PLANNING & ZONING COMMISSION  
September 7, 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  
Raha Pouladi, Lead Planner  
Katya Copeland, Senior Planner  
Daniel Brassil, Planner  
Donna Falletta, Planner  
Linette Magaña, Administrative Support Supervisor  
Kim O’Bryon Bridges, Senior Administrative Assistant

CONSULTANTS PRESENT  
Dan Sefko, Freese & Nichols, Inc.  
Daniel Harrison, Freese & Nichols, Inc.

Chair Barbera convened the Commission into the Preliminary Open Meeting on Tuesday, September 7, 2021, at 6:31 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Discussion was held on the agenda for the September 7, 2021, Commission meeting.

Discussion was held on the agenda for September 20, 2021.

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

Ms. Day presented the expiration of waivers for the Texas Open Meetings Act and how it will impact the participation of the Commission and applicants during regular meetings.

Mr. Sefko reviewed an update on the Comprehensive Plan 2021 (Draft) as well as options and direction the Commission may consider after the the regular meeting presentation (Item “10”).

There were no items identified for future meetings. With no further discussion, Chair Barbera adjourned the Preliminary Open Meeting at 6:57 p.m.

Chair Barbera convened the Regular Session to order at 7:02 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

Resident, Mr. Richard Wira, addressed the Commission online regarding the parking allotment for PSP2021-013, approved at the June 7, 2021, P&Z Commission Meeting. Mr. Hill stated that the Preliminary Site Plan met the city’s ordinance for parking requirements and that a staff member would contact him and answer any additional questions regarding the plan.

CONSENT AGENDA

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

Approval of Minutes for August 16, 2021 (Consent Agenda Item "a").

Project #COP2021-002 for a Conveyance Plat for Mariposa Communications Parkway Addition, Block 1, Lot 1 for one conveyance lot on 4.5 acres located on the east side of Communications Parkway, 550 feet north of Spring Creek Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Applicant: Baccus Family Partnership, LLP (Consent Agenda Item "b"). The item was approved subject to approval and subsequent filing of a plat to consolidate the parcels located at the northeast corner of Spring Creek Parkway and Communications Parkway in accordance with Section 1.5 (Jurisdiction) of the Subdivision Ordinance.

Project #PSP2021-020 for a Preliminary Site Plan for Mariposa Communications Parkway Addition, Block 1, Lot 1 for an independent living facility on one lot on 4.5 acres located on the east side of Communications Parkway, 550 feet north of Spring Creek Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Applicant: Baccus Family Partnership, LLP (Consent Agenda Item "c"). The item was approved subject to approval and subsequent filing of a plat to consolidate the parcels located at the northeast corner of Spring Creek Parkway and Communications Parkway in accordance with Section 1.5 (Jurisdiction) of the Subdivision Ordinance.

Project #FP2021-013 for a Final Plat for Harrington Library Addition, Block A, Lots 1 & 2 for a community center and park on two lots on 7.2 acres located on the north side of 18th Street, 285 feet west of P Avenue. Zoned Single-Family Residence-7. Applicant: City of Plano (Consent Agenda Item “d”).

Project #RSP2021-007 for a Revised Site Plan for Harrington Library Addition, Block A, Lot 1 for a community center on one lot on 3.2 acres located on the north side of 18th Street, 285 feet west of P Avenue. Zoned Single-Family Residence-7. Applicant: City of Plano (Consent Agenda Item “e”).

Projects #PP2021-015 for a Preliminary Plat for 12th Street Station, Block A, Lot 1 for a transit center/station on two lots on 3.1 acres located at the southeast corner of K Avenue and 12th Place. Zoned Light Commercial with Specific Use Permit No. 166 for Transit Center/Station. Applicant: Dallas Area Rapid Transit (Consent Agenda Item “f”). The item was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Projects #SP2020-040 for a Site Plan for Wells Addition, Block A, Lot 2R for a restaurant and winery on one lot on 0.8 acre located at the southwest corner of Lorimar Drive and Coit Road. Zoned Single-Family Residence-9 with Heritage Resource Designation 16. Applicant: William H. L. Wells Family Trust (Consent Agenda Item “g”).
Project #RSP2021-028 for a Revised Site Plan for Switzer Addition, Block 1, Lot 1 for a major vehicle repair and mini-warehouse/public storage on one lot on 1.0 acre located at the northwest corner of U.S. Highway 75 and 16th Street. Zoned Corridor Commercial. Applicant: C&G Realty E, LLC (Consent Agenda Item “h”).

