

PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074

and via Videoconference



DATE: 09/07/21

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>To pre-register to speak at the Planning & Zoning Commission meeting, please visit https://forms.plano.gov/Forms/Sign Up Citizen. Online registration opens at 5 p.m. on the Friday prior to the meeting and closes 15 minutes before the start of the meeting. Onsite registration is also available on the day of the meeting.</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 a discussion time of three (3) minutes each.</u></p> <p>(a) Approval of Minutes: August 16, 2021</p> <p>Conveyance Plat: Mariposa Communications Parkway Addition, Block 1, Lot 1 - One conveyance lot on 4.5 acres located on the east side of Communications Parkway, 550 feet north of Spring Creek Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Project #COP2021-002. Applicant: Baccus Family Partnership, LLP</p> <p>(b) DF</p> <p>Preliminary Site Plan: Mariposa Communications Parkway Addition, Block 1, Lot 1 - Independent living facility on one lot on 4.5 acres located on the east side of Communications Parkway, 550 feet north of Spring Creek Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Project #PSP2021-020. Applicant: Baccus Family Partnership, LLP</p> <p>(c) DF</p> <p>Final Plat: Harrington Library Addition, Block A, Lots 1 & 2 - Community center and park on two lots on 7.2 acres located on the north side of 18th Street, 285 feet west of P Avenue. Zoned Single-Family Residence-7. Project #FP2021-013. Applicant: City of Plano</p> <p>(d) DF</p> <p>Revised Site Plan: Harrington Library Addition, Block A, Lot 1 - Community center on one lot on 3.2 acres located on the north side of 18th Street, 285 feet west of P Avenue. Zoned Single-Family Residence-7. Project #RSP2021-007. Applicant: City of Plano</p> <p>(e) DF</p> <p>Preliminary Plat: 12th Street Station, Block A, Lot 1 - Transit center/station on two lots on 3.1 acres located at the southeast corner of K Avenue and 12th Place. Zoned Light Commercial with Specific Use Permit No. 166 for Transit Center/Station. Project #PP2021-015. Applicant: Dallas Area Rapid Transit</p> <p>(f) DF</p> <p>Site Plan: Wells Addition, Block A, Lot 2R - Restaurant and winery on one lot on 0.8 acre located at the southwest corner of Lorimar Drive and Coit Road. Zoned Single-Family Residence-9 with Heritage Resource Designation 16. Project #SP2020-040. Applicant: William H. L. Wells Family Trust</p> <p>(g) MS</p> <p>Revised Site Plan: Switzer Addition, Block 1, Lot 1 - Major vehicle repair and mini-warehouse/public storage on one lot on 1.0 acre located at the northwest corner of U.S. Highway 75 and 16th Street. Zoned Corridor Commercial. Project #RSP2021-028. Applicant: C&G Realty E, LLC</p> <p>(h) RK</p>	
--	---	--

<p>(i) DB</p>	<p>Revised Site Plan: Coit Crossing Addition, Block 1, Lot 1 - Superstore on one lot on 22.5 acres located on the west side of Coit Road, 273 feet north of Mapleshade Lane. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2021-037. Applicant: Wal-Mart Estate Business Trust</p>	
<p>(j) DB</p>	<p>Revised Site Plan: Plano Gateway, Block A, Lots 1-117 & Lots 1X-15X - 117 Single-Family Residence Attached lots, and 15 common area lots on 8.2 acres located at the northeast corner of Wyngate Boulevard and Wynview Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2021-038. Applicant: Beazer Homes Texas, LP</p>	
<p>(k) MS</p>	<p>Revised Site Plan: My Possibilities Addition, Block A, Lot 1 - Trade school on one lot on 20.0 acres located at the northeast corner of Mapleshade Lane and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2021-039. Applicant: My Possibilities</p>	
<p>(l) DF</p>	<p>Preliminary Site Plan: Prestonwood Park Addition, Block A, Lot 8 - Medical office and restaurant with drive-through on one lot on 1.1 acres located on the east side of Midway Road, 624 feet north of Park Boulevard. Zoned Planned Development-112-Retail. Project #PSP2021-022. Applicant: Prosperity Bank</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 2021-012 & Revised Site Plan for The Home Depot North Central Expressway Addition, Block 1, Lots 1R & 3 (Submitted under the Interim Comprehensive Plan) - Request to amend Planned Development-472-Corridor Commercial on 10.8 acres located at the southeast corner of U.S. Highway 75 and 13th/14th Connector in order to modify the adopted site plan and development standards. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing. Projects #ZC2021-012 and #RSP2021-024. Applicant: HD Development Properties, LP and SCSD-Finnell, Mgmt, LLC</p>	
<p>(1B) DF</p>	<p>Public Hearing – Preliminary Replat: The Home Depot North Central Expressway Addition, Block 1, Lot 1R - Superstore on one lot on 10.1 acres located at the southeast corner of U.S. Highway 75 and 13th/14th Connector. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing. Project #PR2021-020. Applicant: HD Development Properties, LP</p>	

