Chair Muns convened the Commission into the Preliminary Open Meeting on Monday, August 17, 2020, at 6:01 p.m. via videoconference. A quorum was present.

Questions were asked and discussion was held on the agenda for the August 17, 2020, Commission meeting. Three zoning cases were scheduled to be presented.

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

Senior Planning Manager, Hill, presented an update of relevant items from City Council.

Comprehensive Planning Manager Bell introduced Dan Sefko and Daniel Harrison, both from Freese and Nichols, Inc.; and city staff Brian Shewski, Transportation Engineering Manager, and Christina Sebastian, Lead Planner. They all gave an update on the Comprehensive Plan.

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

Chair Muns convened the Regular Session to order at 7:00 p.m. via videoconference. 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 Commissioner Horne and seconded by Commissioner Stone, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for August 3, 2020 (Consent Agenda Item “a”).

Project #RCOP2020-004 for a Revised Conveyance Plat for Pappy’s Mapleshade Addition, Block A, Lots 4 & 5 for a professional/general administrative office on two lots on 8.1 acres located on the south side of Mapleshade Lane, 1,733 feet east of Ohio Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Wolverine Equities Company 2000 Highway 190, LP (Consent Agenda Item “b”).

Projects #RPSP2020-010 and #RCP2020-003 for a Revised Preliminary Site Plan & Revised Concept Plan for Pappy’s Mapleshade Addition, Block A, Lots 4 & 5 for a professional/general administrative office on two lots on 8.1 acres located on the south side of Mapleshade Lane, 1,733 feet east of Ohio Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Wolverine Equities Company 2000 Highway 190, LP (Consent Agenda Item “c”).

Project #FP2019-038 for a Final Plat for East 15th Street Addition, Block A, Lot 1 for 24 multifamily residence units on one lot on 1.0 acre located on the south side of 15th Street, 390 feet west of P Avenue. Zoned Urban Residential. Applicant: 1514 E. 15th St., LLC (Consent Agenda Item “d”).


Project #FP2020-013 for a Final Plat for Village at 121 Addition, Block 1, Lot 5 for a professional/general administrative office on one lot on 12.4 acres located on the west side of Belleview Drive, 685 feet north of Headquarters Drive. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Applicant: Village 121 Office, LLC (Consent Agenda Item “f”).

Project #RSP2020-037 for a Revised Site Plan for Central Plano Industrial Park Phase 3, Block 24, Lot 1R for an office showroom/warehouse on one lot on 13.7 acres located on the south side of Plano Parkway, 2,650 feet east of Jupiter Road. Zoned Research/Technology Center and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Provident Realty Advisors (Consent Agenda Item “g”).

END OF CONSENT
ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

Public Hearing: Zoning Case 2019-017

This is a request for a Specific Use Permit for Independent Living Facility on 11.6 acres located on the south side of State Highway 121, 545 feet west of Kathryn Lane. Zoned Planned Development-104-Regional Commercial and Planned Development-476-Regional Employment and located within the State Highway 121 Overlay District. **Applicant: LA-DF Investment Fund 8, LLC** (Public Hearing Agenda Item “1A”). Staff recommended approval with the following stipulations:

1. A maximum of 252 independent living facility units are allowed subject to the following restrictions:

   a. Independent living facility buildings must be set back at least 65 feet from the front property line. All units must be set back at least 75 feet from the front property line.

   b. The property will be constructed substantially and functionally consistent with Figure 2. Project Day-Night Level (Ldn) Roadway Noise Exposure as shown in the addendum attached to Ordinance 2020-(number incorporated upon passage).

   c. Building IV must be constructed substantially and functionally consistent with the building elevations and wall sections as shown in the addendum attached to Ordinance 2020-(number incorporated upon passage).

   d. Air intake vents must be located as far away from the expressway as practical.

   e. All building mechanical rooms must be located on the southern side of buildings and face away from State Highway 121.

2. If the project has not obtained a building permit and commenced physical construction activity on site before January 1, 2026, the environmental health analysis expires and must be updated before the City will issue further project approvals. The updated environmental health analysis may recommend enhanced mitigation standards and, if so, this matter must be brought to the Planning & Zoning Commission for consideration of the required noise mitigation. The Planning & Zoning Commission may not impose conditions to the SUP that are unrelated to noise mitigation, including but not limited to the number of units. Changes required by the Planning & Zoning Commission as a result of updated noise mitigation requirements will be noted on the series of plans. If the updated environmental health analysis does not recommend enhanced mitigation standards, no further consideration by the Planning & Zoning Commission is required. If minimal mitigation standards are recommended, then the developer may work with staff to integrate those measures into the plans.

