended that the Commission table the revised concept plan to the October 5, 2020, Planning & Zoning Commission meeting.

Chair Muns opened the public hearing. Applicant Michael Farahnik of Star Point Properties was in support of the item and was available to answer questions from the Commission. Applicant Representatives Frank Turner of Urban Opportunity, LLC; Sandy Schmid of Star Point Properties; and Mark Wolf of JPH Architecture were in support of the item and were available to answer questions from the Commission. No one else registered to speak. Chair Muns closed the public hearing.
Upon a motion made by Commissioner Stone and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve the applicant’s request to table the revised concept plan to the October 5, 2020, Planning & Zoning Commission Meeting.

Public Hearing: Zoning Case 2020-014

Project #ZC2020-014. This is a request to amend Section 10.700 (UMU, Urban Mixed-Use District), Section 10.800 (BG, Downtown Business/Government District), and related sections of the Zoning Ordinance pertaining to necessary clarifications and improvements in regulations. Tabled July 20, 2020, and August 3, 2020. (Public Hearing Agenda Item “2”). Staff recommended that the Commission accept staff’s request to table Zoning Case 2020-014 to the October 5, 2020, Planning & Zoning Commission meeting.

Chair Muns opened the public hearing. No one registered to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Downs and seconded by Commissioner Horne, the Commission voted 8-0 to accept staff’s request to table Zoning Case 2020-014 to the October 5, 2020, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2020-022

Project #ZC2020-022. This is a request to amend Specific Use Permit No. 370 for Day Care Center to add Private School on 2.8 acres located on the east side of Coit Road, 730 feet north of Hedgcoxe Road. Zoned Retail with Specific Use Permit No. 370 for Day Care Center. Applicant: Pebblecreek Real Estate II, LLC (Public Hearing Agenda Item “3A”). Staff recommended approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through.)

1. A reduction of the number of children in the day care center to meet the parking requirements for the center. Maximum number of children for the private school and day care center combined: 515

2. Maximum number of students for the private school: 49

3. Private school students must be under 14 years of age on September 1st of the school year.

Chair Muns opened the public hearing. Applicant Shannon Blackwell of Wonderland Montessori spoke in support of the item and was available to answer questions from the Commission. Applicant Representative Steven Homeyer of Homeyer Engineering, Inc. was available to answer questions from the Commission. No one else registered to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Stone and seconded by 1st Vice Chair Barbera, the Commission voted 8-0 to approve the item as recommended by staff.
Revised Site Plan - Hedgcoxe-Coit Center, Block 1, Lot 2R

Project #RSP2020-045. This is a day care center and private school on one lot on 2.8 acres located on the east side of Coit Road, 730 feet north of Hedgcoxe Road. Zoned Retail with Specific Use Permit No. 370 for Day Care Center. Applicant: Pebblecreek Real Estate II, LLC (Public Hearing Agenda Item “3B”). Staff recommended approval subject to City Council approval of Zoning Case 2020-022.

Chair Muns opened the public hearing. Applicant, Shannon Blackwell of Wonderland Montessori and Applicant Representative, Steven Homeyer of Homeyer Engineering, Inc. both were in support of the item and were available to answer questions from the Commission. No one else registered to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Downs, the Commission voted 8-0 to approve the item subject to City Council approval of Zoning Case 2020-022.

Public Hearing: Replat - Collin Creek Village, Block 1, Lot 4R

Project #R2020-030. This is a restaurant with drive-through on one lot on 2.6 acres located at the southwest corner of Plano Parkway and Accent Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: JVMC Property Investment, LP (Public Hearing Agenda Item “4”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. No one registered to speak. Chair Muns closed the public hearing.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Downs, the Commission voted 8-0 to approve the item as submitted.

END OF PUBLIC HEARING

NON-PUBLIC HEARING

Revised Preliminary Plat - Mustang Square Residential

Project #RPP2020-002. This is 62 single-family residence detached lots, 35 single-family residence attached lots, and 20 common area lots on 10.7 acres located at the northwest corner of Rasor Boulevard and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Applicant: Perfect Dream Homes, LLC (Public Hearing Agenda Item “5”). Staff recommended that the Planning & Zoning Commission grant the applicant’s request for the 30-day extension of the revised preliminary plat review period.

Chair Muns opened the public hearing. No one registered to speak. Chair Muns closed the public hearing.
Upon a motion made by Commissioner Horne and seconded by Commissioner Walters, the Commission voted 8-0 to approve the applicant’s request for the 30-day extension of the revised preliminary plat review period.

Revised Facade Plan - Acres of Sunshine Addition, Block A, Lot 3

Project #RFAP2020-012. This is a medical office on one lot on 2.0 acres located on the west side of the Dallas North Tollway, 635 feet north of Windhaven Parkway. Zoned Regional Employment and located within the Dallas North Tollway Overlay District. **Applicant: Huffman Builders** (Public Hearing Agenda Item “6”). Staff recommended denial due to inconsistencies between the proposal and the purpose of the RE district.

Chair Muns opened the public hearing. Applicant Representative David Castilleja of 5G Studio spoke in support of the item and was available to answer questions from the Commission. No one else registered to speak. Chair Muns closed the public hearing.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Barbera, the Commission voted 7-1 to approve the item as submitted. Commissioner Stone voted in opposition.

Discussion & Consideration: Comprehensive Plan Update

This is a discussion and consideration of suggested revisions to the Comprehensive Plan from the Comprehensive Plan Review Committee. Tabled August 3, 2020, and August 17, 2020. **Applicant: City of Plano** (Public Hearing Agenda Item “7”). Staff recommended to approve, or approve with changes, Bundles 1-3, 5-11, and Guiding Principles, and return these documents to the CPRC for further consideration as follows:

1. If revisions are necessary, a concise statement of explanation to the CPRC from the P&Z Commission would be very helpful in their further deliberation of the issue.

2. If there is a split vote on P&Z regarding changes, a similarly concise dissenting opinion would be appropriate to enter into the record.

Chair Muns opened the public hearing. No one registered to speak. Chair Muns closed the public hearing.

Action was taken at the Preliminary Open Meeting work session.

Items for Future Discussion

The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting (Agenda Item “8”).

Chair Muns requested that staff provide information pertaining to building material regulations. No other items were discussed.
END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 8:35 p.m.

[Signature]

John Muns, Chair