PLANNING & ZONING COMMISSION
REGULAR MEETING
October 5, 2020

COMMISSIONERS PRESENT
John Muns, Chair
M. Nathan Barbera, 1st Vice Chair
Rick Horne
Arthur Stone
Allan Samara
Gwen Walters

COMMISSIONERS PRESENT VIA VIDEOCONFERENCE
Bob Gibbons, 2nd Vice Chair
David Downs

STAFF PRESENT
Michael Bell, Comprehensive Planning Manager
Michelle D’Andrea, Deputy City Attorney
Linette Magaña, Administrative Support Supervisor
Christina Sebastian, Lead Planner
April Castor, Senior Administrative Assistant

STAFF PRESENT VIA VIDEOCONFERENCE
Eric Hill, Senior Planning Manager
Andrea Madison, Lead Planner
Craig Fisher, Senior Planner
Melissa Spiegel, Senior Planner

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

Chair Muns convened the Commission into the Preliminary Open Meeting on Monday, October 5, 2020, at 6:40 p.m. A quorum was present.

Questions were asked and discussion was held on the agenda for the October 5, 2020, Commission meeting. Two zoning cases were scheduled to be presented.

Questions were asked and discussion was held on the agenda for the October 19, 2020, Commission meeting. Six zoning cases are scheduled to be presented.

Senior Planning Manager Eric Hill presented an update of relevant items from City Council. Hill also presented to the Commission the two options for the 2021 Submittal Calendars. There was a consensus from the Commission that Option B as presented was preferred.

There being no further discussion, Chair Muns adjourned the Preliminary Open Meeting at 6:46 p.m.
Chair Muns convened the Regular Session to order at 7:00 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Six Commissioners were present in person. Two Commissioners were present via videoconference. 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 Commissioner Horne, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for September 21, 2020 (Consent Agenda Item “a”).

Project #FP2020-015 for a Final Plat for Memorial Park, Block A, Lot 1 for a park/playground on one lot on 8.6 acres located on the west side of Custer Road, 510 feet south of Spring Creek Parkway. Zoned Single-Family Residence-9. Applicant: City of Plano (Consent Agenda Item “b”).

Project #SP2020-020 for a Site Plan for Memorial Park, Block A, Lot 1 for a park/playground on one lot on 8.6 acres located on the west side of Custer Road, 510 feet south of Spring Creek Parkway. Zoned Single-Family Residence-9. Applicant: City of Plano (Consent Agenda Item “c”).

Project #RPP2020-002 for a Revised Preliminary Plat for Mustang Square Residential for 62 single-family residence detached lots, 35 single-family residence attached lots, and 20 common area lots on 10.7 acres located on 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 (Consent Agenda Item “d”).

Project #RSP2020-030 for a Revised Site Plan for Collin Creek Village Addition, Block 7, Lot 1 for a restaurant on one lot on 1.5 acres located on the west side of U.S. Highway 75, 920 feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: Rosewood Management (Consent Agenda Item “e”).

Project #RSP2020-046 for a Revised Site Plan for Northglen 2 Addition, Block B, Lot 1R for a professional/general administrative office on one lot on 1.7 acres located on the north side of National Drive, 151 feet east of Tokalon Drive. Zoned Regional Employment and located within the State Highway 121 Overlay District. Applicant: Paul Martinelli (Consent Agenda Item “f”).

Project #RSP2020-048 for a Revised Site Plan for Children’s Medical Center Legacy Campus, Block A, Lot 1R for a hospital and medical office on one lot on 56.0 acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment and located within the Preston Road Overlay District. Applicant: Children’s Medical Center of Dallas (Consent Agenda Item “g”).
Project #RSP2020-055 for a Revised Site Plan for Custer/121 Addition, Block 1, Lot 5R for a religious facility on one lot on 15.1 acres located on the south side of State Highway 121, 570 feet west of Rowlett Cemetery Road. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Applicant: One Community Church (Consent Agenda Item “h”).

Project #RSP2020-057 for a Revised Site Plan for Breezeway Farms Addition, Block 1, Lot 3R for a professional/general administrative office, restaurant, and retail on one lot on 16.6 acres located on the east side of Chase Oaks Boulevard, 1,622 feet north of Spring Creek Parkway. Zoned Planned Development-21-Corridor Commercial. Applicant: AR LC 1-3, LLC (Consent Agenda Item “i”).