<p>(2A) DF</p>	<p>Public Hearing: Zoning Case 2021-014 (Submitted under the Interim Comprehensive Plan) - Request to amend Planned Development-195-Corridor Commercial on 8.0 acres located on the south side of Park Boulevard, 385 feet east of Alma Drive to allow car wash as a permitted use and to modify development standards which may include, but are not limited to, noise mitigation. Zoned Planned Development-195-Corridor Commercial. Project #ZC2021-014. Applicant: Park-Alma Plano Venture No. One, LP</p>	
<p>(2B) DF</p>	<p>Concept Plan: Chisholm Place Retail No. 1, Block A, Lot 4 - Car wash on one lot on 1.4 acres located on the south side of Park Boulevard, 390 feet east of Alma Drive. Zoned Planned Development-195-Corridor Commercial. Project #CP2021-007. Applicant: Park-Alma Plano Venture No. One, LP</p>	
<p>(3) EH</p>	<p>Public Hearing: Zoning Case 2021-015 (Submitted under the Interim Comprehensive Plan) - Request to rezone 2.9 acres located at the northeast corner of 15th Street and M Avenue from Urban Residential to Planned Development-Urban Residential. Zoned Urban Residential. Tabled on August 2, 2021. Project #ZC2021-015. Applicant: TWCP Westheimer Wilcrest, Ltd. (Request to table to October 4, 2021, Planning & Zoning Commission meeting.)</p>	
<p>(4) DF</p>	<p>Public Hearing: Zoning Case 2021-021 (Submitted under the Interim Comprehensive Plan) - Request for a Specific Use Permit for New Vehicle Dealer on 0.1 acre located 14 feet east of Windrose Avenue, 197 feet south of Winthrop Street. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. Project #ZC2021-021. Applicant: Legacy West Investors, LP</p>	
<p>(5) DF</p>	<p>Public Hearing – Replat & Revised Site Plan: Hunters Glen Five-A, Block 7, Lots 2R & 4-6 - Park/playground on four lots on 70.8 acres located at the southeast corner of Independence Parkway and Maumelle Drive. Zoned Single-Family Residence-9 with Specific Use Permit No. 66 for Governmental Service Yard. Projects #R2021-024 and #RSP2021-029. Applicant: City of Plano</p>	
<p>(6) DF</p>	<p>Public Hearing – Replat, Preliminary Site Plan, & Revised Concept Plan: Legacy West Addition, Block C, Lots 8R & 12 - Professional/general administrative office on two lots on 6.2 acres located at the southeast corner of State Highway 121 and Communications Parkway. Zoned Planned Development-64-Central Business District-1 and located within the Dallas North Tollway Overlay District. Projects #R2021-026, #PSP2021-021, and #RCP2021-004. Applicant: RHQ Legacy, LLC</p>	
<p>(7) DB</p>	<p>Public Hearing – Replat: West Plano Retail Center, Block 1, Lot 1R - Retail and professional/general administrative office on one lot on 15.7 acres located on the west side of the Dallas North Tollway, 865 feet south of Park Boulevard. Zoned Planned Development-220-Regional Commercial and Regional Commercial and located within the Dallas North Tollway Overlay District. Project #R2021-030. Applicant: Costco Wholesale Corporation</p>	

<p>(8) DF</p>	<p>Public Hearing – Preliminary Replat: Assembly Park, Block A, Lot 1 - 312 multifamily residences, retail, restaurant and professional/general administrative office on one lot on 26.3 acres located on the north side of Spring Creek Parkway, 468 feet east of K Avenue. Zoned Planned Development-45-Retail. Project #PR2021-023. Applicant: Plano Mall Owner, LP</p>	
<p>(9) DB</p>	<p>Public Hearing – Preliminary Replat: Legacy Town Center (North), Block C, Lots 2R & 6R - Professional/general administrative office on two lots on 7.4 acres located at the northwest corner of Bishop Road and Legacy Circle. Zoned Planned Development-65-Central Business District-1 and located within the Dallas North Tollway Overlay District. Project #PR2021-025. Applicant: TR Legacy Town Center, LLC and TR Legacy Circle, 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>(10) 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>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>	