

PLANNING & ZONING COMMISSION
July 17, 2023

COMMISSIONERS PRESENT

David Downs, Chair
Gary Cary, 1st Vice Chair
Bennett Ratliff, 2nd Vice Chair
J. Michael Brounoff
Tosan Olley

COMMISSIONER PRESENT VIA VIDEO CONFERENCE

Bill Lisle

COMMISSIONERS ABSENT

Michael Bronsky
Tianle Tong

STAFF PRESENT

Michelle D'Andrea, Deputy City Attorney
Eric Hill, Assistant Director of Planning
Raha Pouladi, Lead Planner
Katya Copeland, Senior Planner
John Kim, Planner
Parker McDowell, Planner
Mike Bell, Comprehensive Planning Manager
Molly Coryell, Senior Planner
Christina Sebastian, Land Records Planning Manager
Melissa Kleineck, Lead Planner
Linette Magaña, Administrative Support Supervisor
Kim O'Bryon Bridges, Senior Administrative Assistant

Chair Downs convened the Commission into the Preliminary Open Meeting on Monday, July 17, 2023, at 6:30 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 July 17, 2023, Commission meeting.

Discussion was held on the August 7, 2023, Commission meeting agenda.

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

Ms. Coryell presented information regarding the Comprehensive Plan 10-year review schedule.

With no further discussion, Chair Downs adjourned Preliminary Open Meeting at 6:48 p.m.

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. 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

Chair Downs asked if any items were to be removed from the Consent Agenda. Mr. Hill requested Consent Item “e” be withdrawn from consideration to allow staff additional time for further clarification of items on the plan.

Project #RSP2023-035 for a **Revised Site Plan** for **Enfield Park Addition, Block 1, Lot 1R** for health/fitness center, park/playground, and public service yard on one lot on 46.3 acres located at the southwest corner of Legacy Drive and Stadium Drive. Zoned Planned Development-329-Community Center. **Applicant: City of Plano** (Consent Agenda Item “e”).

Upon a motion made by 1st Vice Chair Cary and seconded by Commissioner Brounoff, the Commission voted 6-0 to approve Consent Agenda Items “a-d” and “f-i” as follows.

Approval of Minutes for June 19, 2023 (Consent Agenda Item “a”).

Project #FP2022-020 for a **Final Plat** for **Ladera Heights Addition, Block A, Lots 2, 3, & 4** for retail, restaurant, professional/general administrative office, medical office, and vacant lot on three lots on 7.0 acres located on the north side of 14th Street, 885 feet east of Los Rios Boulevard. Zoned Planned Development-37-Retail/Neighborhood Office. **Applicant: 4301 Development, LP** (Consent Agenda Item “b”). The item was approved as submitted.

Project #FP2023-011 for a **Final Plat** for **Parkway Hills Addition, Block A, Lot 9** for a medical office on one lot on 0.9 acre located on the west side of Parkwood Boulevard, 1,770 feet south of Parker Road. Zoned Regional Employment and located within the Dallas North Tollway Overlay District. **Applicant: 2845, LLC** (Consent Agenda Item “c”). The item was approved as submitted. Applicant Christopher Winkler, Retirement Planners of America, was available to answer questions from the Commission.

Project #PP2023-009 for a **Preliminary Plat** for **Turnpike Commons Addition, Block 3, Lots 3 & 8** for professional/general administrative office on Lot 3 and retail and restaurant with drive-through on Lot 8 on 4.0 acres located at the southwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: Plano Shiloh Holding, LLC** (Consent Agenda Item “d”). The item was approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Project #RSP2023-039 for a **Revised Site Plan** for **10th Street Business Park, Block B, Lot 2** for warehouse/distribution center and professional/general administrative office on one lot on 11.8 acres located at the northwest corner of 10th Street and Industrial Boulevard. Zoned Light Industrial-1. **Applicant: Liberty Property Limited Partnership** (Consent Agenda Item “f”). The item was approved as submitted.

Project #RSP2023-046 for a **Revised Site Plan** for **Fellowship Bible Church-North Addition, Block A, Lot 1** for a religious facility on one lot on 27.7 acres located at the northeast corner of Chase Oaks Boulevard and Legacy Drive. Zoned Planned Development-277-Retail/General Office. **Applicant: Chase Oaks Church** (Consent Agenda Item “g”). The item was approved as submitted.