Project #PSP2020-012 for a Preliminary Site Plan for Regional Mall Addition, Blocks A-L for 104 single-family residence detached lots, 298 single-family residence attached lots, and 25 common area lots on 28.0 acres located on the east side of Alma Drive, 558 feet north of Plano Parkway. Zoned Urban Mixed-Use-3. Applicant: MM CCM 48M, LLC (Consent Agenda Item “j”).

Project #RPSP2020-012 for a Revised Preliminary Site Plan for Parkwood Commons Addition, Block A, Lot 3 for a medical office and professional/general administrative office on one lot on 2.8 acres located at the southeast corner of State Highway 121 and Granite Parkway. Zoned Central Business-1 and Commercial Employment and located within the State Highway 121 Overlay District and the Dallas North Tollway Overlay District. Applicant: Ferguson Realty Company (Consent Agenda Item “k”).

Project #FP2020-012 for a Final Plat for Chase Oaks Creek Center, Block 1, Lot 2 for a professional/general administrative office and medical office on one lot on 5.2 acres located on the east side of Chase Oaks Boulevard, 411 feet north of Spring Creek Parkway. Zoned Corridor Commercial. Applicants: Spring Creek Chase Oaks, Ltd. and Spring Creek Greens Condominium Owners Association (Consent Agenda Item “l”).

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”).
Recommended for approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through)

Restrictions:

1. Maximum Number of Units: 346

2. Minimum Front Yard Setback: 70 feet

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

4. Maximum Building Height: 2-story (35 feet)

5. Minimum Side and Rear Yard Setbacks: 50 feet

Development within the PD-489-MF-2 District will conform to the Multifamily Residence-2 District (MF-2) except as provided herein:

1. The total number of dwelling units will not exceed 470.

2. Minimum setbacks for one and two-story buildings are:
   a. Front yard 25 feet
   b. Side yard 50 feet
   c. Rear yard 50 feet

3. Three-story buildings are allowed provided they do not exceed 45 feet in height as measured from the average grade plain and are located more than 200 feet from a single-family zoning district boundary.

4. A minimum 25-foot wide landscape edge will run adjacent to the Legacy Dr. right-of-way.
   a. All reasonable effort will be taken to protect and preserve existing healthy trees and tall ornamental trees and shrubs in this area.
   b. Not fewer than 48 (1 tree per 30 linear feet of landscaped frontage) existing and proposed trees will be in or within 15 feet of the landscaped edge, all of which must be a minimum 4-inch caliper and 20% must be 6-inch caliper or greater.
   c. A 6-foot tall combined masonry wall and decorative metal fence will be along or within the landscaped edge and may include where feasible portions of the existing wall and fence.

5. Buildings located within 75 feet of the north curb of Legacy Dr. will not exceed 30 feet in height above the top of the north curb of Legacy Dr.
6. 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.

7. 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.

8. The following parking regulations apply to units constructed following the approval of ZC2020-010:
   a. Parking will be provided at one space per bedroom.
   b. Tandem parking is permitted provided each pair of tandem spaces, as designated on the site plan, is assigned to a specific unit, at least one space of each pair is below an apartment building, and no tandem space is enclosed by a garage door or used for storage.

Chair Muns opened the public hearing. Applicant Representatives Michael Farahnik of Starpoint Properties, Sandy Schmid of Starpoint Properties, and Frank Turner of Urban Opportunity, all spoke in support of the item and were available to answer questions from the Commission. Citizen William Stephens spoke in support of the item. 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 6-2 to approve Zoning Case 2020-010. Commissioner Horne and Commissioner Samara voted in opposition.

**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. Tabled September 8, 2020. **Applicants:** 701 Legacy Drive, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC (Public Hearing Agenda Item “1B”). Staff recommended that the Commission take action consistent with the recommendation for Zoning Case 2020-010.

Chair Muns opened the public hearing. Applicant Representatives Michael Farahnik of Starpoint Properties, Sandy Schmid of Starpoint Properties, and Frank Turner of Urban Opportunity, 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 1st Vice Chair Barbera and seconded by Commissioner Downs, the Commission voted 7-1 to approve the item subject to City Council approval of Zoning Case 2020-010. Commissioner Horne voted in opposition.

**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, August 3, 2020, and September 8, 2020. (Public Hearing Agenda Item “2”). Staff recommended that the P&Z call an additional Public Hearing to allow further amendments, which were originally part of this case, but were removed prior to consideration, to be brought forward.

