



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 04/15/19

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

| ITEM NO. | EXPLANATION | ACTION TAKEN |
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| | <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 & 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 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 discussion time of three (3) minutes each.</u></p> | |
| (a) | <p>Approval of Minutes - March 18, 2019</p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |
| (b) | <p>Approval of Minutes - April 1, 2019</p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |

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| (c) RK | Final Plat: The Canal on Preston, Block A, Lot 9 - Hotel on one lot on 2.8 acres located at the southwest corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed-Use. Project #FP2019-004. Applicant: Angels Plano Lodging, LLC | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (d) RK | Final Plat: J Place Industrial Addition, Block A, Lot 1 - Service contractor on one lot on 1.0 acre located on the west side of J Place, 120 feet south of Plano Parkway. Zoned Light Commercial with Specific Use Permits No. 412 for Commercial Antenna Support Structure and No. 524 for Contract Construction, and located within the 190 Tollway/Plano Parkway Overlay District. Project #FP2019-005. Applicant: PAIP, LLC | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (e) RK | Site Plan: J Place Industrial Addition, Block A, Lot 1 - Service contractor on one lot on 1.0 acre located on the west side of J Place, 120 feet south of Plano Parkway. Zoned Light Commercial with Specific Use Permits No. 412 for Commercial Antenna Support Structure and No. 524 for Contract Construction, and located within the 190 Tollway/Plano Parkway Overlay District. Project #SP2019-001. Applicant: PAIP, LLC | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (f) CF | Final Plat: Plano Distribution Center, Block A, Lot 2 - Moderate-intensity manufacturing on one lot on 6.0 acres located on the south side of Plano Parkway, 426 feet west of North Star Road. Zoned Research/Technology Center. Project #FP2019-013. Applicant: Signazon.com | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (g) RA | Preliminary Plat: Pappy's Mapleshade Addition, Block A, Lot 3 - Indoor gun range on one lot on 3.7 acres located on the south side of Mapleshade Lane, 1,691 feet east of Ohio Drive. Zoned Corridor Commercial with Specific Use Permit No. 93 for Indoor Gun Range and located within the 190 Tollway/Plano Parkway Overlay District. Project #PP2019-007. Applicant: Wolverine Equities Company 2000 Highway 190, LP | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (h) CF | Revised Preliminary Plat: 14th Street Business Park, Block A, Lots 1 & 2 - Light-intensity manufacturing on Lot 2 and office showroom/warehouse on Lot 1 on 22.9 acres located on the south side of 14th Street, 243 feet west of Los Rios Boulevard. Zoned Research/Technology Center. Project #RPP2019-001. Applicant: Core5 Business Center at Plano, LLC | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (i) CF | Revised Site Plan: 14th Street Business Park, Block A, Lots 1 & 2 - Light-intensity manufacturing on Lot 2 and office showroom/warehouse on Lot 1 on 22.9 acres located on the south side of 14th Street, 243 feet west of Los Rios Boulevard. Zoned Research/Technology Center. Project #RSP2019-020. Applicant: Core5 Business Center at Plano, LLC | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (j) RA | Preliminary Site Plan: Tencorp Center, Block A, Lot 2 - Restaurant and retail on one lot on 1.1 acres located on the south side of Tennyson Parkway, 1,610 feet west of Communications Parkway. Zoned Commercial Employment. Project #PSP2019-010. Applicant: Tencorp Partners, LP | APPROVED 7-0, NO FURTHER ACTION REQUIRED |

| <u>ITEMS FOR INDIVIDUAL CONSIDERATION</u> | | |
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| | <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> | |
| (1) EM | Public Hearing: Zoning Case 2019-001 - Request to amend Section 8.200 (Terms Defined) of Article 8 (Definitions), Section 14.100 (Residential Districts Use Table), and Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications), Section 15.500 (Farmer’s Market) of Article 15 (Use-specific Regulations), Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading), and related sections of the Zoning Ordinance pertaining to Farmer’s Markets. Project #ZC2019-001. | APPROVED 7-0, WILL GO TO CC ON 05-13-19 |
| (2A) RK | Public Hearing: Zoning Case 2019-002 - Request for Specific Use Permit for Neighborhood Theater and Dance, Gymnastics and/or Martial Arts Studio on 0.1 acre located 188 feet south of Summit Avenue and 208 feet east of N Avenue. Zoned Light Industrial-1. Project #ZC2019-002. Applicant: Remington Summit, LLC | (2A-1) APPROVED 7-0, WILL GO TO CC ON 04-22-19 (2A-2) APPROVED 7-0, WILL GO TO CC ON 04-22-19 |
| (2B) RK | Revised Site Plan: S.O.H. Addition, Block A, Lot 1 - Warehouse/distribution center, health/fitness center, neighborhood theater, and dance studio on one lot on 2.8 acres located at the southeast corner of Summit Avenue and N Avenue. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2019-015. Applicant: Remington Summit, LLC | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (3) EM | Public Hearing: Zoning Case 2019-003 - Request to amend Section 10.700 (UMU, Urban Mixed-Use District) of Article 10 (Nonresidential Districts), Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards), Section 15.200 (Communications Antennas, Amateur and Commercial) of Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance to consider modifications and updates. Project #ZC2019-003. | APPROVED 7-0, WILL GO TO CC ON 05-13-19 |
| (4) RA | Public Hearing - Replat and Revised Site Plan: The Shops at Willow Bend, Block 1, Lots 6R & 13 - Shopping center, neighborhood theater, indoor commercial amusement, health/fitness center, and vehicle parking lot on two lots on 63.3 acres located at the southwest corner of the Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Commercial with Specific Use Permit Nos. 434, 444, and 448 for Private Club and No. 570 for Vehicle Leasing/Renting and located within the Dallas North Tollway Overlay District. Projects #R2019-014 and #RSP2019-016. Applicant: TM Willow Bend Shops, LP | APPROVED 7-0, NO FURTHER ACTION REQUIRED |
| (5) EM | Public Hearing - Preliminary Replat: PSW Homes Addition, Block A, Lots 1-6 - Six Urban Residential lots on 1.3 acres located at the southwest corner of I Avenue and 17th Street. Zoned Urban Residential and located within the Heritage Resource Overlay District-20. Project #PR2018-036. Applicant: PSW Land Investment, LLC | APPROVED 7-0, NO FURTHER ACTION REQUIRED |

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.

(6)
RA

Request to Waive the Two-Year Waiting Period - Request to waive the two-year waiting period for consideration of a rezoning request for 46.2 acres located at the southwest corner of State Highway 121 and Rasor Boulevard. Zoned Planned Development-32-Regional Commercial. **Applicant: Thakkar Developers & Dhanam Realty, LLC**

**APPROVED 7-0,
NO FURTHER
ACTION
REQUIRED**

(7)

Items for Future Discussion: The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

**DISCUSSION
WAS HELD**

Council Liaisons: Mayor Pro Tem Ron Kelley and Deputy Mayor Pro Tem Angela Miner

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.