PLANO PLANNING & ZONING COMMISSION

WILL CONVENE INTO THE PRELIMINARY OPEN MEETING AT 6:30 P.M. ON JULY 24, 2018, IN TRAINING ROOM A OF THE PLANO MUNICIPAL CENTER, 1520 K AVENUE, IN COMPLIANCE WITH VERNON’S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Mission Statement: 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.

CALL TO ORDER

PRELIMINARY OPEN MEETING

I. Agenda Review for July 24, 2018
II. Agenda Review for August 6, 2018
III. Discussion of City Council Items
IV. Items for Future Preliminary Open Meeting Agendas

Hill 8 min.
Hill 8 min.
Day 7 min.
Hill 7 min.

In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed and votes may be taken where appropriate.

The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the Preliminary Open Meeting as allowed by law.

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. 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.
PLANNING & ZONING COMMISSION
1520 K AVENUE

DATE: 07/24/18

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>EXPLANATION</th>
<th>ACTION TAKEN</th>
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<tbody>
<tr>
<td></td>
<td>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.</td>
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<td>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</td>
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<td>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</td>
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<td><strong>COMMENTS OF PUBLIC INTEREST</strong></td>
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<td>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 &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.</td>
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<td><strong>CONSENT AGENDA</strong></td>
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<td>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.</td>
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<td>(a)</td>
<td>Approval of Minutes - July 2, 2018</td>
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<td>(b)</td>
<td>Final Plat: Huffman Office Park Addition, Block A, Lots 1 &amp; 2 - Professional/general administrative office, medical office, and day care center on two lots on 5.4 acres located on the west side of Communications Parkway, 1,240 feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Project #FP2018-015. <strong>Applicant: Death Star Holdings, LLC</strong></td>
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</table>
Final Plat: Village at 121 Addition, Block 1, Lots 8, 9, & 10 - Superstore on Lot 8 and two vacant lots on 12.0 acres located on the south side of State Highway 121, 655 feet east of Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Project #FP2018-024. Applicant: 5540 State Highway 121, LLC


Preliminary Site Plan: Mustang Square, Block A, Lot 4X - Common area on one lot on 3.5 acres located on the west side of Rasor Boulevard, 350 feet south of State Highway 121. Zoned Regional Commercial/Planned Development-32-Regional Commercial/State Highway 121 Overlay District. Project #PSP2018-024. Applicant: Perfect Land Development, LLC


ITEMS FOR INDIVIDUAL CONSIDERATION

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.


Public Hearing - Replat: East Plano Islamic Addition, Block A, Lot 1R - Religious facility on one lot on 10.1 acres located at the southeast corner of 14th Street and Star Court. Zoned Planned Development-202-Research/Technology Center. Project #R2018-023. Applicant: East Plano Islamic Center

Public Hearing - Replat: East Spring Creek Venture Section 2, Block A, Lots 2R and 3R - Superstore and convenience store with fuel pumps on two lots on 12.3 acres located on the east side of Coit Road, 195 feet south of Spring Creek Parkway. Zoned Retail. Project #R2018-028. Applicant: Walmart Stores, Inc.


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.

Discussion and Direction: Comprehensive Plan Implementation Update - Request for discussion and direction pertaining to a report on the Comprehensive Plan implementation progress and proposed updates to the Park Master Plan Map, Future Land Use Map, Growth and Change Map, and Bicycle Transportation Plan Map.

Items for Future Discussion: The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

Council Liaisons: Mayor Pro Tem Ron Kelley and Deputy Mayor Pro Tem Angela Miner.

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.
PLANNING & ZONING COMMISSION
July 2, 2018

COMMISSIONERS PRESENT
M. Nathan Barbera, 1st Vice Chair
Hilton Kong, 2nd Vice Chair
Joyce Beach
Susan Plonka
Michael Thomas

COMMISSIONERS ABSENT
John Muns, Chair
Bob Gibbons
Tim Moore

STAFF PRESENT
Christina Day, Director of Planning
Michelle D’Andrea, Assistant City Attorney III
Eric Hill, Planning Manager
Erica Marohnic, Lead Planner
Ross Altobelli, Lead Planner
Karen Suiter, Senior Administrative Assistant

First Vice Chair Barbera convened the Commission into the Preliminary Open Meeting on Monday, July 2, 2018, at 6:30 p.m. in Collinwood 3 Conference Room of the Plano Event Center, 2000 E. Spring Creek Parkway. A quorum was present.

Questions were asked and discussion was held on the agenda for the July 2, 2018, Commission meeting. Four zoning cases will be presented and some discussion was held.

Questions were asked and discussion was held on the agenda for the July 24, 2018, Commission meeting. One zoning case will be presented. No discussion was held.

Director of Planning, Day, presented an update of relevant items from City Council to the Commission.

During the discussion of items for Future Preliminary Open Meeting Agendas, the Commission requested that staff review the Zoning Ordinance regulations related to Arcade users.

There being no further discussion, First Vice Chair Barbera adjourned the Preliminary Open Meeting at 6:37 p.m.

First Vice Chair Barbera convened the Regular Session to order at 7:00 p.m. in the Collinwood 2 Conference Room of the Plano Event Center, 2000 E. Spring Creek Parkway. A quorum was present. First Vice Chair Barbera led the Commission in the Pledge of Allegiance.
COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Upon a motion made by Commissioner Thomas and seconded by Commissioner Plonka, the Commission voted 5-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for June 18, 2018 (Consent Agenda Item “a”).

Project #FP2018-019 for a Final Plat for Living Earth Addition, Block A, Lot 1 for a wholesale bark mulch distribution center on one lot on 4.0 acres located on the east side of Split Trail Road, 870 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Applicant: MLB-CLP FUND, LP (Consent Agenda Item “b”).

Project #FP2018-007 for a Final Plat for Plano Parkway Business Center, Block 1, Lot 2 for a religious facility on one lot on 5.6 acres located on the north side of Plano Parkway, 2,580 feet west of Custer Road. Zoned Planned Development-375-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Applicant: Sri Shirdi Sai Baba Temple of DFW (Consent Agenda Item “c”).

Project #PP2018-015 for a Preliminary Plat for Village at 121 Addition, Block 1, Lot 12 for a hotel on one lot on 4.4 acres located on the east side of Bellview Drive, 238 feet north of Towne Square Drive. Zoned Commercial Employment/State Highway 121 Overlay District. Applicant: Plano Texas Hospitality Company, LLC (Consent Agenda Item “d”).

