

PLANNING & ZONING COMMISSION



1520 K Avenue, Plano, Texas 75074
and Via Videoconference

DATE: 10/19/2020

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 & Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>This Planning & Zoning Commission Meeting will be held in person and via videoconference. The Planning & 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 www.planotv.org and Facebook.com/cityofplanotx.</p> <p>Members of the public are entitled to participate in the conversation remotely by webinar at the following URL location (Advanced registration by 4 p.m. the day of the meeting is required by anyone wishing to address the Commission):</p> <p>https://plano.zoom.us/webinar/register/WN_r3SdvwO7TAmvavgOJrRdQw</p> <p>Emails regarding agenda items may be submitted to PZcomments@plano.gov.</p> <p><u>CALL TO ORDER</u></p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>COMMENTS OF PUBLIC INTEREST</u> <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 & 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>	

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:** October 5, 2020
- (b) **Revised Site Plan:** Telecom Strategies Addition - Private school on one lot on 6.5 acres located on the east side of K Avenue, 2,555 feet north of Parker Road. Zoned Light Commercial with Specific Use Permit No. 8 for Day Care Center. Project #RSP2019-056. **Applicant: IQA Foundation DBA Good Tree Academy**
- (c) **Revised Site Plan:** Mustang Addition, Block A, Lot 1 - Used vehicle dealer on one lot on 7.1 acres located on the south side of Plano Parkway, 450 feet west of 15th Street. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2020-054. **Applicant: REM Asset Holdings, LP**
- (d) **Revised Site Plan:** Walton Park Square Addition, Block 1, Lot 5 - Restaurant on one lot on 1.8 acres located on the south side of Park Boulevard, 320 feet west of Preston Road. Zoned Retail and located within the Preston Road Overlay District. Project #RSP2020-059. **Applicant: SLJ Company, LLC**
- (e) **Preliminary Site Plan:** Parker Coit Addition, Block 1, Lot 3 - Convenience store with fuel pumps and restaurant with a drive-through on one lot on 1.0 acre located on the northwest corner of Parker Road and Coit Road. Zoned Retail. Project #PSP2020-014. **Applicant: J-Square Mart, LLC**
- (f) **Preliminary Site Plan:** Beacon Square, Block A, Lot 1 - Retail on one lot on 2.3 acres located on the west side of Coit Road, 866 feet south of Plano Parkway. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2020-019. **Applicant: BDDC, Inc.**
- (g) **Preliminary Site Plan:** Beacon Square, Block C, Lot 1 - Open space on one lot on 0.8 acre located 545 feet west of Coit Road and 672 feet south of Plano Parkway. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2020-020. **Applicant: BDDC, Inc.**
- (h) **Preliminary Site Plan:** Beacon Square, Block D, Lot 1 - 237 multifamily units on one lot on 3.3 acres located 535 feet west of Coit Road and 826 feet south of Plano Parkway. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2020-022. **Applicant: BDDC, Inc.**
- (i) **Preliminary Site Plan:** Beacon Square, Block E, Lot 1 - 246 multifamily units on one lot on 3.3 acres located 416 feet west of Coit Road and 1,351 feet north of Mapleshade Lane. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2020-023. **Applicant: BDDC, Inc.**

