PLANNING & ZONING COMMISSION
April 19, 2021

COMMISSIONERS PRESENT
M. Nathan Barbera, Chair
Robert Gibbons, 2nd Vice Chair
Arthur Stone
Allan Samara
Gary Cary
Gwen Walters
Rick Horne

COMMISSIONERS PRESENT VIA VIDEOCONFERENCE
David Downs, 1st Vice Chair

STAFF PRESENT
Christina Day, Director of Planning
Michelle D’Andrea, Deputy City Attorney
Eric Hill, Senior Planning Manager
Michael Bell, Comprehensive Planning Manager
Andrea Madison, Lead Planner
Drew Brawner, Senior Planner
Craig Fisher, Senior Planner
Linette Magaña, Administrative Support Supervisor
Kim O’Bryan Bridges, Senior Administrative Assistant

CONSULTANT PRESENT VIA VIDEOCONFERENCE
Ann Bagley

Chair Barbera convened the Commission into the Preliminary Open Meeting on Monday, April 19, 2021, at 6:30 p.m. A quorum was present.

Discussion was held on the agenda for the April 19, 2021, Commission meeting. Mr. Hill reported that three zoning cases are scheduled on the agenda; one applicant has requested to withdraw their project. Mr. Hill also confirmed with Chair Barbera that for meeting efficiency, companion projects would be presented together, but the votes would be taken separately.

Discussion was held on the agenda for May 3, 2021. Mr. Hill reported that no zoning cases are scheduled on the agenda.

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

There being no further discussion, Chair Barbera adjourned the Preliminary Open Meeting at 6:39 p.m.

Chair Barbera convened the Regular Session to order at 7:00 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 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 April 5, 2021 (Consent Agenda Item “a”).

Project #PP2021-004 for a Preliminary Plat for First Baptist 190 Addition, Block A, Lot 3 for a hospital on one lot on 2.5 acres located on the northwest corner of Mapleshade Lane and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Zoned Commercial Employment. Applicant: Board of Regents of The University of Texas (Consent Agenda Item “b”).

Project #FP2018-011 for a Final Plat for Palisades Business Park Section 5, Block F, Lot 1 for a warehouse/distribution center on one lot on 0.9 acre located at the northeast corner of N Avenue and Capital Avenue. Zoned Light Industrial-1. Applicant: 1401 Capital, Ltd. (Consent Agenda Item “c”).

Project #SP2021-003 for a Site Plan for Hoblitzelle Park Addition No. 3, Block 1, Lot 1 for a playground/park on one lot on 20.6 acres located on the west side of Red River Drive, 630 feet south of Prescott Drive. Zoned Single-Family Residence-7 and Planned Residential Development-2-Single-Family Residence-7. Applicant: City of Plano (Consent Agenda Item “d”).

Project #RSP2021-010 for a Revised Site Plan for Crest Cadillac Addition, Block A, Lot 3R for a new vehicle dealer and major vehicle repair on one lot on 1.4 acres located on the west side of U.S. Highway 75, 1,417 feet south of Parker Road. Zoned Corridor Commercial. Applicant: Delynn A. Davidson (Consent Agenda Item “e”).

END OF CONSENT

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

Agenda Items “1A” and “1B” were presented together.

Public Hearing: Zoning Case 2020-018

Project #ZC2020-018 (Submitted under the Plano Tomorrow Comprehensive Plan). This was a request for a Specific Use Permit for Transit Center/Station on 7.8 acres located on the west side of Shiloh Road, 347 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano
Parkway Overlay District. **Applicants: Dallas Area Rapid Transit, City of Plano, and Oncor Electric Delivery Company** (Public Hearing Agenda Item “1A”). Staff recommended approval of the applicant’s request as submitted.

Chair Barbara opened the public hearing. Project representatives Karl Crawley, Masterplan, and Allen Zreet, Jacobs, presented information and were available to answer questions for both projects #ZC2020-018 and #PSP2020-016. With no additional speakers registered, Chair Barbara closed the public hearing for agenda items 1A and 1B.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Walters, the Commission voted 8-0 to approve the applicant’s request as recommended by staff.

