



# PLANNING & ZONING COMMISSION

2000 EAST SPRING CREEK PARKWAY

DATE: 07/02/18

CALL TO ORDER: 7:00 p.m.

## PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
(a)	<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 &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Collinwood 2 Conference Room as follows:</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> <p>Approval of Minutes - June 18, 2018</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>(b) EM</p>	<p><b>Final Plat:</b> Living Earth Addition, Block A, Lot 1 - Wholesale bark mulch distribution center on one lot on 4.0 acres located on the east side of Split Trail Road, 870 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #FP2018-019. <b>Applicant: MLB-CLP FUND, LP</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(c) CF</p>	<p><b>Final Plat:</b> Plano Parkway Business Center, Block 1, Lot 2 - Religious facility on one lot on 5.6 acres located on the north side of Plano Parkway, 2,580 feet west of Custer Road. Zoned Planned Development-375-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Project #FP2018-007. <b>Applicant: Sri Shirdi Sai Baba Temple of DFW</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(d) RA</p>	<p><b>Preliminary Plat:</b> Village at 121 Addition, Block 1, Lot 12 - Hotel on one lot on 4.4 acres located on the east side of Bellview Drive, 238 feet north of Towne Square Drive. Zoned Commercial Employment/State Highway 121 Overlay District. Project #PP2018-015. <b>Applicant: Plano Texas Hospitality Company, LLC</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(e) CF</p>	<p><b>Preliminary Site Plan:</b> Legacy West Addition, Block E, Lot 9 - Retail on one lot on 1.5 acres located on the north side of Legacy Drive, 217 feet west of Communications Parkway. Zoned Central Business-1. Project #PSP2018-025. <b>Applicant: LW Nine Acre LP</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(f) RA</p>	<p><b>Preliminary Site Plan:</b> North Central Addition, Block 2, Lot 2R - Religious facility on one lot on 1.2 acres located on the north side of 18th Street, 510 feet east of U.S. Highway 75. Zoned Corridor Commercial. Project #PSP2018-026. <b>Applicant: Puerta Del Cielo Church</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(g) RA</p>	<p><b>Revised Concept Plan:</b> Plano Marine Addition, Block A, Lot 1 &amp; Block B, Lot 1 - 385 multifamily residence units on two lots on 5.6 acres located at the northwest corner of K Avenue and 10th Street. Zoning Downtown Business/Government. Project #RCP2018-005. <b>Applicant: Plano Marine</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(h) CF</p>	<p><b>Revised Site Plan:</b> Tinseltown Addition, Block A, Lot 7 - Restaurant on one lot on 2.0 acres located on the east side of the Dallas North Tollway, 515 feet south of Windhaven Parkway. Zoned Regional Commercial/Regional Employment/Dallas North Tollway Overlay District. Project #RSP2018-024. <b>Applicant: AOS Wattsec BD, LLC</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(i) RA</p>	<p><b>Revised Conveyance Plat:</b> Mustang Square, Block A, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10 and 4X - 10 conveyance lots on 33.1 acres located at the southwest corner of Rasor Boulevard and State Highway 121. Zoned Planned Development-32-Regional Commercial/ Regional Commercial/State Highway 121 Overlay District. Project #RCOP2018-005. <b>Applicant: Perfect Land Development, LLC and REK Hospitality Corporation</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>(j) RA</p>	<p><b>Revised Concept Plan:</b> Mustang Square, Block A, Lots 2-10 &amp; 4X - Retail, restaurant, hotel, general office, neighborhood theater, assembly hall, food truck park, single-family residence attached, and private street lot on 10 lots on 34.2 acres located at the southwest corner of State Highway 121 and Razor Boulevard. Zoned Planned Development-32-Regional Commercial/State Highway 121 Overlay District. Project #RCP2018-003. <b>Applicant: Perfect Land Development, LLC and Dhanam Realty, LLC</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(k) RA</p>	<p><b>Revised Concept Plan:</b> Mustang Square, Block A, Lot 1 - Hotel on one lot on 1.9 acres located on the south side of State Highway 121, 675 feet west of Razor Boulevard. Zoned Regional Commercial/State Highway 121 Overlay District. Project #RCP2018-004. <b>Applicant: REK Hospitality Corporation</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(l) RA</p>	<p><b>Final Plat:</b> Lincoln Legacy, Block A, Lot 2 - General office on one lot on 2.6 acres located at the southwest corner of Tennyson Parkway and Bishop Road. Zoned Central Business-1/Dallas North Tollway Overlay District. Project #FP2018-016. <b>Applicant: US RELP 5810 Tennyson Parkway, LLC</b></p>	<p>APPROVED 5-0, 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>		