Recommended for approval as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text):

**Amend Subsection 10.700.3 (Area, Yard, and Bulk Requirements) of Section 10.700 (UMU, Urban Mixed-Use District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance, such subsection to read as follows:**

The following area, yard, and bulk requirements apply to all development in the UMU district unless otherwise expressly stated:

<table>
<thead>
<tr>
<th>Description</th>
<th>Commercial and Multifamily</th>
<th>Single-Family Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>None</td>
<td>700 square feet</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>None</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>None</td>
<td>35 feet</td>
</tr>
<tr>
<td>Front Yard Setbacks</td>
<td>75% of the building face must be within 15 feet of the property line. Canopies, stoops, bay windows, awnings, planting beds, outdoor seating areas, and other building projections may extend into the setback, but must not extend into the right-of-way or street easement.</td>
<td>75% of the building face must be within 10 feet of the property line 25 feet of the street curb. Required porches or stoops may extend into the setback, but must not extend into the right-of-way or street easement.</td>
</tr>
<tr>
<td>Side Yard Setbacks</td>
<td>If where easements prohibit conformance with this standard are present or public open space, patio dining, plaza or other public amenity is provided, 75% of the building face shall be built to the easement line, open space, or public amenity. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed between the building face and a public street of Type D or above.</td>
<td>If where easements prohibit conformance with this standard are present, 75% of the building face shall be built to the easement line.</td>
</tr>
<tr>
<td>Interior Lot</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>same as front</td>
<td>same as front</td>
</tr>
<tr>
<td>Description</td>
<td>Commercial and Multifamily</td>
<td>Single-Family Attached</td>
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<tr>
<td>---------------------------</td>
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</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>None</td>
<td>None, except as provided in Sec. 10.700.14</td>
</tr>
<tr>
<td>Minimum Height</td>
<td>2 story</td>
<td>2 story</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>15 story</td>
<td>3 story</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above</td>
<td>100% including accessory buildings structures</td>
</tr>
<tr>
<td>Minimum Lot Coverage</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>6:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above</td>
<td>None</td>
</tr>
<tr>
<td>Minimum Floor Area Ratio</td>
<td>1:1</td>
<td>NA</td>
</tr>
</tbody>
</table>

Amend Part G (Street Trees) of Subsection 10.700.10 (Streets and Sidewalks) of Section 10.700 (UMU, Urban Mixed-Use District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance, such part to read as follows:

G. Street Trees
Street trees are required at the rate of one tree per 40 linear feet of major and minor street frontage. Adjacent to retail uses, street trees are required at the rate of one tree per 100 feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within five feet of the back of the street curb.

Amend Part H (Sidewalks) of Subsection 10.700.10 (Streets and Sidewalks) of Section 10.700 (UMU, Urban Mixed-Use District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance, such part to read as follows:

1. Sidewalks
Sidewalks shall be provided on both sides of all major and minor streets as required below:

a. A clear pedestrian path of seven feet in width shall be maintained on all minor streets and 12 feet in width on all major streets.

b. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width.

c. Awnings, canopies, and other detachable fixtures may extend into the street lot or public right-of-way.

d. All public sidewalks and common areas to be maintained by the governance association shall be located in a street lot or public right-of-way. All other areas are to be on a building lot.
e. All walkways are to be open to the public unless designated as private. Other walkways may be permitted to access open space, amenities, and services.

Amend Subsection 10.700.13 (Building Placement and Design) of Section 10.700 (UMU, Urban Mixed-Use District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance, such subsection to read as follows:

.13 Building Placement and Design

A. Buildings in a UMU district must be designed and oriented to reinforce the street grid. The distance from building face to building face shall not exceed 100 feet on major streets, unless separated by usable open space.

B. Single-Tenant Maximum First Floor Square Footage - 30,000 square feet, with the exception of schools and hospitals.

C. Permeability of First Floor - With the exception of parking garages, podium garages, and loading and service areas, 60% of the first floor of nonresidential buildings and live/work/flex space units must consist of windows and doors. Live/work/flex space units must have an exterior entrance.

D. Nonresidential space must have a minimum floor-to-ceiling height of 12 feet; however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.

E. Balconies of multifamily units along major and minor street frontages shall generally be recessed into the façade.

Amend Subsection 10.700.14 (Single-Family Attached Regulations) of Section 10.700 (UMU, Urban Mixed-Use District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance, such subsection to read as follows:

.14 Single-Family Attached Regulations

A. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.

B. Maximum Density: 40 dwelling units per acre

C. Minimum Density: 18 dwelling units per acre

D. Minimum Floor Area per Dwelling Unit: 800 square feet

E. Stoops and landscape areas adjacent to the building may extend a maximum distance of five feet into the area between the front façade of the building and the back of the street
Each dwelling unit must have a porch or stoop constructed to the following specifications:

i. Porch: Must be at least 7 feet deep as measured from exterior face of the dwelling unit to the railing or edge of porch if no railing. Minimum area of 70 square feet.

ii. Stoop: Minimum area of 24 square feet.

