

PLANNING & ZONING COMMISSION



1520 K Avenue, Plano, Texas 75074

DATE: 09/20/21

TIME: 7:00 p.m.

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>For those wanting to watch the meeting but not address the Commission, the meeting will be live-streamed on Plano's website at www.planotv.org and Facebook.com/cityofplanotx.</p> <p>To pre-register to speak at the Planning & Zoning Commission meeting, please visit https://forms.plano.gov/Forms/Sign Up Citizen. Online registration opens at 5 p.m. on the Friday prior to the meeting and closes 15 minutes before the start of the meeting. Onsite registration is also available on the day of the meeting.</p> <p>Emails regarding agenda items may be submitted to: PZcomments@plano.gov.</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>CALL TO ORDER</u></p> <p><u>PLEDGE OF ALLEGIANCE</u></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 a discussion time of three (3) minutes each.</u></p> <p>(a) Approval of Minutes: September 7, 2021</p> <p>(b) Preliminary Plat: SOULS Addition, Block A, Lot 1 - Religious facility on one lot on 9.1 acres located at the southwest corner of 14th Street and Geomap Lane. Zoned Research/Technology Center. Project #PP2021-012. Applicant: SAI Outreach for Uplifting Society (SOULS)</p> <p>(c) Revised Site Plan: Park Place Center, Block A, Lot 3 - Restaurant with a drive-through on one lot on 0.9 acre located on the west side of Plano Parkway, 370 feet north of Park Boulevard. Zoned Planned Development-112-Retail. Project #RSP2021-036. Applicant: RPAI Southwest Management, LLC</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>(1A) Public Hearing: Zoning Case 2020-032 (Submitted under the Interim Comprehensive Plan) - Request to rezone 142.5 acres located at the southeast corner of Spring Creek Parkway and Parkwood Boulevard from Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, and Commercial Employment to Planned Development-Retail/General Office. Zoned Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, and Commercial Employment. Project #ZC2020-032. Applicants: Haggard Enterprises Limited, Ltd. and Acres of Sunshine, Ltd.</p> <p>(1B) Concept Plan: Haggard Farm Addition, Blocks A-C - Multifamily residence, hotel, retail, professional/general administrative office, health/fitness center, restaurant, assisted living facility, park, and open space on six lots on 142.5 acres located on the southeast corner of Spring Creek Parkway and Parkwood Boulevard. Zoned Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, and Commercial Employment. Project #CP2020-014. Applicants: Haggard Enterprises Limited, Ltd. and Acres of Sunshine, Ltd.</p>	
--	---	--

<p>(2) EH</p>	<p>Public Hearing: Zoning Case 2021-023 (Submitted under the Interim Comprehensive Plan) - Request to rezone 8.2 acres located 605 feet north of Windhaven Parkway and 820 feet west of Spring Creek Parkway from Planned Development-243-Retail/General Office to General Office. Zoned Planned Development-243-Retail/General Office. Project #ZC2021-023. Applicant: Forefront Living Plano, Inc.</p>	
<p>(3) EH</p>	<p>Public Hearing: Zoning Case 2021-016 (Submitted under the Interim Comprehensive Plan) - Request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street to include the following major changes: modify outdoor commercial amusement locations and standards; add public storage/mini-warehouse as a use allowed by specific use permit within Block S; modify usable open space locations and standards; update building setback standards; modify standards related to walls and fences; update the approval process for the pattern book; adjust the length of Block S; modify the floor area ratio and lot coverage for Block Y; add a new Block AA with block length exception; and update exception language for clarity. Zoned Urban Mixed-Use-3. Project #ZC2021-016. Applicant: MM CCM 48M, LLC and VM Fund I, LLC</p>	
	<p><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></p>	
<p>(4) KC</p>	<p>Review Period Extension Request - Final Plat: Acres of Sunshine Addition, Block A, Lot 3 - Review period extension request for medical office on one lot on 2.0 acres located on the west side of the Dallas North Tollway, 635 feet north of Windhaven Parkway. Zoned Regional Employment and located within the Dallas North Tollway Overlay District. Project #FP2021-012. Applicant: R2D2 & C3PO, LLC</p>	
<p>(5) MS</p>	<p>Review Period Extension Request - Revised Site Plan: Tradition Trail Industrial Park Addition, Block 1, Lot 2 - Review period extension request for warehouse, major vehicle repair, and used vehicle dealer on one lot on 3.9 acres located at the southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2021-043. Applicant: Tradition Business Park, LLC</p>	

	<p>Council Liaisons: Mayor Pro Tem Kayci Prince and Councilmember Rick Grady</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>	
--	---	--