Project #PSP2018-025 for a Preliminary Site Plan for Legacy West Addition, Block E, Lot 9 for retail on one lot on 1.5 acres located on the north side of Legacy Drive, 217 feet west of Communications Parkway. Zoned Central Business-1. Applicant: LW Nine Acre LP (Consent Agenda Item “e”).

Project #PSP2018-026 for a Preliminary Site Plan for North Central Addition, Block 2, Lot 2R for a religious facility on one lot on 1.2 acres located on the north side of 18th Street, 510 feet east of U.S. Highway 75. Zoned Corridor Commercial. Applicant: Puerta Del Cielo Church (Consent Agenda Item “f”).

Project #RCP2018-005 for a Revised Concept Plan for Plano Marine Addition, Block A, Lot 1 & Block B, Lot 1 for 385 multifamily residence units on two lots on 5.6 acres located at the northwest corner of K Avenue and 10th Street. Zoning Downtown Business/Government. Applicant: Plano Marine (Consent Agenda Item “g”).

Project #RSP2018-024 for a Revised Site Plan for Tinseltown Addition, Block A, Lot 7 for a restaurant on one lot on 2.0 acres located on the east side of the Dallas North Tollway, 515 feet south of Windhaven Parkway. Zoned Regional Commercial/Regional Employment/Dallas North Tollway Overlay District. Applicant: AOS Wattsec BD, LLC (Consent Agenda Item “h”).
Project #RCOP2018-005 for a Revised Conveyance Plat for Mustang Square, Block A, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10 and 4X for 10 conveyance lots on 33.1 acres located at the southwest corner of Rason Boulevard and State Highway 121. Zoned Planned Development-32-Regional Commercial/Regional Commercial/State Highway 121 Overlay District. Applicant: Perfect Land Development, LLC and REK Hospitality Corporation (Consent Agenda Item “i”).

Project #RCOP2018-003 for a Revised Concept Plan for Mustang Square, Block A, Lots 2-10 & 4X for retail, restaurant, hotel, general office, neighborhood theater, assembly hall, food truck park, single-family residence attached, and private street lot on 10 lots on 34.2 acres located at the southwest corner of State Highway 121 and Rason Boulevard. Zoned Planned Development-32-Regional Commercial/State Highway 121 Overlay District. Applicant: Perfect Land Development, LLC and Dhanam Realty, LLC (Consent Agenda Item “j”).

Project #RCP2018-004 for a Revised Concept Plan for Mustang Square, Block A, Lot 1 for a hotel on one lot on 1.9 acres located on the south side of State Highway 121, 675 feet west of Rason Boulevard. Zoned Regional Commercial/State Highway 121 Overlay District. Applicant: REK Hospitality Corporation (Consent Agenda Item “k”).

Project #FP2018-016 for a Final Plat for Lincoln Legacy, Block A, Lot 2 for a general office on one lot on 2.6 acres located at the southwest corner of Tennyson Parkway and Bishop Road. Zoned Central Business-1/Dallas North Tollway Overlay District. Applicant: US RELP 5810 Tennyson Parkway, LLC (Consent Agenda Item “l”).

END OF CONSENT

PUBLIC HEARING

Public Hearing: Zoning Case 2018-010

Project #ZC2018-010. This is a request for a Specific Use Permit for Trade School on 0.1 acre located 214 feet east of K Avenue and 127 feet north of Parker Road. Zoned Retail. Applicant: RPI HMart Town Center, Ltd. (Public Hearing Agenda Item “l”). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Plonka and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item as submitted.

Public Hearing: Zoning Case 2018-011

Project #ZC2018-011. This is a request for Specific Use Permit for Arcade on 0.1 acre located 448 feet north of Park Boulevard, 436 feet west of Coit Road. Zoned Retail. Applicant: DFW Chinatown Coit, LLC (Public Hearing Agenda Item “2”). Staff recommended approval subject to the Council finding that the issuance of the Specific Use Permit for Arcade will not be detrimental or injurious to the public health, safety, or general welfare, or otherwise offensive to
the neighborhood, and waiving the 300-foot distance separation from the residential zoning district to the west.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Plonka and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the item subject to the City Council making the necessary findings.

Public Hearing: Zoning Case 2018-012

Project #ZC2018-012. This is a request for a Specific Use Permit for Multifamily Residence on 5.0 acres located at the northwest corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. Applicant: Starside Custom Builders, LLC (Public Hearing Agenda Item “3A”). Staff recommended approval as follows:

1. A maximum of 40 multifamily residence units are permitted.

2. A minimum of 80 parking spaces must be provided within an underground parking structure.

3. Maximum Height: 2 story, 35 feet

4. Usable open space must comply with Section 13.800 (Usable Open Space), and must not be less than 28,000 square feet (12.8% of the lot area).

5. A combination of masonry screening wall and wrought iron fence with irrigated landscape screen in conformance with Section 20.200 (Screening, Fence and Wall Regulations) must be provided along Tennyson Parkway and Corporate Drive. The masonry screening wall must match the existing screening wall for the Normandy Estates Subdivision.

First Vice Chair Barbera opened the public hearing. John Urban and Marc Powell, Starside Custom Builders, and Casey Ross, Kimley-Horn and Associates, spoke briefly about the project and asked for the Commission’s support. Bryan Robertson, Mike Wells, Steve Hundley, Marc Hesse, William Blackmon, Phill Pouchol, and Kim Castleberry, citizens, spoke in support of the item. Steve Tacke and David Adams, citizens, recorded their opposition of the project. First Vice Chair Barbera closed the public hearing.

After some discussion, upon a motion made by Commissioner Thomas and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item as submitted subject to the stipulations recommended by staff.

Preliminary Site Plan: Normandy Estates Phase 3, Block A, Lot 1

Project #PSP2018-027. This is 40 multifamily residence units on one lot on 5.0 acres located at the northwest corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. Applicant: Starside Custom Builders, LLC (Public Hearing Agenda Item “3B”). Staff recommended approval subject to City Council approval of Zoning Case 2018-012 and
granting a permanent waiver to the required screening wall for the development of residential uses only.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the item subject to the stipulations recommended by staff.

