



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 03/16/20

CALL TO ORDER: 7:00 p.m.

## PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>OUR VISION: PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.</p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</b></p> <p><b>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</b></p> <p><b><u>COMMENTS OF PUBLIC INTEREST</u></b></p> <p><b><u>This portion of the meeting is to allow up to three (3) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Planning &amp; Zoning Commission may not discuss these items, but may respond with factual or policy information. The Planning &amp; Zoning Commission may choose to place the item on a future agenda.</u></b></p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b><u>The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by commissioners, staff, or any citizen. The Presiding Officer will establish time limits based upon the number of speaker requests.</u></b></p>	
(a)	<p><b>Approval of Minutes - March 2, 2020</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
(b) RK	<p><b>Final Plat:</b> Wind Rose Addition, Block A, Lot 1 - Day care center on one lot on 1.6 acres located on the north side of Plano Parkway, 1,225 feet west of Westwood Drive. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #FP2019-012. <b>Applicant: 1717 WWP, Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

(c) RK	<b>Site Plan:</b> Wind Rose Addition, Block A, Lot 1 - Day care center on one lot on 1.6 acres located on the north side of Plano Parkway, 1,225 feet west of Westwood Drive. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #SP2019-014. <b>Applicant: 1717 WWP, Ltd.</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(d) CF	<b>Preliminary Plat:</b> Plano Gateway Phase 1, Block A, Lots 1-38 & 1X-2X - Independent living facility on Lot 1, single-family residence attached on Lots 2-38, and two common area lots on 8.2 acres located at the northeast corner of Wynview Drive and Wyngate Boulevard. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #PP2020-001. <b>Applicant: Beazer</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(e) CF	<b>Preliminary Plat:</b> Village at 121 Addition, Block 1, Lot 1R - Restaurant on one lot on 24.9 acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment and located within the State Highway 121 Overlay District and the Preston Road Overlay District. Project #PP2020-002. <b>Applicant: 121 Village, Ltd.</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(f) DF	<b>Preliminary Plat:</b> Shiloh Office Park Addition, Block A, Lot 1 - Professional/general administrative office and medical office on one lot on 3.1 acres located on the west side of Shiloh Road, 1,845 feet south of Plano Parkway. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #PP2020-004. <b>Applicant: Patrick E. Hillary Jr.</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(g) CF	<b>Preliminary Plat:</b> Fire Training Facility, Block A, Lot 2 - Public safety building on one lot on 3.8 acres located on the north side of McDermott Road, 886 feet east of Rasor Boulevard. Zoned Neighborhood Office. Project #PP2020-005. <b>Applicant: City of Plano</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(h) CF	<b>Site Plan:</b> Plano Mutual Cemetery, Block A, Lot 1 - Cemetery on one lot on 15.3 acres located at the northwest corner of Jupiter Road and 18th Street. Zoned Single-Family Residence-7 with Specific Use Permit No. 2 for Cemetery. Project #SP2020-007. <b>Applicant: Plano Mutual Cemetery Association</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(i) DF	<b>Revised Site Plan:</b> Middlekauff Central Addition, Block A, Lot 1 - New vehicle dealer on one lot on 4.0 acres located at the northwest corner of U.S. Highway 75 and Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permits No. 303 for Used Car Dealer, No. 304 for Automobile Leasing and Renting, and No. 338 for Truck Leasing. Project #RSP2020-008. <b>Applicant: Corinth Realty Central and Parker, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(j) DF	<b>Revised Site Plan:</b> Portia Taylor Elementary School, Block A, Lot 1 - Public school on one lot on 9.7 acres located at the southwest corner of Gillespie Drive and National Drive. Zoned Regional Employment and located within the State Highway 121 Overlay District. Project #RSP2020-010. <b>Applicant: Frisco Independent School District</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED

(k) DF	<p><b>Revised Site Plan:</b> Granite Park Phase III, Block B, Lot 5R - Restaurant on one lot on 4.5 acres located on the south side of State Highway 121, 805 feet west of Granite Parkway. Zoned Planned Development-42-Central Business-1 and located within the Dallas North Tollway Overlay District and the State Highway 121 Overlay District. Project #RSP2020-012. <b>Applicant: GPI Boardwalk, LP</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></b></p>		
<p><b><u>Public Hearing Items: Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may modify these times as deemed necessary.</u></b></p>		
(1A) CF	<p><b>Public Hearing:</b> Zoning Case 2019-020 - Request to amend and expand Planned Development-429-Neighborhood Office on 7.9 acres located on the west side of Coit Road, 680 feet south of Legacy Drive in order to rezone 3.7 acres located 40 feet west of Coit Road and 850 feet south of Legacy Drive currently zoned Single-Family Residence-6, and amend the standards of the district. Zoned Planned Development-429-Neighborhood Office with Specific Use Permit No. 475 for Commercial Antenna Support Structure and Single-Family Residence-6. Project #ZC2019-020. <b>Applicant: Preston Meadow Lutheran Church and Collin County Association of Realtors</b></p>	<p><b>TABLED 5-2, TO 04-06-20 P&amp;Z</b></p>
(1B) CF	<p><b>Concept Plan:</b> Preston Meadow Office Park Addition, Block 1, Lot 4R - Professional/general administrative office on one lot on 4.6 acres located on the west side of Coit Road, 1,100 feet south of Legacy Drive. Zoned Single-Family Residence-6. Project #CP2019-014. <b>Applicant: Preston Meadow Lutheran Church</b></p>	<p><b>TABLED 5-2, TO 04-06-20 P&amp;Z</b></p>
(2) CF	<p><b>Public Hearing - Replat:</b> Hunter's Glen Five, Block 6, Lot 2R - Funeral parlor/mortuary on one lot on 1.9 acres located on the south side of Spring Creek Parkway, 195 feet west of Custer Road. Zoned General Office with Specific Use Permit No. 18 for Funeral Parlor. Project #R2018-038. <b>Applicant: FG Creek Properties, Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
(3) DF	<p><b>Public Hearing - Replat:</b> Veranda Townhome Addition - 40 Single-family residence attached lots and five common area lots on 5.4 acres located on the north side of McDermott Road, 240 feet east of Coit Road. Zoned Planned Development-434-Retail with Specific Use Permit No. 658 for Single-Family Residence Attached. Project #R2020-011. <b>Applicant: TX Coit Townhomes, LP</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></b></p>		
<p><b><u>Non-Public Hearing Items: The Presiding Officer will permit public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.</u></b></p>		

(4) CF	<b>Public Hearing:</b> Request to Waive the Two-Year Waiting Period for UMU-3 - Request to waive the two-year waiting period for consideration of a rezoning request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street. Zoned Urban Mixed-Use-3. <b>Applicant: Centurion American</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(5) KC	<b>Discussion &amp; Direction:</b> Neighborhood Business Design Zoning District - Discussion and direction pertaining to the Neighborhood Business Design zoning district. Tabled March 2, 2020.	DISCUSSION WAS HELD
(6) KC	<b>Discussion &amp; Direction:</b> Residential Community Design Zoning District - Discussion and direction pertaining to the housing options proposed within the Residential Community Design zoning district.	DISCUSSION WAS HELD
(7) CS	<b>Discussion &amp; Direction:</b> Comprehensive Plan Implementation Update - Receive a report on the City of Plano Fiscal Year 2018-19 Comprehensive Plan Annual Report.	DISCUSSION WAS HELD
(8)	<b>Items for Future Discussion:</b> The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.	NO DISCUSSION WAS HELD
	<b>Council Liaisons: Mayor Pro Tem Rick Smith and Council Member Kayci Prince.</b>	
	<u><b>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</b></u>	