



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 10/07/19

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>The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>The Planning & Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</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 - September 16, 2019</p> <p>(b) Revised Conveyance Plat: Commodore at Preston, Block A, Lots 3 & 5 - Two conveyance lots on 5.1 acres 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 #RCOP2019-004. RA Applicant: Commodore Partners, Ltd.</p> | |

| | |
|-----------|--|
| (c) RA | <p>Preliminary Site Plan & Concept Plan: Commodore at Preston, Block A, Lots 3 & 5 - 212 multifamily units and retail on two lots on 5.1 acres 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. Projects #PSP2019-023 and #CP2019-012. Applicant: Commodore Partners, Ltd.</p> |
| (d) RK | <p>Final Plat: Superior Addition, Block A, Lot 1 - Used vehicle dealer and major vehicle repair on one lot on 1.2 acres located on the east side of K Avenue, 558 feet north of Pecan Lane. Zoned Light Commercial. Project #FP2019-021. Applicant: Roland W. Rogers</p> |
| (e) RK | <p>Site Plan: Superior Addition, Block A, Lot 1 - Used vehicle dealer and major vehicle repair on one lot on 1.2 acres located on the east side of K Avenue, 558 feet north of Pecan Lane. Zoned Light Commercial. Project #SP2019-035. Applicant: Roland W. Rogers</p> |
| (f) RK | <p>Final Plat: K-Dean Addition, Block A, Lot 1 - Major vehicle repair on one lot on 0.2 acre located on the east side of K Avenue, 116 feet south of 14th Street. Zoned Downtown Business/Government. Project #FP2019-025. Applicant: W.B. Dean Enterprises, LLC</p> |
| (g) RK | <p>Preliminary Plat: Oak Point Park & Nature Preserve, Block C, Lot 1 - Park on one lot on 102.5 acres located on the south side of Los Rios Boulevard, 1,970 feet north of Parker Road. Zoned Agricultural and Single-Family Residence-9. Project #PP2018-026. Applicant: City of Plano</p> |
| (h) RK | <p>Revised Site Plan: Thomas Lowe Addition, Block A, Lot 1 - Major vehicle repair on one lot on 0.9 acre located on the east side of K Avenue, 535 feet north of Pecan Lane. Zoned Light Commercial. Project #RSP2019-030. Applicant: Liu Properties, LLC</p> |
| (i) CF | <p>Revised Site Plan: Carrington Park, Block B, Lot 2 - Hotel and commercial antenna support structure on one lot on 2.0 acres located on the west side of the Dallas North Tollway, 310 feet north of Wedgewood Drive. Zoned Regional Employment and located within the Dallas North Tollway Overlay District. Project #RSP2019-044. Applicant: Atlantic Hospitality, Inc.</p> |
| (j) CF | <p>Revised Site Plan: Pappy's Mapleshade Addition, Block A, Lot 1 - Kennel (indoor pens)/commercial pet sitting on 1.1 acre located on the south side of Mapleshade Lane, 1,130 feet east of Ohio Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2019-061. Applicant: Red Apple Investments, LLC</p> |
| (k) RA | <p>Revised Site Plan: Breezeway Farms Addition, Block 1, Lot 3R - Professional/general administrative office on one lot on 16.6 acres located on the east side of Chase Oaks Boulevard, 360 feet north of Wagner Way. Zoned Planned Development-21-Corridor Commercial. Project #RSP2019-062. Applicant: Regent Properties</p> |