Public Hearing: Zoning Case 2018-013

Project #ZC2018-013. This is a request to rezone 4.3 acres located on the west side of Coit Road, 680 feet north of Denham Way from Single-Family Residence-6 to Single-Family Residence-6. Zoned Single Family Residence-6. Applicant: Preston Meadow Lutheran Church (Public Hearing Agenda Item “4A”). Staff recommended approval if access issues are adequately resolved.

First Vice Chair Barbera opened the public hearing. Bryan Robertson, Barco Investments, LLC, and Pastor Paul Mussachio, Preston Meadow Lutheran Church, spoke briefly about the project and asked for the Commission’s support. Bill Ostergren, Dennis Stephens, and Rod Keim, citizens, spoke in support of the item. Ya Juan Guo, Qun Liu, Kim Wiemann, Roger Toney, Bibs Toney, and Curt Selman recorded their support of the item. Mike Woodruff, Heather Wang, and Julie Kramer, Fairfax Hill HOA, spoke in opposition to the item. Lynn McChimon, Carolyn Kalchthalen, Mike Klickman, and Amy Helselbrand, citizens, spoke in opposition to the item. David McGough, Nancy Alexander, Kay Champagne, Martha Schueler, Pam Pennington, Marvin Jolly, Jeri and Bret Wolfe, Beth Gibson, B. Watts, Terrance Cosgrove, Mark Novachek, Carol Wooton, Yil Han, Limei Lin, Lee Chiang, Karyn Wynne, Dean Alberton, and RM Rossiter, citizens, recorded their opposition to the item. First Vice Chair Barbera closed the public hearing.

After much discussion, upon a motion made by Commissioner Thomas and seconded by Commissioner Plonka, the Commission voted 5-0 to table Zoning Case 2018-013 to the August 6, 2018, Planning & Zoning Commission meeting.

Public Hearing - Replat, Revised Preliminary Site Plan, & Preliminary Site Plan: Preston Meadow Lutheran Church, Block 1, Lot 1R & 2

Projects #R2018-029, #RPSP2018-002, and #PSP2018-028. This is a religious facility on one lot, 34 Single-Family Residence Attached lots, and four common area lots on 10.1 acres located on the west side of Coit Road, 680 feet north of Denham Way. Zoned Single-Family Residence-6. Applicant: Preston Meadow Lutheran Church (Public Hearing Agenda Item “4B”). Staff recommended the following:

Replat: Withdrawal.

Revised Preliminary Site Plan: Table to the August 6, 2018, Planning & Zoning Commission meeting.

Preliminary Site Plan: Table to the August 6, 2018, Planning & Zoning Commission meeting.
First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to accept the applicant’s request to withdraw the Replat.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to accept the applicant’s request to table the Revised Preliminary Site Plan and the Preliminary Site Plan to the August 6, 2018, Planning & Zoning Commission meeting.

Public Hearing - Replat: Prestonwood Addition, Block 1, Lot 1R

Project #R2018-025. This is a religious facility on one lot on 135.6 acres located at the northeast corner of Park Boulevard and Marsh Lane. Zoned Planned Development-85-Retail/General Office. Applicant: Prestonwood Baptist Church (Public Hearing Agenda Item “5”). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Plonka and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item as submitted.

Public Hearing - Replat: Atonement Ev. Lutheran Church Addition, Block 1, Lot 1R

Project #R2018-027. This is a religious facility on one lot on 2.0 acres located on the south side of Legacy Drive, 180 feet east of Preston Meadow Drive. Zoned Single-Family Residence-6. Applicant: Atonement Evangelical Lutheran Church (Public Hearing Agenda Item “6”). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Beach and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the item as submitted.

Public Hearing - Replat: P.R. Garretts Addition, Block 1, Lots 1R & 2R

Project #R2018-030. This is two general residential lots on 0.4 acre located on the west side of F Avenue, 203 feet north of 11th Street. Zoned General Residential. Applicant: Palchuru Siva (Public Hearing Agenda Item “7”). Staff recommended approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Commissioner Plonka, the Commission voted 5-0 to approve the item as submitted.
Public Hearing - Preliminary Replat: St. Andrew Addition, Block 1, Lot 2R

**Project #PR2018-017.** This is 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 “8”). Staff recommended that the Planning & Zoning Commission accept the applicant’s request to withdraw the preliminary replat.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to accept the applicant’s request to withdraw the item.

Public Hearing - Preliminary Replat & Revised Site Plan: Chase Oaks Court Phase 1, Block 1, Lot 1R

**Projects #PR2018-015 and #RSP2018-025.** This is a day care center on one lot on 1.9 acres located on the west side of Chase Oaks Boulevard, 265 feet north of Wagner Way. Zoned General Office with Specific Use Permit #41 for Day Care Center. **Applicant: AAFL Partners, LLC** (Public Hearing Agenda Item “9”). Staff recommended the following:

- **Preliminary Replat:** Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.
- **Revised Site Plan:** Approval as submitted.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Second Vice Chair Kong and seconded by Commissioner Thomas, the Commission voted 5-0 to approve the items recommended by staff.

Public Hearing - Preliminary Replat: Legacy-Ohio Montessori Addition, Block 1, Lot 1R

**Project #PR2018-016.** This is a day care center on one lot on 7.5 acres located at the southeast corner of Ohio Drive and Legacy Drive. Zoned Single-Family Residence-7 with Specific Use Permit #550 for Day Care Center. **Applicant: Archgate Montessori Academy, Inc.** (Public Hearing Agenda Item “10”). Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

First Vice Chair Barbera opened the public hearing. No one appeared to speak. First Vice Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Thomas and seconded by Commissioner Beach, the Commission voted 5-0 to approve the item subject to stipulations.

END OF PUBLIC HEARING
NON-PUBLIC HEARING

Items for Future Discussion

The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting (Non-Public Hearing Agenda Item “11”).

No items were discussed.

END OF NON-PUBLIC HEARING

With no further business, First Vice Chair Barbera adjourned the meeting at 9:00 p.m.

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M. Nathan Barbera, First Vice Chair
Agenda Item No. b
Final Plat: Huffman Office Park Addition, Block A, Lots 1 & 2
Applicant: Death Star Holdings, LLC

Professional/general administrative office, medical office, and day care center on two lots on 5.4 acres located on the west side of Communications Parkway, 1,240 feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Project #FP2018-015.

The purpose for the final plat is to dedicate easements necessary for completion of the office and day care center developments.

Recommended for approval as submitted.

