COMMISSIONERS PRESENT
David Downs, 1st Vice Chair
Robert Gibbons, 2nd Vice Chair
Gary Cary
Rick Horne
Allan Samara
Arthur Stone

COMMISSIONERS PRESENT VIA VIDEOCONFERENCE
M. Nathan Barbera, Chair

COMMISSIONERS ABSENT
Gwen Walters

STAFF PRESENT
Michelle D’Andrea, Deputy City Attorney
Eric Hill, Senior Planning Manager
Michael Bell, Comprehensive Planning Manager
Drew Brawner, Senior Planner
Craig Fisher, Senior Planner
Reza Sardari, Senior Planner
Melissa Spriegel, Senior Planner
Daniel Brassil, Planner
Linette Magaña, Administrative Support Supervisor
Kim O’Bryon Bridges, Senior Administrative Assistant

CONSULTANT PRESENT
Dan Sefko, Freese & Nichols, Inc.

1st Vice Chair Downs convened the Commission into the Preliminary Open Meeting on Monday, July 19, 2021, at 6:32 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present. 1st Vice Chair Downs announced he would conduct the meeting with Chair Barbera participating in discussion and voting by videoconference.

Discussion was held on the agenda for the July 19, 2021, Commission meeting.

Discussion was held on the agenda for August 2, 2021. Mr. Hill reported that one zoning case and the proposed 2021-2022 Community Investment Program (CIP) presentation would be on the agenda.

Mr. Hill presented an update of relevant items from City Council.

There being no further discussion, 1st Vice Chair Downs adjourned the Preliminary Open Meeting at 6:35 p.m.

1st Vice Chair Downs convened the Regular Session to order at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center. 1st Vice Chair Downs 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

1st Vice Chair Downs asked if there were any items to be removed from the Consent Agenda. Upon a motion made by Commissioner Horne and seconded by 2nd Vice Chair Gibbons, the Commission voted 7-0 to approve all items on the Consent Agenda as follows:

Approval of Joint Special Called Meeting Minutes for June 21, 2021 (Consent Agenda Item “a”).

Approval of Minutes for June 21, 2021 (Consent Agenda Item “b”).

Project #COP2021-001 for a Conveyance Plat for Turnpike Commons, Block 5, Lots 1-4 for four conveyance lots on 13.0 acres located at the northeast corner of Renner Road and State Highway 190. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Turnpike Commons of Plano, LLC (Consent Agenda Item “c”).

Project #PSP2021-012 for a Preliminary Site Plan for Turnpike Commons, Block 5, Lots 1, 2, & 3 for a restaurant with drive-through and retail on three lots on 2.7 acres located at the northeast corner of State Highway 190 and Renner Road. Zoned Planned Development-207-Retail and located within the State Highway 190/Plano Parkway Overlay District. Applicant: Turnpike Commons of Plano, LLC (Consent Agenda Item “d”).

Project #CP2021-004 for a Concept Plan for Turnpike Commons, Block 5, Lot 4 for a professional/general administrative office, retail, restaurant with drive-through, and neighborhood theater on one lot on 10.5 acres located on the east side of State Highway 190, 250 feet north of Renner Road. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Turnpike Commons of Plano, LLC (Consent Agenda Item “e”). The item was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Project #FP2021-008 for a Final Plat for Mangia Bistro Addition, Block A, Lot 1 for a restaurant on one lot on 0.4 acre located on the south side of 14th Street, 166 feet east of U.S. Highway 75. Zoned Corridor Commercial. Applicant: Paesano’s Restaurant, Inc. (Consent Agenda Item “f”).

Project #FP2021-009 for a Final Plat for Tradition Trail Industrial Park Addition, Block 1, Lot 2 for a warehouse, major vehicle repair, and used vehicle dealer on one lot on 3.9 acres located at the southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Tradition Business Park, LLC (Consent Agenda Item “g”).

Project #PP2021-006 for a Preliminary Plat for RLO Haggard Parkwood East, Block A, Lot 4 for a medical office on one lot on 3.6 acres located on the north side of Spring Creek Parkway, 647 feet east of Parkwood Boulevard. Zoned Commercial Employment. Applicant: SCPP RLO, LLC (Consent Agenda Item “h”). The item was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Projects #PP2021-009 for a Preliminary Plat for Promontory on Preston, Block A, Lots 3R, 4, & 5 for retail on Lot 5 and vacant lots on Lots 3R and 4 on 20.3 acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail and located within the Preston
Road Overlay District. **Applicant: Promontory, Ltd.** (Consent Agenda Item “i”). The item was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**Project #RSP2021-022** for a **Revised Site Plan** for **Central Plano Industrial Park Phase 3 Addition, 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: Plano Commerce Park, LP** (Consent Agenda Item “j”).

