

# PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074 and  
Via Videoconference



DATE: 10/05/2020

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_1G4SOLcQSfm8qijhoAKijg">https://plano.zoom.us/webinar/register/WN_1G4SOLcQSfm8qijhoAKijg</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> <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>	

**CONSENT AGENDA**

**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.**

- (a) **Approval of Minutes:** September 21, 2020
- (b) **Final Plat:** Memorial Park, Block A, Lot 1 - Park/playground on one lot on 8.6 acres located on the west side of Custer Road, 510 feet south of Spring Creek Parkway. Zoned Single-Family Residence-9. Project #FP2020-015. **Applicant: City of Plano**
- (c) **Site Plan:** Memorial Park, Block A, Lot 1 - Park/playground on one lot on 8.6 acres located on the west side of Custer Road, 510 feet south of Spring Creek Parkway. Zoned Single-Family Residence-9. Project #SP2020-020. **Applicant: City of Plano**
- (d) **Revised Preliminary Plat:** Mustang Square Residential - 62 Single-family detached lots, 35 single-family residence-attached lots, and 20 common area lots on 10.7 acres located on the northwest corner of Rasor Boulevard and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Project #RPP2020-002. **Applicant: Perfect Dream Homes, LLC**
- (e) **Revised Site Plan:** Collin Creek Village Addition, Block 7, Lot 1 - Restaurant on one lot on 1.5 acres located on the west side of U.S. Highway 75, 920 feet north of Plano Parkway. Zoned Corridor Commercial. Project #RSP2020-030. **Applicant: Rosewood Management**
- (f) **Revised Site Plan:** Northglen 2 Addition, Block B, Lot 1R - Professional/general administrative office on one lot on 1.7 acres located on the north side of National Drive, 151 feet east of Tokalon Drive. Zoned Regional Employment and located within the State Highway 121 Overlay District. Project #RSP2020-046. **Applicant: Paul Martinelli**
- (g) **Revised Site Plan:** Children’s Medical Center Legacy Campus, Block A, Lot 1R - Hospital and medical office on one lot on 56.0 acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment and located within the Preston Road Overlay District. Project #RSP2020-048. **Applicant: Children’s Medical Center of Dallas**
- (h) **Revised Site Plan:** Custer/121 Addition, Block 1, Lot 5R - Religious facility on one lot on 15.1 acres located on the south side of State Highway 121, 570 feet west of Rowlett Cemetery Road. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Project #RSP2020-055. **Applicant: One Community Church**

(i) DF	<p><b>Revised Site Plan:</b> Breezeway Farms Addition, Block 1, Lot 3R - Professional/general administrative office, restaurant, and retail one on lot on 16.6 acres located on the east side of Chase Oaks Boulevard, 1,622 feet north of Spring Creek Parkway. Zoned Planned Development-21-Corridor Commercial. Project #RSP2020-057. <b>Applicant: AR LC 1-3, LLC</b></p>
(j) CF	<p><b>Preliminary Site Plan:</b> Regional Mall Addition, Blocks A-L - 104 single-family residence detached lots, 298 single-family residence attached lots, and 25 common area lots on 28.0 acres located on the east side of Alma Drive, 558 feet north of Plano Parkway. Zoned Urban Mixed-Use-3. Project #PSP2020-012. <b>Applicant: MM CCM 48M, LLC</b></p>
(k) DF	<p><b>Revised Preliminary Site Plan:</b> Parkwood Commons Addition, Block A, Lot 3 - Medical office and professional/general administrative office on one lot on 2.8 acres located at the southeast corner of State Highway 121 and Granite Parkway. Zoned Central Business-1 and Commercial Employment and located within the State Highway 121 Overlay District and the Dallas North Tollway Overlay District. Project #RPSP2020-012. <b>Applicant: Ferguson Realty Company</b></p>
(l) MH	<p><b>Final Plat:</b> Chase Oaks Creek Center, Block 1, Lot 2 - Professional/general administrative office and medical office on one lot on 5.2 acres located on the east side of Chase Oaks Boulevard, 411 feet north of Spring Creek Parkway. Zoned Corridor Commercial. Project #FP2020-012. <b>Applicants: Spring Creek Chase Oaks, Ltd. and Spring Creek Greens Condominium Owners Association</b></p>
<p><b><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></b></p>	
<p><b><u>Public Hearing Items: Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The Presiding Officer may modify these times as deemed necessary.</u></b></p>	
(1A) CF	<p><b>Public Hearing:</b> Zoning Case 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 <b>to</b> Planned Development-489-Multifamily Residence-2 in order to modify development standards. Zoned Planned Development-489-Multifamily Residence-1. Tabled September 8, 2020. Project #ZC2020-010. <b>Applicants: 701 Legacy Drive, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC</b></p>
(1B) CF	<p><b>Revised Concept Plan:</b> Chase Oaks Apartments, 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. Tabled September 8, 2020. Project #RCP2020-004. <b>Applicants: 701 Legacy Drive, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC</b></p>

(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, August 3, 2020, and September 8, 2020. Project #ZC2020-014.</p>
(3) DF	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Breezeway Farms Addition, Block 1, Lot 4R - Professional/general administrative office on one lot on 16.9 acres located at the northeast corner of Wagner Way and Chase Oaks Boulevard. Zoned Planned Development-21-Corridor Commercial. Projects #R2020-033 and #RSP2020-058. <b>Applicant: AR LC 1-3, LLC</b></p>
(4) DF	<p><b>Public Hearing - Preliminary Replat:</b> Legacy Central Theater Addition, Block A, Lot 2R - Kennel (indoor pens)/commercial pet sitting on one lot on 1.2 acres located on the west side of U.S. Highway 75, 1,066 feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Project #PR2020-007. <b>Applicant: FINDIK, LLC</b></p>
(5) CF	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> 544 Store Addition, Block A, Lot 1R - Convenience store with gas pumps, retail, and restaurant on one lot on 4.6 acres located on the south side of 14th Street, 628 feet west of Park Vista Road. Zoned Light Industrial-1. Projects #PR2019-021 and #RSP2019-065. <b>Applicant: Ajnisha Investment, LLC</b></p>
(6) MR	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Computer Associates Addition, Block A, Lot 2R - Professional/general administrative office on one lot on 11.9 acres located at the northwest corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment. Projects #PR2020-019 and #RSP2020-040. <b>Applicant: WDS Green Oaks, LP</b></p>
(7) DF	<p><b>Public Hearing - Preliminary Replat:</b> Twin Rivers at Collin Creek, Block A, Lot 1 - Independent living facility on one lot on 8.3 acres located on the west side of Alma Drive, 932 feet south of Park Boulevard. Zoned Planned Development-60-General Office. Project #PR2020-020. <b>Applicant: Twin Rivers at Collin Creek, Ltd.</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>	
(8) 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. <b>Applicant: City of Plano</b></p>
(9)	<p><b>Items for Future Discussion:</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>

**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.**