PLANNING & ZONING COMMISSION
June 21, 2021

COMMISSIONERS PRESENT
M. Nathan Barbera, Chair
David Downs, 1st Vice Chair
Robert Gibbons, 2nd Vice Chair
Gary Cary
Rick Horne
Allan Samara
Arthur Stone
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
Craig Fisher, Senior Planner
Reza Sardari, Senior Planner
Donna Falletta, Planner
Meredith Herbst, Planner
Kelsey Poole, Planner
Kim O’Bryon Bridges, Senior Administrative Assistant

CONSULTANT PRESENT
Dan Sefko, Freese & Nichols, Inc.

Chair Barbera convened the Commission into the Preliminary Open Meeting on Monday, June 21, 2021, at 6:34 p.m. in the Building Inspections Training Room of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Discussion was held on the agenda for the June 21, 2021, Commission meeting.

Discussion was held on the agenda for July 19, 2021. Mr. Hill reported that three zoning cases are scheduled.

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

There being no further discussion, Chair Barbera adjourned the Preliminary Open Meeting at 6:40 p.m.

Chair Barbera convened the Regular Session to order at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center. 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

Chair Barbera asked if there were any items to be removed from the Consent Agenda. Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Horne, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for June 7, 2021 (Consent Agenda Item “a”).

Project #FP2021-006 for a Final Plat for Alta Commodore 2, Block A, Lot 1 for 212 multifamily units on one lot on 4.4 acres located on the east side of Preston Road, 174 feet south of Broadway Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Applicant: Alta Preston Residences, LLC (Consent Agenda Item “b”).

Project #FP2021-007 for a Final Plat for Commodore Retail, Block B, Lot 1 for a vacant lot on 0.7 acre located at the southeast corner of Preston Road and Broadway Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Applicant: Commodore Partners, Ltd. (Consent Agenda Item “c”).

Project #PP2021-007 for a Preliminary Plat for Salahadeen Park Addition, Block A, Lot 1 for a religious facility on one lot on 2.0 acres located on the east side of Split Trail Road, 1,515 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Applicant: Salahadeen Masjid of North Texas, Inc. (Consent Agenda Item “d”). It was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Project #PP2021-008 for a Preliminary Plat 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, LP (Consent Agenda Item “e”). It was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Project #SP2020-025 for a Site Plan for Joe Forman Addition, Lot 17A for a service contractor on 0.5 acre located on the north side of 18th Street, 90 feet west of I Avenue. Zoned Retail and located within the Haggard Park Heritage District (HD-20). Applicant: Lunar Ventures, Inc. (Consent Agenda Item “f”).

Project #PSP2021-014 for a Preliminary Site Plan for K Avenue Lofts, Block A, Lot 1 for 226 multifamily residence units on one lot on 4.4 acres located on the north side of Park Boulevard, 150 feet west of K Avenue. Zoned Planned Development-47-Corridor Commercial. Applicant: City of Plano (Consent Agenda Item “g”).

Project #PSP2021-015 for a Preliminary Site Plan for The Village at Stonebriar, Block A, Lot 7R for a professional/general administrative office on one lot on 3.2 acres located on the east side of Parkwood Boulevard, 140 feet north of Dominion Parkway. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Applicant: Parkwood 121 Village, LP (Consent Agenda Item “h”).

Projects #PSP2021-016 and #RPSP2021-008 for a Preliminary Site Plan and Revised Preliminary Site Plan for Legacy Town Center (North), Block C, Lots 2R & 6 for a professional/general administrative office on two lots on 7.3 acres located at the northwest corner of Legacy Circle and Elijah Drive. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. Applicants: TR Legacy Town Center, LLC and TR Legacy, LLC (Consent Agenda Item “i”).

END OF CONSENT
ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

Public Hearing: Zoning Case 2021-004

Project #ZC2021-004. 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 were 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 “1”). Staff recommended approval of the applicant’s request to withdraw.

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

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

Agenda Items “2A” and “2B” were presented together.

