COMMISSIONERS PRESENT
John Muns, Chair
M. Nathan Barbera, 1st Vice Chair
Bob Gibbons, 2nd Vice Chair
David Down
Rick Horne
Arthur Stone
Allan Samara
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
Christina Sebastian, Lead Planner
Linette Magana, Administrative Support Supervisor
Karen Suiter, Senior Administrative Assistant

STAFF PRESENT VIA VIDEOCONFERENCE
Andrea Madison, Lead Planner
Craig Fisher, Senior Planner
Donna Falletta, Planner
Muzaib Riaz, Planner

CONSULTANTS PRESENT
Dan Sefko, Freese and Nichols, Inc.

Chair Muns convened the Commission into the Preliminary Open Meeting on Monday, October 19, 2020, at 6:45 p.m. A quorum was present.

Questions were asked and discussion was held on the agenda for the October 19, 2020, Commission meeting.

Questions were asked and discussion was held on the agenda for the November 2, 2020, Commission meeting. Two zoning cases are scheduled to be presented.

Director of Planning, Christina Day, presented an update of relevant items from City Council. Two items will be presented on November 9, 2020.

Senior Planning Manager, Eric Hill, provided an update on the Planning & Zoning Commission Work Program.

No discussion was held on items for Future Preliminary Open Meeting agendas.
There being no further discussion, Chair Muns adjourned the Preliminary Open Meeting at 6:56 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. Eight Commissioners were present in person. 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 Commissioner Horne, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for October 5, 2020 (Consent Agenda Item “a”).

Project #RSP2019-056 for a Revised Site Plan for Telecom Strategies Addition for a private school on one lot on 6.5 acres located on the east side of K Avenue, 2,555 feet north of Parker Road. Zoned Light Commercial with Specific Use Permit No. 8 for Day Care Center. Applicant: IQA Foundation DBA Good Tree Academy (Consent Agenda Item “b”).

Project #RSP2020-054 for a Revised Site Plan for Mustang Addition, Block A, Lot 1 for a used vehicle dealer on one lot on 7.1 acres located on the south side of Plano Parkway, 450 feet west of 15th Street. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: REM Asset Holdings, LP (Consent Agenda Item “c”).

Project #RSP2020-059 for a Revised Site Plan for Walton Park Square Addition, Block 1, Lot 5 for a restaurant on one lot on 1.8 acres located on the south side of Park Boulevard, 320 feet west of Preston Road. Zoned Retail and located within the Preston Road Overlay District. Applicant: SLJ Company, LLC (Consent Agenda Item “d”).

Project #PSP2020-014 for a Preliminary Site Plan for Parker Coit Addition, Block 1, Lot 3, for a convenience store with fuel pumps and restaurant with drive-through on one lot on 1.0 acre located at the northwest corner of Parker Road and Coit Road. Zoned Retail. Applicant: J-Square Mart, LLC (Consent Agenda Item “e”).

Project #PSP2020-019 for a Preliminary Site Plan for Beacon Square, Block A, Lot 1 for retail on one lot on 2.3 acres located on the west side of Coit Road, 866 feet south of Plano Parkway. Zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: BDDC, Inc. (Consent Agenda Item “f”).

Project #PSP2020-020 for a Preliminary Site Plan for Beacon Square, Block C, Lot 1 for open space on one lot on 0.8 acre located 545 feet west of Coit Road, 672 feet south of Plano Parkway. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: BDDC, Inc. (Consent Agenda Item “g”).
Project #PSP2020-022 for a Preliminary Site Plan for Beacon Square, Block D, Lot 1 for 237 multifamily units on one lot on 3.3 acres located 535 feet west of Coit Road, 826 feet south of Plano Parkway. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: BDDC, Inc.** (Consent Agenda Item “h”).

Project #PSP2020-023 for a Preliminary Site Plan for Beacon Square, Block E, Lot 1 for 246 multifamily units on one lot on 3.3 acres located 416 feet west of Coit Road, 1,351 feet north of Mapleshade Lane. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: BDDC, Inc.** (Consent Agenda Item “i”).

Project #PSP2020-024 for a Preliminary Site Plan for Beacon Square, Block J, Lot 1 for 56 multifamily units on one lot on 2.4 acres located 1,022 feet west of Coit Road, 1,070 feet north of Mapleshade Lane. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: BDDC, Inc.** (Consent Agenda Item “j”).

