



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 07/15/19

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES, THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.</p> <p>The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>The Planning & Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</p> <p><u>COMMENTS OF PUBLIC INTEREST</u></p> <p><u>This portion of the meeting is to allow up to five (5) 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 & Zoning Commission may not discuss these items, but may respond with factual or policy information. The Planning & Zoning Commission may choose to place the item on a future agenda.</u></p> <p><u>CONSENT AGENDA</u></p> <p><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. Citizens are limited to two (2) items and discussion time of three (3) minutes each.</u></p>	
(a)	<p>Approval of Minutes - July 1, 2019</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
(b) CF	<p>Revised Concept Plan: Legacy West Addition, Block C, Lots 1R, 8, & 9R - Professional/general administrative office on three lots on 17.1 acres located on the south side of State Highway 121, 862 feet west of the Dallas North Tollway. Zoned Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District. Project #RCP2019-007. Applicant: SWC Tollway & 121, LLC</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

(c) CF	Final Plat: Spike Diamond Addition, Block A, Lot 5 - Indoor commercial amusement on one lot on 3.4 acres located on the west side of Talbert Drive, 270 feet north of Mapleshade Lane. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #FP2019-018. Applicant: Plain Old Texas, LLC	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(d) CF	Preliminary Plat: High Point Tennis Center, Block A, Lot 1 - Community center on one lot on 6.7 acres located on the north side of Spring Creek Parkway, 50 feet west of Premier Drive. Zoned Planned Development-329-Community Center. Project #PP2019-004. Applicant: City of Plano	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(e) CF	Revised Site Plan: High Point Tennis Center, Block A, Lot 1 - Community center on one lot on 6.7 acres located on the north side of Spring Creek Parkway, 50 feet west of Premier Drive. Zoned Planned Development-329-Community Center. Project #RSP2019-017. Applicant: City of Plano	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(f) RA	Preliminary Plat: Wynwood Villas - 61 single-family residence attached lots and three common area lots on 4.2 acres located on the north side of Wynwood Drive, 280 feet west of Wyngate Boulevard. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #PP2019-011. Applicant: Wynwood Resources, Ltd.	APPROVED 6-0, NO FURTHER ACTION REQUIRED
<u>ITEMS FOR INDIVIDUAL CONSIDERATION</u>		
<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>		
(1) RA	Public Hearing: Zoning Case 2019-004 - Request to amend Planned Development-32-Regional Commercial on 46.1 acres located at the southwest corner of State Highway 121 and Razor Boulevard in order to modify development standards. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Tabled June 17, 2019. Project #ZC2019-004. Applicant: Perfect Land Development, LLC	TABLED 6-0, TO 08-05-19 P&Z
(2) EM	Public Hearing: Zoning Case 2019-005 - Request to amend Specific Use Permit No. 550 for Day Care Center to establish a maximum number of children and to request a Specific Use Permit for Private School on 7.5 acres located at the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family Residence-7 with Specific Use Permit No. 550 for Day Care Center. Tabled June 17, 2019. Project #ZC2019-005. Applicant: Montessori New Beginnings Academy, Inc.	APPROVED 6-0, WILL GO TO CC ON 07-22-19
(3A) CS	Public Hearing: Zoning Case 2019-009 - Request to amend Section 8.200 (Terms Defined) of Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance pertaining to the Expressway Corridor Environmental Health Policy. Project #ZC2019-009. Applicant: City of Plano	TABLED 6-0, TO 08-05-19 P&Z

(3B) CS	Public Hearing: Comprehensive Plan Amendment 2019-001 - Request to amend the Comprehensive Plan to incorporate the Expressway Corridor Environmental Health Policy. Project #CPA2019-001. Applicant: City of Plano	TABLED 6-0, TO 08-05-19 P&Z
(4) CF	Public Hearing: Zoning Case 2019-010 - Request for a Specific Use Permit for Arcade on 0.1 acre located 71 feet west of Custer Road and 166 feet south of Parker Road. Zoned Planned Development-90-Retail. Project #ZC2019-010. Applicant: Custer Park Partners, LLC	APPROVED 6-0, WILL GO TO CC ON 08-12-19
(5) RA	Public Hearing - Replat & Revised Site Plan: Benchmark Addition, Block A, Lot 1 - Service contractor on one lot on 0.9 acre located on the south side of 14th Street, 108 feet west of M Avenue. Zoned Retail with Specific Use Permit No. 580 for Day Care Center. Projects #R2019-005 and #SP2019-008. Applicant: Benchmark Gardens Properties, LLC	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(6) RA	Public Hearing - Replat: Celedonia Addition, Block A, Lot 1 - Used vehicle dealer on one lot on 2.2 acres located at the northwest corner of Lexington Drive and Premier Drive. Zoned Corridor Commercial with Specific Use Permit No. 40 for Used Automobile Dealer. Project #R2019-028. Applicant: Craghead Properties, LLC	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(7) CF	Public Hearing - Replat: Enfield Park Addition, Block 1, Lot 1R - 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. Project #R2019-029. Applicant: City of Plano	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(8) CF	Public Hearing - Replat: Legacy West Addition, Block C, Lots 1R, 9R, & 11R - Professional/general administrative office on three lots on 12.3 acres located at the southwest corner of State Highway 121 and the Dallas North Tollway. Zoned Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District. Project #R2019-031. Applicant: SWC Tollway & 121, LLC	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(9) CF	Public Hearing - Preliminary Replat: Las Brisas Addition, Block 10, Lot 2R & 15th & K Addition, Block A, Lot 1 - 15 multifamily residence units, retail, and restaurant on Lot 2 and common area lot on 0.4 acre located at the southeast corner of K Avenue and 15th Street. Zoned Downtown Business/Government and located within the Downtown Heritage Resource Overlay District (HD-26). Project #PR2019-012. Applicant: Las Brisas Properties, Inc. & City of Plano	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(10) RA	Public Hearing - Revised Preliminary Replat & Revised Site Plan: Legacy West Addition, Block B, Lot 1R - Professional/general administrative office on one lot on 49.3 acres located at the southwest corner of State Highway 121 and Communications Parkway. Zoned Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District. Projects #RPR2019-001 and #RSP2019-037. Applicant: JPMorgan Chase Bank, N.A.	APPROVED 6-0, NO FURTHER ACTION REQUIRED

<p>(11)</p>	<p><u>Non-Public Hearing Items: The presiding officer may permit limited 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></p> <p>Items for Future Discussion: The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Mayor Pro Tem Rick Smith and Council Member Kayci Prince.</p> <p><u>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.</u></p>	<p>DISCUSSION WAS HELD</p>
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