Project #RSP2021-037 for a Revised Site Plan for Coit Crossing Addition, Block 1. Lot 1 for a superstore on one lot on 22.5 acres located on the west side of Coit Road, 273 feet north of Mapleshade Lane. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Wal-Mart Estate Business Trust (Consent Agenda Item “i”).

Project #RSP2021-038 for a Revised Site Plan for Plano Gateway, Block A, Lots 1-117 & Lots 1X-15X for 117 Single-Family Residence Attached lots and 15 common area lots on 8.2 acres located at the northeast corner of Wyngate Boulevard and Wynview Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Beazer Homes Texas, LP (Consent Agenda Item “j”).

Project #RSP2021-039 for a Revised Site Plan for My Possibilities Addition, Block A, Lot 1 for a trade school on one lot on 20.0 acres located at the northeast corner of Mapleshade Lane and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: My Possibilities (Consent Agenda Item “k”).

Project #PSP2021-022 for a Preliminary Site Plan for Prestonwood Park Addition, Block A, Lot 8 for a medical office and restaurant with drive-through on one lot on 1.1 acres located on the east side of Midway Road, 624 feet north of Park Boulevard. Zoned Planned Development-112-Retail. Applicant: Prosperity Bank (Consent Agenda Item “l”).

END OF CONSENT

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

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

Public Hearing: Zoning Case 2021-012 & Revised Site Plan for The Home Depot North Central Expressway Addition, Block 1, Lots 1R & 3 (Submitted under the Interim Comprehensive Plan)

Projects #ZC2021-012 and #RSP2021-024. This was a request to amend Planned Development-472-Corridor Commercial on 10.8 acres located at the southeast corner of U.S. Highway 75 and 13th/14th Connector in order to modify the adopted site plan and development standards. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing. Applicant: HD Development Properties, LP and SCSD-Finnell Mgmt, LLC (Public Hearing Agenda Item “1A”). Staff recommended the Commission approve with the following restrictions (additions are indicated in the underlined text):

1. The site plan is adopted by this Ordinance.

2. Open storage shall be limited to the areas identified on the site plan. Open storage and required screening may be placed within the building setback adjacent to 13th/14th Connector as shown on the site plan.
3. Buildings and building expansions shall be limited to those shown on the site plan.

Chair Barbera opened the public hearing. Applicant, Scott Mommer, provided information and answered 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 Samara, the Commission voted 8-0 to approve the item with the recommended restrictions from staff.

Public Hearing – Preliminary Replat: The Home Depot North Central Expressway Addition, Block 1, Lots 1R

Project #PR2021-020. This was a superstore on two lots on 10.1 acres located at the southeast corner of U.S. Highway 75 and 13th/14th Connector. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing. Applicant: HD Development Properties, LP (Public Hearing Agenda Item “1B”). Staff recommended the Commission approve the item subject to the following:

1. City Council approval of Zoning Case 2021-012 and

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

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to approve the item as recommended by staff.

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

Public Hearing: Zoning Case 2021-014 (Submitted under the Interim Comprehensive Plan)

Project #ZC2021-014. This was a request to amend Planned Development-195-Corridor Commercial on three lots on 8.0 acres, located on the south side of Park Boulevard, 385 feet east of Alma Drive to allow car wash as a permitted use and to modify development standards which may include, but are not limited to, noise mitigation. Zoned Planned Development-195-Corridor Commercial. Applicant: Park-Alma Plano Venture No. One, LP (Public Hearing Agenda Item “2A”). Staff recommended the Commission deny the applicant’s request.