**Project #RSP2021-027** for a **Revised Site Plan** for **Villas of Glen Meadows, Block A, Lot 11** for a park/playground on one lot on 2.9 acres located on the south side of Park Meadow Lane, 1,206 feet west of Communications Parkway. Zoned Planned Development-3-Patio Home. **Applicant: City of Plano** (Consent Agenda Item “k”).

**Project #RPSP2021-007** for a **Revised Preliminary Site Plan** for **Mustang Square, Block A, Lot 8** for a professional/general administrative office on one lot on 2.4 acres located at the northwest corner of Rasor Boulevard and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. **Applicant: Pasmaa Big Rasor Investment, LLC** (Consent Agenda Item “l”).

**Project #PSP2021-009** for a **Preliminary Site Plan** for **1897 Townhomes Addition, Block B, Lots 1-15 & Block C, Lots 1-14 and 1897 Multifamily Addition, Block A, Lots 1 & 2** for a multifamily, retail, and Single-Family Residence Attached on four lots on 5.5 acres located on the southeast corner of 15th Street and M Avenue. Zoned Planned Development-133-Downtown Business/Government. **Applicant: TWCP Westheimer Wilcrest, Ltd.** (Consent Agenda Item “m”).

**Project #PSP2021-018** for a **Preliminary Site Plan** for **Heritage Creekside West, Block A, Lots 1X-4X, Block B, Lots 1 & 1X, Block D, Lots 1-32 & Lots 1X-4X, and Block Y, Lot 14X** for 325 multifamily residence units, 32 Single-Family Residence Attached units, and 2 common area lots on 9.5 acres located on the southwest side of Plano Parkway and Callahan Drive. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: Rosewood Property Company** (Consent Agenda Item “n”). The item was approved subject to Fire Department approval of a variance to the 150-foot hose lay requirement for Heritage Creekside West, Block B, Lot 1.

**END OF CONSENT**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARING ITEMS**

Agenda Items “1A” and “1B” 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. Tabled June 21, 2021. **Applicant: Coit Marketplace, LP** (Public Hearing Agenda Item “1A”). Staff recommended approval of the applicant’s request to withdraw.

1st Vice Chair Downs opened the public hearing. With no registered speakers, 1st Vice Chair Downs closed the public hearing.
Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Stone, the Commission voted 7-0 to approve the applicant's request to withdraw.

**Concept Plan: UCD Plano Coin Addition, Block A, Lots 2-13**

**Project #CP2021-005.** This was a superstore, retail, restaurant, and convenience store with gas pumps on twelve lots on 26.0 acres located on the south side of State Highway 121, 350 feet west of Coin Road. Zoned Regional Commercial and Regional Employment and located within the State Highway 121 Overlay District. Tabled June 21, 2021. **Applicant: Coit Marketplace, LP** (Public Hearing Agenda Item “1B”). Staff recommended approval of the applicant’s request to withdraw.

1st Vice Chair Downs opened the public hearing. With no registered speakers, 1st Vice Chair Downs closed the public hearing.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Samara, the Commission voted 7-0 to approve the applicant’s request to withdraw.

**Public Hearing: Zoning Case 2021-013**

**Project #ZC2021-013.** This was a request to amend Article 5 (Variances and Appeals of Administrative Decisions), Article 8 (Definitions), Section 11.1000 (Neighborhood Conservation Overlay Districts), and related sections of the Zoning Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. **Applicant: City of Plano** (Public Hearing Agenda Item “2”). Staff recommended approval as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text).

Amend Article 5 (Variances and Appeals of Administrative Decisions), such article to read as follows:

**5.100 Board of Adjustment**
The composition and appointment of the Board of Adjustment shall be in compliance with Chapter 16 of the Code of Ordinances.

**5.200 Jurisdiction**
The Board of Adjustment has jurisdiction to consider the following:

1. Each case must be heard by at least 75% of the members of the Board of Adjustment. **Appeals.** Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or determination made by the Building Official in the enforcement of this ordinance.