(j) DF	<p>Preliminary Site Plan: Beacon Square, Block J, Lot 1 - 56 multifamily units on one lot on 2.4 acres located 1,022 feet west of Coit Road and 1,070 feet north of Mapleshade Lane. Zoned Urban Mixed Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2020-024. Applicant: BDDC, Inc.</p>
(k) DF	<p>Revised Preliminary Site Plan: Beacon Square, Block A, Lot 1X - Common area on one lot on 7.2 acres located on the west side of Coit Road, 979 feet north of Mapleshade Lane. Zoned Urban Mixed-Use-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #RPSP2020-013. Applicant: BDDC, Inc.</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 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></p>	
(1A) AM	<p>Public Hearing: Zoning Case 2020-016 - Request to expand Specific Use Permit No. 4 for Sewage Treatment Plant with restrictions and to add a Specific Use Permit for Service Yard with restrictions on 17.1 acres located on the east side of Los Rios Boulevard, 1030 feet north of 14th Street. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. Project #ZC2020-016. Applicant: North Texas Municipal Water District (Request to table to November 16, 2020, Planning & Zoning Commission meeting.)</p>
(1B) AM	<p>Discussion: Zoning Case 2020-16, Zoning Case 2020-024, Draft of Revised Preliminary Site Plan of NTMWD Rowlett Creek RWWTP, Block 1, Lot 1 (RPSP2020-011), and Draft of Concept Plan of NTMWD Rowlett Creek RWWTP, Block 1, Lot 2 (CP2020-010) - Discussion regarding proposed zoning and development changes on 28.5 acres located on the northeast corner of Los Rios Boulevard and 14th Street, related to the existing sewage treatment plant, construction of a related service yard and professional/general administrative office, and rezoning of undeveloped property. Zoned Agricultural with Specific Use Permit No. 4 for Sewage Treatment Plant. Projects #ZC2020-016, #ZC2020-24, #RPSP2020-11 and #CP2020-10. Applicant: North Texas Municipal Water District</p>
(2) AM	<p>Public Hearing: Zoning Case 2020-024 - Request to rezone 11.4 acres located at the northeast corner of Los Rios Boulevard and 14th Street from Agricultural to Neighborhood Office. Zoned Agricultural. Project #ZC2020-024. Applicant: North Texas Municipal Water District (Request to table to November 16, 2020, Planning & Zoning Commission meeting.)</p>
(3A) CF	<p>Public Hearing: Zoning Case 2020-021 - Request to rezone 16.8 acres from Single-Family Residence-9 to Patio Home located on the north side of Parker Road, 180 feet west of Virgo Drive. Zoned Single-Family Residence-9. Tabled September 21, 2020. Project #ZC2020-021. Applicants: Chen You-Hong & Hong Zhuang</p>

(3B) CF	<p>Concept Plan: Dove Meadows - 90 Patio Home lots and 3 common area lots on 16.1 acres located on the north side of Parker Road, 180 feet west of Virgo Drive. Zoned Single-Family Residence-9. Tabled September 21, 2020. Project #CP2020-009. Applicants: Chen You-Hong & Hong Zhuang</p>
(4) MR	<p>Public Hearing: Zoning Case 2020-026 - Request for a Specific Use Permit for Private School on 8.2 acres located at the southwest corner of Independence Parkway and Ridgeview Drive. Zoned Planned Development-59-Single-Family Residence-6 and Single-Family Residence-7 with Specific Use Permit No. 335 for Day Care Center. Project #ZC2020-026. Applicant: Coram Deo Academy (Request to table to November 16, 2020, Planning & Zoning Commission meeting.)</p>
(5) MR	<p>Public Hearing - Replat & Revised Site Plan: Russell Creek Park Athletic Complex, Block A, Lots 1R & 2 - Park on two lots on 175.6 acres located south side of McDermott Road, 1,450 feet west of Independence Parkway. Zoned Planned Development-330-Recreation Complex. Projects #R2020-025 and #RSP2020-034. Applicant: City of Plano</p>
(6) CF	<p>Public Hearing - Replat: Coit-Spring Creek Addition, Block 1, Lot 1R - Retail on one lot on 1.6 acres located at the southwest corner of Spring Creek Parkway and Coit Road. Zoned Retail. Project #R2020-032. Applicant: CVS Pharmacy, Inc.</p>
<p><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></p>	
(7) DF	<p>Request to Waive the Two-Year Waiting Period: Request to waive the two-year waiting period for consideration of a rezoning request for Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street. Zoned Urban Mixed-Use-3. Applicant: MM CCM 48M, LLC</p>
(8) DF	<p>Request to Call a Public Hearing: Planned Development-374-Retail - Request to call a public hearing to amend Planned Development-374-Retail located at the northeast corner of Plano Parkway and Independence Parkway. Project #CPH2020-007. Applicant: RaceTrac Petroleum, Inc.</p>
(9) MB	<p>Discussion & Consideration: Comprehensive Plan Update - Discussion and consideration of suggested revisions to the Comprehensive Plan from the Comprehensive Plan Review Committee. Applicant: City of Plano</p>
(10)	<p>Items for Future Discussion: The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>

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.