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Agenda Item No. c
Final Plat: Village at 121 Addition, Block 1, Lots 8, 9, & 10
Applicant: 5540 State Highway 121, LLC

Superstore on Lot 8 and two vacant lots on 12.0 acres located on the south side of State Highway 121, 655 feet east of Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Project #FP2018-024.

The purpose for the final plat is to abandon and dedicate easements necessary for completion of the superstore development.

Recommended for approval as submitted.

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Agenda Item No. d
Final Plat: The Canal on Preston Addition, Block A, Lot 4
Applicant: McDermott Park Senior Living, Ltd.

Independent living facility on one lot on 3.8 acres located at the northeast corner of Angels Drive and Towne Square. Zoned Planned Development-20-Mixed Use. Project #FP2018-002.

The purpose for the final plat is to dedicate and abandon easements necessary for completion of the independent living facility development.

Recommended for approval as submitted.
Agenda Item No. e

Preliminary Site Plan: Mustang Square, Block A, Lot 4X
Applicant: Perfect Land Development, LLC

Common area on one lot on 3.5 acres located on the west side of Rasor Boulevard, 350 feet south of State Highway 121. Zoned Regional Commercial/Planned Development-32-Regional Commercial/State Highway 121 Overlay District. Project #PSP2018-024.

The purpose for preliminary site plan is to show the proposed street and related site improvements.

Recommended for approval as submitted.

Agenda Item No. f

Preliminary Site Plan: Fine Arts Addition, Block A, Lot 1
Applicant: Plano Independent School District

Community center on one lot on 16.3 acres located on the east side of Alma Drive, 330 feet south of Park Boulevard. Zoned Corridor Commercial. Project #PSP2018-030.

The purpose for preliminary site plan is to show the proposed community center development and related site improvements.

The applicant is requesting a parking reduction per Section 16.1100 (Parking Reduction for Storm Water Conservation) of the Zoning Ordinance, and associated requirements of the Subdivision Ordinance. The applicant is also proposing a joint parking agreement with Harrington Center, Block 1, Lot 1 per Section 16.900 (Joint Parking Facilities) of Article 16 (Parking and Loading) of the Zoning Ordinance.

Recommended for approval subject to the Planning & Zoning Commission approval and subsequent recordation of a joint parking agreement with Harrington Center, Block 1, Lot 1.

Agenda Item No. g

Preliminary Site Plan: East 15th Street Addition, Block A, Lot 1
Applicant: Halifax Residential, Ltd.

24 multifamily residence units on one lot on 1.0 acre located on the south side of 15th Street, 390 feet west of P Avenue. Zoned Urban Residential. Project #PSP2018-032.

The purpose for preliminary site plan is to show the proposed multifamily development and related site improvements.

Recommended for approval as submitted.
Item Submitted: Final Plat
Title: Huffman Office Park Addition, Block A, Lots 1 & 2
Zoning: Commercial Employment/Dallas North Tollway Overlay District

Source: City of Plano Planning Department
Item Submitted: Final Plat
Title: The Canal On Preston Addition, Block A, Lot 4
Zoning: Planned Development-20-Mixed Use
Item Submitted: Preliminary Site Plan
Title: Fine Arts Addition, Block A, Lot 1
Zoning: Corridor Commercial
Item Submitted: Preliminary Site Plan

Title: East 15th Street Addition, Block A, Lot 1

Zoning: Urban Residential

Source: City of Plano Planning Department
CITY OF PLANO

PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 1A

Public Hearing: Zoning Case 2018-003

Applicant: Amberwood Duplexes, LLC

DESCRIPTION:


REMARKS:

At the June 18, 2018, meeting the Planning & Zoning Commission voted to table this item to the July 24, 2018, meeting and re-notice it to a planned development (PD) district to modify development standards.

The purpose of this request is to rezone the subject property to allow for single-family residential lots. The existing zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all A districts will be changed to other zoning classifications as the city proceeds toward full development. The subject property was annexed into the city on June 12, 1980, and has been zoned Agricultural since that time.

The proposed zoning is Planned Development-Single-Family Residence-6 (PD-SF-6). A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off and onsite conditions. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The SF-6 district is intended to provide areas for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

A concept plan, Wyndemere II, accompanies this request as agenda item 1B.
Surrounding Land Use and Zoning

<table>
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<tr>
<th>North</th>
<th>Overhead transmission lines, City of Plano park property, and existing residences zoned Single-Family Residence-7</th>
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<tr>
<td>East</td>
<td>Overhead transmission lines and existing residences zoned Single-Family Residence-7</td>
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<tr>
<td>South</td>
<td>Across Plano Parkway, new vehicle dealer zoned Light Industrial-1</td>
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<tr>
<td>West</td>
<td>Existing residences zoned Single-Family Residence-6</td>
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Proposed Development Stipulations

The applicant is proposing planned development stipulations to require homes to be served from alleys consistent with the design of the adjacent neighborhood to accommodate reduced lot depths, and allow for development of a non-standard lot. The applicant’s proposed PD stipulations are as follows:

1. Garages must be accessed only from an alley and may not face, or be visible from, the front yard.

2. The northernmost lot may vary from the lot depth requirement if it has a minimum of 11,000 square feet of lot area and a minimum lot dimension of 100 feet along the southern lot line. This lot may have a minimum rear yard setback of 10 feet for the main building; the garage must maintain a rear yard setback of 20 feet.

3. All other lots may have a minimum lot depth of 95 feet.

Conformance to the Comprehensive Plan

Future Land Use Map - The Future Land Use Map of the city’s Comprehensive Plan designates the subject property as Neighborhood (N).

The Neighborhood future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and
intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.

The N designation recommends single-family uses for the subject property. The requested SF-6 zoning district and the requirement for alley-served lots as specified by the proposed PD is consistent with the context of the surrounding neighborhood. This request is in conformance with the Future Land Use Map designation.

**Growth and Change Map** - The Growth and Change Map designates the subject property as Conserve and Enhance (CE).

The CE areas are expected to retain the current form of development but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.

The CE designation identifies areas which are intended to maintain consistency with surrounding zoning and uses. This rezoning is a minor infill request, and will be consistent with the zoning standards of the adjacent neighborhoods. This request is in conformance with the Growth and Change Map designation.

**Land Use Policy** - Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.

This request will allow for new housing which respects the intensity of the surrounding residential neighborhoods. This request is in conformance with the Land Use Policy.