F. Maximum Building Length: 200 feet

G. Buildings must be separated by a minimum distance of ten feet.

H. No usable open space areas are required.

I. Each dwelling unit shall have a garage with a minimum of two parking spaces. Tandem garage spaces are allowed. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

Amend Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts) of the Zoning Ordinance, such section to read as follows:

.1 Purpose
The BG district is intended to serve as a pedestrian-oriented center for retail, office, governmental, cultural, entertainment, and residential uses. It is designed to ensure that development, redevelopment, and renovation within the district are consistent with the historical character of Plano’s original business district and the surrounding area. The standards of this district apply to specific characteristics of Plano’s downtown area and are not appropriate for other locations and districts.

.2 Permitted Uses
See the nonresidential districts use table in Sec. 14.200 for a complete listing.

.3 Area, Yard, and Bulk Requirements
The following area, yard, and bulk requirements apply to all development in the BG district unless otherwise expressly stated:

<table>
<thead>
<tr>
<th>Description</th>
<th>Commercial Requirement</th>
<th>Multifamily Requirement</th>
<th>Single-Family Requirement</th>
<th>Attached</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>None</td>
<td></td>
<td>700 square feet</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>None</td>
<td></td>
<td>20 feet</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Depth</td>
<td>None</td>
<td></td>
<td>35 feet</td>
<td></td>
</tr>
<tr>
<td>Front Yard Setbacks (except as noted provided in Sec. 13.500.2 and Requirements Sec. 10.800.4 below)</td>
<td>See Sec. 10.800.5B Minimum: 10 feet</td>
<td>See Sec. 10.800.5B Minimum: 5 feet</td>
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<tr>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Side Yard Setbacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Commercial and Multifamily Requirement</td>
<td>Single-Family Requirement</td>
<td>Attached</td>
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</tr>
<tr>
<td>Interior Side Yard</td>
<td>None, except as provided in Sec. 13.500.3</td>
<td>None, except as provided in Sec. 13.500.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Side Yard (Corner Lot)</td>
<td>Same as front (See Sec. 10.800.5B)</td>
<td>Same as front (See Sec. 10.800.5B)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>None, except as provided in Sec. 13.500.4 and Sec. 10.800.4 Other Height/Setback Requirements below.</td>
<td>None, except as provided in Sec. 10.800.6F</td>
<td></td>
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</tr>
<tr>
<td>Maximum Height</td>
<td>4 story, (except as noted provided in Sec. 10.800.4 Other Height/Setback Requirements below).</td>
<td>3 story, 50 feet</td>
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<tr>
<td></td>
<td>Four stories of multifamily are permitted on a horizontal structural concrete podium above a single level at grade of structured parking, and/or nonresidential uses and/or flex space units (below grade parking is excluded). Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 9 feet. A flex space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy. (ZC-2011-38, Ordinance No. 2011-10-17)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>None, except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Sec. 10.800.4 Other Height/Setback Requirements below.</td>
<td>100% including accessory buildings</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>4:1 except as limited by applicable setback requirements from Front Yard Setbacks, Side Yard Setbacks, Minimum Rear Yard, and Maximum Height above and Sec. 10.800.4 Other Height/Setback Requirements below.</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Height/Setback Requirements</td>
<td>In addition to the front, side, and rear yard requirements noted above, the following minimum setbacks shall apply to all structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts.</td>
<td>None, except as noted below.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Commercial Requirement</td>
<td>Multifamily Requirement</td>
<td>Single-Family Requirement</td>
<td>Attached</td>
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<tr>
<td>------------------------------------------------------------</td>
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<tr>
<td>50 feet for 1 or 2 story</td>
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<tr>
<td>200 feet for 3 or 4 story, except when separated by a Type E thoroughfare or larger as specified on the city’s Thoroughfare Plan and/or a railroad or transit right-of-way. In such cases, the setback shall be 50 feet.</td>
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</tbody>
</table>

**.4 Other Height/Setback Requirements**

In addition to the area, yard, and bulk requirements provided above, the following standards apply:

**A.** A minimum of two-thirds of the building face for commercial or multifamily uses must be built within the maximum front yard setback, unless restricted by easements. Where easements prohibit conformance with this standard, a minimum of two-thirds of the building face must be built to the easement line.

