

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 20, 2014

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>The Planning & Zoning Commission will convene into Preliminary Open Meeting at 6:00 p.m. on October 20, 2014, in Training Room A of the Plano Municipal Center, 1520 K Avenue, as follows:</p> <p><u>Preliminary Open Meeting</u></p> <ul style="list-style-type: none">I. Discuss Revised Policy Statements, Action Statements, and Land Use Maps for the Comprehensive PlanII. Agenda Review for 10/20/14III. Agenda Review for 11/03/14IV. Work Program ReviewV. Items for future Pre-Meeting agendas <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</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> <ul style="list-style-type: none">1 Call to Order/Pledge of Allegiance2 Approval of Agenda as Presented3 Approval of Minutes for October 6, 2014 Planning & Zoning Commission meeting.4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.	

CONSENT AGENDA

**5a
ST**

Revised Site Plan: CMS Addition, Block A, Lot 1 - General office on one lot on 3.6± acres located on the north side of Plano Parkway, 680± feet west of the Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #52. **Applicant: Starkey Mortgage**

**5b
ST**

Site Plan: Original Donation, Block 4, Lot 11B - Vacant lot on 0.5± acre located on the south side of 15th Place, 195± feet west of K Avenue. Zoned Downtown Business/Government with Downtown Heritage Resource District. Neighborhood #59. **Applicant: City of Plano**

**5c
ST**

Preliminary Plat: Park Place Center, Block A, Lot 7R - Mini-warehouse/public storage on one lot on 4.4± acres located on the south side of Plano Parkway, 1,100± feet east of Midway Road. Zoned Planned Development-112-Retail with Specific Use Permit #651 for Mini-Warehouse/Public Storage. Neighborhood #40. **Applicant: Plano Development, L.P.**

**5d
ST**

Final Plat: Park Place Center, Block A, Lot 10 - Automobile repair-major on one lot on 2.3± acres located on the north side of Park Boulevard, 1,100± feet east of Midway Road. Zoned Planned Development-112-Retail with Specific Use Permit #643 for Automobile Repair-Major. Neighborhood #40. **Applicant: Cross Development CC West Plano, LLC**

**5e
ST**

Final Plat: Parkway Centre Addition, Phase 5, Block C, Lot 6 - Medical office on one lot on 0.8± acre located on the west side of the Dallas North Tollway, 396± feet north of Chapel Hill Road. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40. **Applicant: Blue Quail Joint Venture**

**5f
ST**

Preliminary Site Plan: 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. Neighborhood #65. **Applicant: Sri Shirdi Sai Baba Temple of DFW**

**5g
EM**

Preliminary Site Plan: Legacy West Addition, Block D, Lot 2 - Hotel, retail, and restaurant on one lot on 3.5± acres located at the northeast corner of Legacy Drive and Communications Parkway. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #7. **Applicant: SWC Tollway & 121 LLC**