**Preliminary Site Plan: Shiloh Road Station, Block A, Lot 1**

Project #PSP2020-016. This was a transit center/station on one lot on 7.8 acres located on the east side of Shiloh Road, 347 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano Parkway Overlay District. **Applicants: Dallas Area Rapid Transit, City of Plano, and Oncor Electric Delivery Company** (Public Hearing Agenda Item “1B”). Staff recommended approval subject to City Council approval of Zoning Case 2020-018.

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

**Public Hearing: Zoning Case 2020-024**

Project #ZC2020-024 (Submitted under the Plano Tomorrow Comprehensive Plan). This was 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 on November 16, 2020, and December 21, 2020. Rescheduled from the February 15, 2021 meeting, which was canceled due to emergency conditions. Tabled March 15, 2021. **Applicant: North Texas Municipal Water District** (Public Hearing Agenda Item “2”). Staff recommended approval of the applicant’s request to withdraw the submission.

Chair Barbara opened the public hearing. Project representatives Mark Simon, North Texas Municipal Water District, and Brad Williams, Winstead PC, were available to answer any questions from the Commission. With no additional speakers, Chair Barbara closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Cary, the Commission voted 8-0 to approve the applicant’s request to withdraw the project.

Agenda Items “3A” and “3B” were presented together.

**Public Hearing: Zoning Case 2021-004**

Project #ZC2021-004 (Submitted under the Interim Comprehensive Plan). This was a request to rezone 35.0 acres from Multifamily Residence-2 to Planned Development-Multifamily...
Residence-2 located at the southeast corner of Plano Parkway and Alma Drive to allow mid-rise residential and select nonresidential uses as permitted uses and to modify development standards which may include, but are not limited to: density, height, building setbacks, floor area ratio, open space, landscaping, building design, and parking. Zoned Multifamily Residence-2 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: Bel Air Multi 10, LLC** (Public Hearing Agenda Item “3A”). Staff recommended denial of the applicant’s request.

Chair Barbera opened the public hearing. Project representatives Bill Dahlstrom, Jackson Walker, LLP; Brian Moore, GFF Architects and Planners; and Ronnie Guerrero, the applicant, presented information and were available to answer questions from the Commission. With no additional speakers registered, Chair Barbera closed the public hearing for agenda items 3A and 3B.

Upon a motion by Commissioner Samara and seconded by Commissioner Cary, the Commission voted 4-4 to deny the applicant’s request, resulting in failure of the motion. Chair Barbera, 1st Vice Chair Downs, 2nd Vice Chair Gibbons, and Commissioner Horne opposed the motion. Chair Barbera opened the discussion to accept other motions. Upon a revised motion made by 1st Vice Chair Downs and seconded by Commissioner Horne, the Commission voted 7-1 to table the applicant’s request until the June 21, 2021, P&Z Meeting. Commissioner Cary opposed the motion.

**Concept Plan: Bel Air Oaks, Block A, Lot 1**

**Project #CP2021-002.** This was 2,808 mid-rise residential units on one lot on 31.7 acres located on the southeast corner of Plano Parkway and Alma Drive. Zoned Multifamily Residence-2 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: Bel Air Multi 10, LLC** (Public Hearing Agenda Item “3B”). Staff recommended denial of the applicant’s request.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Horne, the Commission voted 7-1 to table the applicant’s request until the June 21, 2021, P&Z Meeting. Commissioner Cary opposed the motion.

END OF PUBLIC HEARING

**NON-PUBLIC HEARING ITEMS**

**Information: Comprehensive Plan Update**

Comprehensive Planning Review Committee (CPRC) members Doug Shockey, Chair, and Michael Bronsky, Vice Chair; consultant Dan Sefko, from Freese & Nichols, Inc.; and Mr. Hill presented updates and progress made on the draft comprehensive plan, materials, and delivery currently under discussion by the committee. Presenters, including Comprehensive Planning Manager Michael Bell, were available for questions from the Commission. Some discussion was held and questions were asked.
Items for Future Discussion

1st Vice Chair Gibbons requested the Commission discuss placing time limits on staff presentations.

END OF NON-PUBLIC HEARING

With no further business, Chair Barbera adjourned the meeting at 8:37 p.m.

M. Nathan Barbera, Chair