2. Canopies, balconies, stoops, porches, bay windows, awnings, planting beds, outdoor seating areas, and other building projections may extend into the front yard setback but must not extend into the right-of-way or street easement.

3. In addition to the front, side, and rear yard requirements, the following minimum setbacks apply to all commercial and multifamily structures as measured from the district boundary line of the nearest single-family and two-family residential zoning districts to the building face:

   a. 50 feet for 1 or 2 story
   b. 200 feet for 3 or 4 story, except when separated by a Type E thoroughfare or larger as specified on the city’s Thoroughfare Plan and/or a railroad or transit right-of-way. In such cases, the setback is 50 feet.

4. Four stories of multifamily are permitted on a horizontal structural concrete podium above a single level at grade of structured parking, and/or nonresidential uses and/or flex space units (below grade parking is excluded). Flex space units are defined as a ground floor unit that may be occupied by a residential use, a nonresidential use, or both. Flex space units must have an individual exterior entrance and a minimum floor-to-ceiling separation of 9 feet. A flex space unit must be constructed to accommodate nonresidential uses and may not be modified to prevent nonresidential occupancy.

5. The maximum height for parking structures for commercial and multifamily uses is 5 levels at or above grade. Parking structures must be obscured from view of 15th Street and streets and/or public ways designated as Type E or larger on the city’s Thoroughfare Plan by buildings of equal or greater height and/or special architectural and/or landscaping treatments approved in conjunction with a preliminary site plan or a site plan.
.5 Parking Requirements

(Except as noted below, all parking requirements of Article 16 shall apply)

A. Multifamily Residence
Parking for multifamily use shall be provided as follows, except as noted in Sec. 10.800.4D and Sec. 10.800.5E:

i. One Bedroom or Less: One parking space per unit

ii. Two Bedrooms: One and one-half parking spaces per unit

iii. Three Bedrooms or More: 2 parking spaces per unit

iv. The above requirements shall also apply to situations where only one or 2 units are included in a building provided that they are located on the second through fourth floors only.

.B Single-Family Attached Residence
Two parking spaces shall be provided for each dwelling unit as noted in Sec. 10.800.6F.

.7 Other Uses
One parking space for every 300 square feet of floor area except as noted in Sec. 10.800.5D and Sec. 10.800.4D, Sec. 10.800.5E and Sec. 10.800.5F.

D. Credit for Public Parking
With preliminary site plan or site plan approval, the Planning & Zoning Commission may grant credit for available public parking that is accessible to a proposed development or redevelopment project.

E. Destruction of Conforming Structures
Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. In the event of destruction of a conforming structure in the BG district, the structure may be rebuilt to its pre-destruction size with no requirements for additional parking. If the structure is rebuilt to exceed its pre-destruction size, it shall comply with Sec. 10.800.5A, Sec. 10.800.5B, Sec. 10.800.5C and Sec. 10.800.5D.

F. Additions to Existing Buildings
Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming
building. Existing structures designated as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

G. Parking Space Size
Up to 50% of required off-street parking may include compact car spaces at a minimum size of 7.5 feet by 16 feet, if the compact car parking is private and unavailable to the public. In addition, off-street parking facilities shall have minimum aisle width of 22 feet, unless angle parking is used. (See 16.300 through 16.500)

H. Parking Placement
Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:

i. Lots Containing Surface Parking Only
Where a lot is used entirely for offsite parking for a use on another lot, the above placement requirements shall not apply.

ii. Multiple-Fronted Lots
Surface parking on corner lots or other lots with frontage on 2 or more public streets shall comply with above placement requirements along at least one street frontage.

iii. Lots Facing Residential Districts
Where a 3- or 4-story building is constructed with an extended front yard setback in accordance with the other height/setback requirements of Sec. 10.800.34, the above placement requirements shall not apply.

iv. Additions to Existing Buildings
Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above placement requirements shall not apply.

I. Landscaping for Parking Areas

i. A minimum 5-foot landscape edge shall be provided between all parking lots and public streets the property line adjacent to a public street. Within this landscape edge, 10 or 20 shrubs (5-gallon minimum) shall be planted per 500 square feet. The number of required shrubs shall be calculated solely on the area of the required landscape edge. See Figure 10-1.
A berm may be placed within the landscape edge in lieu of the required shrubs unless needed for a headlight screen. The berm must be 18 to 40 inches above the average grade of the street and parking lot curbs. The slope of the berm must not exceed a 3 to 1 grade. Retaining walls may be used to facilitate berming if they are not visible from the street.

