PLANNING & ZONING COMMISSION
June 7, 2021

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

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
Melissa Spriegel, Senior Planner
Reza Sardari, Senior Planner
Donna Falletta, Planner
Kelsey Poole, Planner
Meredith Herbst, Planner
Kim O’Bryon Bridges, Senior Administrative Assistant

STAFF PRESENT VIA VIDEO CONFERENCE
Linette Magaña, Administrative Support Supervisor

CONSULTANT PRESENT
Dan Sefko, Freese & Nichols, Inc.

Chair Barbera convened the Commission into the Special Called Meeting on Monday, June 7, 2021, at 5:05 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Ms. Sebastian and Mr. Sefko presented and answered questions from the Commission on the new Comprehensive Plan website. Although some pages are still being developed, the full Draft Plan, Executive Summary, and relevant documents are now included on the website for the Commission’s review. Following approval by P&Z, the website will be promoted during the public feedback phase of the Comprehensive Plan review process. The public will be invited to review the Draft Plan, take an online survey, and participate in an upcoming Telephone Town Hall.

Mr. Bell and Mr. Sefko reviewed responses to questions previously submitted by Commissioners on the new Comprehensive Plan. The Commission was encouraged to submit additional questions before a future Executive Session and the next meeting with the Comprehensive Planning team.

There being no further discussion, Chair Barbera adjourned the Special Called Meeting at 6:29 p.m.

Chair Barbera convened the Commission into the Preliminary Open Meeting at 6:29 p.m.
Discussion was held on the agenda for the June 7, 2021, Commission meeting. Mr. Hill reported that two zoning cases are scheduled on the agenda. Commissioner Horne stated that he would request Consent Agenda Item (d) be pulled from the consent agenda for individual consideration.

Discussion was held on the agenda for June 21, 2021. Mr. Hill reported that three 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 6:49 p.m.

Chair Barbera convened the Regular Session to order at 7:03 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

Mr. Bill Lisle addressed the Commission and requested changes to the Zoning Ordinance setback requirements for backyard cottages.

CONSENT AGENDA

Chair Barbera asked if there were any items to be removed from the Consent Agenda. Commissioner Horne requested to remove item (d) from the Consent Agenda for further discussion.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to approve the remaining items on the Consent Agenda as follows:

Approval of Minutes for May 17, 2021 (Consent Agenda Item “a”).

Project #FP2021-005 for a Final Plat for Premier Park Addition, Block A, Lots 1 & 2 for a hotel on two lots on 3.7 acres located on the west side of Premier Drive, 2,165 feet north of Renaissance Drive. Zoned Corridor Commercial. Applicants: Premier Park Hotels, LLC and Plano West Hotels, LLC (Consent Agenda Item “b”).

Project #RSP2021-021 for a Revised Site Plan for Gleneagles Country Club, Block A, Lot 1B for a country club on one lot on 24.5 acres located on the north side of Park Boulevard, 526 feet east of Willow Bend Drive. Zoned Single-Family Residence-9 and Estate Development with Specific Use Permit No. 60 for Country Club. Applicant: GCC Asset Management, Inc. (Consent Agenda Item “c”).

Project #RPSP2021-006 for a Revised Preliminary Site Plan for Mustang Square, Block A, Lot 2 for an indoor commercial amusement, restaurant, and retail on one lot on 3.4 acres located at the southeast corner of Community Court and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Applicant: Pasma Big Rasor Investment, LLC (Consent Agenda Item “e”).

Chair Barbera opened discussion on Consent Agenda Item (d).

Project #PSP2021-013 for a Preliminary Site Plan for C.R.U.M.C. Addition, Block B, Lot 1 for 359 multifamily residence on one lot on 17.1 acres located at the southeast corner of Custer Road and Legacy Drive. Zoned Multifamily Residence-3. Applicant: Custer Road United Methodist Church (Consent Agenda Item “d”).
Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Walters, the Commission voted 8-0 to approve the item as presented.

END OF CONSENT

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

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

Public Hearing: Zoning Case 2021-007

**Project #ZC2021-007** (Submitted under the Interim Comprehensive Plan). This was a request to rezone 1.5 acres located at the northwest corner of Turtle Creek Drive and Old Westbury Lane from Planned Development-342-Single-Family Residence-9 to Planned Development-423-Patio Home. Zoned Planned Development-342-Single-Family Residence-9 with Specific Use Permit No. 58 for Country Club and Private Club. **Applicant: Shaddock Acquisitions, LLC** (Public Hearing Agenda Item “1A”). Staff recommended approval as submitted with stipulations subject to the Planning & Zoning Commission calling a public hearing to rescind Specific Use Permit No. 58 for Country Club and Private Club pending Zoning Case 2021-007 approval by City Council.

Chair Barbera opened the public hearing. Project representative William Shaddock presented information and answered questions for both projects #ZC2021-007 and #RCP2021-002. Resident Dave Cornell spoke in favor of the item. Residents Ryan Rezakhoni, Saeed Rezaei, David Edwards, and Ravi K. Jain spoke against the item. With no additional speakers registered, Chair Barbera closed the public hearing for agenda items 1A and 1B.

Upon a motion made by Commissioner Horne and seconded by Commissioner Cary, the Commission voted 8-0 to approve the applicant’s request with the following stipulations:

1. Minimum Lot Size: 5,500 square feet
2. Minimum Lot Width: 50 feet
3. No open space requirements
4. Subject to provision of two irrigated landscape easements with shrubs and trees. Both easements should extend from Old Westbury Lane to Shaddock Boulevard. One easement will be located on the north side of Turtle Creek Drive, and the second will be located on the south side of Castle Gate Drive.