Public Hearing: Zoning Case 2021-009

Project #ZC2021-009 (Submitted under the Interim Comprehensive Plan). This was a request for a Specific Use Permit for Used Vehicle Dealer on 5.8 acres located on the west side of Preston Road, 142 feet north of State Highway 190. Zoned Planned Development-201-Light Commercial and located within the Preston Road Overlay District. Applicant: Prestige Posh, LLC (Public Hearing Agenda Item “2A”). Staff recommended approval subject to the following stipulations:

1. Noise
   a. Service speakers and public address/paging systems as defined by the Zoning Ordinance are not permitted.
   b. Noise must comply with the City of Plano’s maximum specific noise levels for Residential as specified within the Code of Ordinances.

2. Loading Spaces
   a. Where adjacent to residential uses, off-street loading areas shall be fully screened from view of the residential uses by an irrigated evergreen living screen.
   b. Loading docks within 150 feet of the northern property line shall be fully screened from view of the residential uses by an irrigated evergreen living screen.

3. Vehicle Service Bays
   a. All repair, service, and testing activities shall be completed inside a fully enclosed building.
b. The installation of new service bays/doors facing residential uses is prohibited.

4. Car Wash - Operations must be performed inside a fully-enclosed building.

5. Landscaping - An irrigated evergreen living screen must be provided along the entire length of the northern property line adjacent to the residential uses and must grow to a minimum height of 6 feet within 2 years of planting.

Chair Barbera opened the public hearing. Project representatives Barry Knight and Jason Pruitt were available to answer questions from the Commission. With no additional speakers, 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 item with the stipulations proposed by staff.

**Revised Site Plan: Performance Addition, Block 1, Lot 1**

**Project #RSP2021-017.** This was a used vehicle dealer on 5.8 acres located on the west side of Preston Road, 142 feet north of State Highway 190. Zoned Planned Development-201-Light Commercial and located within the Preston Road Overlay District. **Applicant: Prestige Posh, LLC** (Public Hearing Agenda Item “2B”). Staff recommended approval subject to City Council approval of Zoning Case 2021-009.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to approve subject to City Council approval of Zoning Case 2021-009.

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

**Public Hearing: Zoning Case 2021-010**

**Project# ZC2021-010** (Submitted under the Interim Comprehensive Plan). This was a request to rezone 4.3 acres located on the south side of State Highway 121, 903 feet west of Coit Road from Regional Employment to Regional Commercial. Zoned Regional Employment and located within the State Highway 121 Overlay District. **Applicant: Coit Marketplace, LP** (Public Hearing Agenda Item “3A”). Staff recommended the Commission approve the applicant’s request to table until the July 19, 2021, Planning & Zoning Commission meeting.

Chair Barbera opened the public hearing. Project representative Clay Cristy was available to answer questions from the Commission. With no additional speakers, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Stone, the Commission voted 8-0 to approve the applicant’s request to table until the July 19, 2021, Planning & Zoning Commission meeting.

**Concept Plan: UCD Plano Coit Addition, Block A, Lots 1-9**

**Project #CP2021-005.** This was a superstore, retail, restaurant, and convenience store with gas pumps on nine lots on 26.0 acres located on the south side of State Highway 121, 350 feet west of Coit Road. Zoned Regional Commercial and Regional Employment and located within the State Highway 121 Overlay District. **Applicant: Coit Marketplace, LP** (Public Hearing Agenda Item “3B”). Staff recommended the Commission approve the applicant’s request to table until the July 19, 2021, Planning & Zoning Commission meeting.
Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 8-0 to approve the applicant’s request to table until the July 19, 2021, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2021-011

Project #ZC2021-011 (Submitted under the Interim Comprehensive Plan). This was a request to amend Article 8 (Definitions), Article 13 (Lot and Building Standards), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 22 (Signs), and related sections of the Zoning Ordinance pertaining to community center, public building, library, and related uses. Applicant: City of Plano (Public Hearing Agenda Item “4”). Staff recommended approval of amendments as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text):

Amend Section 8.200 (Terms Defined) of Article 8 (Definitions), such amended and new definitions to read as follows:

Community Center
A building, or complex of buildings, that houses cultural, recreational, athletic, library, and/or entertainment facilities owned and/or operated by a governmental agency or private non-profit agency.

Government Facility
Any building or land area that is owned, primarily used, and/or primarily occupied by a public school, city, state, or federal government, or such building or land area that is specifically exempt from land-use regulation by state or federal law.