<p>5h RA</p>	<p>Revised Site Plan: Crest Cadillac Addition, Block A, Lots 3 & 4R - New car dealer on one lot on 2.9± acres located on the west side of U.S. Highway 75, 940± feet south of Lexington Drive. Zoned Corridor Commercial. Neighborhood #47. Applicant: 2701 N Central L.P.</p>	
<p>5i RA</p>	<p>Revised Site Plan: McCall Plaza, Block A, Lot 1 - Automobile parking lot on 1.1± acres located on the south side of 15th Street, 345± feet west of K Avenue. Zoned Downtown Business/Government/Downtown Heritage Resource District. Neighborhood #59. Applicant: City of Plano</p>	
<p>5j RA</p>	<p>Preliminary Plat: Tennyson Parkway Office Center, Block A, Lot 5 - General office on one lot on 8.5± acres located at the southeast corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Neighborhood #15. Applicant: Tennyson Tollway Partners, L.P.</p>	
	<p><u>END OF CONSENT AGENDA</u></p>	
	<p><u>PUBLIC HEARINGS</u></p>	
<p>6 EM</p>	<p>Public Hearing: Zoning Case 2014-25 and Development Plan for Beacon Square - Request to rezone 86.2± acres located on the west side of Coit Road, 950± feet north of Mapleshade Lane from Corridor Commercial and Light Industrial-1 to Urban Mixed-Use. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Tabled August 18, 2014 and September 15, 2014. Applicant: Crow-Billingsley Ltd. No. 10, Billingsley 121 Coppell, LTD and University Business Park Phase II Limited</p>	
<p>7A RA</p>	<p>Public Hearing: Zoning Case 2014-32 - Request to rezone 11.5± acres located on the north side of Mapleshade Lane, 1,425± feet west of Coit Road from Corridor Commercial to Planned Development-Corridor Commercial. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Applicant: Coit 190, L.P. and Harkins Plano, L.P.</p>	
<p>7B RA</p>	<p>Concept Plan: Daltex-Mapleshade Addition, Block 1, Lot 1 - 464 multifamily residential units on one lot on 10.1± acres located on the north side of Mapleshade Lane, 1,425± feet west of Coit Road. Zoned Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #71. Applicant: Daltex Mapleshade, Inc.</p>	
<p>8A ST</p>	<p>Public Hearing: Zoning Case 2014-33 - Request to rezone 10.7± acres located at the southwest corner of Spring Creek Parkway and Parkwood Boulevard from Regional Commercial to Planned Development-Regional Commercial. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #654 for Mid-Rise Residential. Applicant: Acres of Sunshine, LTD</p>	

<p>8B ST</p>	<p>Preliminary Site Plan/Concept Plan: Haggard Farm Addition, Block A, Lots 1 & 2 - Mid-rise residential on one lot on 8.3± acres located at the southwest corner of Spring Creek Parkway and Parkwood Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #654 for Mid-Rise Residence. Neighborhood #27. Applicant: Acres of Sunshine, LTD</p>	
<p>9 EM</p>	<p>Public Hearing - Revised Preliminary Replat & Revised Site Plan: Plano Medical Center No. 2, Block A, Lot 1R - Medical office on one lot on 8.9± acres located at the northwest corner of Coit Road and 15th Street. Zoned Planned Development-130-General Office. Neighborhood #55. Applicant: Columbia Medical Center of Plano Subsidiary, L.P.</p>	
<p>10 RA</p>	<p>Public Hearing - Replat: Southern Land Downtown Addition, Block A, Lot 1 - 279 multifamily residential units and retail on one lot on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59. Applicant: 15th and I, LLC</p>	
<p>11 ST</p>	<p>Public Hearing - Preliminary Replat: Avenue F Church of Christ Addition, Block A, Lot 1 - Religious facility on one lot on 2.2± acres located on the west side of F Avenue, 80± feet south of 11th Street. Zoned Corridor Commercial and General Residential. Neighborhood #67. Applicant: Avenue F Church of Christ</p>	
<p>12 SS</p>	<p>Public Hearing: Comprehensive Plan Amendment - Thoroughfare Plan Map - Request to amend the Thoroughfare Plan Map of the Comprehensive Plan. Applicant: City of Plano</p>	
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>13 RA</p>	<p>Revised Site Plan: Granite Park, Block A, Lot 6 - General office on one lot on 4.3± acres located on the south side of Granite Parkway, 300± feet east of the Dallas North Tollway. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Granite Park IV, LTD.</p>	
<p>14 EM</p>	<p>Request to Waive the Two-Year Waiting Period - Request to waive the two-year waiting period for consideration of a rezoning request for 205.3± acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #30. Applicant: J.C. Penney Corporation, Inc.</p>	
<p>15</p>	<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>	

**16
SS/DM**

Work Session - Discuss Revised Policy Statements, Action Statements, and Land Use Maps for the Comprehensive Plan.

Council Liaisons: Council Member Jim Duggan, Council Member Patrick Gallagher, and Council Member David Downs

ACCESSIBILITY STATEMENT

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. 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.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.