Project #PSP2023-011 for a **Preliminary Site Plan** for **Mustang Square Residential** for 60 single-family residence detached lots, 37 single-family residence attached lots, and 20 common area lots on 10.7 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: Perfect Dream Homes, LLC** (Consent Agenda Item “h”). The item was approved as submitted.

Project #RPSP2023-007 for a **Revised Preliminary Site Plan** for **Plano Tech Center, Block 1, Lot 1R** 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: Oranomed, LLC** (Consent Agenda Item “i”). The item was approved as submitted.

END OF CONSENT

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING ITEMS

Items 1A-D were presented together. Commissioner Lisle recused himself from the discussion and vote.

Direction and Action: Request to repeal in its entirety Ordinance No. 2009-6-10, thereby rescinding the Thoroughfare Standards Rules and Regulations, together with all amendments thereto; and adopting the Street Design Standards.

Project #DI2023-006. This was a request to repeal in its entirety Ordinance No. 2009-6-10, thereby rescinding the Thoroughfare Standards Rules and Regulations, together with all amendments thereto; and adopting the Street Design Standards. **Applicant(s): City of Plano** (Public Hearing Agenda Item “1A”). Staff recommended that the Commission accept staff’s request to table #DI2023-006 to the August 21, 2023, Planning & Zoning Commission meeting.

Public Hearing: Comprehensive Plan Amendment 2023-001

Project #CPA2023-001. This was a request to update the Thoroughfare Plan Map and Cross-Sections of the Comprehensive Plan to align with the Street Design Standards. **Applicant: City of Plano** (Public Hearing Agenda Item “1B”). Staff recommended that the Commission accept staff’s request to table #CPA2023-001 to the August 21, 2023, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2023-002

Project #ZC2023-002. This was a request to amend various sections of the Zoning Ordinance to incorporate and align with the Street Design Standards. **Petitioner: City of Plano** (Public Hearing Agenda Item “1C”). Staff recommended that the Commission accept staff’s request to table Zoning Case 2023-002 to the August 21, 2023, Planning & Zoning Commission meeting.

Public Hearing: Subdivision Ordinance Amendment 2023-001

Project #SOA2023-001. This was a request to amend various sections of the Subdivision Ordinance to align with the Street Design Standards. **Petitioner: City of Plano** (Public Hearing Agenda Item “1D”). Staff recommended that the Commission accept staff’s request to table Subdivision Ordinance Amendment 2023-001 to the August 21, 2023, Planning & Zoning Commission meeting.

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

Upon a motion made by 2nd Vice Chair Ratliff and seconded by Commissioner Olley, the Commission voted 5-0 to table Items 1A-D to the August 21, 2023, Planning & Zoning Commission meeting.

Items 2A and 2B were presented together.

Public Hearing: Zoning Case 2023-003

Project #ZC2023-003. This was a request to rezone 99.0 acres located at the southeast corner of Legacy Drive and Parkwood Boulevard **from** Commercial Employment **to** Planned Development-Commercial Employment. Zoned Commercial Employment. **Petitioner: EDS Legacy Partners, LLC** (Public Hearing Agenda Item “2A”). Staff recommended that the request be disfavored because the proposal lacks conformity with a number of Comprehensive Plan policies; however, if the Commission is in favor of approval, the following stipulations were recommended by staff:

The permitted uses and standards will be in conformance with the Commercial Employment (CE) District unless otherwise specified herein:

1. Use Restrictions & Modifications

A. Mid-rise residential is an additional permitted use with the following exceptions:

- i. Maximum Number of Units: 775
- ii. Buildings must be constructed within 250 feet of Parkwood Boulevard right-of-way.
- iii. A minimum of 50% of units must have a true balcony or patio with minimum dimensions of 7 feet deep by 8 feet wide.

B. Moderate-intensity manufacturing is prohibited within 700 feet of Parkwood Boulevard.

C. Above-grade portions of the primary central building of the original EDS Headquarters campus must not be demolished.

D. Heliport and helistop uses are allowed on the same lot as mid-rise residential and school uses; however, helipads and helistops must be located a minimum of 1,000 feet from mid-rise residential buildings.