**Undeveloped Land Action Statement UL3** - Situate new housing growth adjacent to existing residential neighborhoods.

The subject property is an extension of the existing neighborhood and takes access from existing residential streets. This request is in conformance with this action statement.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.
Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. In considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff estimated the traffic generation for the proposed homes for a single hour during weekday peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.), and the results are shown in the table below:

<table>
<thead>
<tr>
<th>Proposed Development</th>
<th>AM</th>
<th>PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residence-6 (10 lots)</td>
<td>7.7</td>
<td>10.2</td>
</tr>
</tbody>
</table>

School Capacity - Plano Independent School District has provided a letter regarding school capacity, which staff has included as an attachment.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

Access to and Availability of Amenities and Services - The subject property is less than a half mile from the nearest public park, Eldorado Park, and the Preston Ridge Trail. Additionally, future residents would be served by the Haggard Library which has sufficient capacity to serve the development.

ISSUES:

Neighborhood Compatibility

Due to its size and proximity to single-family homes, the subject property may not be suitable for most agricultural activities, and it is reasonable to expect this property to be rezoned to match the surrounding zoning districts. The adjacent neighborhood to the west, Wyndemere, is zoned SF-6, and was developed in the early 1990s. The applicant has discussed the proposed development with the Wyndemere Homeowners Association and has received a letter of support, attached as Exhibit 1. To gain their support, the applicant entered into an agreement with the HOA, which is attached as Exhibit 2.

This agreement specifies that new residences must take access from rear alleys, consistent with the present form of the existing homes. The exhibit also states that the applicant has agreed to join the HOA, and includes additional commitments of both the developer and HOA, such as limiting construction traffic to specific areas, and providing a screening wall along Plano Parkway. However, it should be noted that some of the commitments listed in the private agreement may conflict with city ordinances and, therefore, may be unenforceable.
Garage Access

Although the applicant’s signed agreement (Exhibit 2) specifies rear entry access, the SF-6 zoning district does not require rear entry products. If the applicant desired, or if the property changed hands, front entry homes could be developed by right under SF-6 zoning. Therefore, the applicant is requiring that garages must be accessed only from an alley and may not face, or be visible from, the front yard, through the proposed PD stipulations. The companion concept plan shows that Lots 1 through 9 would be able to be accessed from the rear. However, Lot 10, the northernmost lot, may need to have a garage on the side of the home due to its lot configuration and alley access. For this reason the stipulation specifies that the garage must not face or be visible from the front yard.

Lot Depth and Setback

Additionally, the subject property does not fully meet the requirements of the SF-6 zoning district for lot depth with a rear entry product. This is due to the right-of-way dedication required to construct an alley, and the awkward lot configuration of Lot 10. As proposed, Lots 1 through 9 need a five foot reduction to the lot depth, from 100 feet to 95 feet. The reduced lot depth to 95 feet does not dramatically affect the developability of these lots, but allows them to be consistent with the form of the adjacent homes.

However, staff is concerned about creating Lot 10 with the “leftover” property. This lot meets the depth requirement on the southern lot line and has a larger lot area (11,444 square feet), but it does not meet the depth requirement along the northern/eastern lot line. Further, the applicant is requesting to reduce the minimum rear yard setback from 20 feet to 10 feet to increase the amount of developable area. This reduction will allow the house to be built closer to the power line easement.

As proposed, this lot is substantially different in shape from the adjacent neighborhood and it would likely only be accessed from a garage on the side of the home. Although staff believes the standards for Lots 1 through 9 are necessary to accommodate development which is in the context of the existing neighborhood, staff is not in support of the stipulations as proposed for Lot 10.

Minimum Area for a Planned Development District

The subject property is 2.2 acres in size. To approve a PD less than five acres in size, the Zoning Ordinance requires that a “specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.” Section 12.100 (Purpose) of Article 12 (Planned Development District) of the Zoning Ordinance states that PDs may be adopted for the following purposes:

1. To protect and provide for the public health, safety, and general welfare of the city.
2. To guide the future development of the city in accordance with the Comprehensive Plan.

3. To accommodate innovation by modifying regulations to better accomplish the city’s development goals.

4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.

5. To protect and enhance the aesthetic and visual quality of development.

The applicant’s standards are intended to ensure neighborhood compatibility by requiring alley served homes, while proposing lot allowances to develop the property as shown on the companion concept plan. Although the subject lot is substantially less than the required five acre minimum, a PD may be appropriate to require rear entry products for consistency with the form and character of the adjacent neighborhood, and to allow for necessary lot allowances.

Proximity to Overhead Transmission Lines

The adjacent overhead electric transmission lines immediately to the east of the subject property stretch to the northern and southern limits of the city. It is typical for homes to be developed to adjacent towers and transmission lines throughout the city, including properties directly to the east in the Highlands North Plano HOA, and to the north of the subject property in the Eldorado Park HOA. The development situation proposed by the applicant is not dissimilar to the development situation for other established neighborhoods in Plano, with the exception of the rear yard setback reduction for Lot 10.

SUMMARY:

This is a request to rezone 2.2 acres located on the north side of Plano Parkway, 280 feet east of Ashton Drive from A to Planned Development-SF-6. The subject property is an extension of an existing SF-6 neighborhood, and the request is in conformance with the recommendations of the Comprehensive Plan. The proposed stipulations would permit the development of this area compatible with the surrounding neighborhood. However, due to the odd configuration of Lot 10, which may place a burden on a future homeowner, staff is supportive of the request with the amended stipulations as noted in the recommendation section.
RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-6 (SF-6) zoning district unless otherwise specified herein.

1. Garages must be accessed only from an alley and may not face, or be visible from, the front yard.

2. Minimum Lot Depth: 95 feet.
Zoning Exhibit
ZONING CASE # ZC-2018-003
Lots 1-10
Wyndemere II
2.171 Acres / 94,569 Sq.Ft.
Martha McBride Survey, A-553
City of Plano, Collin County, Texas
April 12, 2018

NOTE: Approval of the zoning case associated with the exhibit shall not imply approval of the setback lines or part of any proposed improvements or execution of the plot plan of this exhibit. This is an example of a plot plan submitted to the City to show the proposed setback lines and the area to be zoned.