Chair Barbera opened the public hearing. Project representative, Derek Evans, presented information and answered questions from the Commission regarding the project. With no additional speakers, Chair Barbera closed the public hearing.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Cary, the Commission voted 7-1 to approve the applicant’s request, with Commissioner Horne voting in opposition, and with the following restrictions (deletions indicated in strikethrough text):

1. Allow public storage/mini-warehouse use by right.

2. Prohibit the following uses:
   - automobile parking lot/garage
   - automobile repair - major
   - automobile repair - minor/service station
   - car-wash
   - new car dealer
• concrete/asphalt batching plant (temporary)
• limited assembly and manufacturing
• cabinet/upholstery shop
• building material sales
• body piercing
• dance hall
• indoor gun range
• laundromat
• small engine repair shop
• tattooing and permanent cosmetics
• manufacturing - light intensity
• tire dealer

3. There shall be no outside storage of goods or materials.

4. Area, Yard, and Bulk Requirements
   a. Buildings shall be set back a minimum of 15 feet from the eastern boundary of Lot 3R.
   b. Any buildings built along the access easement on the boundary of Lot 3R shall be limited to one story.

5. Building Materials: The exterior elevations of any buildings built along the access easement on the eastern boundary of Lot 3R shall be faced with masonry materials as defined by the City of Plano Zoning Ordinance. A minimum of 2 building materials shall be required on each facade. Building articulation and design features shall be incorporated to provide architectural relief along the building facade. A facade plan for buildings along the access easement on the eastern boundary of Lot 3R shall be submitted concurrently with the final site plan for staff review.

6. Landscaping along the Eastern Boundary of Lot 3R: 21 additional (not part of the required total) trees at 3-inch caliper (as measured 12" above the finish grade) shall be installed. Locations shall be at each building’s depressed articulations and at other random locations to enhance and compliment the building facades.

Concept Plan: Chisholm Place Retail No. 1, Block A, Lot 4

Project #CP2021-007. This was a car wash on one lot on 1.4 acres located on the south side of Park Boulevard, 390 feet east of Alma Drive. Zoned Planned Development-195-Corridor Commercial.

Applicant: Park-Alma Plano Venture No. One, LP (Public Hearing Agenda Item “2B”). Staff recommended the Commission deny the item.

There was one individual connected to the project that registered in support of the item.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Stone, the Commission voted 7-1 to approve the item subject to City Council approval of Zoning Case 2021-014. Commissioner Horne voted in opposition.

Public Hearing: Zoning Case 2021-015 (Submitted under the Interim Comprehensive Plan)

Project #ZC2021-015. This was a request to rezone 2.9 acres located at the northeast corner of 15th Street and M Avenue from Urban Residential to Planned Development-Urban Residential. Zoned Urban Residential. Tabled on August 2, 2021. Applicant: TWCP Westheimer Wilcrest, Ltd. (Public Hearing
Agenda Item “3”). Staff recommended that the Commission accept the applicant’s request to table to the October 4, 2021, Planning & Zoning Commission meeting. Staff recommended the Commission accept the applicant’s request to table Zoning Case 2021-015 to the October 4, 2021, Planning & Zoning Commission meeting.

Chair Barbera opened the public hearing. Chair Barbera, seeing there were no registered speakers, closed the public hearing.

Upon a motion made by Commissioner Samara and seconded by Commissioner Walters, the Commission voted 8-0 to approve the applicant’s request to table Zoning Case 2021-015 to the October 4, 2021, Planning & Zoning Commission meeting.

**Public Hearing: Zoning Case 2021-021 (Submitted under the Interim Comprehensive Plan)**

**Project #ZC2021-021.** This was a request for a Specific Use Permit for New Vehicle Dealer on 0.1 acre located 14 feet east of Windrose Avenue, 197 feet south of Winthrop Street. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. **Applicant: Legacy West Investors, LP** (Public Hearing Agenda Item “4”). Staff recommended the Commission approve the item with the stipulation of a maximum inventory of nine vehicles.

Chair Barbera opened the public hearing. Project representatives J.T. Fulton, Legacy West Investors, LLC; Brandon Padron, Lucid Motors; and Neda Hoosseiny, Kimley-Horn & Associates, Inc., presented information and answered questions from the Commission. Lucid Motors representatives Miguel Carlos, Alejandro Cordova, Irene Lee, and Dykema Gossett, and PLLC representative Michael Vogt, were available online to answer questions regarding the project. With no additional speakers, Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to approve the item as recommended by staff.