Project #RPSP2020-013 for a Revised Preliminary Site Plan for Beacon Square, Block A, Lot 1X for one common area lot on 7.2 acres located on the west side of Coit Road, 979 feet north of Mapleshade Lane. Zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: BDDC, Inc.** (Consent Agenda Item “k”).

**END OF CONSENT**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARING ITEMS**

Staff requested that the Commission allow Agenda Item 1A, Agenda Item 1B, and Agenda Item 2 to be presented together. The Commission approved.

**Public Hearing: Zoning Case 2020-016**

**Project #ZC2020-016.** This is a request to expand Specific Use Permit No. 4 for Sewage Treatment Plant with restrictions and to add a Specific Use Permit for Service Yard with restrictions on 17.1 acres located on the east side of Los Rios Boulevard, 1030 feet north of 14th Street. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. **Applicant: North Texas Municipal Water District** (Public Hearing Agenda Item “1A”).

**Discussion: Zoning Case 2020-16, Zoning Case 2020-024, Draft of Revised Preliminary Site Plan of NTMWD Rowlett Creek RWWTP, Block 1, Lot 1 (RPSP2020-011), and Draft of Concept Plan of NTMWD Rowlett Creek RWWTP, Block 1, Lot 2 (CP2020-010)**

**Projects #ZC2020-016, #ZC2020-024, #RPSP2020-011, #CP2020-010.** This is a discussion regarding proposed zoning and development changes on 28.5 acres located on the northeast corner of Los Rios Boulevard and 14th Street, related to the existing sewage treatment plant, construction of a related service yard and professional/general administrative office, and rezoning of undeveloped property. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. **Applicant: North Texas Municipal Water District** (Public Hearing Agenda Item “1B”).
Public Hearing: Zoning Case 2020-024

Project #ZC2020-024. This is a request to rezone 11.4 acres located at the northeast corner of Los Rios Boulevard and 14th Street from Agricultural to Neighborhood Office. Zoned Agricultural. Applicant: North Texas Municipal Water District (Public Hearing Agenda Item “2”).

Chair Muns opened the public hearing. Discussion for Agenda Item 1B was held. Some questions were asked.

Staff recommended that the Commission accept the applicant’s request to table Zoning Case 2020-016 and Zoning Case 2020-024 to the November 16, 2020, Planning & Zoning Commission meeting.

Upon a motion made by 1st Vice Chair Barbera and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to accept the applicant’s request to table Zoning Case 2020-016 and Zoning Case 2020-024 to the November 16, 2020, Planning & Zoning Commission meeting.

Applicant Representatives, Mark Simon of North Texas Municipal Water District and Gary Staiger of GSR Andrade Architects, Inc., spoke in support of the items and were available to answer questions from the Commission. Citizens Walter Linden and Paul McFarland spoke in opposition to the items. No one else appeared to speak. Chair Muns closed the public hearing.

Public Hearing: Zoning Case 2020-021

Project #ZC2020-021. This is a request to rezone 16.8 acres from Single-Family Residence-9 to Patio Home located on the north side of Parker Road, 180 feet west of Virgo Drive. Zoned Single-Family Residence-9. Applicants: Chen You-Hong & Hong Zhuang (Public Hearing Agenda Item “3A”). Staff recommended that the Commission accept the applicant’s request to withdraw Zoning Case 2020-021.

Chair Muns opened the public hearing. Citizens, David Saia and Frank Drabek, registered in opposition to the item and, seeing that the item was being withdrawn, opted to reserve comments. 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 8-0 to accept the applicant’s request to withdraw Zoning Case 2020-021.

Concept Plan: Dove Meadows

Project #CP2020-009. This is 90 Patio Home lots and three common area lots on 16.1 acres located on the north side of Parker Road, 180 feet west of Virgo Drive. Zoned Single-Family Residence-9. Applicant: Chen You-Hong & Hong Zhuang (Public Hearing Agenda Item “3B”). Staff recommended that the Commission accept the applicant’s request to withdraw the concept plan.

Chair Muns opened the public hearing. No one 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 8-0 to accept the applicant’s request to withdraw the concept plan.