The following provisions shall also apply to landscape edges around parking lots:

a. If the parking lot is located 50 feet or more from the street right-of-way property line, no shrubs or berms will be required.
b. The applicant is also encouraged to plant a variety of ornamental trees and flowers in addition to the required plantings. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall must be planted with turf or other living groundcover.

c. Where a row of parking spaces faces a public street, tree islands shall must be provided at intervals of one per 15 spaces. The islands shall must extend the full length of the parking space and shall be a minimum width of 10 feet. Trees planted in the islands shall must be selected, installed and maintained in accordance with Secs. 17.400, 17.500 and 17.600.

iv. No site developed prior to December 9, 2002, shall be is required to conform to the landscaping requirements of this section unless the site is being redeveloped or there is a 30% or more increase in the existing square footage of building area and/or reconstruction of the existing parking lot.

J. Landscaping/Screening for Parking Lots Adjacent to Residential Areas
Where parking is within 50 feet of residentially-zoned property and is not screened from view by a wall, berm, or other screen specified in Article 20, a continuous screen of shrubs (5-gallon minimum) must be placed adjacent to the parking. The required landscaping shall must comply with the following regulations:

i. The required shrubs shall must create a minimum 3-foot tall screen within 2 years of planting.

ii. Drought and freeze-resistant shrubs shall must be used including, but not limited to, Photinia, Dwarf Burford Holly, Dwarf Chinese Holly, or Dwarf Yaupon Holly. Other plants may be used with staff approval.

iii. All plant materials shall must be selected, installed, and maintained in accordance with Secs. 17.400, 17.500 and 17.600.

.6 .5 Special District Requirements

A. Definitions of Streets within the District

i. Major streets shall be defined as 15th Street, 14th Street, K Avenue, and Municipal Avenue.

ii. Minor streets shall be defined as all streets, other than the major streets, which that are built with a standard curb, gutter, and sidewalks.

iii. Mews streets must only be used to service residential uses only and shall be are defined as a service drive for automotive and pedestrian traffic with a central circulation lane a width of 24 feet or less which that functions as a public street. No curbs or sidewalks are required within mews street right-of-way.
B. Street trees are required at the rate of one tree per 50 linear feet of major and minor street frontage. Trees must be placed in planting beds or tree grates within 5 feet of the back of the street curb.

C. Sidewalks with a minimum unobstructed width of 7 feet must be placed along major and minor street frontage. Sidewalks are in addition to and placed adjacent to street tree areas as described in the immediately preceding paragraph.

B. Front yard setbacks are measured from the outside of curb or outside of lane marking where there is no curb. Front yard setbacks are determined based on provided on-street parking and the type of street frontage as follows:

<table>
<thead>
<tr>
<th>Setback</th>
<th>Designated on-street parking spaces are provided between the street and the building</th>
<th>No-designated on-street parking spaces are provided between the street and the building</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum</td>
<td>Maximum</td>
</tr>
<tr>
<td>Mews Street</td>
<td>3</td>
<td>20</td>
</tr>
<tr>
<td>Minor Street</td>
<td>5</td>
<td>20</td>
</tr>
<tr>
<td>Major Street</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>

C. A nonconforming building may be reconstructed to its original setback if it does not exceed the maximum permitted setback.

D. A minimum of two-thirds of the front facade of the building shall fall within the minimum and maximum setback unless restricted by easements. Where easements are present, at least two-thirds of the front facade of the building shall be built to the easement line.

D. E. First Floor Use
No building, excluding parking structures, in the area bounded by 14th Street on the south, the DART right-of-way on the west, 16th Street on the north, and Municipal/L Avenue on the east, shall have more than 60% of its total linear frontage on major streets devoted to residential use.

F. Extensions into Rights-of-Way or Access Easements

ii. Outdoor seating areas may extend into rights-of-way or access easements of streets or public ways, if a minimum sidewalk clearance and/or distance to curb line of a street or public way of 5 feet is maintained.

iii. Canopies, balconies, stoops, bay windows, awnings, planting beds, and other building projections may extend into rights-of-way and/or easements of streets, public ways, and/or railroad or transit facilities if a minimum sidewalk clearance and/or distance to the curb line of 5 feet is maintained.