Amend Section 13.600 (Height Regulations) of Article 13 (Lot and Building Standards), such portion of section to read as follows:

.1 In all zoning districts and planned developments, water standpipes and tanks; religious facility architectural features; bell towers; domes and spires on government facilities, school buildings, and institutional buildings; the roofs of auditoriums and sanctuaries of one story construction; and public safety structures may be erected to exceed the district’s maximum height. Side and rear yards shall be increased by 2 additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district’s maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sec. 13.500.3 and 13.500.4 for additional side and rear yard setbacks in non-residential zoning districts.

Amend Article 14 (Allowed Uses and Use Classifications), such additional section to read as follows:

14.600 Government Facilities

.1 These regulations are adopted for the purpose of complying with Texas Local Government Code, the Federal and Texas Constitution, and state and federal laws.

.2 Government facilities are allowed by right in all zoning districts but are otherwise bound by the development regulations of the City of Plano except where specifically exempted by law.

Amend Section 16.100 (General) of Article 16 (Parking and Loading), such portion of section to read as follows:

.1 Except as otherwise provided for in this article, off-street parking shall be provided as follows:
A. In all districts except BG, in connection with every business, institution, recreational, residential, manufacturing, research laboratory, government facility, public building, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces, in accordance with the requirements set forth in Sec. 16.700.

Amend portions of Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), such portions of section to read as follows:

**Parking Space Schedule for Nonresidential Uses**

<table>
<thead>
<tr>
<th>Zoning Districts or Uses</th>
<th>Minimum Required Off-Street Parking or Spaces for Nonresidential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Center</td>
<td></td>
</tr>
<tr>
<td>Library or Museum</td>
<td>10 spaces plus one space for each 300 square feet of floor area</td>
</tr>
<tr>
<td>Recreational or Athletic</td>
<td>Same as Health/Fitness Center</td>
</tr>
<tr>
<td>Entertainment, Assembly, or Cultural</td>
<td>Same as Theater, Meeting Room, and Assembly Hall</td>
</tr>
<tr>
<td>Library or Museum</td>
<td>10 spaces plus one space for each 300 square feet of floor area</td>
</tr>
<tr>
<td>Theater, Meeting Room, and Assembly Hall</td>
<td>One space for every 3 seats or for every 3 persons accommodated</td>
</tr>
</tbody>
</table>

Amend Part L of Subsection 22.400.3 (Prohibited Signs) of Section 22.400 (General) of Article 22 (Signs), such portion of subsection to read as follows:

L. No person shall attach any sign, paper, or other material, or paint, stencil, or write any name, number (except house numbers), or otherwise mark on any sidewalk, curb, gutter, street, utility pole, government facility, public building, or structure, except as otherwise allowed by this ordinance

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 Commissioner Horne, the Commission voted 8-0 to approve as recommended by staff.

**Public Hearing - Preliminary Replat & Revised Site Plan: Middlekauff Central Addition, Block A, Lot 1R**

Projects # PR2021-013 and #RSP2021-019. This was a new vehicle dealer on one lot on 4.0 acres located at the northwest corner of U.S. Highway 75 and Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permits No. 303 for Used Car Dealer, No. 304 for Automobile Leasing and Renting, and No. 338 for Truck Leasing. **Applicant: 3401 N. Central Expy, LLC** (Public Hearing Agenda Item “5”). Staff recommended approval with the following stipulations:
Preliminary Replat: Approve subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Approve as submitted.

Chair Barbera opened the public hearing. Project representative Drew Donosky was available to answer any questions from the Commission. With no additional speakers, Chair Barbera closed the public hearing.

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

Public Hearing - Preliminary Replat & Revised Site Plan: Bob Woodruff Park Addition, Block B, Lot 1R

Projects #PR2021-017 and #RSP2021-023. This was a park/playground on one lot on 112.8 acres located at the southeast corner of Park Boulevard and Shiloh Road. Zoned Single-Family Residence-6, Single-Family Residence-9, and Agricultural and located within the Parkway Overlay District. Applicant: City of Plano (Public Hearing Agenda Item “6”). Staff recommended approval with the following stipulations:

Preliminary Replat: Approve subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Approve as submitted.

Chair Barbera opened the public hearing. Project representative Macey Taylor was available to answer questions from the Commission. With no additional speakers, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Stone and seconded by Commissioner Cary, the Commission voted 8-0 to approve the item subject to the stipulations recommended by staff.

