

# PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074 and  
Via Videoconference



DATE: 09/08/2020

TIME: 7:00 PM

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>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>This Planning &amp; Zoning Commission Meeting will be held in person and via videoconference. The Planning &amp; Zoning Commission members and supporting staff will participate in person and remotely via videoconference. The facility will not be open to the public.</p> <p>For those wanting to watch the meeting, but not address the Commission, the meeting will be live streamed on Plano's website at <a href="http://www.planotv.org">www.planotv.org</a> and <a href="https://www.facebook.com/cityofplanotx">Facebook.com/cityofplanotx</a>.</p> <p>Members of the public are entitled to participate in the conversation remotely by webinar at the following URL location (<b>Advanced registration by 4 p.m. the day of the meeting is required by anyone wishing to address the Commission</b>):</p> <p><a href="https://plano.zoom.us/webinar/register/WN_j3CyQkocTkihaMtS2VR8tw">https://plano.zoom.us/webinar/register/WN_j3CyQkocTkihaMtS2VR8tw</a></p> <p>Emails regarding agenda items may be submitted to <a href="mailto:PZcomments@plano.gov">PZcomments@plano.gov</a>.</p> <p><b><u>CALL TO ORDER</u></b></p> <p><b><u>PLEDGE OF ALLEGIANCE</u></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> <p>(a) <b>Approval of Minutes:</b> August 17, 2020</p> <p>(b) <b>Final Plat:</b> Shiloh Park Terrace Addition, Block A, Lot 1 - Medical office on one lot on 3.0 acres located at the southwest corner of Park Boulevard and Shiloh Road. Zoned Retail and located within the Parkway Overlay District. Project #FP2020-017. <b>Applicant: Lateef Healthcare, LLC</b></p> <p>(c) <b>Revised Site Plan:</b> Coit 7-11 Addition, Block A, Lot 2 - Restaurant with drive-through on one lot on 0.6 acre located on the east side of Coit Road, 280 feet south of 15th Street. Zoned Retail with Specific Use Permit No. 1 for Commercial Antenna. Project #RSP2020-041. <b>Applicant: Dynamic Plano Investments, LLC</b></p> <p>(d) <b>Revised Site Plan:</b> Robinson Addition, Block 1, Lot 2R - Public school on one lot on 10.2 acres located on the west side of Preston Meadow Drive, 625 feet south of Legacy Drive. Zoned Single-Family Residence-7. Project #RSP2020-042. <b>Applicant: Plano Independent School District</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> <p>(1A) <b>Public Hearing:</b> Zoning Case 2020-010 - Request to rezone and amend Planned Development-489-Multifamily Residence-1 on 36.5 acres located on the north side of Legacy Drive, 1,168 feet east of Alma Drive <b>from</b> Planned Development-489-Multifamily Residence-1 to Planned Development-489-Multifamily Residence-2 in order <b>to</b> modify development standards. Zoned Planned Development-489-Multifamily Residence-1. Project #ZC2020-010. <b>Applicants: 701 Legacy Dr., 701 Legacy Dr. II, LLC, and 701 Legacy Dr. IV, LLC</b></p> <p>(1B) <b>Revised Concept Plan:</b> Chase Oaks Apartment, Block A, Lot 1 - 470 multifamily residence units on one lot on 34.7 acres located on the north side of Legacy Drive, 1,168 feet east of Alma Drive. Zoned Planned Development-489-Multifamily Residence-1. Project #RCP2020-004. <b>Applicants: 701 Legacy Dr., 701 Legacy Dr. II, LLC, and 701 Legacy Dr. IV, LLC</b></p>	
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(2) MS	<p><b>Public Hearing:</b> Zoning Case 2020-014 - Request to amend Section 10.700 (UMU, Urban Mixed-Use District), Section 10.800 (BG, Downtown Business/Government District), and related sections of the Zoning Ordinance pertaining to necessary clarifications and improvements in regulations. Tabled July 20, 2020, and August 3, 2020. Project #ZC2020-014.</p>
(3A) MR	<p><b>Public Hearing:</b> Zoning Case 2020-022 - Request to amend Specific Use Permit No. 370 for Day Care Center to add Private School on 2.8 acres located on the east side of Coit Road, 730 feet north of Hedgcoxe Road. Zoned Retail with Specific Use Permit No. 370 for Day Care Center. Project #ZC2020-022. <b>Applicant: Pebblecreek Real Estate II, LLC</b></p>
(3B) MR	<p><b>Revised Site Plan:</b> Hedgcoxe-Coit Center, Block 1, Lot 2R - Day care center and private school on one lot on 2.8 acres located on the east side of Coit Road, 730 feet north of Hedgcoxe Road. Zoned Retail with Specific Use Permit No. 370 for Day Care Center. Project #RSP2020-045. <b>Applicant: Pebblecreek Real Estate II, LLC</b></p>
(4) CF	<p><b>Public Hearing - Replat:</b> Collin Creek Village, Block 1, Lot 4R - Restaurant with drive-through on one lot on 2.6 acres located at the southwest corner of Plano Parkway and Accent Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2020-030. <b>Applicant: JVMC Property Investment, LP</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>	
(5) CF	<p><b>Revised Preliminary Plat:</b> Mustang Square Residential - 62 Single-family residence detached lots, 35 single-family residence attached lots, and 20 common area lots on 10.7 acres located at the northwest corner of Razor Boulevard and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Project #RPP2020-002. <b>Applicant: Perfect Dream Homes, LLC</b></p>
(6) CF	<p><b>Revised Facade Plan:</b> Acres of Sunshine Addition, Block A, Lot 3 - Medical office on one lot on 2.0 acres located on the west side of the Dallas North Tollway, 635 feet north of Windhaven Parkway. Zoned Regional Employment and located within the Dallas North Tollway Overlay District. Project #RFAP2020-012. <b>Applicant: Huffman Builders</b></p>
(7) MB	<p><b>Discussion &amp; Consideration:</b> Comprehensive Plan Update - Discussion and consideration of suggested revisions to the Comprehensive Plan from the Comprehensive Plan Review Committee. Tabled August 3, 2020, and August 17, 2020. <b>Applicant: City of Plano</b></p>

(8) **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 Kayci Prince and Deputy Mayor Pro Tem Anthony Ricciardelli.

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.