2. When in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the Board of Adjustment may, in specific cases, after written notice and public hearings, and subject to appropriate conditions and safeguards, authorize or order the following:
   
   **A.** Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or determination made by the Building Official in the enforcement of this ordinance.
B. Permit the reconstruction, extension, or enlargement of a building occupied by nonconforming uses, on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use.

C. Require the discontinuance of nonconforming uses of land or structure under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this ordinance. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property. The Board of Adjustment shall, from time to time, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation, or maintenance of any nonconforming use within the city.

**Nonconforming Use.** Permit the reconstruction, extension, or enlargement of a building occupied by nonconforming uses, on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use.

.3 **Amortization.** Require the discontinuance of nonconforming uses of land or structure under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this ordinance. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and the conservation and preservation of property. The Board of Adjustment shall, from time to time, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation, or maintenance of any nonconforming use within the city.

.4 **Variance.** Consider permitting a variance from the terms of the Zoning Ordinance.

A. A variance will not be considered by the Board of Adjustment if any of the following conditions apply:

i. The variance seeks to authorize a use other than those permitted in the district for which the variance is sought.

ii. The variance seeks to authorize any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the same zoning district.

iii. A petition or request for a variance shall not be heard or granted with regard to any parcel of property or portion thereof upon which the preliminary site plan approval, site plan, preliminary plat, or final plat, that is when required by this ordinance or the Subdivision Ordinance for any parcel of property or portion thereof, has not been finally acted upon by both the Planning & Zoning Commission and, where required, by the City Council. The subject lot, parcel
of property, or portion thereof does not have a site plan and/or plat approved, as required under the city's development ordinances.

iv. No plan has been approved at or beyond the preliminary site plan phase of development.

v. The administrative procedures and requirements of this ordinance and the Subdivision Ordinance, with regard to both Planning & Zoning Commission and the City Council consideration and action, on preliminary site plans, site plans, preliminary plats, and final plats, have not been exhausted prior to requesting a variance from the terms of this ordinance.

B. The Board of Adjustment may permit such variance from the terms of the Zoning Ordinance that will not be contrary to the public interest if: and where, because of special conditions, the enforcement of this ordinance or its amendments would result in an unnecessary hardship, except as provided in Sec. 5.200.2D.ii, Sec. 5.200.2D.iii or Sec. 5.200.2D.iv. A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss, nor shall it permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district. No variance may be granted if it results in an unnecessary hardship, as herein defined, on another parcel of land.

i. The variance will observe the spirit and intent of this ordinance, align with that will not be contrary to the public interest, and comport with substantial justice;

ii. The interpretation of the provisions in this ordinance or its amendments would deprive the petitioner of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions;

iii. No variance may be granted if it The variance does not results in an unnecessary encumbrance hardship, as herein defined, on another parcel of land;

iv. The variance is not based solely on economic gain or loss, except that a variance based solely on economic gain or loss may be granted consistent with section vi. below; and

v. The variance shall does not be granted to relieve relief to a self-created or personal hardship except to the extent that the self-created or personal hardship arises from factors or grounds that may be considered under section vi. below.

vi. Because of special conditions, including restricted area, shape, topography, or physical features that are peculiar to the subject parcel of land, the a literal enforcement of this ordinance or its amendments would result in an unnecessary hardship.

The Board may consider the following as grounds to determine whether compliance with this ordinance would result in unnecessary hardship: In order to make a finding of hardship and to grant a variance from this ordinance, the Board of Adjustment must determine that:

a. The requested variance does not violate the intent of the ordinance or its amendments;

b. The financial cost of compliance is greater than 50% of the appraised value of the structure as shown on the most recent appraisal roll.
b. Compliance would result in a loss to the lot on which the structure is located on at least 25% of the area on which development may physically occur.

c. Compliance would result in the structure not being in compliance with another requirement of the Zoning Ordinance, building code, or other requirement.

d. Compliance would result in the unreasonable encroachment on an adjacent property or easement.

e. The City considers the structure to be a nonconforming structure.

i. The hardship is in no way the result of the petitioner’s own actions.

ii. The interpretation of the provisions in this ordinance or its amendments would deprive the petitioner of rights commonly enjoyed by other properties in the same zoning district that comply with the same provisions.

B. No variance may authorize a use other than those permitted in the district for which the variance is sought.

C. A petition or request for a variance shall not be heard or granted with regard to any parcel of property or portion thereof upon which a preliminary site plan, site plan, preliminary plat, or final plat, when required by this ordinance or the Subdivision Ordinance for any parcel of property or portion thereof, has not been finally acted upon by both the Planning & Zoning Commission and, where required, by the City Council.