Roome Land Surveying
2303 North Plano Rd., Suite 117
Plano, Texas 75074
Ph.: 972.437.4791
Fax: 972.437.4793
Attn: Fred E. Beumarker
Craig Fisher

From: Randy McDowell <randy.mcdowell@pisd.edu>
Sent: Tuesday, May 22, 2018 3:57 PM
To: Craig Fisher
Subject: RE: ZC2018-003 - Agricultural to Single-Family-6

Craig,

I don’t anticipate any campus capacity issues with the addition of 10 homes in that area. It appears to be Weatherford Elem. and they would have room for the student yield from 10 houses.

Let me know if you need anything else.

Randy McDowell
Assistant Superintendent of Business Services
469-752-8113
randy.mcdowell@pisd.edu

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Wyndemere HOA

c/o Eric Roberson,
V.P./Treasurer 1521 Pagewynne
Drive
Plano, Texas 75093

May 29, 2018

Manivanan Rajarethinam
Amberwood Duplexes,
LLC Plano, Texas
Via Email

Re: Letter Agreement Regarding Wyndemere Phase 2

To Whom All It May Concern,

Be it known that the Board of the Wyndemere Homeowners Association, Inc. after having both meetings and negotiations with Manivanan Rajarethinam, individually and on behalf of Amberwood Duplexes, LLC., (Developer) and having reached a mutually beneficial agreement regarding the development of Wyndemere Phase 2, which is herein attached, does hereby offer its support of the zoning requests being made by the Developer.

Given the conditions agreed to in the attached Agreement, the Board of the HOA believes the Development of Wyndemere Phase 2 will result in a development that will preserve the integrity of the Wyndemere development, increase home values of the current homes, and ultimately benefit all parties.

Sincerely,

Wyndemere Homeowners Association, Inc.
By: John Bevil
President
Manivanan Rajarethinam  
Amberwood Duplexes, LLC  
Plano, Texas  
Via Email

Re: Letter Agreement Regarding Wyndemere Phase 2

Dear Mr. Rajarethinam,

This letter agreement confirms our prior discussions and constitutes a separate, legally enforceable contract between the Wyndemere Homeowners Association, Inc. (HOA) and Manivanan Rajarethinam and Amberwood Duplexes, LLC (collectively, Developer) related to the Developer’s intended purchase of the Property located on the east side of Larkel Street running north from Plano Parkway to a point just south of the alleyway north of Waltham Drive (Property) and create a sub-development of up to 10 lots to be used for residential purposes (Wyndemere Phase 2).

Whereas, the HOA is a mandatory homeowners association, incorporated in Texas as a not-for-profit corporation, consisting of 54 residential properties located in Plano, Texas, consisting of all homes and lots that are currently located on Pagewynne Drive, Waltham Drive, Larkel Street, Rockcliff Street, and Echomont Lane.

Whereas the Developer’s attempts to develop the Property into Wyndemere Phase 2 will directly impact the HOA and the members of the HOA.

Whereas, the developer seeks to purchase the Property and develop Wyndemere Phase 2.

Whereas, to do so, the Developer is seeking to rezone the property from agricultural to SF6 and obtain an alley variance for SF6 zoning and any other variance or approval necessary to develop ten (10) lots.

Whereas, it is in the interest of the HOA and the Developer to do work amicably to achieve a mutually agreeable arrangement that is beneficial to both the HOA and its members on one hand, and for the Developer on the other;
Therefore, the HOA and the Developer AGREE AS FOLLOWS:

The Developer agrees to bind itself and all future owners of the Property (whether in an undeveloped state, as lots, or as residences in Wyndemere Phase 2) who purchase land from the Developer, its successors, assigns, and designees as follows:

1) To be bound by the Declaration of Covenants Conditions and Restrictions for Wyndemere, and the Amendments to Declaration of Covenants Conditions and Restrictions for Wyndemere attached hereto (Collectively, Amended Covenants) and that all homes developed out of the Property into Wyndemere Phase 2 will become mandatory members of the HOA, being the Homeowner’s Association created in and through the attached Amended Covenants;

2) That no houses may be developed on the Property in Wyndemere Phase 2 with a front driveway connecting to Rockcliff Street or Waltham Drive;

3) That an alley be constructed predominantly on the eastern edge of the Property as a part of the development of the Property, and that all homes built on the Property in Wyndemere Phase 2 shall have a driveway that connects to that new alley;

4) That due to the need of emergency vehicles and school buses to freely traverse Rockcliff Street, a narrow street, during the development of the Property and during the construction of homes on lots in Wyndemere Phase 2, that vehicles belonging to any contractors, sub-contractors, and other similar service personnel or companies shall be requested to park on the east side of the new alley constructed on the east side of the Property; and

5) To work together with city and the HOA to insure new screening walls on Plano Parkway to adjoin the HOA and to adjoin Phase 2 will be made of the same color and material.

The HOA agrees as follows:

1) It will support the request of the Developer to obtain a zoning change of the Property to SF6, either by supplying a letter of support or by having a representative appear and the meeting of the Plano Planning and Zoning Commission meeting related to Wyndemere Phase 2;

2) It will support an SF6 variance to build an alleyway on the East side of the Property resulting in lots of less than 100’ depth;

3) It will quitclaim and or otherwise forever relinquish or transfer any of the HOA’s ownership rights to the western portion of the Property, which currently occupieth the land on the west side of the current fence line running on the East side of Rockcliff Street;

4) It will support the Developer in obtaining a variance to build a single-cut of a water line on the northern portion of the Property to place a water line on the land agreed to be quitclaimed and/or relinquished above on the western portion of the Property on the west side of the current fence line on Rockcliff Street; and

5) It will work together with city and developer to insure new screening walls on Plano Parkway to adjoin the HOA and to adjoin Phase 2 will be made of the same color and material.
If the above offered agreement is acceptable to the Developer, please indicate below by signing this letter agreement and returning it to the HOA.

Sincerely,

Wyndemere Homeowners Association
By: John Bevil
President

Date

Agreed:

Manivanan Rajarethniam, individually

Date

Amberwood Duplexes, LLC
By: Manivanan Rajarethniam, Officer

Date
NOTICE OF PUBLIC HEARING FOR PROPOSED ZONING CHANGE
Zoning Case #2018-003

The Planning & Zoning Commission (P&Z) of the City of Plano will hold a public hearing on Zoning Case #2018-003 on Tuesday, July 24, 2018, 7:00 p.m., at Plano Municipal Center, 1520 K Avenue, Senator Florence Shapiro Council Chambers. State law requires that cities notify all property owners within 200 feet of any proposed zoning change. For this reason, we are sending you this notice.

