PLANNING & ZONING COMMISSION
December 21, 2020

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

STAFF PRESENT
Eric Hill, Senior Planning Manager
Michael Bell, Comprehensive Planning Manager
Linette Magaña, Administrative Support Supervisor
Karen Suiter, Senior Administrative Assistant
Kim O’Bryon Bridges, Senior Administrative Assistant

STAFF PRESENT VIA VIDEOCONFERENCE
Michelle D’Andrea, Deputy City Attorney
Christina Sebastian, Lead Planner
Craig Fisher, Senior Planner
Donna Falletta, Planner

CONSULTANTS PRESENT
Dan Sefko, Freese & Nichols, Inc.

Chair Barbera convened the Commission into the Preliminary Open Meeting on Monday, December 21, 2020, at 5:45 p.m. A quorum was present.

Consultant Dan Sefko, from Freese & Nichols, Inc., presented updates and progress made on draft comprehensive plan materials currently under discussion by the Comprehensive Plan Review Committee (CPRC). Mr. Sefko and Comprehensive Planning Manager Michael Bell were available for questions by the Commission. Some discussion was held and questions were asked. Chair Barbera requested that no joint meeting with the CPRC be scheduled for the week of March 7, 2021 due to Spring Break.

Discussion was held on the agenda for the December 21, 2020, Commission meeting.

Discussion was held on the agenda for the January 4, 2021, Commission meeting. Senior Planning Manager Eric Hill reported there are currently no zoning cases on the agenda.

Mr. Hill presented an update of relevant items from the City Council.

During the Items for Future Preliminary Open Meeting Agendas discussion, the Commission
requested a review of the Rules and Procedures during the February 1, 2021, Preliminary Open Meeting.

There being no further discussion, Chair Barbera adjourned the Preliminary Open Meeting at 6:47 p.m.

Chair Barbera convened the Regular Session to order at 7:01 p.m. Chair Barbera led the Commission in the Pledge of Allegiance with a quorum present.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Upon a motion made by 1st Vice Chair Downs 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 December 7, 2020 (Consent Agenda Item “a”).

Project #COP2020-001 for a Conveyance Plat for Haggard Farm CCRC Addition, Block A, Lot 1 for one conveyance lot on 18.3 acres located on the north side of Windhaven Parkway, 820 feet west of Spring Creek Parkway. Zoned Planned Development-242-Multifamily Residence-2 and Planned Development-243-Retail/General Office. Applicant: Haggard Enterprises, Ltd. (Consent Agenda Item “b”).

Project #FP2020-009 for a Final Plat for Challenger School Addition, Block A, Lot 1 for a private school on one lot on 9.1 acres located at the southwest corner of State Highway 121 and Independence Parkway. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Applicant: Challenger School Foundation (Consent Agenda Item “c”).

Project #RSP2020-072 for a Revised Site Plan for Dallas North Industrial District Section 4, Block A, Lot 6B for a used vehicle sales, service contractor, and open storage on one lot on 2.3 acres located on the south side of Summit Avenue, 145 feet west of N Avenue. Zoned Light Industrial-1. Applicant: 1304 Summit Partners, LP (Consent Agenda Item “d”).

Project #RSP2020-080 for a Revised Site Plan for First Baptist 190 Addition, Block A, Lot 2 for a religious facility on one lot on 10.4 acres located on the north side of State Highway 190, 425 feet west of Mapleshade Lane. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: First Baptist Church of Plano (Consent Agenda Item “e”).

END OF CONSENT
ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

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, 1,030 feet north of 14th Street. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. Tabled November 16, 2020. Applicant: North Texas Municipal Water District (Public Hearing Agenda Item “1A”). Staff recommended approval of the applicant’s request to table Zoning Case 2020-028 to the February 15, 2021, Planning & Zoning Commission meeting.

Chair Barbera opened the public hearing. Assistant Deputy of Engineering Mark Simon, North Texas Municipal Water District representative, spoke in support of projects #ZC2020-016, #RPSP2020-011, and #ZC2020-024 and was available to answer questions from the Commission. Citizen Paul McFarland spoke in opposition of the projects. With no additional speakers registered, Chair Barbera closed the public hearing.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Samara, the Commission voted 8-0 to approve the applicant’s request to table Zoning Case 2020-016 to the February 15, 2021, Planning & Zoning Commission meeting.

Revised Preliminary Site Plan: NTMWD Rowlett Center RWWTP, Block 1, Lot 1

Project #RPSP2020-011. This is a sewage treatment plant, service yard and professional/general administrative office on one lot on 17.1 acres located on the east side of Los Rios Boulevard, 1,030 feet north of 14th Street. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. Tabled November 16, 2020. Applicant: North Texas Municipal Water District (Public Hearing Agenda Item “1B”). Staff recommended approval of the applicant’s request to table Zoning Case 2020-028 to the February 15, 2021, Planning & Zoning Commission meeting.

Chair Barbera opened the public hearing. With no individuals registered to speak, Chair Barbera 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 applicant’s request to table Project #RPSP2020-011 to the February 15, 2021, Planning & Zoning Commission meeting.