2. Modified Area, Yard, and Bulk Requirements

Description	Residential Requirements
Minimum Front Yard Setback along Parkwood Boulevard	30 feet for any building or portion of a building up to 50 feet in height 50 feet for any building or portion of a building taller than 50 feet in height
Minimum Mid-Rise Residential Unit Size	
Efficiency	500 square feet
1 bedroom	650 Square feet

2 bedroom	800 square feet
Each Additional Bedroom	200 square feet

3. Additional Parking & Development Regulations:

A. Structured Parking

- i. The maximum height for parking structures must be 8 stories at or above grade. Structured parking located within 250 feet of Legacy Drive and Tennyson Parkway must have a maximum height of 5 stories/60 feet.
- ii. Structured parking must be designed to minimize the ground-level view of automobiles below their hood lines, and light fixtures. Parking structure facades must have consistent architectural materials, openings, and variation in the facade depth to the buildings which they serve. Pedestrian entrances to parking garages must be directly accessed by a sidewalk or through an internal building vestibule.
- iii. Parking structure ramps must not be visible from any adjacent right-of-way.

B. The site must contain a quasi-public street, of a minimum length of 600 feet connecting Legacy Drive to Parkwood Boulevard per the following standards:

- i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement must be dedicated for all quasi-public streets, and a fire lane must be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets must be located within the quasi-public street easement, if provided. Lots may derive required street frontage from quasi-public streets and may be platted to the center line of quasi-public streets.
- ii. Parallel parking is required along the quasi-public street.

4. Streetscape/Sidewalks

- A. Sidewalks with a minimum width of 7 feet are required along both sides of the quasi-public street and along one side of internal driveways and open space areas.
- B. Street Trees: Along public and quasi-public streets, street trees, with a minimum size of 4-inch caliper, are required at the rate of one tree per 40 linear feet. Trees must be placed in planting beds or tree grates within five feet of the back of the street curb.

5. Screening: Screening must meet the requirements of Section 19.200 except that architectural metal panels that are both decorative and provide full screening are permitted as an alternative material to masonry.

6. General Stipulations

A. Open Space:

- i. A minimum of 9.5 acres of contiguous open space must be placed west of the primary central building and adjacent to the quasi-public street, consistent with designated areas within the adopted open space plan. The open space may include landscaping, associated walks, amenities, and other hardscape elements. Required landscape edges are to be excluded from the required open space.
- ii. Wet detention ponds and amenity ponds are permitted within a maximum of 2.2 acres of open space.
- iii. Trails with a minimum width of 10 feet must be provided throughout the open space and around any ponds.
- iv. A variety of trees, shrubs, and ground cover must be used within the open space to create an area with biodiversity with plant materials to be approved by the City of Plano.
- v. Except for dog parks, recreational courts, and/or required fencing for detention ponds, open space must be open to the public and not fenced.

B. Exterior building materials will conform to Article 23 of the Plano Zoning Ordinance and development within this district will benefit from the associated incentives provided by the Zoning Ordinance.

C. Development Phasing: A construction permit for the addition of any new mid-rise residential building or hotel building will not be approved until all of the following standards are met:

- i. A minimum of 946,700 square feet of the primary central building of the original EDS Headquarters campus must receive a certificate of occupancy, and;
- ii. A minimum of 375,000 square feet of manufacturing must receive a certificate of occupancy, and;
- iii. A minimum of 7 acres of open space is open for public use.

D. Mid-rise residential uses will occupy no more than 50% of the square footage within the planned development district.

Chair Downs opened the public hearing. Applicant representatives Frank Zaccanelli, NexPoint, Jeremy Franklin, CRB, Claire Hemple, Design Workshop, and Needa Hosseiny, Kimley-Horn & Associates, Inc.,

presented information and were available to answer questions from the Commission. Lusy Bannon, a NexPoint representative, was also available to answer questions from the Commission. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

A motion was made by Commissioner Lisle for approval with the inclusion of additional open space. The motion failed for lack of a second. Upon a motion made by Commissioner Brounoff and seconded by 2nd Vice Chair Ratliff, the Commission voted 6-0 to approve the item to go to City Council with the stipulations recommended by staff.