Public Hearing - Replat, Revised Site Plan, & Concept Plan: North Plano Parkway Addition, Block A, Lots 2R & 3

Projects: #R2021-021, #RSP2021-025, and #CP2021-006. This was a veterinary clinic and medical office on two lots on 4.6 acres located on the north side of Plano Parkway, 957 feet west of Alma Drive. Zoned Planned Development-379-Retail/General Office and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Sister Oaks Properties, LLC (Public Hearing Agenda Item “7”). 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 1st Vice Chair Downs and seconded by Commissioner Samara, the Commission voted 8-0 to approve the items as submitted.

END OF PUBLIC HEARING

NON-PUBLIC HEARING ITEMS

Preliminary Site Plan: McDermott Square, Block A, Lot 9
Project #PSP2021-011. This was a medical office and retail on one lot on 1.0 acre located on the north side of McDermott Road, 815 feet east of Independence Parkway. Zoned Planned Development-400-Retail. Tabled June 7, 2021. Applicant: MNR Estates, LLC (Non-Public Hearing Agenda Item “8”). Staff recommended approval subject to the Planning & Zoning Commission finding that a living screen, with plant materials approved by the Planning and Engineering departments, will provide better screening and grant a waiver to the masonry screening wall requirement along the eastern property line.

Chair Barbera opened the discussion. Project representative Shahnaz Talukder was available to answer questions from the Commission. Seeing there were no additional speakers, Chair Barbera confined the discussion to the Commission.

Upon a motion made by Commissioner Stone and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to approve the preliminary site plan finding that a living screen, with plant materials approved by the Planning and Engineering departments, will provide better screening and granted a waiver to the masonry screening wall requirement along the eastern property line.

Discussion & Consideration: Draft Comprehensive Plan Update

This was discussion and consideration of portions of the Draft Comprehensive Plan (Non-Public Hearing Agenda Item “9”).

Freese & Nichols, Inc. representative and consultant Dan Sefko addressed the Commission about the Draft Plano Comprehensive Plan 2021 and answered any additional questions from the Commission. Specific items were reviewed, and with deliberation and consultation with staff, the following key modifications and alterations were approved by the Commission (additions are indicated in the underlined text; deletions are indicated in strikethrough text):

- The Commission voted 8-0 to move Guiding Principle 2.4 from “Plano 2050” to “Plano Today,” and make the following revision: “The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.”

- The Commission voted 8-0 to revise Action LU1 in Land Use Policy as follows: “Review and evaluate the Zoning Ordinance and make appropriate amendments based on direction guidance from the Comprehensive Plan.”

- The Commission voted 8-0 to revise the Website Context for the Redevelopment of Regional Transportation Corridors Policy as follows: “Four expressway corridors, one active light rail, and one planned commuter rail line provide a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed commercial and retail opportunities. When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.”

- The Commission voted 8-0 to revise Action RGM1 in the Redevelopment & Growth Management Policy as follows: “Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Develop zoning regulations that allow occasional proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the
immediate neighbors, surrounding community, and general public interest, to be approved with a supermajority vote by City Council.

- The Commission voted 8-0 to remove Item “A” from Action RGM5 in the Redevelopment & Growth Management Policy; and with recommendations from staff, provide alternate language for Item “B” that accomplishes the goal of the phasing requirement for Comprehensive Plan Review Committee (CPRC) consideration.

- The Commission voted 8-0 to recommend that staff review the language of Item “C” from Action RGM5 in the Redevelopment & Growth Management Policy and provide alternative language to the CPRC that removed duplicative text.

- The Commission voted 8-0 in support of the Future Land Use Map and Dashboards as presented to the Commission.

Upon a motion made by Chair Barbera and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to accept the changes to the Draft Comprehensive Plan, with the exception of the items recommended for further review and changes by the Commission, to return to the CPRC for their review. No action was taken on the Executive Summary.

**Items for Future Discussion**

The Commission may identify issues or topics they wish to schedule at a future meeting (Non-Public Hearing Agenda Item “10”). Chair Barbera requested to add the Draft Comprehensive Plan Executive Summary Draft to a future meeting agenda.

**END OF NON-PUBLIC HEARING**

With no further business, Chair Barbera adjourned the meeting at 9:20 p.m.

[Signature]

M. Nathan Barbera, Chair