E. G. Special Regulations for Multifamily Residences
i. Minimum Floor Area per Dwelling Unit:

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Minimum Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency</td>
<td>400 square feet</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>475 square feet</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>625 square feet</td>
</tr>
<tr>
<td>Each additional bedroom</td>
<td>150 square feet</td>
</tr>
</tbody>
</table>

ii. In buildings greater than 100 units, the following regulations apply:

a. A minimum of 20% of units must be 2 bedrooms or more; and

b. The average unit size will be a minimum of 700 square feet.

iii. Minimum Density: 40 dwelling units per acre.

iv. No more than 300 dwelling units may be located within any block bounded by streets, public ways, and/or railroad or transit rights-of-way.

v. Usable open space requirements as specified in Sec. 13.800 shall not apply.

vi. The above requirements shall also apply to situations where only one or 2 units are included in a building.

F. H. Special Regulations for Single-Family Attached Residences (townhouses)

i. Each dwelling unit shall be on an individually-platted lot. No more than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.

ii. Maximum Density: 40 dwelling units per acre

iii. Minimum Floor Area per Dwelling Unit: 800 square feet

iv. Street trees are required at the rate of one tree per 40 linear feet of major and minor street frontage. Trees shall be placed in planting beds or tree grates within 5 feet of the back of the street curb.

v. Sidewalks with a minimum unobstructed width of 5 feet shall be placed along major and minor street frontage. Sidewalks are in addition to and placed adjacent to street tree areas as described in the immediately preceding paragraph.

vi. Stoops and landscape areas adjacent to the building may extend a maximum distance of 5 feet into the area between the front facade of the building and the back of the street curb.
iv. Maximum Building Length: 200 feet

v. Buildings must be separated by a minimum distance of 10 feet.

vi. No usable open space areas are required.

vii. Each dwelling unit shall have a garage with a minimum of 2 parking spaces. Garage entrances shall be allowed only from a mews street or alley. The distance from the garage to the travel lane of the alley or mews street shall be 5 or less feet in length or shall be 20 feet or greater in length. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

viii. Fencing is allowed in the front yard setback up to 8 feet in height. Fencing is restricted to wrought iron, tubular steel, tubular aluminum, or masonry. Fencing must be 50% open in construction for each unit. Each unit with a fence in the front yard must have an operable gate that opens to the street.

.7 .6 Sign Regulations

(Language within this section does not change; only the title is renumbered.)

Chair Muns opened the public hearing. Citizen, Bill Lisle, spoke in opposition to the item. No one else registered to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 7-1 to approve the item as recommended by staff. Commissioner Samara voted in opposition.

Public Hearing - Replat & Revised Site Plan: Breezeway Farms Addition, Block 1, Lot 4R

Projects #R2020-033 and #RSP2020-058. This is a professional/general administrative office on one lot on 16.9 acres located at the northeast corner of Wagner Way and Chase Oaks Boulevard. Zoned Planned Development-21-Corridor Commercial. Applicant: AR LC 1-3, LLC (Public Hearing Agenda Item “3”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. Applicant Representatives, Alex Rathbun of Kimley-Horn & Associates, Inc. and James Williams of Park Hill, 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 Walters, the Commission voted 8-0 to approve the item as submitted.
Public Hearing – Preliminary Replat: Legacy Central Theater Addition, Block A, Lot 2R

Project #PR2020-007. This is a kennel (indoor pens)/commercial pet sitting on one lot on 1.2 acres located on the west side of U.S. Highway 75, 1,066 feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Applicant: FINDIK, LLC (Public Hearing Agenda Item “4”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Muns opened the public hearing. Applicant Representative, Houshang Jahvani, was 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 Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Public Hearing – Preliminary Replat and Revised Site Plan: 544 Store Addition, Block A, Lot 1R

Projects #PR2019-021 and #RSP2019-065. This is a convenience store with gas pumps, retail, and restaurant on one lot on 4.6 acres located on the south side of 14th Street, 628 feet west of Park Vista Road. Zoned Light Industrial-1. Applicant: Ajnisha Investment, LLC (Public Hearing Agenda Item “5”). Staff recommended approval as follows:

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Recommended for approval as submitted.

Chair Muns opened the public hearing. Applicant, Sunny Sakaria of Ajnisha Investment, LLC, and Applicant Representative, Henry Quigg of Richmond Group, 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 Walters, the Commission voted 8-0 to approve the item as recommended by staff.


Projects #PR2020-019 and #RSP2020-040. This is a professional/general administrative office on one lot on 11.9 acres located at the northwest corner of Legacy Drive and Hedgoe Road. Zoned Commercial Employment. Applicant: WDS Green Oaks, LP (Public Hearing Agenda Item “6”). Staff recommended approval as follows:
Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Recommended for approval as submitted.

Chair Muns opened the public hearing. Applicant Representative, Trey Braswell, was 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 Commissioner Horne, the Commission voted 8-0 to approve the item as recommended by staff.