Revised Concept Plan: Willow Bend Polo Estates Phase B, Block B, Lots 1-19

**Project #RCP2021-002.** This was 19 patio home lots on 3.1 acres located at the northwest corner of Turtle Creek Drive and Old Westbury Lane. Zoned Planned-Development-342-Single-Family Residence-9 and Planned Development-423-Patio Home. **Applicant: Shaddock Acquisitions, LLC** (Public Hearing Agenda Item “1B”). Staff recommended approval subject to City Council approval of Zoning Case 2021-007.

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 as recommended by staff.

Upon a motion made by Commissioner Horne and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to call a public hearing to rescind Specific Use Permit No. 58 for Country Club and Private Club pending approval of Zoning Case 2021-007 by City Council.

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

**Public Hearing: Zoning Case 2021-008**

*Project #ZC2021-008* (Submitted under the Interim Comprehensive Plan). This was a request to amend Planned Development-94-Retail on 2.2 acres located at the northeast corner of 15th Street and Greenway Drive to allow restaurant/cafeteria as permitted uses and to modify development standards which may include, but are not limited to, parking. Zoned Planned Development-94-Retail. **Applicant: Greenway Village, Ltd.** (Public Hearing Agenda Item “2A”). Staff recommended approval as follows: (Additions are indicated by underlining; deletions are indicated by strike-through)

1. **Restaurants, cafeterias, private clubs, and automobile and related uses are prohibited.**

2. **Parking**

   a. The minimum required off-street parking for the buildings that exist prior to April 8, 2021, is as follows:

   i. For buildings within Greenway Village, Block 1, Lot 2: A maximum of 3,300 square feet of restaurant/cafeteria uses may be parked at 1:200. The square footage of restaurant/cafeteria uses that exceeds 3,300 square feet must be parked at 1:100.

   ii. For buildings within Greenway Village, Block 1, Lot 3: Retail and service uses and a maximum of 1,500 square feet of restaurant/cafeteria uses may be parked at 1:250. The square footage of restaurant/cafeteria uses that exceeds 1,500 square feet must be parked at 1:100.

   b. For any building expansions, building additions, or redevelopment after April 8, 2021, the minimum off-street parking must meet the requirements of the Zoning Ordinance, as amended.

Chair Barbara opened the public hearing. Project representatives Peter Kavanaagh and John Pruetz were available to answer any questions from the Commission. With no additional speakers, Chair Barbara closed the public hearing.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 8-0 to approve the applicant’s item with stipulations as recommended by staff.

**Revised Site Plan: Greenway Village, Block 1, Lots 2 & 3**

*Project #RSP2021-015*. This was a shopping center on two lots on 1.6 acres located at the northeast corner of 15th Street and Greenway Drive. Zoned Planned Development-94-Retail. **Applicant: Greenway Village, Ltd.** (Public Hearing Agenda Item “2B”). Staff recommended approval subject to City Council approval of Zoning Case 2021-008.
Chair Barbera opened the public hearing. With no additional speakers, Chair Barbera closed the public hearing.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 8-0 to approve the item pending approval of Zoning Case 2021-008 by City Council.

**END OF PUBLIC HEARING**

**NON-PUBLIC HEARING ITEMS**

Chair Barbera announced that 2nd Vice Chair Gibbons would recuse himself for Public Hearing Agenda Item “3”.

**Facade Plan: Billingsley Office Building Addition, Block A, Lot 1 & Block B, Lot 4 Project #FAP2021-008.** This was a professional/general administrative office on one lot on 10.4 acres located on the east side of Plano Parkway, 1,630 feet south of Park Boulevard. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. **Applicant: The Residences of Austin Ranch No. 1, Ltd.** (Public Hearing Agenda Item “3”). Staff recommended approval as submitted.

Chair Barbera opened the public hearing. Project representative Lucilo Pena, Billingsley Company, presented information and answered questions. With no additional speakers, Chair Barbera closed the public hearing.

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

2nd Vice Chair Gibbons returned to the meeting after the vote was recorded.

**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. **Applicant: MNR Estates, LLC** (Public Hearing Agenda Item “4”). Staff recommended approval as submitted.

Upon a motion made by Chair Barbera and seconded by Commissioner Stone, the Commission voted 8-0 to table the item to the June 21, 2021, Planning & Zoning Commission meeting.

**Call for Public Hearing**

**Project #CPH2021-004.** This was a request to call a public hearing to amend Planned Development-195-Corridor Commercial, located on the south side of Park Boulevard, 385 feet east of Alma Drive. **Applicant: Park-Alma Plano Venture No. One, LP** (Non- Public Hearing Agenda Item “5”). Staff recommended that the Commission call a public hearing for this purpose.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to call a public hearing.
Call for Public Hearing

**Project #CPH2021-003.** This was a request to call a public hearing to consider amendments to various sections of the Zoning Ordinance and Subdivision Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. **Applicant: City of Plano** (Non-Public Hearing Agenda Item “6”). Staff recommended that the Commission call a public hearing for this purpose.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Cary, the Commission voted 8-0 to call a public hearing.

**Discussion and Direction**

This was a discussion and direction pertaining to community center, public building, and library uses. Staff requested that the Planning & Zoning Commission provide direction on community center, public building, library, and related uses (Non-Public Hearing Agenda Item “7”) and presented two options for consideration. After questions and discussion, the Commission was supportive of Option 2.

**Items for Future Discussion**

The Commission may identify issues or topics they wish to schedule at a future meeting (Non-Public Hearing Agenda Item “8”). No items were identified.

**END OF NON-PUBLIC HEARING**

With no further business, Chair Barbera adjourned the meeting at 8:58 p.m.

M. Nathan Barbera, Chair