



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 02/15/16

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
(a)	<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> <p><u>Approval of Minutes</u> – February 1, 2016</p>	

<p>(b) EM</p>	<p>Concept Plan: Robb & Stucky Addition, Block 1, Lot 2 - 350 mid-rise residential units on one lot on 2.6± acres located at the northeast corner of Kincaid Road and the Dallas North Tollway. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #16. Applicant: TC/P Legacy Tower II, LLC</p>	
<p>(c) ST</p>	<p>Revised Site Plan: Democracy Place, Block 1, Lot 1 - General office on one lot on 4.8± acres located on the south side of Democracy Drive, 397± feet east of Partnership Road. Zoned Commercial Employment. Neighborhood #16. Applicant: Intercity Investments, Inc.</p>	
<p>(d) RA</p>	<p>Preliminary Site Plan: Preston Parker Addition, Block A, Lot 2 - Medical office on one lot on 2.4± acres located on the east side of Preston Road, 230± feet south of Parker Road. Zoned Neighborhood Office/Preston Road Overlay District. Neighborhood #43. Applicant: Parker-Preston Development, LLC</p>	
<p>(e) RA</p>	<p>Final Plat: Tennyson Parkway Office Center, Block A, Lot 5 - General office on one lot on 8.5± acres located at the southeast corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Neighborhood #15. Applicant: SRHC Platinum Park, LP</p>	
<p>(f) ST</p>	<p>Concept Plan: Mervyn's Distribution Center, Block 1, Lot 3R - Warehouse/distribution center on one lot on 5.7± acres located at the southeast corner of Plano Parkway and N Avenue. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Applicant: At Home</p>	
<p><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></p>		
<p><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 forty five (45) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may extend these times as deemed necessary.</u></p>		
<p>(1A) RA</p>	<p>Public Hearing: Zoning Case 2015-29 – Request to rezone 9.4± acres located at the northwest and southwest corners of McDermott Road and Robinson Road from Neighborhood Office to Planned Development-Single-Family Residence Attached. Zoned Neighborhood Office. Neighborhoods #1 & #4. Applicant: Razor & 121 LP</p>	
<p>(1B) RA</p>	<p>Concept Plan: 59 Single-Family Residence Attached lots and five common area lots on 8.1± acres located at the southwest corner McDermott Road and Robinson Road. Zoned Neighborhood Office. Neighborhoods #1 & #4. Applicant: Razor & 121 LP</p>	

<p>(2) RH</p>	<p>Public Hearing: Zoning Case 2016-001 - Request to amend Article 17 (Landscaping and Tree Preservation) and related sections of the Zoning Ordinance to consider various amendments to landscape regulations. Applicant: City of Plano</p>	
<p>(3) EM</p>	<p>Public Hearing - Replat: Legacy West Addition, Block C, Lots 1R, 3R, & 7 - Mid-rise residential and general office on three lots on 29.6± acres located at the southeast corner of State Highway 121 and Communications Parkway. Zoned Planned Development-64-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #7. Applicant: SWC Tollway & 121, LLC</p>	
<p>(4) RA</p>	<p>Public Hearing - Replat: Rice Field Addition - 61 Planned Development-179-Downtown Business/Government single-family residence (detached) lots on 4.1± acres located at the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government. Neighborhood #59. Applicant: Texas IntownHomes, LLC</p>	
<p>(5) ST</p>	<p>Public Hearing - Replat: Village Square Addition No. 2, Block 1, Lot 5R - Restaurant on one lot on 1.2± acres located on the north side of Parker Road, 183± feet east of Alma Drive. Zoned Planned Development-69-Retail with Specific Use Permit #53 for Private Club and Specific Use Permit #463 for Arcade. Neighborhood #36. Applicant: Austin Avenue Grill & Sports Bar</p>	
<p>(6) RA</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Walton Park Square Addition, Block 1, Lot 9R - Medical office on one lot on 1.2± acres located on the west side of Preston Road, 590± feet south of Park Boulevard. Zoned Retail/Preston Road Overlay District. Neighborhood #54. Applicant: MLE Restaurant Group</p>	
<p>(7) ST</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Mervyn's Distribution Center, Block 1, Lots 1R & 3R - Warehouse/distribution center on Lot 1R and vacant lot on Lot 3R on 36.8± acres located at the southwest corner of Plano Parkway and Stewart Avenue. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Applicant: At Home</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>	

(8)
EM

Discussion and Consideration: Planning & Zoning Commission Rules and Procedures

(9)

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 Lissa Smith and Council Member David Downs

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.