

PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074

and via Videoconference



DATE: 06/21/21

TIME: 7:00 p.m.

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. The facility will be open to members of 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. Anyone wishing to address the Commission via videoconference must register at the link below by 4 p.m. the day of the meeting:</p> <p>https://plano.zoom.us/webinar/register/WN_TzL7LAbRS9SKVh-ucBUr6w</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></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>(a) Approval of Minutes: June 7, 2021</p> <p>(b) Final Plat: Alta Commodore 2, Block A, Lot 1 - 212 multifamily units on one lot on 4.4 acres located on east side of Preston Road, 174 feet south of Broadway Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #FP2021-006. Applicant: Alta Preston Residences, LLC</p> <p>(c) Final Plat: Commodore Retail, Block B, Lot 1 - Vacant lot on 0.7 acre located at the southeast corner of Preston Road and Broadway Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #FP2021-007. Applicant: Commodore Partners, Ltd.</p> <p>(d) Preliminary Plat: Salahadeen Park Addition, Block A, Lot 1 - Religious facility on one lot on 2.0 acres located on the east side of Split Trail Road, 1,515 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #PP2021-007. Applicant: Salahadeen Masjid of North Texas, Inc.</p> <p>(e) Preliminary Plat: Turner Heritage Addition, Block 1, Lots 1, 2, & 3 - Superstore on Lot 3 and vacant lots on Lots 1 and 2 on 22.2 acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2 with Specific Use Permit No. 631 for Superstore and located within the Preston Road Overlay District. Project #PP2021-008. Applicant: H-E-B Grocery Company, LP</p> <p>(f) Site Plan: Joe Forman Addition, Lot 17A - Service contractor on 0.5 acre located on the north side of 18th Street and 90 feet west of I Avenue. Zoned Retail and located within the Haggard Park Heritage District (HD-20). Project #SP2020-025. Applicant: Lumar Ventures, Inc.</p> <p>(g) Preliminary Site Plan: K Avenue Lofts, Block A, Lot 1 - 226 multifamily residence on one lot on 4.4 acres located on the north side of Park Boulevard, 150 feet west of K Avenue. Zoned Planned Development-47-Corridor Commercial. Project #PSP2021-014. Applicant: City of Plano</p> <p>(h) Preliminary Site Plan: The Village at Stonebriar, Block A, Lot 7R - Professional/general administrative office on one lot on 3.2 acres located on the east side of Parkwood Boulevard, 140 feet north of Dominion Parkway. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Project #PSP2021-015. Applicant: Parkwood 121 Village, LP</p> <p>(i) Preliminary Site Plan & Revised Preliminary Site Plan: Legacy Town Center (North), Block C, Lots 2R & 6 - Professional/general administrative office on two lots on 7.3 acres located at the northwest corner of Legacy Circle and Elijah Drive. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. Projects #PSP2021-016 and #RPSP2021-008. Applicants: TR Legacy Town Center, LLC and TR Legacy, LLC.</p>	
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<u>ITEMS FOR INDIVIDUAL CONSIDERATION</u>	
	<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>
(1) EH	<p>Public Hearing: Zoning Case 2021-004 - Request to rezone 35.0 acres from Multifamily Residence-2 to Planned Development-Multifamily Residence-2 located at the southeast corner of Plano Parkway and Alma Drive to allow mid-rise residential and select nonresidential uses as permitted uses and to modify development standards which may include, but are not limited to: density, height, building setbacks, floor area ratio, open space, landscaping, building design, and parking. Zoned Multifamily Residence-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2021-004. Applicant: Bel Air Multi 10, LLC (Request to withdraw project from consideration.)</p>
(2A) CF	<p>Public Hearing: Zoning Case 2021-009 (Submitted under the Interim Comprehensive Plan) - Request for a Specific Use Permit for Used Vehicle Dealer on 5.8 acres located on the west side of Preston Road, 142 feet north of State Highway 190. Zoned Planned Development-201-Light Commercial and located within the Preston Road Overlay District. Project #ZC2021-009. Applicant: Prestige Posh, LLC</p>
(2B) CF	<p>Revised Site Plan: Performance Addition, Block 1, Lot 1 - Used Vehicle Dealer on 5.8 acres located on the west side of Preston Road, 142 feet north of State Highway 190. Zoned Planned Development-201-Light Commercial and located within the Preston Road Overlay District. Project #RSP2021-017. Applicant: Prestige Posh, LLC</p>
(3A) DF	<p>Public Hearing: Zoning Case 2021-010 (Submitted under the Interim Comprehensive Plan) - Request to rezone 4.3 acres located on the south side of State Highway 121, 903 feet west of Coit Road from Regional Employment to Regional Commercial. Zoned Regional Employment and located within the State Highway 121 Overlay District. Project #ZC2021-010. Applicant: Coit Marketplace, LP</p>
(3B) DF	<p>Concept Plan: UCD Plano Coit Addition, Block A, Lots 2-13 - Superstore, retail, restaurant, and convenience store with gas pumps on nine lots on 26.0 acres located on the south side of State Highway 121, 350 feet west of Coit Road. Zoned Regional Commercial and Regional Employment and located within the State Highway 121 Overlay District. Project #CP2021-005. Applicant: Coit Marketplace, LP</p>
(4) MH	<p>Public Hearing: Zoning Case 2021-011 (Submitted under the Interim Comprehensive Plan) - Request to amend Article 8 (Definitions), Article 13 (Lot and Building Standards), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 22 (Signs), and related sections of the Zoning Ordinance pertaining to community center, public building, library, and related uses. Project #ZC2021-011. Applicant: City of Plano</p>
(5) CF	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Middlekauff Central Addition, Block A, Lot 1R - New vehicle dealer on one lot on 4.0 acres located at the northwest corner of U.S. Highway 75 and Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permits No. 303 for Used Car Dealer, No. 304 for Automobile Leasing and Renting, and No. 338 for Truck Leasing. Projects #PR2021-013 and #RSP2021-019. Applicant: 3401 N. Central Expy, LLC</p>

