



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 11/04/19

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 three (3) 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. The Presiding Officer will establish time limits based upon the number of speaker requests.</u></b></p> <p>(a) <b>Approval of Minutes - October 21, 2019</b></p> <p>(b) <b>Revised Site Plan:</b> East Spring Creek Venture Section 2, Block A, Lot 2R - Superstore on one lot on 11.1 acres located on the east side of Coit Road, 195 feet south of Spring Creek Parkway. Zoned Retail. Project #RSP2019-048. <b>Applicant: Wal-Mart Real Estate Business Trust</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

(c) CF	<p><b>Revised Site Plan:</b> Southwest 121 and Ohio Addition, Block 1, Lot 1R - Superstore on one lot on 21.5 acres located on the south side of State Highway 121, 250 feet west of Ohio Drive. Zoned Regional Commercial with Specific Use Permit No. 403 for Commercial Antenna Support Structure and located within the State Highway 121 Overlay District. Project #RSP2019-049. <b>Applicant: Wal-Mart Real Estate Business Trust</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(d) CF	<p><b>Revised Site Plan:</b> Wal-Mart DNT Addition, Block A, Lot 1 - Superstore on one lot on 23.1 acres located on the east side of the Dallas North Tollway, 460 feet south of Park Boulevard. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #RSP2019-051. <b>Applicant: Wal-Mart Real Estate Business Trust</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(e) CF	<p><b>Revised Site Plan:</b> 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 #RSP2019-052. <b>Applicant: Wal-Mart Real Estate Business Trust</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(f) CF	<p><b>Preliminary Site Plan:</b> Granite Park, Block B, Lot 7 - Professional/general administrative office on one lot on 3.9 acres located at the southwest corner of State Highway 121 and Granite Parkway. Zoned Planned Development-42-Central Business-1 and located within the Dallas North Tollway and State Highway 121 Overlay Districts. Project #PSP2019-026. <b>Applicant: Granite Properties</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<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>		
(1) CF	<p><b>Public Hearing:</b> Zoning Case 2019-017 - Request for a Specific Use Permit for Independent Living Facility on 11.6 acres located on the south side of State Highway 121, 545 feet west of Kathryn Lane. Zoned Planned Development-104-Regional Commercial and Planned Development-476-Regional Employment and located within the State Highway 121 Overlay District. Tabled October 21, 2019. Project #ZC2019-017. <b>Applicant: LA-DF Investment Fund 8, LLC</b></p>	<p>TABLED 8-0, TO 12-16-19 P&amp;Z</p>
(2) CF	<p><b>Public Hearing - Replat:</b> Breezeway Farms Addition, Block 1, Lots 3R, 4R, &amp; 7R - Professional/general administrative office, retail, and restaurant on Lots 3R and 4R, and vacant lot on 34.8 acres located at the northeast corner of Chase Oaks Boulevard and Wagner Way. Zoned Planned Development-21-Corridor Commercial. Project #R2019-042. <b>Applicant: Regent Properties</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

(3) DF	<b>Public Hearing - Replat &amp; Revised Site Plan:</b> Hedgcoxe-Custer Addition, Block A, Lot 2R - Medical office, personal service shop, retail, and restaurant with drive-through on one lot on 0.7 acre located on the south side of Hedgcoxe Road, 286 feet east of Custer Road. Zoned Retail. Projects #R2019-054 and #RSP2019-066. <b>Applicant: Akhtar Hussain, Hedgecoxe Properties, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(4) DF	<b>Public Hearing - Replat:</b> Lakeside on Preston Phase 6, Block B, Lots 7R & 8R - Two Single-Family Residence-6 lots on 0.4 acre located on the south side of Lorimar Drive, 505 feet west of Preston Road. Zoned Planned Development-17-Single-Family Residence-6. Project #R2019-055. <b>Applicant: Jerri Lamson &amp; Eram Saedd</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(5) EH	<b>Public Hearing - Replat &amp; Revised Site Plan:</b> Shops at Willow Bend, Block 1, Lots 6R & 13 - Shopping center, neighborhood theater, indoor commercial amusement, health/fitness center on one lot on 60.3 acres located on the west side of the Dallas North Tollway, 340 feet north of Park Boulevard. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District with Specific Use Permit No. 35 for Arcade, Nos. 434, 444, and 448 for Private Club and No. 570 for Vehicle Leasing/Renting. Projects #R2019-056 and #RSP2019-067. <b>Applicant: Starwood Retail Partners</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
<b><u>Non-Public Hearing Items: The Presiding Officer will permit 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>		
(6) EH	<b>Election of 1st and 2nd Vice Chairs</b> - Nomination and Election of 1st and 2nd Vice Chairs for the Planning & Zoning Commission.	ELECTION WAS HELD
(7)	<b>Items for Future Discussion:</b> The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.	DISCUSSION WAS HELD
<b>Council Liaisons: Mayor Pro Tem Rick Smith and Council Member Kayci Prince.</b>		
<b><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></b>		