PROPOSED ZONING CHANGE: This is a request to rezone 2.2 acres located on the north side of Plano Parkway, 280 feet east of Ashton Drive from Agricultural to Planned Development-Single-Family Residence-6. The requested zoning is Planned Development-Single-Family Residence-6 (SF-6) to modify development standards. A planned development (PD) district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls to both off and onsite conditions. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The SF-6 district is intended to provide areas for small-lot, urban, single-family development protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.

CURRENT ZONING: The current zoning is Agricultural (A). The A district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce. It is anticipated that all "A" districts will be changes to other zoning classifications as the city proceeds toward full development.

Persons wanting more information should contact the Planning Department at (972) 941-7151.

You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request
Neutral to request
Opposed to request

Comments:

The neighborhood is old, established; quiet; many of us are concerned about what will happen if this zoning change is approved. By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Kathryn M. DeBut

Name (Please Print)

CF/AMC

Address

City of Excellence

Plano, TX 75074

Date

4 July 19
NOTICE OF PUBLIC HEARING FOR
PROPOSED ZONING CHANGE
Zoning Case #2018-003

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You are not required to attend this hearing, but if you do attend, you will be given the opportunity to speak for or against the change. APPLICANTS AND/OR AGENTS ARE EXPECTED TO ATTEND.

Please circle one:

In favor of request
Neutral to request
Opposed to request

Comments:

I am not convinced that the development will benefit my subdivision. This is the reason I am joining the opposition.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Leslie W., leasee

Address
4302 Bentham Ln, Plano, TX 75023

Signature

Date
July 4, 2018

CF/amc

Harry LaRosiliere
Mayor

Rick Grady
Mayor Pro Tem

Ron Kelley
Deputy Mayor Pro Tem

Angela Miner
Place 1

Anthony Ricciardelli
Place 2

Kayci Prince
Place 4

Tom Harrison
Place 7

Rick Smith
Place 8

Bruce D. Glasscock
City Manager

Subject to a conditional use permit for a new style of existing house.
DESCRIPTION:


REMARKS:

This concept plan is associated with Zoning Case 2018-003 and is contingent upon approval of the zoning case. The purpose for the concept plan is to show the proposed single-family development and related site improvements. The plan meets the proposed Planned Development-Single-Family Residence-6 (PD-SF-6) development standards. However, as discussed within the report for Zoning Case 2018-003, staff is not in support of creating Lot 10 due to the proposed lot depth reduction. For this reason, staff recommends tabling the concept plan to the August 6, 2018, Planning & Zoning Commission meeting so that the applicant can modify the plan accordingly.

RECOMMENDATION:

Recommended that the Commission table Concept Plan 2018-008 to the August 6, 2018, Planning & Zoning Commission meeting.
CITY OF PLANO

PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 2

Public Hearing - Replat:
East Plano Islamic Addition, Block A, Lot 1R

Applicant: East Plano Islamic Center

DESCRIPTION:

Religious facility on one lot on 10.1 acres located at the southeast corner of 14th Street and Star Court. Zoned Planned Development-202-Research/Technology Center. Project #R2018-023.

REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for completion of the religious facility expansion.

RECOMMENDATION:

Recommended for approval as submitted.
Item Submitted: Replat

Title: East Plano Islamic Addition, Block A, Lot 1R

Zoning: Planned Development-202-Research/Technology Center
CITY OF PLANO

PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 3

Public Hearing - Replat:
East Spring Creek Venture Section 2, Block A, Lots 2R and 3R

Applicant: Walmart Stores, Inc.

DESCRIPTION:

Superstore and convenience store with fuel pumps on two lots on 12.3 acres located on the east side of Coit Road, 195 feet south of Spring Creek Parkway. Zoned Retail. Project #R2018-028.

REMARKS:

The purpose for the replat is to modify lot lines, and abandon and dedicate easements necessary for completion of the convenience store with fuel pumps development on Lot 3R.

RECOMMENDATION:

Recommended for approval as submitted.
Item Submitted: Replat
Title: East Spring Creek Venture Section 2, Block A, Lots 2R & 3R
Zoning: Retail

Source: City of Plano Planning Department
CITY OF PLANO

PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 4

Public Hearing - Replat:
Plano-Independence Parkway Place Addition, Block 1, Lot 4R

Applicant: G.C. Plano Independence 2016, Ltd.

DESCRIPTION:

Restaurant on one lot on 1.9 acres located on the east side of Independence Parkway, 260 feet north of Plano Parkway. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Project #R2018-033.

REMARKS:

The purpose for the replat is to abandon and dedicate easements necessary for the restaurant development.

RECOMMENDATION:

Recommended for approval as submitted.
CITY OF PLANO

PLANNING & ZONING COMMISSION

July 24, 2018

Agenda Item No. 5

Public Hearing - Preliminary Replat & Revised Site Plan:
St. Andrew Addition, Block 1, Lot 2R

Applicant: St. Andrews United Methodist Church

DESCRIPTION:


REMARKS:

The purpose for the preliminary replat is to abandon a portion of the drainage and floodway easement necessary for the completion of the parking lot expansion.

The purpose of the revised site plan is to show the proposed parking lot expansion and related site improvements.

RECOMMENDATION:

Recommended for approval as submitted.
Item Submitted: Preliminary Replat & Revised Site Plan
Title: St. Andrew Addition, Block 1, Lot 2R
Zoning: Planned Development-52-Single-Family Residence-7
DESCRIPTION:

Request for discussion and direction pertaining to a report on the Comprehensive Plan implementation progress and proposed updates to the Park Master Plan Map, Future Land Use Map, Growth and Change Map, and Bicycle Transportation Plan Map.

REMARKS:

The Comprehensive Plan is the key long-range guide for the future growth, development, and redevelopment of the city and serves as a 20- to 30-year visionary guide, providing policy and direction for land use, transportation, housing, city services, and other important aspects of the community. The strategic framework of the Comprehensive Plan includes a broad range of policies and implementation actions, as well as five maps that guide city leaders in decisions and directives for land use development, the provision and delivery of city services, and prioritization and funding of Community Investment Projects (CIP).

In accordance with the Land Use Policy of the Comprehensive Plan, the city should evaluate the Future Land Use Map and the Growth and Change Map every five years, or as needed, to ensure consistency with city-wide goals.

