PLANNING & ZONING COMMISSION  
May 3, 2021

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

COMMISSIONERS ABSENT
Robert Gibbons, 2nd Vice Chair

STAFF PRESENT
Christina Day, Director of Planning  
Eric Hill, Senior Planning Manager  
Michael Bell, Comprehensive Planning Manager  
Christina Sebastian, Lead Planner  
Andrea Madison, Lead Planner  
Melissa Spriegel, Senior Planner  
Linette Magaña, Administrative Support Supervisor  
Kim O’Bryon Bridges, Senior Administrative Assistant

STAFF PRESENT VIA VIDEOCONFERENCE
Michelle D’Andrea, Deputy City Attorney

CONSULTANT PRESENT
Dan Sefko

Chair Barbera convened the Commission into the Preliminary Open Meeting on Monday, May 3, 2021, at 6:36 p.m. A quorum was present.

Discussion was held on the agenda for the May 3, 2021, Commission meeting.

Discussion was held on the agenda for May 17, 2021.

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

A discussion was held regarding staff presentation time limits.

There being no further discussion, Chair Barbera adjourned the Preliminary Open Meeting at 6:45 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 1st Vice Chair Downs and seconded by Commissioner Horne, the Commission voted 7-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for April 19, 2021 (Consent Agenda Item “a”).

Project #PP2021-003 for a Preliminary Plat for Plan Business Park Phase II, Block 1, Lot 8 for an office showroom/warehouse and restaurant on one lot on 6.4 acres located at the northwest corner of Plan Parkway and Los Rios Boulevard. Zoned Research/Technology Center. Applicant: IMAD, Inc. (Consent Agenda Item “b”). The Commission approved the item subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and

2. Dedication of a North Texas Municipal Water District easement for existing improvements.

Projects #PSP2020-002 and #CP2020-001 for Preliminary Site Plan & Concept Plan for Turner Heritage Addition, Block 1, Lots 1, 2, & 3 for a superstore on Lot 3 and retail on Lots 1 and 2 on 22.2 acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2 with Specific Use Permit No. 631 for Superstore and located within the Preston Road Overlay District. Applicant: H-E-B Grocery Company, LP (Consent Agenda Item “c”). The Commission approved the items as follows:

Concept Plan: Approved as submitted.

Preliminary Site Plan: Approved subject to:

1. Conformance with Section 15.1400 (Superstores) of Article 15 (Use-specific Regulations) of the Zoning Ordinance; and

2. Vehicles utilizing service docks must not extend past the building envelope as established by this plan.

END OF CONSENT

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

Public Hearing - Replat: Palisades Business Park No. 6, Block 1, Lot 5R
**Project #R2021-004.** This was for a mini-warehouse/public storage on one lot on 8.8 acres located on the west side of N Avenue, 225 feet north of State Highway 190. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicants:** HT N Ave SS Owner, LP (Public Hearing Agenda Item “1”). Staff recommended approval of the item as submitted.

Chair Barbera opened the public hearing. With no speakers registered, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Cary, the Commission voted 7-0 to approve the item as submitted.

**Public Hearing - Replat: Breezeway Farms Addition, Block 1, Lots 6R & 8R**

**Project #R2021-009.** This was for 310 multifamily residence units on Lot 6R and a vacant lot on Lot 8R on 5.2 acres located at the northwest corner of U.S. Highway 75 and Maroon Lane. Zoned Planned Development-21-Corridor Commercial. **Applicants:** DRI/Maple Legacy Central 2, LLC and AR LC, LLC (Public Hearing Agenda Item “2”). Staff recommended approval of the item as submitted.

Chair Barbera opened the public hearing. With no speakers registered, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Stone and seconded by 1st Vice Chair Downs, the Commission voted 7-0 to approve the item as submitted.

**Public Hearing - Replat: Fine Arts Addition, Block A, Lot 1R**

**Project #R2021-015.** This was for a community center on one lot on 16.3 acres located on the east side of Alma Drive, 330 feet south of Park Boulevard. Zoned Corridor Commercial. **Applicant:** Plano Independent School District (Public Hearing Agenda Item “3”). Staff recommended approval of the item as submitted.

Chair Barbera opened the public hearing. With no speakers registered, 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 as submitted.

**Public Hearing - Replat: Alcatel USA Addition, Block A, Lot 5R**

**Project #R2021-016.** This was for a vehicle parking lot on one lot on 18.1 acres located at the southeast corner of Plano Parkway and Data Drive. Zoned Planned Development-380-Retail/General Office, Planned Development-381-Retail/General Office, and Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant:** AT&T Services, Inc. (Public Hearing Agenda Item “4”). Staff recommended approval of the item as submitted.
Chair Barbera opened the public hearing. With no speakers registered, Chair Barbera closed the public hearing.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 7-0 to approve the item as submitted.

**Public Hearing - Replat: Plano Tech Center, Block 1, Lot 1R**

*Project #R2021-017.* This was for a research and development center on one lot on 3.7 acres located at the northeast corner of Plano Parkway and Klein Road. Zoned Research/Technology Center and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: Orano Med, LLC** (Public Hearing Agenda Item “5”). Staff recommended approval of the item as submitted.

Chair Barbera opened the public hearing. With no speakers registered, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Cary, the Commission voted 7-0 to approve the item as submitted.

**Public Hearing - Replat and Revised Site Plan: Heritage Creekside Homes Phase 3, Block L, Lots 11, 12, 32, 33, 1X & 2X**

*Projects #R2021-018 and RSP2021-013.* This was four Single-Family Residence Attached lots and two common area lots on 0.7 acre located at the southeast corner of Plano Parkway and Patton Boulevard. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: CB Jeni Homes Heritage Creekside, LLC Rosewood Property Company, and JBGI Hawthorne, LLC** (Public Hearing Agenda Item “6”). Staff recommended approval of the item as submitted.

Chair Barbera opened the public hearing. Applicant Brian Hunnicutt with Green Brick Partners was available to answer questions from the Commission. With no additional speakers registered, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Samara and seconded by Commissioner Stone, the Commission voted 7-0 to approve the item as submitted.

**END OF PUBLIC HEARING**

**NON-PUBLIC HEARING ITEMS**

**Preliminary Site Plan: Assembly Park, Block A, Lot 1**

*Project #PSP2021-010.* This was for 312 multifamily residence units, retail, restaurant, and professional/general administrative office on one lot on 26.3 acres located on the north side of Spring Creek Parkway, 468 feet east of K Avenue. Zoned Planned Development-45-Retail. **Applicant: Plano Mall Owner, LP** (Non-Public Hearing Agenda Item “7”). Staff recommended
approval subject to the Planning & Zoning Commission finding that the proposed open space was consistent with the standards of Planned Development-45-Retail.

Applicant Scott Arnoldy with Triten Real Estate Partners presented information and was available to answer questions from the Commission. With no additional speakers registered, Chair Barbera confined comments to the Commission.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Samara, the Commission voted 7-0 to approve the item as submitted, finding that the proposed open space was consistent with the standards of Planned Development-45-Retail.

**Discussion: Comprehensive Plan Update**

Comprehensive Plan Review Committee (CPRC) consultant Dan Sefko with Freese & Nichols, Inc., and Comprehensive Planning Manager Michael Bell presented updates and project schedules for the draft comprehensive plan and answered questions from the Commission. A special work session will be scheduled in June for the P&Z Commission to discuss the plan. The timeframe will allow staff to research and provide a simplified comparison sheet of the new plan and the previous Plano Tomorrow plan. Chair Barbera requested that City legal staff review the draft document at this stage.

**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 7:41 p.m.

M. Nathan Barbera, Chair