



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 12/16/19

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

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>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 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 & 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. The Presiding Officer will establish time limits based upon the number of speaker requests.</u></p> <p>(a) Approval of Minutes - December 2, 2019</p> <p>(b) Final Plat: Heritage Creekside Homes, Phase 3 - 53 single-family residence-attached lots and five common area lots on 5.7 acres located at the southeast corner of Patton Boulevard and Plano Parkway. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #FP2019-031. Applicant: JBGL Hawthorne, LLC</p> <p>(c) Preliminary Plat: Alta Commodore 2, Block A, Lot 1 - 212 multifamily units on one lot on 4.4 acres located on the east side of Preston Road, 174 feet south of Broadway Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #PP2019-019. Applicant: Commodore Partners, Ltd.</p>	

<p>(d) CF</p>	<p>Preliminary Plat: Commodore Retail, Block B, Lot 1 - Retail on one lot on 0.7 acre 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 #PP2019-021. 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>	
<p>(1) CF</p>	<p>Public Hearing: Zoning Case 2019-017 - Request for a Specific Use Permit for Independent Living Facility on 5.8 acres located on the south side of State Highway 121, 545 feet west of Kathryn Lane. Zoned Planned Development-104-Regional Commercial and located within the State Highway 121 Overlay District. Project #ZC2019-017. Applicant: LA-DF Investment Fund 8, LLC</p>
<p>(2) CF</p>	<p>Public Hearing - Replat: The Early Church Addition, Block 1, Lot 1R, and Block 2, Lots 1, 2, & 3 - Religious Facility and three Single-Family Residence-9 lots on 8.9 acres located on the north side of Parker Road, 1,245 feet west of Spring Creek Parkway. Zoned Planned Development-139-Single-Family Residence-9, Agricultural, and Single-Family Residence-9. Project #R2019-061. Applicant: 7 Seas Builders, LLC</p>
<p>(3) CF</p>	<p>Public Hearing - Replat: Windhaven Meadows Park, Block A, Lot 1 - Park on one lot on 123.2 acres located at the southeast corner of Willow Bend Drive and Windhaven Parkway. Zoned Commercial Employment, Single-Family Residence-6, Single-Family Residence-9, Single-Family Residence-20, and Planned Development-450-Single-Family Residence-9. Project #R2019-062. Applicant: City of Plano</p>
<p>(4) CF</p>	<p>Public Hearing - Replat & Revised Site Plan: Wal-Mart Center Addition, Block 1, Lot 1R - Superstore on one lot on 18.2 acres located on the west side of U.S. Highway 75, 370 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Projects #R2019-065 and #RSP2019-050. Applicant: Wal-Mart Real Estate Business Trust</p>
<p>(5) DF</p>	<p>Public Hearing - Replat: Kings Gate, Block C, Lot 10R - One Single-Family Residence-20 lot on 3.9 acres located on the east side of Old Gate Road, 973 feet north of McKamy Trail. Zoned Single-Family Residence-20 with Specific Use Permit No. 281 for Private Street Development. Project #R2019-066. Applicant: Arthur Hollingsworth</p>
<p>(6) CF</p>	<p>Public Hearing - Replat: St. Andrew Addition, Block 1, Lot 2R - Religious facility on one lot on 21.2 acres located at the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family Residence-7. Project #R2019-067. Applicant: St. Andrew United Methodist Church</p>

(7) CF	<p>Public Hearing - Replat: Commodore at Preston, Block G, Lot 1X - One common area lot on 4.1 acres located on the east side of Preston Road, 375 feet south of Razor Boulevard. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #R2019-068. Applicant: K. Hovnanian Homes - DFW, LLC</p>
(8) CF	<p>Public Hearing - Preliminary Replat: One Plano Hospitality Revised, Block 1, Lots 1R & 4 - Hotel on two lots on 3.9 acres located on the east side of U.S. Highway 75, 269 feet north of 16th Street. Zoned Corridor Commercial with Specific Use Permit No. 97 for Arcade. Project #PR2018-020. Applicant: One Plano Hospitality, LLC</p>
(9) DF	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Tollway/Democracy Addition, Block A, Lot 1 - Professional/general administrative office and major vehicle repair on one lot on 6.1 acres located at the southeast corner of Democracy Drive and the Dallas North Tollway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Projects #PR2019-023 and #RSP2019-072. Applicant: 5800 Democracy, LLC</p>
<p><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></p>	
(10) CF	<p>Final Plat & Site Plan: Kechejian Addition, Block A, Lots 1 & 2 - Restaurant on two lots on 0.7 acre located on the southeast corner of K Avenue and 18th Street. Zoned Downtown Business/Government. Projects #FP2019-030 and #SP2019-046. Applicant: Kechejian Enterprises, LP</p>
(11) CF	<p>Replat & Site Plan: 1301 Addition, Block A, Lot 1 - Religious facility on one lot on 2.5 acres located on the north side of Plano Parkway, 435 feet west of N Avenue. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Projects #R2019-069 and #SP2019-050. Applicant: Richardson Vietnamese Baptist Church, Inc.</p>
(12)	<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 Rick Smith and Council Member Kayci Prince.</p>

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.