<p>(6) DF</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Bob Woodruff Park Addition, Block B, Lot 1R - Park/playground on one lot on 112.8 acres located at the southeast corner of Park Boulevard and Shiloh Road. Zoned Single-Family Residence-6, Single-Family Residence-9, and Agricultural and located within the Parkway Overlay District. Projects #PR2021-017 and #RSP2021-023. Applicant: City of Plano</p>	
<p>(7) CF</p>	<p>Public Hearing - Replat, Revised Site Plan, & Concept Plan: North Plano Parkway Addition, Block A, Lots 2R & 3 - Veterinary clinic and medical office on two lots on 4.6 acres located on the north side of Plano Parkway, 957 feet west of Alma Drive. Zoned Planned Development-379-Retail/General Office and located within the 190 Tollway/Plano Parkway Overlay District. Projects #R2021-021, #RSP2021-025, and #CP2021-006. Applicant: Sister Oaks Properties, LLC</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>	
<p>(8) DF</p>	<p>Preliminary Site Plan: McDermott Square, Block A, Lot 9 - Medical office and retail on one lot on 1.0 acre located on the north side of McDermott Road, 815 feet east of Independence Parkway. Zoned Planned Development-400-Retail. Tabled June 7, 2021. Project #PSP2021-011. Applicant: MNR Estates, LLC</p>	
<p>(9) MB</p>	<p>Discussion & Consideration: Comprehensive Plan Update - Discussion and consideration of the Draft Plano Comprehensive Plan 2021 as recommended by the Comprehensive Plan Review Committee. Applicant: City of Plano</p>	
<p>(10)</p>	<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> <p>Council Liaisons: Mayor Pro Tem Kayci Prince and Councilmember Rick Grady</p> <p><u>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.</u></p>	