

PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074

and via Videoconference



DATE: 07/19/21

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_kruHMWX6QX-R7tl-InRh2A</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 Joint Special Called Meeting Minutes: June 21, 2021</p> <p>(b) Approval of Minutes: June 21, 2021</p> <p>(c) Conveyance Plat: Turnpike Commons, Block 5, Lots 1-4 - Four conveyance lots on 13.0 acres located at the northeast corner of Renner Road and State Highway 190. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #COP2021-001. Applicant: Turnpike Commons of Plano, LLC</p> <p>(d) Preliminary Site Plan: Turnpike Commons, Block 5, Lots 1, 2, & 3 - Restaurant with drive-through and retail on three lots on 2.7 acres located at the northeast corner of State Highway 190 and Renner Road. Zoned Planned Development-207-Retail and located within the State Highway 190/Plano Parkway Overlay District. Project #PSP2021-012. Applicant: Turnpike Commons of Plano, LLC</p> <p>(e) Concept Plan: Turnpike Commons, Block 5, Lot 4 - Professional/general administrative office, retail, restaurant with drive-through, and neighborhood theater on one lot on 10.5 acres located on the east side of State Highway 190, 250 feet north of Renner Road. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2021-004. Applicant: Turnpike Commons of Plano, LLC</p> <p>(f) Final Plat: Mangia Bistro Addition, Block A, Lot 1 - Restaurant on one lot on 0.4 acre located on the south side of 14th Street, 166 feet east of U.S. Highway 75. Zoned Corridor Commercial. Project #FP2021-008. Applicant: Paesano’s Restaurant, Inc.</p> <p>(g) Final Plat: Tradition Trail Industrial Park Addition, Block 1, Lot 2 - Warehouse, major vehicle repair, and used vehicle dealer on one lot on 3.9 acres located at the southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #FP2021-009. Applicant: Tradition Business Park, LLC</p> <p>(h) Preliminary Plat: RLO Haggard Parkwood East, Block A, Lot 4 - Medical office on one lot on 3.6 acres located on the north side of Spring Creek Parkway, 647 feet east of Parkwood Boulevard. Zoned Commercial Employment. Project #PP2021-006. Applicant: SCPP RLO, LLC</p> <p>(i) Preliminary Plat: Promontory on Preston, Block A, Lots 3R, 4, & 5 - Retail on Lot 5 and vacant lots on Lots 3R and 4 on 20.3 acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail and located within the Preston Road Overlay District. Project #PP2021-009. Applicant: Promontory, Ltd.</p>	
--	---	--

<p>(j) MS</p>	<p>Revised Site Plan: Central Plano Industrial Park Phase 3 Addition, Block 24, Lot 1R - Office showroom/warehouse on one lot on 13.7 acres located on the south side of Plano Parkway, 2,650 feet east of Jupiter Road. Zoned Research/Technology Center and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2021-022. Applicant: Plano Commerce Park, LP</p>	
<p>(k) RK</p>	<p>Revised Site Plan: Villas of Glen Meadows, Block A, Lot 11 - Park/playground on one lot on 2.9 acres located on the south side of Park Meadow Lane, 1,206 feet west of Communications Parkway. Zoned Planned Development-3-Patio Home. Project #RSP2021-027. Applicant: City of Plano</p>	
<p>(l) CF</p>	<p>Revised Preliminary Site Plan: Mustang Square, Block A, Lot 8 - Professional/general administrative office on one lot on 2.4 acres located at the northwest corner of Rasor Boulevard and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located with the State Highway 121 Overlay District. Project #RPSP2021-007. Applicant : Pasmaa Big Rasor Investment, LLC</p>	
<p>(m) CF</p>	<p>Preliminary Site Plan: 1897 Townhomes Addition, Block B, Lots 1-15 & Block C, Lots 1-14 and 1897 Multifamily Addition, Block A, Lots 1 & 2 - Multifamily, retail, and Single-Family Residence Attached on four lots on 5.5 acres located on the southeast corner of 15th Street and M Avenue. Zoned Planned Development-133-Downtown Business/Government. Project #PSP2021-009. Applicant : TWCP Westheimer Wilcrest, Ltd.</p>	
<p>(n) DF</p>	<p>Preliminary Site Plan: Heritage Creekside West, Block A, Lots 1X-4X, Block B, Lots 1 & 1X, Block D, Lots 1-32 & Lots 1X-4X, and Block Y, Lot 14X - 325 multifamily residence units, 32 Single-Family Residence Attached units, and 2 common area lots on 9.7 acres located at the southwest corner of Plano Parkway and Callahan Drive. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2021-018. Applicant : Rosewood Property Company</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>		
<p>(1A) DF</p>	<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. Tabled June 21, 2021. Project #ZC2021-010. Applicant: Coit Marketplace, LP (Request to withdraw project from consideration.)</p>	
<p>(1B) DF</p>	<p>Concept Plan: UCD Plano Coit Addition, Block A, Lots 2-13 - Superstore, retail, restaurant, and convenience store with gas pumps on twelve 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. Tabled June 21, 2021. Project #CP2021-005. Applicant: Coit Marketplace, LP (Request to withdraw project from consideration.)</p>	

<p>(2) MS</p>	<p>Public Hearing: Zoning Case 2021-013 - Request to amend Article 5 (Variances and Appeals of Administrative Decisions), Article 8 (Definitions), Section 11.1000 (Neighborhood Conservation Overlay Districts), and related sections of the Zoning Ordinance pertaining to recent state legislative actions and to ensure compliance with state law. Project #ZC2021-013. Applicant: City of Plano</p>	
<p>(3) DF</p>	<p>Public Hearing - Replat: Pebblebrook Village, Block 5, Lot 1R - One Single-Family Residence-9 lot on 0.3 acre located at the southeast corner of Rockbrook Drive and Ridgewood Drive. Zoned Single-Family Residence-9. Project #R2020-027. Applicant: Jesus and Cynthia Alvarez</p>	
<p>(4) MS</p>	<p>Public Hearing - Replat: Kings Gate Addition, Block B, Lots 11R, 13, and 14 - Three Single-Family Residence-20 lots on 2.9 acres located at the southwest corner of Old Gate Road and Rufford Court. Zoned Single-Family Residence-20 with Specific Use Permit No. 281 for Private Street Development. Project #R2021-022. Applicant: Naseem Investment Company, Ltd.</p>	
<p>(5) CF</p>	<p>Public Hearing - Preliminary Replat: North 40 Dealership Addition, Block A, Lots 1R & 7 - New vehicle dealer on two lots on 32.3 acres located at the southwest corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment with Specific Use Permit No.170 and No. 615 for New Vehicle Dealer and located within the Dallas North Tollway Overlay District. Project #PR2021-014. Applicant: Park Place LX Land Company No. 1, Ltd.</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>(6) CF</p>	<p>Extension of Approval Request for Preliminary Site Plan & Concept Plan: TCC Legacy, Block A, Lots 1 & 3 - Professional/general administrative office on two lots on 13.5 acres located at the southwest corner of Legacy Drive and Communications Parkway. Zoned Planned Development-40-Commercial Employment. Projects #PSP2021-017 and #CP2021-010. Applicant: TC Legacy Land Venture, LLC</p>	
<p>(7) MB</p>	<p>Discussion & Consideration: Comprehensive Plan Update - Discussion and consideration of the Plano Comprehensive Plan 2021 (Draft Plan) as recommended by the Comprehensive Plan Review Committee. Applicant: City of Plano</p>	
<p>(8)</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>	
--	---	--