Public Hearing – Preliminary Replat: Twin Rivers at Collin Creek, Block A, Lot 1

Project #PR2020-020. This is an independent living facility on one lot on 8.3 acres located on the west side of Alma Drive, 932 feet south of Park Boulevard. Zoned Planned Development-60-General Office. Applicant: Twin Rivers at Collin Creek, Ltd. (Public Hearing Agenda Item “7”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Muns opened the public hearing. Applicant, Travis Thompson of Twin Rivers at Collin Creek, Ltd., and Applicant Representative, Joel Richey of J Volk Consulting, Inc., both were in favor 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 Stone, the Commission voted 8-0 to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

END OF PUBLIC HEARING

NON-PUBLIC HEARING

Discussion & Consideration: Comprehensive Plan Update

This is a discussion and consideration of suggested revisions to the Comprehensive Plan from the Comprehensive Plan Review Committee. Applicant: City of Plano (Agenda Item “8”).

Comprehensive Planning Manager, Bell, introduced Dan Sefko and Daniel Harrison, both from Freese and Nichols, Inc. Mr. Sefko gave an overview of Comprehensive Plan policy bundles for Commission consideration.

Staff recommended the Commission approve, or approve with changes, Bundles 10/13, 17, 19, 21, and 22, 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:
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.

**Bundle 10/13 - 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 10/13 with the following modifications:

- Policy Statement and Action CD1: Removal of “the concepts of” Urban Design and “the concept of” Urban Design, respectively.
  - Explanation: Like Crime Prevention Through Environmental Design (CPTED), Universal Design is good design practice and not a concept.

**Bundle 17 - Neighborhood Conservation**

Upon a motion made by 1st Vice Chair Barbera and seconded by Commissioner Horne, the Commission voted 7-1 to approve Bundle 17 with the following modifications. Commissioner Samara voted in opposition.

- Website Context: Adding “current and” in front of “potential residents.”
  - Explanation: The same statement applies to current residents.

- Actions NC2 and NC5: Changing “align” to “compare and coordinate.”
  - Explanation: The Housing Value and Retention Analysis (HVRA) was an independent analysis of the city’s housing stock. ‘Compare and coordinate’ is suggested because it acknowledges there is a relationship between the policies of the Comprehensive Plan and findings of the HRVA, whereas ‘align’ might imply the Comprehensive Plan influences what should remain an independent analysis. The same applies to the Housing Trends Analysis and Strategic Plan, which was an independent analysis of housing trends in the city.

- Action NC8: Rewording the action to state “Partner with local school districts to prioritize neighborhood services and programs to make elementary schools desirable for young families.”
  - Explanation: The original action statement assumed there would be ‘underperforming’ elementary schools, which was not seen as fair to the school districts. The revised action is intended to better reflect the intent to make elementary schools desirable for young families and leaving the partnership with the school districts to determine where priorities should be set.
Bundle 19 - Special Housing Needs

Upon a motion made by Commissioner Downs and seconded by 1st Vice Chair Barbera, the Commission voted 7-1 to approve Bundle 19 with the following modifications. Commissioner Samara voted in opposition.

- Policy Statement: Rewording “special needs housing” to “special housing needs.”
  - Explanation: Needed for consistency with the title and other references in the bundle.

- Action SHN6: Removing “cost efficient” and capitalizing Universal Design.
  - Explanation: It was not seen as necessary to limit methods to those that are cost-efficient. Universal Design is a proper noun.

Bundle 21 - Consistency with Neighboring Cities

Upon a motion made by Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve Bundle 21 as submitted.

Bundle 22 - Regional Education

Upon a motion made by 1st Vice Chair Barbera and seconded by Commissioner Horne, the Commission voted 7-1 to approve Bundle 22 with the following modifications. Commissioner Walters voted in opposition.

- Action RE2: Reinstate the action and reword to state “Encourage the State of Texas to provide adequate funding for education within the City of Plano.”
  - Explanation: It was seen as important to this keep this action in the Plan because having an educated population is important to the success of the city. The revised language was intended to respect CPRC concerns about the original language.

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 “9”).

Commissioner Samara suggested that the P&Z Commission schedule a time to be proactive with its recommendations on the Comprehensive Plan rather than being reactive to recommendations by the CPRC. Mr. Seftko responded that the CPRC had discussed the possibility of holding a joint meeting with P&Z to work through outstanding issues before public outreach. After some discussion, Chair Muns stated the Commission could discuss that possibility should it become necessary.

No other items were discussed.
END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 9:28 p.m.

John Muns, Chair