Comprehensive Plan Annual Report

Each year, the Planning Department produces the Comprehensive Plan Annual Report in order to communicate progress from the implementation of the plan. The current version is attached to this staff report. Monitoring the progress of implementation is necessary to ensure the city is abiding by the policies and recommendations of the plan. It also allows the opportunity to consider and effectively plan for future implementation needs.
The annual report includes a series of performance indicators that communicate the status of each of the 273 actions included in the Comprehensive Plan. Additionally, the report summarizes key outcomes resulting from the land use and development review process, focusing specifically on zoning review and the measurement of ongoing growth and change in Plano. Implementation success stories are showcased throughout the report in order to highlight some of the major impacts of the plan. Additionally, items of note are provided below:

Major Progress

1. **Transportation Demand Management Action TDM1**: Partner with the corporate community in Plano to develop and implement a Transportation Demand Management (TDM) plan for the city.

2. **Transportation Demand Management Action TDM2**: Pursue and develop incentives for businesses to participate in the TDM program.

3. **Air Quality Action AQ3**: Improve timing and coordination of traffic signals with Plano, the state of Texas, the North Texas Tollway Authority (NTTA), and neighboring cities to reduce emissions from idling vehicles and improve traffic flow.

4. **Arts and Culture Action AC7**: Target public investment to leverage additional capital for heritage, arts, and cultural activities.

5. **Public Safety Action PS3**: Identify and prioritize projects for inclusion in Community Investment Program (CIP) fiscal year budget and future bond elections.

6. **Active Living and Citizen Well-Being Action ALCW7**: Increase health programs and outreach to senior citizens and meet needs of the growing number of retirees.

7. **Parks and Recreation Action PR1**: Implement the Parks and Recreation Master Plan and update the plan every five years.

8. **Neighborhood Conservation Action NC5**: Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies.
Complete

1. **Open Space and Natural Resource Conservation Action OSRC4**: Conduct a citywide study every 8-10 years, or as necessary, to determine heat island hot spots.

2. **Neighborhood Conservation Action NC1**: Establish programs and initiatives that enable homeowners to maintain and enhance their property and neighborhood.

**Park Master Plan Update**

The Park Master Plan serves as the Parks and Recreation Department’s long-term action plan, providing guidance, establishing goals and recommendations, and identifying needs related to both existing and future park and recreation facilities. The plan includes the Park Master Plan Map, Bicycle Transportation Plan Map, and a written policy document. The plan examines needs for the next 5 to 20 years, identifying both short-term and long-term improvements to the park system that will be completed as needs, funding, and opportunities permit.

The City of Plano has a well-established history of park and recreation planning, adopting its first master plan in 1972. At that time, Plano’s population was only 16,000 residents; however, city leadership foresaw the tremendous growth that was on the horizon and began to establish the foundation for what is now considered one of the best park and recreation systems in the nation. Throughout the past 46 years, the Parks and Recreation Department has steadily implemented the master plan, with funding being provided through the city’s Community Investment Program, as funds were made available through dedicated bond referendums.

As Park Master Plan elements were implemented over time, city leadership would typically review and prepare minor updates to the plan every five years. With the last major update to the plan occurring in 1986, city leadership determined that a broader update to the plan was needed, and the Parks and Recreation Department subsequently engaged a park planning consultant in late 2016 to support that process. Over the past two years, the Parks and Recreation Department has worked with and solicited feedback from the general public, the Parks & Recreation Planning Board, sports associations, and a broad range of community groups and public agencies to develop a new Draft Park Master Plan.

In addition to the general need to review and update the city’s Park Master Plan, several critical operational considerations also justify this update. As a Nationally Accredited Parks and Recreation Agency, the Plano Parks and Recreation Department is required to maintain an up-to-date master plan in order to retain its accreditation. Additionally, state and local agencies such as the Texas Parks and Wildlife Department, North Central
Texas Council of Governments, and Collin County require an up-to-date master plan in order for cities to be eligible to receive parks and recreation grant funds. For these reasons, the Parks and Recreation Department is considering the adoption of a new plan.

While the Comprehensive Plan and the Park Master Plan are separate policy documents, both of these documents influence the other, as shown by the Park Master Plan Map and the Bicycle Transportation Plan Map adopted within the Comprehensive Plan. Additionally, the Parks Master Plan also influences the Comprehensive Plan’s Future Land Use Map and Growth and Change Map, as each of these maps include designations that are applied to areas of the community that currently support, or are expected to support, park and recreation facilities. Therefore, staff is requesting that the Commission call a public hearing for consideration of the 2018 update of the Park Master Plan and related amendments to the maps of the Comprehensive Plan.

**Growth & Change Map Update**

Due to new development which has occurred since adoption of the Comprehensive Plan in 2015, portions of the Growth and Change Map have become outdated. Specifically, areas designated as New Growth (NG) have experienced significant change. Most notably, areas within the Legacy Business Area and along the State Highway 190 corridor have experienced significant new development.

These NG designated areas represent segments of undeveloped land that comprise at least 50 acres, and provide sufficient land area to support large master-planned developments. Since the adoption of the Comprehensive Plan, over 600 hundred acres of NG designated land has been developed in total. As part of the ongoing efforts to maintain and update the Comprehensive Plan, staff has been reviewing the maps for consistency with new development. At a subsequent Planning & Zoning Commission meeting, staff intends to bring potential Growth & Change Map updates to reflect development which has already occurred.

**Next Steps**

To provide sufficient opportunity for the community to consider these proposed Comprehensive Plan amendments, this item will be presented to the Commission over the course of two subsequent meetings. During the first meeting, Parks and Recreation and Planning staff will present the proposed amendments to the Commission for initial discussion and feedback. After incorporating the Commission’s feedback, staff will present the proposed amendments as a public hearing item, with subsequent Consideration at a public hearing with the City Council. The proposed dates for these meetings are as follows:

1. August 20, 2018, Planning & Zoning Commission Meeting - Discussion and Direction
2. September 4, 2018, Planning & Zoning Commission Meeting - Public Hearing and Consideration for Approval
RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission call a public hearing for consideration of the 2018 update of the Park Master Plan and related amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Plan Map of the Plano Tomorrow Comprehensive Plan and amendments to the Growth and Change Map of the Plano Tomorrow Comprehensive Plan to reflect development that has already occurred.