3. Cross access will be constructed to Custer 121 Addition, Block 1, Lot 4R.
Chair Muns opened the public hearing. Applicant Representatives Bill Dahlstrom of Jackson Walker, LP, Earnest Burke of Plano Housing Authority, Kent Conine of Conine Residential Group, and Robert Garrison of Terracon Consultants, Inc., all spoke in support of the item and were available to answer questions from the Commission. Citizens (via a premade video by Meg Conine due to the citizens’ lack of computer access) Guy Woods, Karen Washington, and Erica McFarland spoke in favor of the item. Citizens Steven Zomski and Bill Fisher spoke in favor of the item. No one else registered to speak. Chair Muns closed the public hearing.

Upon a motion made by Second Vice Chair Gibbons and seconded by Commissioner Downs, the Commission voted 6-2 to approve the item with the stipulations recommended by staff. Commissioner Samara and Commissioner Horne voted in opposition to the item.

**Concept Plan: Plano Kathryn Senior Living, Block A, Lot 1**

**Project #CP2019-010.** This is an independent living facility on one lot on 11.6 acres located on the south side of State Highway 121, 545 feet west of Kathryn Lane. Zoned Planned Development-104-Regional Commercial and Planned Development-476-Regional Employment and located within the State Highway 121 Overlay District. **Applicant: LA-DF Investment Fund 8, LLC** (Public Hearing Agenda Item “1B”). Staff recommended approval subject to City Council approval of zoning case ZC2019-017.

Chair Muns opened the public hearing. Applicant Representative Neda Hosseiny of Kimley-Horn & Associates, Inc. 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 Second Vice Chair Gibbons and seconded by Commissioner Stone, the Commission voted 7-1 to approve the item subject to City Council approval of zoning case ZC2019-017. Commissioner Samara voted in opposition to the item.

**Public Hearing: Zoning Case 2020-022**

**Project #ZC2020-022.** This is 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 “2”). Staff recommended that the Commission accept the applicant’s request to table Zoning Case 2020-022 to the September 8, 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 the applicant’s request to table Zoning Case 2020-022 to the September 8, 2020, Planning & Zoning Commission meeting.
Public Hearing: Zoning Case 2020-023

Project #ZC2020-023. This is a request to amend Specific Use Permit No. 90 for Household Care Institution on 7.3 acres located on the south side of 14th Street, 620 feet west of Shiloh Road. Zoned Light Commercial with Specific Use Permit No. 90 for Household Care Institution. **Applicant: The Salvation Army** (Public Hearing Agenda Item “3”). Staff recommended approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through.)

1. Maximum number of daily residents: 100

2. Days and Hours of Operation: November 1 through March 31 During the hours of 6:00 p.m. through 7:00 a.m. on days when the temperature is forecasted by the National Weather Service to be 35-40 degrees Fahrenheit or lower, and on any day(s) chosen by HUD to conduct a national Point-in-Time homeless survey.

Chair Muns opened the public hearing. Applicant Representative Lt. Michael Cain of The Salvation Army spoke in favor 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 Horne and seconded by Commissioner Samara, the Commission voted 8-0 to approve the item as recommended by staff.

Public Hearing: Preliminary Replat - Northglen 2 Addition, Block B, Lot 7R

Project #PR2020-016. This is a professional/general administrative office and medical office on one lot on 2.6 acres located at the northwest corner of Gillespie Drive and National Drive. Zoned Regional Employment and located within the State Highway 121 Overlay District. **Applicant: Gillespie Lot 4, LP** (Public Hearing Agenda Item “4”). Staff recommended approval of the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Muns opened the public hearing. Applicant Representative Jason Pyka of Manhard Consulting was in favor 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 1st Vice Chair Barbera and seconded by Commissioner Downs, 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. Tabled August 3, 2020. Applicant: City of Plano (Public Hearing Agenda Item “5”). Staff recommended that the Commission table the Comprehensive Plan Update to the September 8, 2020, Planning & Zoning Commission meeting.

Chair Muns opened the public hearing. Citizen Warren Casteel spoke in favor of the item. No one else registered to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Downs and seconded by 1st Vice Chair Barbera, the Commission voted 8-0 to accept staff’s request to table the Comprehensive Plan Update to the September 8, 2020, Planning & Zoning Commission meeting.

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 “6”).

No items were discussed.

END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 8:33 p.m.

John Muns, Chair