Public Hearing - Preliminary Site Plan: EDS Headquarters, Block A, Lot 1

Project #PSP2023-005. This was 775 mid-rise residential units, professional/general administrative office, moderate-intensity manufacturing, and hotel on one lot on 91.0 acres located at the southeast corner of Legacy Drive and Parkwood Boulevard. Zoned Commercial Employment. **Applicant: EDS Legacy Partners, LLC** (Public Hearing Agenda Item “2B”). Staff recommended that the Planning & Zoning Commission takes action consistent with Zoning Case 2023-003.

Upon a motion made by Commissioner Brounoff and seconded by 2nd Vice Chair Ratliff, the Commission voted 6-0 to approve the item contingent on the approval of Zoning Case 2023-003 by the City Council.

Chair Downs recess the meeting at 8:38 p.m. to complete forms and reconvened at 8:51 p.m.

Items 3A-C were presented together.

Public Hearing: Zoning Case 2023-008

Project #ZC2023-008. This was a request for a Specific Use Permit for Vehicle Storage on 2.7 acres located on the west side of Premier Drive, 600 feet south of Lexington Drive. Zoned Corridor Commercial. **Petitioner: VTC Plano Rental Properties, LLC** (Public Hearing Agenda Item “3A”). Staff recommended approving as submitted.

Chair Downs opened the public hearing. Applicant representative Judd Mullinix, Kimley-Horn & Associates, Inc., presented information and was available to answer questions from the Commission. Jon Hardy, Game Creek Holdings, was available to answer questions from the Commission. Resident and business owner Rick Palmer, Innovative Auto Works, expressed concern regarding the plan and its impact on his day-to-day operations. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

Upon a motion made by 2nd Vice Chair Ratliff and seconded by Commissioner Brounoff, the Commission voted 6-0 to approve the item to go to City Council.

Public Hearing - Concept Plan: Crest Cadillac Addition, Block B, Lot 1

Project #CP2023-004. This was a Vehicle Storage on 2.7 acres located on the west side of Premier Drive, 1,660 feet north of Enterprise Drive. Zoned Corridor Commercial. **Applicant: VTC Plano Rental Properties, LLC** (Public Hearing Agenda Item “3B”). Staff recommended approving as submitted.

Upon a motion made by Commissioner Olley and seconded by Commissioner Lisle, the Commission voted 6-0 to approve the item contingent on the approval of Zoning Case 2023-008 by the City Council.

Public Hearing - Preliminary Site Plan: Van Tuyl Addition, Block A, Lot 2

Project #PSP2023-009. This was a new vehicle dealer on one lot on 10.5 acres located on the west side of U.S. Highway 75, 1,660 feet north of Enterprise Drive. Zoned Corridor Commercial. **Applicant: VTC Plano Rental Properties, LLC** (Public Hearing Agenda Item “3C”). Staff recommended approving as submitted.

Upon a motion made by 2nd Vice Chair Ratliff and seconded by Commissioner Brounoff, the Commission voted 6-0 to approve the item as submitted.

Public Hearing: Zoning Case 2023-010

Project #ZC2023-010. This was a request to amend the Zoning Ordinance regarding adopting a broadly applicable process for making determinations of status as a nonconforming use or structure and for appealing those determinations. **Petitioner: City of Plano** (Public Hearing Agenda Item “4”). Staff recommended approval as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text).

Amend Subsection 5.200.1 (Appeals) of Section 5.200 (Jurisdiction) of Article 5 (Variances and Appeals of Administrative Decisions), such subsection to read in its entirety as follows:

.1 Appeals

Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or determination made by ~~an administrative officer the Building Official~~ in the enforcement of this ordinance. For purposes of this Article, “administrative officer” means the person within a city department having the final decision-making authority within the department relative to the enforcement issue. This excludes appeals specifically heard elsewhere by provisions in this ordinance.

Amend Section 5.300 (Appeals) of Article 5 (Variances and Appeals of Administrative Decisions), such section to read in its entirety as follows:

5.300 Appeals of Order, Requirement, Decision, or Determination related to the Zoning Ordinance

- .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.~~

.2 Appeals to the Board of Adjustment, which are Related to a Specific Application, Address, or Project

A. Any of the following persons may appeal to the Board of Adjustment a decision made by an administrative official:

i. a person who:

a. filed the application that is the subject of the decision;

b. is the owner or representative of the owner of the property that is the subject of the decision; or