**Public Hearing – Replat & Revised Site Plan: Hunters Glen Five-A, Block 7, Lot 2R & 4-6**

**Projects #R2021-024 and #RSP2021-029.** This was for a park/playground on four lots on 70.8 acres located at the southeast corner of Independence Parkway and Maumelle Drive. Zoned Single-Family Residence-9 with Specific Use Permit No. 66 for Governmental Service Yard. **Applicant: City of Plano** (Public Hearing Agenda Item “5”). Staff recommended the Commission approve the item with the following stipulations:

Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Recommended for approval as submitted.

Chair Barbera opened the public hearing. Project representative John Fielder, Kimley-Horn & Associates, Inc., provided information and answered questions from the Commission. City of Plano Parks & Recreation representative Elizabeth Del Turco was also available online 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 Commissioner Horne, the Commission voted 8-0 to approve the item with the stipulations recommended by staff.

**Public Hearing – Replat, Preliminary Site Plan, & Revised Concept Plan: Legacy West Addition, Block C, Lots 8R & 12**
Projects #R2021-026, #PSP2021-021, and #RCP2021-004. This was a professional/general administrative office on two lots on 6.2 acres located at the southeast corner of State Highway 121 and Communications Parkway. Zoned Planned Development-64-Central Business District-1 and located within the Dallas North Tollway Overlay District. Applicant: RHQ Legacy, LLC (Public Hearing Agenda Item “6”). Staff recommended to approve the item as submitted.

Chair Barbera opened the public hearing. Chair Barbera, seeing there were no registered speakers, closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Stone, the Commission voted 8-0 to approve the item as submitted.

Public Hearing – Replat: West Plano Retail Center, Block 1, Lot 1R

Project #R2021-030. This was for retail and professional/general administrative office on one lot on 15.7 acres located on the west side of the Dallas North Tollway, 865 feet south of Park Boulevard. Zoned Planned Development-220-Regional Commercial and Regional Commercial and located within the Dallas North Tollway Overlay District. Applicant: Costco Wholesale Corporation (Public Hearing Agenda Item “7”). Staff recommended the Commission approve the item as submitted.

Chair Barbera opened the public hearing. Chair Barbera closed the public hearing seeing there were no registered speakers.

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 submitted.

Public Hearing – Preliminary Replat: Assembly Park, Block A, Lot 1

Project #PR2021-023. This was for 312 multifamily residences, 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. Applicant: Plano Mall Owner, LP (Public Hearing Agenda Item “8”). Staff recommended the Commission approve subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Barbera opened the public hearing. Project representative John Hardaway 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 Horne and seconded by Commissioner Samara, the Commission voted 8-0 to approve the item as recommended by staff.

Public Hearing – Preliminary Replat: Legacy Town Center (North), Block C, Lots 2R & 6R

Project #PR2021-025. This was a professional/general administrative office on two lots on 7.4 acres located at the northwest corner of Bishop Road and Legacy Circle. Zoned Planned Development-65-Central Business District-1 and located within the Dallas North Tollway Overlay District. Applicant: TR Legacy Town Center, LLC and TR Legacy Circle, LLC (Public Hearing Agenda Item “9”). Staff recommended the Commission approve subject to additions and/or alterations to the engineering plans as required by the Engineering Department.
Chair Barbera opened the public hearing. Project representative Rachel Imwalle was available to answer questions from the Commission. With no additional speakers registered, 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 item as recommended by staff.

END OF PUBLIC HEARING

NON-PUBLIC HEARING ITEMS

Discussion & Consideration: Comprehensive Plan Update

Discussion and consideration of the Plano Comprehensive Plan 2021 (Draft Plan) as recommended by the Comprehensive Plan Review Committee. Applicant: City of Plano (Non-Public Hearing Item “10”).

Mr. Sefko presented information regarding an overview of the Draft Plan, including the two outstanding actions RGM2 and RGM5/6, and answered questions from the Commission.

Chair Barbera opened the discussion to the Commission.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Walters, the Commission voted 8-0 to approve the Draft Plan (including RGM5/6) as presented with the exception of item RGM2, which the Commission recommended should be removed from the plan and presented to the City Council as an independent item.

END OF NON-PUBLIC HEARING

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

M. Nathan Barbera, Chair