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. Tabled November 16, 2020. Applicant: North Texas Municipal Water District (Public Hearing Agenda Item “2”). Staff recommended approval of the applicant’s request to table Zoning Case 2020-024 to the February 15, 2021, Planning & Zoning Commission meeting.
Chair Barbera opened the public hearing. With no individuals registered to speak, Chair Barbera closed the public hearing.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Walters, the Commission voted 8-0 to approve the applicant’s request to table Zoning Case 2020-024 to the February 15, 2021, Planning & Zoning Commission meeting.

**Public Hearing: Zoning Case 2020-028**

**Project #ZC2020-028.** This is a request for a Specific Use Permit for Private Club on 0.1 acre located on the east side of Custer Road, 641 feet south of Parker Road. Zoned Planned Development-90-Retail. **Applicant: EQYInvest Owner I Ltd., LLP** (Public Hearing Agenda Item “3”). Staff recommended approval as submitted.

Chair Barbera opened the public hearing. With no one registered to speak, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Samara and seconded by Commissioner Stone, the Commission voted 8-0 to approve the item as submitted.

**Public Hearing: Zoning Case 2020-031**

**Project #ZC2020-031.** This is a request to rezone 0.9 acre located on the north side of Los Rios Boulevard, 90 feet east of Fitzgerald Drive, from Agricultural to Single-Family Residence-7. Zoned Agricultural. **Applicant: City of Plano** (Public Hearing Agenda Item “4”). Staff recommended approval of the applicant’s request to table Zoning Case 2020-031 to the January 19, 2021, Planning & Zoning Commission meeting.

Chair Barbera opened the public hearing. Citizen Michael Buntyn registered his opposition to the project but was not available to speak. With no one else registered to speak, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve the applicant’s request to table Zoning Case 2020-028 to the January 19, 2021, Planning & Zoning Commission meeting.

**Public Hearing - Preliminary Replat & Revised Site Plan: Rosebrier Spring Creek, L.P. Plaza Addition, Block A, Lots 3R & 5**

**Projects #PR2020-022 & RSP2020-067.** This is a health/fitness center, retail, and restaurant on Lot 3R and medical office on Lot 5 on 10.8 acres, located on the north side of Spring Creek Parkway, 554 feet east of U.S. Hwy 75. Zoned Corridor Commercial. **Applicant: Rosebrier Spring Creek LP** (Public Hearing Agenda Item “5”). Staff recommended approval of the items as follows:
**Preliminary Replat:** Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**Revised Site Plan:** Approval as submitted.

Chair Barbera opened the public hearing. Applicant representative Dr. Costa Mazidji, The Mazidji Group, was available to answer questions from the Commission. Chair Barbera closed the public hearing.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Walters, the Commission voted 8-0 to approve the items as submitted and as stipulated.

Second Vice Chair Gibbons recused himself at 7:26 p.m.

**Public Hearing - Preliminary Replat: Beacon Square Phase 1, Block A, Lots 1 & 1X, Block B, Lots 1 & 2, & Blocks C-E, J, & S, Lot 1**

**Project #PR2020-023.** This is multifamily residence, retail, open space, and common area on nine lots on 24.6 acres located on the west side of Coit Road, 970 feet north of Mapleshade Lane. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: BDDC, Inc.** (Public Hearing Agenda Item “6”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Barbera opened the public hearing. With no one registered to speak, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Stone, the Commission voted 7-0 to approve the item subject to the stipulations recommended by staff.

Second Vice Chair Gibbons resumed his seat at 7:28 p.m.

**END OF PUBLIC HEARING**

**NON-PUBLIC HEARING ITEMS**

**Review Period Extension Request: Plano Gateway, Block A, Lots 1-117 & Lots 1X-15X – 117**

**Project #RPP2020-003.** This is 117 single-family residence attached lots and 15 common area lots on 8.2 acres located at the northeast corner of Wyngate Boulevard and Wynview Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: Beazer Homes Texas LP** (Public Hearing Agenda Item “7”). Staff recommended approval of the applicant’s request for the 30-day extension of the revised preliminary plat review period.
Chair Barbera opened the public hearing. With no one registered to speak, Chair Barbera closed the public hearing.

Upon a motion made by 1st Vice Chair Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve the applicant’s request for the 30-day extension of the revised preliminary plat review period.

**Discussion & Consideration: Comprehensive Plan Update**

This is a discussion related to revisions to the Comprehensive Plan from the Comprehensive Plan Review Committee. **Applicant: City of Plano**

Dan Sefko presented updates and answered questions from the Commission at the Preliminary Open Meeting. No one was registered to speak and no discussion was held. No action was taken.

**Items for Future Discussion**

The Planning & Zoning Commission did not identify issues or topics it wished to schedule for discussion at a future meeting.

**END OF NON-PUBLIC HEARING**

With no further business, Chair Barbera adjourned the meeting at 7:32 p.m.

M. Nathan Barbera, Chair