- c. is aggrieved by the decision and is the owner of real property within 200 feet of the property that is the subject of the decision; or
 - ii. any officer, department, board, or bureau of the municipality affected by the decision.
 - B. The Board of Adjustment will determine whether a person has standing to appeal, if standing is challenged by the applicant, owner, an aggrieved person as described in Subpart 5.300.2.A.i above, or the city. The Board will base its determination of standing upon the criteria above. The matter of standing will be decided at the time of the hearing on the appeal.
- .3 Such appeal must be made not later than the 20th day after the order, requirement, decision or determination has been rendered by the administrative officer, by filing with the administrative officer and with the Board of Adjustment a Notice of Appeal on a form provided by the City. The administrative official must immediately forward to the Board of Adjustment all the documents constituting the record of the action that is appealed. Such appeal shall be made within 15 days after the decision has been rendered by the Building Official, by filing a Notice of Appeal specifying the grounds thereof with the Building Official and with the Board of Adjustment. The Building Official shall forward to the Board of Adjustment all the documents constituting the record upon which the action appealed from was taken.
- .4 2 An appeal shall stay all proceedings of the action appealed from unless the administrative officer Building Official 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 their opinion, cause imminent peril to life or property. In such case, proceedings shall are not be stayed, unless otherwise than by a restraining order which may be is granted by the Board of Adjustment or by a court of record on petition, upon notice to the Building Official and on due cause shown.
- .5 The Board must give public notice of the hearing and due notice to the parties in interest. A party may appear at the appeal hearing in person or by agent or attorney. The Board must hear and decide the appeal at the next meeting for which notice can be provided and not later than the 60th day after the date the appeal is filed.
- .6 Interpretations may be considered consistent with the language in Section 1.1100.

Amend Subsection 5.400.2 of Section 5.400 (Action of the Board of Adjustment) of Article 5 (Variances and Appeals of Administrative Decisions), such subsection to read in its entirety as follows:

- .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 an administrative officer 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.

Amend Article 7 (Nonconformities), such additional section to read in its entirety as follows:

7.600 Determination of Nonconforming Status and Administrative Official Decision

The process for determination of nonconforming status is overseen by the Director of Planning. In their absence, a designee may be appointed.

.1 Informal Determination

City staff makes initial, informal determinations of whether a nonconforming use or structure exists under the provisions of the Zoning Ordinance. The informal determination is not appealable, and is considered valid unless a formal decision is requested.

.2 Formal Decision

The property owner may request a formal decision as to whether a nonconforming use or structure exists on their property from the Director of Planning.

A. The Director of Planning will meet with the requesting property owner, tenant, or designated representative within twenty (20) business days of the date on which the request for a formal decision was filed with the Director of Planning, unless otherwise agreed by the parties.

B. Based upon the evidence presented at such meeting, the Director of Planning will provide a formal, written decision within twenty (20) business days. The formal decision and related evidence are public records.

.3 Appeal

The formal decision of the Director of Planning may be appealed to the Board of Adjustment under Article 5 of this Ordinance.

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

Upon a motion made by Commissioner Brounoff and seconded by Commissioner Olley, the Commission voted 6-0 to approve the item to go to City Council.

Public Hearing - Replat: American First National Bank Addition, Block A, Lot 1

Project #R2023-005. This was a bank on one lot on 1.0 acre located on the east side of K Avenue, 124 feet north of 19th Street. Zoned Planned Development-26-Light Commercial. **Applicant: American First National Bank** (Public Hearing Agenda Item “5”). Staff recommended approval as submitted.

Chair Downs opened the public hearing. Applicant representatives Margot Murphy, Baldwin Associates, and MG Architects representative Chris Lee were available to answer questions from the Commission. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

Upon a motion made by 1st Vice Chair Cary and seconded by 2nd Vice Chair Ratliff, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Replat & Revised Site Plan: Plano Chisolm Addition, Block A, Lots 1 & 2

Projects #R2023-013 and #RSP2023-018. This was a professional/general administrative office on Lot 1 and restaurant, retail, and medical office on Lot 2 on 4.3 acres located on the south side of Chisholm Place, 205 feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permits No. 187 for Restaurant and No. 324 for Private Club. **Applicant: Rig Chisolm Place, LLC and Elam Town Homes, LLC** (Public Hearing Agenda Item “6”). Staff recommended approval as submitted.