**Public Hearing: Zoning Case 2020-026**

**Project #ZC2020-026.** This is a request for a Specific Use Permit for Private School on 8.2 acres located at the southwest corner of Independence Parkway and Ridgeview Drive. Zoned Planned Development-59-Single-Family Residence-6 and Single-Family Residence-7 with Specific Use Permit No. 335 for Day Care Center. **Applicant: Coram Deo Academy** (Public Hearing Agenda Item “4”). Staff recommended that the Commission accept the applicant’s request to table Zoning Case 2020-026 to the November 16, 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 Walters, the Commission voted 8-0 to table Zoning Case 2020-026 to the November 16, 2020, Planning & Zoning Commission meeting.

**Public Hearing – Replat and Revised Site Plan: Russell Creek Park Athletic Complex, Block A, Lots 1R & 2**

**Projects #R2020-025 and #RSP2020-034.** This is a park on two lots on 175.6 acres located on the south side of McDermott Road, 1,450 feet west of Independence Parkway. Zoned Planned Development-330-Recreation Complex. **Applicant: City of Plano** (Public Hearing Agenda Item “5”). Staff recommended approval as follows:

**Replat:** Approval as submitted.

**Revised Site Plan:** 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 Commissioner Horne and seconded by Commissioner Stone, the Commission voted 8-0 to approve the item as recommended by staff.

**Public Hearing – Replat: Coit-Spring Creek Addition, Block 1, Lot 1R**

**Project #R2020-032.** This is retail on one lot on 1.6 acres located at the southwest corner of Spring Creek Parkway and Coit Road. Zoned Retail. **Applicant: CVS Pharmacy, Inc.** (Public Hearing Agenda Item “6”). 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 Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve the item as submitted.
END OF PUBLIC HEARING

NON-PUBLIC HEARING

Request to Waive the Two-Year Waiting Period

This is a request to waive the two-year waiting period for consideration of a rezoning request for Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street. Zoned Urban Mixed-Use-3. Applicant: MM CCM 48M, LLC. (Non-Public Hearing Agenda Item “7”). Staff recommended that a waiver of the two-year waiting period be granted if the Planning & Zoning Commission finds substantive reasons for granting the request.

Chair Muns opened the non-public hearing. David Bond of Spiars Engineering and Andrew Malzer of RaceTrac Petroleum registered to speak and were available to answer questions from the Commission. Chair Muns closed the non-public hearing.

Upon a motion made by 1st Vice Chair Barbera and seconded by Commissioner Downs, the Commission voted 8-0 to grant a waiver of the two-year waiting period.

Request to Call a Public Hearing: Planned Development-374-Retail

Project #CPH2020-007. This is a request to call a public hearing to amend Planned Development-374-Retail located at the northeast corner of Plano Parkway and Independence Parkway. Applicant: RaceTrac Petroleum, Inc. (Non-Public Hearing Agenda Item “8”). Staff recommended that the Planning & Zoning Commission call a public hearing for this purpose.

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

Upon a motion made by Commissioner Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to call a public hearing for this purpose.

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 “9”).

Comprehensive Planning Manager Bell, introduced Dan Sefko 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, the Guiding Principles and Bundles 1, 3/9, 5, and 6, and return these documents to the CPRC for further consideration. If 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.

Guiding Principles

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

Bundle 1 – Roadway System

Upon a motion made by Commissioner Downs and seconded by Commissioner Stone, the Commission voted 7-1 to approve Bundle 1 as presented. Commissioner Horne voted in opposition.

Bundle 3/9 – Regional Transportation

Upon a motion made by Commissioner Downs and seconded by Commissioner Stone, the Commission voted 8-0 to approve Bundle 3/9 as presented.

Bundle 5 – Transit-Oriented Development

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Barbera, the Commission voted 8-0 to approve Bundle 5 as presented.

Bundle 6 – Population Growth

Upon a motion made by 1st Vice Chair Barbera and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve Bundle 6 as presented.

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 “10”).

Upon the announcement of Chair Muns retiring from the Commission, 1st Vice Chair Barbera presented Chair Muns with a plaque in appreciation for his many years of service and leadership on the Planning & Zoning Commission.

No other items were discussed.

END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 8:04 p.m.

M. Nathan Barbera, Chair