| | |
|---|--|
| (l) RA | <p>Revised Site Plan: Breezeway Farms Addition, Block 1, Lot 4R - Professional/general administrative office on one lot on 16.9 acres located at the northeast corner of Wagner Way and Chase Oaks Boulevard. Zoned Planned Development-21-Corridor Commercial. Project #RSP2019-063. Applicant: Regent Properties</p> |
| (m) CF | <p>Revised Preliminary Site Plan: Preston Park Village Addition, Block A, Lot 1R - Shopping center and restaurant on one lot on 29.4 acres located at the southeast corner of Preston Road and Park Boulevard. Zoned Planned Development-189-Retail/General Office with Specific Use Permit Nos. 150 for Arcade, 229 and 649 for Private Club, and 601 for Public Storage/Mini-Warehouse, and located within the Preston Road Overlay District. Project #RPSP2019-005. Applicant: Brixmor Property Group</p> |
| (n) RA | <p>Preliminary Site Plan: Commodore at Preston, Block A, Lot 1 - Retail on one lot on 4.6 acres located at the southeast corner of Preston Road and Razor Boulevard. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #PSP2019-022. Applicant: Commodore Partners, Ltd.</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> | |
| (1) CF | <p>Public Hearing: Zoning Case 2019-016 - Request for a Specific Use Permit for Trade School on 0.1 acre located 338 feet north of Park Boulevard and 263 feet east of K Avenue. Zoned Retail. Project #ZC2019-016. Applicant: Kong's Investment Company, Inc.</p> |
| (2) EH | <p>Public Hearing: 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, and repealing the Plano Tomorrow Comprehensive Plan adopted by Ordinance No. 2015-10-9. Tabled July 22, 2019, and August 19, 2019. Project #CPA 2019-002. Applicant: City of Plano</p> |
| (3) RA | <p>Public Hearing - Replat: Robinson Addition, Block 1, Lot 1R - Public school on one lot on 29.5 acres located on the west side of Preston Meadow Drive, 1,255 feet south of Legacy Drive. Zoned Single-Family Residence-7. Project #R2019-043. Applicant: Plano Independent School District</p> |

| | |
|---|---|
| (4) CF | Public Hearing - Replat: Children’s Medical Center Legacy Campus, Block A, Lot 1R - Hospital and medical office on one lot on 56.0 acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment and located within the Preston Road Overlay District. Project #R2019-044. Applicant: Children’s Medical Center Legacy |
| (5) RA | Public Hearing - Replat: Medina Villas, Block A, Lot 13R - One Single-Family Residence-6 lot on 0.3 acre located on the south side of Dolente Drive, 41 feet east of Veloce Drive. Zoned Planned Development-218-Single-Family Residence-6. Project #R2019-045. Applicant: Beenish and Khawaja Ikram |
| (6) RA | Public Hearing - Replat: Kimberlea Addition No. 2, Block F, Lots 12R & 21 (Noticed as Lots 12A & 12B) - Two-Family Residence (Duplex) lots on 0.3 acre located on the south side of San Mateo Drive, 610 feet east of Coit Road. Zoned Two-Family Residence (Duplex). Project #R2019-046. Applicant: Ralph Struve |
| (7) RK | Public Hearing - Replat: Legacy West Addition, Block C, Lot 4R - 328 multifamily residence units on one lot on 2.1 acres located at the southeast corner of Communications Parkway and Columbus Avenue. Zoned Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District. Project #R2019-048. Applicant: NE West Legacy, LP |
| (8) CF | Public Hearing - Preliminary Replat & Revised Site Plan: Collin Creek Village, Block 1, Lot 4R - Restaurant with drive-through on one lot on 2.6 acres located at the southwest corner of Plano Parkway and Accent Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Projects #PR2019-016 and #RSP2019-054. Applicant: JVMA Property Investment, LP |
| (9) RA | Public Hearing - Preliminary Replat, Revised Site Plan, & Site Plan: Coit 7-11 Addition, Block A, Lots 1 & Lot 2 - Convenience store with fuel pumps and restaurant with drive-through on two lots on 1.4 acres located at the southeast corner of Coit Road and 15th Street. Zoned Retail. Projects #PR2019-019, #RSP2019-057, and #SP2019-042. Applicant: W Douglas Distributing, Ltd. |
| <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> | |
| (10) CF | Request to Waive the Two-Year Waiting Period - Request to waive the two-year waiting period for consideration of a rezoning request for 7.8 acres located on the north side of 14th Street, 885 feet east of Los Rios Boulevard. Zoned Planned Development-37-Retail/Neighborhood Office. Applicant: 4301 Development, LP |

(11)

Items for Future Discussion: The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

Council Liaisons: Mayor Pro Tem Rick Smith and Council Member Kayci Prince.

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.