D. The administrative procedures and requirements of this ordinance and the Subdivision Ordinance, with regard to both Planning & Zoning Commission and the City Council consideration and action, on preliminary site plans, site plans, preliminary plats, and final plats, must be exhausted prior to requesting a variance from the terms of this ordinance.

5.300 Appeals

.1 The Board of Adjustment may take action in accordance with Sec. 5.200.1. Appeals to the Board of Adjustment may be taken by any person aggrieved or by an officer, department, or board of the municipality affected by any decision of the Building Official. Such appeal shall be made within 15 days after the decision has been rendered by the Building Official administrative officer, by filing a Notice of Appeal specifying the grounds thereof with the officer from whom the appeal is taken Building Official and with the Board of Adjustment. The Building Official officer from whom the appeal is taken shall forward to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.

.2 An appeal shall stay all proceedings of the action appealed from unless the Building Official officer from whom the appeal is taken certifies to the Board of Adjustment, after the Notice of Appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed, otherwise than by a restraining order which may
be granted by the Board of Adjustment or by a court of record on petition, upon notice to the Building Official officer from whom the appeal is taken and on due cause shown.

5.400 Action of the Board of Adjustment

.1 In exercising its powers, the Board of Adjustment may, in conformity with the provisions of Section 211.009(b) of the Texas Local Government Code, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made and shall have all the powers of the officer from whom the appeal is taken, including the power to impose reasonable conditions to be complied with by the petitioner.

.2 Each case must be heard by at least 75% of the members of the Board of Adjustment. The concurring vote of 75% of the members of the Board of Adjustment shall be necessary to revise any order, requirement, decision, or determination of any such administrative official the Building Official, or to decide in favor of the petitioner on any matter upon which it is required to pass under this ordinance or to approve any variance under this ordinance.

.3 The date of filing of the decision in the office of the Board of Adjustment shall be the date the Board of Adjustment announces its decision either orally or in writing to the petitioner.

.4 An appeal of the Board of Adjustment’s decision must be in accordance with Chapter 211 of the Texas Local Government Code as the same may be amended from time to time. The date of filing of the decision in the office of the Board of Adjustment shall be the date the Board of Adjustment announces its decision either orally or in writing to the petitioner.

.5 No appeal to the Board of Adjustment for the same variance, on the same property, shall be allowed prior to the expiration of 2 years from a previous ruling by the Board of Adjustment unless other property in the immediate vicinity has within the 2-year period been rezoned, granted a similar variance request by the Board of Adjustment, or such that the physical conditions have changed. These circumstances shall permit the rehearing of an appeal by the Board of Adjustment prior to the expiration of the 2 year period, but shall not compel the Board of Adjustment, after a hearing, to grant a variance.

.6 If the court reverses or modifies the Board of Adjustment’s decision, the Board of Adjustment may elect to appeal that decision.

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

Heritage Resource Overlay District
A type of overlay district used to designate a local historic landmark or local historic district as referenced in Section 211.0165 of the Texas Local Government Code.

Historic Landmark or District
See “Heritage Resource Overlay District”

Amend Section 11.1000 (Neighborhood Conservation Overlay District) of Article 11 (Overlay Districts), such section to read as follows:
7. Relationship to State Law
Neighborhood conservation districts are not local historic districts under Texas Local Government Code Section 211.0165, as amended.

1st Vice Chair Downs opened the public hearing. With no registered speakers, 1st Vice Chair Downs closed the public hearing.

Upon a motion made by Commissioner Samara and seconded by Commissioner Cary, the Commission voted 7-0 to approve the request as recommended by staff.

Public Hearing - Replat: Pebblebrook Village, Block 5, Lot 1R

Project #R2020-027. This was one Single-Family Residence-9 lot on 0.3 acre located at the southeast corner of Rockbrook Drive and Ridgewood Drive. Zoned Single-Family Residence-9. Applicants: Jesus and Cynthia Alvarez (Public Hearing Agenda Item “3”). Staff recommended the Commission approve the item as submitted.

1st Vice Chair Downs opened the public hearing. With no registered speakers, 1st Vice Chair Downs closed the public hearing.