<p>(1) CF</p>	<p><b>Public Hearing:</b> Zoning Case 2018-010 - Request for a Specific Use Permit for Trade School on 0.1 acre located 214 feet east of K Avenue and 127 feet north of Parker Road. Zoned Retail. Project #ZC2018-010. <b>Applicant: RPI HMart Town Center, Ltd.</b></p>	<p>APPROVED 5-0, WILL GO TO CC ON 07/23/18</p>
<p>(2) CF</p>	<p><b>Public Hearing:</b> Zoning Case 2018-011 - Request for Specific Use Permit for Arcade on 0.1 acre located 448 feet north of Park Boulevard, 436 feet west of Coit Road. Zoned Retail. Project #ZC2018-011. <b>Applicant: DFW Chinatown Coit, LLC</b></p>	<p>APPROVED 5-0, WILL GO TO CC ON 07/23/18</p>
<p>(3A) RA</p>	<p><b>Public Hearing:</b> Zoning Case 2018-012 - Request for a Specific Use Permit for Multifamily Residence on 5.0 acres located at the northwest corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. Project #ZC2018-012. <b>Applicant: Starside Custom Builders, LLC</b></p>	<p>APPROVED 5-0, WILL GO TO CC ON 07/23/18</p>
<p>(3B) RA</p>	<p><b>Preliminary Site Plan:</b> Normandy Estates Phase 3, Block 1, Lot 1 - 40 multifamily residence units on one lot on 5.0 acres located at the northwest corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. Project #PSP2018-027. <b>Applicant: Starside Custom Builders, LLC</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>(4A) RA</p>	<p><b>Public Hearing:</b> Zoning Case 2018-013 - Request to rezone 4.3 acres located on the west side of Coit Road, 680 feet north of Denham Way <b>from</b> Single-Family Residence-6 <b>to</b> Single-Family Residence Attached. Zoned Single Family Residence-6. Project #ZC2018-013. <b>Applicant: Preston Meadow Lutheran Church</b></p>	<p>TABLED 5-0 TO 08/06/18 P&amp;Z</p>
<p>(4B) RA</p>	<p><b>Public Hearing - Replat, Revised Preliminary Site Plan, &amp; Preliminary Site Plan:</b> Preston Meadow Lutheran Church, Block 1, Lot 1R &amp; 2 - Religious facility on one lot, 34 Single-Family Residence Attached lots, and four common area lots on 10.1 acres located on the west side of Coit Road, 680 feet north of Denham Way. Zoned Single-Family Residence-6. Projects #R2018-029, #RPSP2018-002, and #PSP2018-028. <b>Applicant: Preston Meadow Lutheran Church</b></p>	<p>REPLAT WITHDRAWN 5-0, RPSP &amp; PSP TABLED 5-0 TO 08/06/18 P&amp;Z</p>
<p>(5) RA</p>	<p><b>Public Hearing - Replat:</b> Prestonwood Addition, Block 1, Lot 1R - Religious facility on one lot on 135.6 acres located at the northeast corner of Park Boulevard and Marsh Lane. Zoned Planned Development-85-Retail/General Office. Project #R2018-025. <b>Applicant: Prestonwood Baptist Church</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(6) RA</p>	<p><b>Public Hearing - Replat:</b> Atonement Ev. Lutheran Church Addition, Block 1, Lot 1R - Religious facility on one lot on 2.0 acres located on the south side of Legacy Drive, 180 feet east of Preston Meadow Drive. Zoned Single-Family Residence-6. Project #R2018-027. <b>Applicant: Atonement Evangelical Lutheran Church</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(7) CF</p>	<p><b>Public Hearing - Replat:</b> P.R. Garretts Addition, Block 1, Lots 1R &amp; 2R - Two general residential lots on 0.4 acre located on the west side of F Avenue, 203 feet north of 11th Street. Zoned General Residential. Project #R2018-030. <b>Applicant: Palchuru Siva</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(8) CF</p>	<p><b>Public Hearing - Preliminary Replat:</b> 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 #PR2018-017. <b>Applicant: St. Andrews United Methodist Church</b></p>	<p>WITHDRAWN 5-0</p>
<p>(9) CF</p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Chase Oaks Court Phase 1, Block 1, Lot 1R - Day care center on one lot on 1.9 acres located on the west side of Chase Oaks Boulevard, 265 feet north of Wagner Way. Zoned General Office with Specific Use Permit #41 for Day Care Center. Projects #PR2018-015 and RSP2018-025. <b>Applicant: AAFL Partners, LLC</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>(10) EM</p>	<p><b>Public Hearing - Preliminary Replat:</b> Legacy-Ohio Montessori Addition, Block 1, Lot 1R - Day care center on one lot on 7.5 acres located at the southeast corner of Ohio Drive and Legacy Drive. Zoned Single-Family Residence-7 with Specific Use Permit #550 for Day Care Center. Project #PR2018-016. <b>Applicant: Archgate Montessori Academy, Inc.</b></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>(11)</p>	<p><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> <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: Mayor Pro Tem Ron Kelley and Deputy Mayor Pro Tem Angela Miner.</b></p> <p><b><u>Plano Event Center is wheelchair accessible with power-assist entrance doors. A sloped curb entry is available at the main entrance, on the west side of the building with specially marked parking spaces nearby. 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></p>	
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