



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 08/19/19

CALL TO ORDER: 7:00 p.m.

## PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES, THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.</p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</b></p> <p><b>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</b></p> <p><b><u>COMMENTS OF PUBLIC INTEREST</u></b></p> <p><b><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 &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> <p><b><u>CONSENT AGENDA</u></b></p> <p><b><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></b></p>	
(a)	<p><b>Approval of Minutes - August 5, 2019</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
(b) CF	<p><b>Preliminary Plat:</b> NWC Headquarters and Belleview Addition, Block A, Lot 1 - Professional/general administrative office on one lot on 9.2 acres located at the northwest corner of Headquarters Drive and Belleview Drive. Zoned Commercial Employment and located within the Preston Road Overlay District. Project #PP2019-013. <b>Applicant: Gabriel Legacy, LLC</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

(c) RA	<b>Site Plan:</b> North Central Addition, Block 2, Lots 1A & 2A - Food/grocery store on two lots on 2.6 acres located on the north side of 18th Street, 355 feet west of G Avenue. Zoned Corridor Commercial. Project #SP2019-026. <b>Applicant: Yego 18th Street, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(d) RA	<b>Revised Site Plan:</b> Janwood Addition, Block A, Lot 1 - Retail, restaurant, and health/fitness center on one lot on 5.3 acres located on the west side of U.S. Highway 75, 940 feet south of 15th Street. Zoned Corridor Commercial. Project #RSP2018-046. <b>Applicant: Collin Creek Associates, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(e) CF	<b>Revised Site Plan:</b> Headquarters Village, Block A, Lot 2 - 320 Multifamily residential units on one lot on 5.6 acres located on the north side of Razor Boulevard, 405 feet east of Preston Road. Zoned Planned Development-20-Mixed Use and located within the Preston Road Overlay District. Project #RSP2019-043. <b>Applicant: Huntington Urban Village, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(f) CF	<b>Preliminary Site Plan:</b> North Texas Municipal Water District Parkway Transfer Station Addition, Block 1, Lot 1 - Utility service yard on one lot on 8.4 acres located on the west side of Plano Parkway, 343 feet south of Commerce Drive. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2018-016. <b>Applicant: North Texas Municipal Water District</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
<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) RA	<b>Public Hearing:</b> Zoning Case 2019-004 - Request to amend Planned Development-32-Regional Commercial on 46.1 acres located at the southwest corner of State Highway 121 and Razor Boulevard in order to modify development standards. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Tabled June 17, July 15, and August 5, 2019. Project #ZC2019-004. <b>Applicant: Perfect Land Development, LLC</b>	APPROVED 8-0, WILL GO TO CC ON 09-09-19
(1B) RA	<b>Preliminary Site Plan:</b> Mustang Square Residential - 63 Single-family residence detached lots, 35 single-family residence attached lots, and 15 common area lots on 10.7 acres located at the southwest corner of Razor Boulevard and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Project #PSP2019-014. <b>Applicant: Perfect Land Development, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED

(1C) RA	<b>Revised Concept Plan:</b> Mustang Square, Block A, Lots 2-6 & 8-10 - Retail, restaurant, hotel, professional/general administrative office, neighborhood theater, assembly hall, and food truck park on eight lots on 19.8 acres located at the southwest corner of State Highway 121 and Rasor Boulevard. Zoned Planned Development-32-Regional Commercial and located with the State Highway 121 Overlay District. Project #RCP2019-005. <b>Applicant: Perfect Land Development, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(2) EH	<b>Public Hearing:</b> Consideration to adopt a new Comprehensive Plan consisting of the City of Plano Comprehensive Plan in place on October 11, 2015, immediately before the adoption of the Plano Tomorrow Plan. Tabled July 22, 2019. <b>Applicant: City of Plano</b>	TABLED 8-0, TO 10-07-19 P&Z
(3) RA	<b>Public Hearing - Replat, Revised Site Plan, Preliminary Site Plan, &amp; Concept Plan:</b> Legacy Town Center North No. 2, Block A, Lots 2R, 3, & 4 - Professional/general administrative office and hotel on three lots on 5.2 acres located at the northeast corner of the Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. Projects #R2019-016, #RSP2019-023, #PSP2019-008, and #CP2019-002. <b>Applicants: Red Spur, LLC and HQ II Partners, Ltd.</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(4) RA	<b>Public Hearing - Replat &amp; Revised Site Plan:</b> Dallas North Shopping Center 1988 Addition, Block A, Lot 1R - Retail, restaurant, and furniture store on one lot on 10.4 acres located on the west side of U.S. Highway 75, 245 feet south of 15th Street. Zoned Corridor Commercial. Projects #R2018-044 and #RSP2018-045. <b>Applicant: Collin Creek Association, LLC</b>	TABLED 8-0, TO 09-03-19 P&Z
(5) RA	<b>Public Hearing - Replat:</b> Southern Land Phase II, Block B, Lot 1 & Block C, Lot 1 - 183 Multifamily residences, retail, and restaurant on two lots on 1.6 acres located at the northwest corner of K Avenue and 14th Street. Zoned Downtown Business/Government and located within the Downtown Heritage Resource Overlay District. Project #R2019-033. <b>Applicant: 14th and J, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(6) RA	<b>Public Hearing - Replat:</b> Villas of Andalus, Block A, Lot 16R - Single-Family Residence-6 lot on 0.3 acre located at the southwest corner of Bradshaw Drive and Nellore Street. Zoned Single-Family Residence-6. Project #R2019-034. <b>Applicant: SLK Tayyeb Enterprise, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(7) RA	<b>Public Hearing - Replat:</b> Spring Creek Parkway Estates West #6, Block B, Lot 2R - Single-Family Residence-7 lot on 0.4 acre located on the south side of Steven Drive, 80 feet west of Mission Ridge Road. Zoned Single-Family Residence-7. Project #R2019-036. <b>Applicant: Brian &amp; Kimberly Hutson</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
<b><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></b>		

<p>(8)</p>	<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> <p><b>Council Liaisons:</b> Mayor Pro Tem Rick Smith and Councilmember Kayci Prince.</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>	<p><b>DISCUSSION WAS HELD</b></p>
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