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

Upon a motion made by Commissioner Brounoff and seconded by 1st Vice Chair Cary, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Replat: West Park Preston Addition, Block A, Lot 3R

Project #R2023-027. This was a bank and retail on one lot on 2.2 acres located at the northwest corner of Preston Road and Park Boulevard. Zoned Planned Development-68-Retail and located within the Preston Road Overlay District. **Applicant: MC West Park, LLC** (Public Hearing Agenda Item “7”). Staff recommended approval as submitted.

Chair Downs opened the public hearing. Applicant representative Daniel Stewart, DEC, was available to answer questions from the Commission. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

Upon a motion made by 2nd Vice Chair Ratliff and seconded by Commissioner Olley, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Replats & Revised Site Plan: Willow Bend Polo Estates Phase B, Block B, Lots 6R, 11R, & 14R

Projects #R2023-024, #R2023-023, #R2023-022, and #RSP2023-043. This was Three Patio Home lots on 0.4 acre located on the west side of Old Westbury Lane, 435 feet north of Turtle Creek Drive. Zoned Planned Development-423-Patio Home. **Applicant: Shaddock WBP Plano, LLC** (Public Hearing Agenda Item “8”). Staff recommended approval as submitted.

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

Upon a motion made by Commissioner Brounoff and seconded by Commissioner Olley, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Replat: St. Andrew Addition, Block 1, Lot 2R

Project #R2023-025. This was a religious facility on one lot on 21.2 acres located at the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family Residence-7. **Applicant: St. Andrews United Methodist Church** (Public Hearing Agenda Item “9”). Staff recommended approval as submitted.

Chair Downs opened the public hearing. Applicant representative Thomas Juhn, St. Andrews, and Spiars Engineering representative David Bond were available to answer questions from the Commission. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

Upon a motion made by 2nd Vice Chair Ratliff and seconded by 1st Vice Chair Cary, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Preliminary Replat & Revised Site Plan: Alcatel USA Addition, Block A, Lot 6R

Projects #PR2022-013 and #RSP2022-025. This was a Professional/general administrative office located on one lot on 18.7 acres located at the northwest corner of Independence Parkway and Lotus Drive. Zoned Planned Development-381-Retail/General Office and located within the 190 Tollway/Plano Parkway

Overlay District. Projects #PR2022-013 and #RSP2022-025. **Applicant: Independence Plano BTS, LLC** (Public Hearing Agenda Item “10”). Staff recommended approval as follows:

Preliminary 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 Downs opened the public hearing and, seeing there were no additional registered speakers, closed the public hearing.

Upon a motion made by Commissioner Olley and seconded by 2nd Vice Chair Ratliff, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Preliminary Replat & Revised Site Plan: Huffines Plano Properties Addition, Block 1, Lots 1-3

Projects #PR2023-007 and #RSP2023-023. This was a new and used vehicle dealer on three lots on 10.9 acres located at the northwest corner of Plano Parkway and Coit Road. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. **Applicant: Huffines Plano Properties, LP** (Public Hearing Agenda Item “11”). Staff recommended approval as follows:

Preliminary 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 Downs opened the public hearing and, seeing there were no additional registered speakers, closed the public hearing.

Upon a motion made by Commissioner Olley and seconded by Commissioner Brounoff, the Commission voted 6-0 to approve the item as submitted.

Public Hearing - Preliminary Replat: Legacy Corporate Center, Block A, Lot 7R

Project #PR2023-015. This was a medical office on one lot on 1.9 acres located on the east side of Preston Road, 878 feet north of Legacy Drive. Zoned General Office and located within the Preston Road Overlay District. **Applicant: Scherer I, Ltd.** (Public Hearing Agenda Item “12”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Chair Downs opened the public hearing. Applicant representative Don Rankin was available to answer questions from the Commission. Chair Downs, seeing there were no additional registered speakers, closed the public hearing.

Upon a motion made by Commissioner Brounoff and seconded by 1st Vice Chair Cary, the Commission voted 6-0 to approve the item as submitted.


END OF PUBLIC HEARING

Discussion and Action: Items for Future Agendas

Chair Downs opened the discussion to the Commission, and no items were identified. (Non-Public Hearing Agenda Item "13").

END OF NON-PUBLIC HEARING

With no further business, Chair Downs adjourned the meeting at 9:45 p.m.



David Downs, Chair