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

Public Hearing - Replat: Kings Gate Addition, Block B, Lots 11R, 13, & 14

Project #R2021-022. This was three Single-Family Residence-20 lots on 2.9 acres located at the southwest corner of Old Gate Road and Rufford Court. Zoned Single-Family Residence-20 with Specific Use Permit No. 281 for Private Street Development. Applicant: Naseem Investment Company, Ltd. (Public Hearing Agenda Item “4”). Staff recommended the Commission approve the item as submitted.

1st Vice Chair Downs opened the public hearing. Project representative Dr. Mohammad Tariq presented information and answered questions from the Commission. Residents Stuart Scott and Michelle Moss spoke in opposition to the item. With no additional speakers, 1st Vice Chair Downs closed the public hearing.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Horne, the Commission voted 5-1-1 to approve the item as submitted. Commissioner Stone abstained, and Commissioner Samara voted in opposition.

Public Hearing - Preliminary Replat: North 40 Dealership Addition, Block A, Lots 1R & 7

Project #PR2020-014. This was a new vehicle dealer on two lots on 32.3 acres located at the southwest corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment with Specific Use Permit Nos.170 and 615 for New Car Dealer and located within the Dallas North Tollway Overlay District. Applicant: Park Place LX Land Company No. 1, Ltd. (Public Hearing Agenda Item “5”). Staff recommended the Commission approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

1st Vice Chair Downs opened the public hearing. Project representative Cody Risinger was available to answer questions from the Commission. With no additional speakers, 1st Vice Chair Downs closed the public hearing.
Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Horne, the Commission voted 7-0 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 ITEMS

Extension of Approval Request for Preliminary Site Plan & Concept Plan: TCC Legacy, Block A, Lots 1 & 3

Projects #PSP2021-017 and #CP2021-010. This was a professional/general administrative office on two lots on 13.5 acres located at the southwest corner of Legacy Drive and Communications Parkway. Zoned Planned Development-40-Commercial Employment. Applicant: TC Legacy Land Venture, LLC (Non-Public Hearing Agenda Item “6”). Staff recommended approving the extension request subject to the applicant submitting a full TIA with the next development application for Lot 1 and/or Lot 3.

1st Vice Chair Downs opened the discussion. Project representative Michael Carlisle was available to answer questions from the Commission. Seeing that there were no additional speakers, 1st Vice Chair Downs confined the discussion to the Commission.

Upon a motion made by Commissioner Horne and seconded by Commissioner Samara, the Commission voted 7-0 to approve the extension request subject to the applicant submitting a full TIA with the next development application for Lot 1 and/or Lot 3.

Discussion & Consideration: Comprehensive Plan Update

This was a discussion and consideration of the Plano Comprehensive Plan 2021 (Draft Plan) as recommended by the Comprehensive Plan Review Committee (CPRC). Applicant: City of Plano (Non-Public Hearing Agenda Item “7”).

Comprehensive Plan Review Committee consultant Dan Sefko presented an update to the Commission for their review and consideration. The items reviewed by the Commission were the Comprehensive Plan 2021 Executive Summary, modifications to RGM1 and addition of RGM2, and modifications to RGM6 (formerly RGM5).

1st Vice Chair Downs opened the discussion. Mr. Sefko, Mr. Bell, Mr. Hill, and Ms. D’Andrea answered questions from the Commission. CPRC Chair Doug Shockey and Vice Chair Michael Bronsky were also available to answer questions from the Commission. Seeing there were no additional speakers, 1st Vice Chair Downs confined the discussion to the Commission.

Upon a motion made by Commissioner Cary and seconded by 2nd Vice Chair Gibbons, the Commission voted 7-0 to approve the Comprehensive Plan 2021 (Draft Plan) Executive Summary.

Upon an amended motion made by 2nd Vice Chair Gibbons and seconded by Chair Barbera, the Commission voted 5-2 to deny the modifications to RGM5 and RGM6 (formerly RGM5) in Comprehensive Plan 2021 (Draft Plan). Commissioners Cary and Samara voted in opposition.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Chair Barbera, the Commission voted 7-0 to approve the modifications to RGM1 and remove the new RGM2 in the Comprehensive Plan 2021 (Draft Plan).
The results of the Commission actions will be taken back to CPRC. The Commission has asked for further direction and clarification from the City Council on the final draft review process and point of submission to them for approval.

**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”). There were no issues or topics identified.

**END OF NON-PUBLIC HEARING**

With no further business, 1st Vice Chair Downs adjourned the meeting at 8:26 p.m.

M. Nathan Barbera, Chair