



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 09/16/19

CALL TO ORDER: 7:00 p.m.

## PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
	<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><b>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</b></p> <p><b>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</b></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>	
(a)	<p><b>Approval of Minutes - September 3, 2019</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
(b) RA	<p><b>Revised Conveyance Plat:</b> Legacy-Central Addition, Block A, Lots 2, 3, 4, &amp; 5 - Four conveyance lots on 12.0 acres located at the northwest corner of U.S. Highway 75 and Legacy Drive. Zoned Corridor Commercial. Project #RCOP2019-003. <b>Applicant: Legacy Central Partners, LLC</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

(c) RA	<b>Preliminary Site Plan:</b> Legacy-Central Addition, Block A, Lots 2, 3, 4, & 5 - Hotel, restaurant with drive-through, retail, and restaurant on four lots on 12.0 acres located at the northwest corner of U.S. Highway 75 and Legacy Drive. Zoned Corridor Commercial. Project #PSP2019-020. <b>Applicant: Legacy Central Partners, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(d) RK	<b>Final Plat:</b> L&L Addition, Block A, Lot 1 - Office showroom/warehouse and open storage on one lot on 2.1 acres located on the west side of J Place, 121 feet north of State Highway 190. Zoned Light Commercial with Specific Use Permits No. 528 for Auto Storage, No. 529 for Contract Construction, and No. 530 for Used Car Dealer and located within the 190 Tollway/Plano Parkway Overlay District. Project #FP2019-026. <b>Applicant: Barbara A. Lake</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(e) RK	<b>Site Plan:</b> L&L Addition, Block A, Lot 1 - Office showroom/warehouse and open storage on one lot on 2.1 acres located on the west side of J Place, 121 feet north of State Highway 190. Zoned Light Commercial with Specific Use Permits No. 528 for Auto Storage, No. 529 for Contract Construction, and No. 530 for Used Car Dealer and located within the 190 Tollway/Plano Parkway Overlay District. Project #SP2019-037. <b>Applicant: Barbara A. Lake</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(f) EM	<b>Final Plat:</b> Amber Vista Apartments, Block A, Lot 1 - 88 Multifamily Residence-2 units on one lot on 4.1 acres located at the northwest corner of 15th Street and Jupiter Road. Zoned Planned Development-35-Multifamily Residence-2. Project #FP2019-027. <b>Applicant: DCP 1901 East 15th Street, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(g) EM	<b>Revised Site Plan:</b> Amber Vista Apartments, Block A, Lot 1 - 88 Multifamily Residence-2 units on one lot on 4.1 acres located at the northwest corner of 15th Street and Jupiter Road. Zoned Planned Development-35-Multifamily Residence-2. Project #RSP2019-060. <b>Applicant: DCP 1901 East 15th Street, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(h) RA	<b>Preliminary Plat:</b> Tencorp Center, Block A, Lot 4 - Hotel on one lot on 2.4 acres located on the south side of Tennyson Parkway, 1,575 feet west of Communications Parkway. Zoned Commercial Employment. Project #PP2019-015. <b>Applicant: G J Shinn, Ltd.</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(i) RA	<b>Revised Site Plan:</b> Legacy West Addition, Block D, Lot 1R - Retail, restaurant, professional/general administrative office and 620 multifamily units on one lot on 31.0 acres located at the southwest corner of Headquarters Drive and the Dallas North Tollway. Zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 11 for New Automobile Dealer and located within the Dallas North Tollway Overlay District. Project #RSP2019-045. <b>Applicant: The Food Hall Company</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(j) CF	<b>Revised Site Plan:</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 #RSP2019-058. <b>Applicant: St. Andrew United Methodist Church</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED

<b><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></b>		
	<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>	
(1A) RA	<b>Public Hearing:</b> Zoning Case 2019-008 - Request to rezone 7.8 acres located at the northeast corner of 14th Street and M Avenue from Planned Development-133-General Office, Retail, and Urban Residential to Planned Development-133-Downtown Business/Government with modified development standards. Zoned Planned Development-133-General Office, Retail, and Urban Residential. Tabled July 1, 2019, August 5, 2019, and September 3, 2019. Project #ZC2019-008. <b>Applicant: First Baptist Church of Plano</b>	<b>APPROVED 5-2, WILL GO TO CC ON 10-14-19</b>
(1B) RA	<b>Concept Plan:</b> First Baptist Church Plano Addition, Block A, Lot 1R - 270 multifamily residence units, 50 single-family residence attached units, retail, and professional/general administrative office on one lot on 6.9 acres located at the northeast corner of 14th Street and M Avenue. Zoned Planned Development-133-General Office, Retail, and Urban Residential. Project #CP2019-006. <b>Applicant: First Baptist Church of Plano</b>	<b>APPROVED 5-2, NO FURTHER ACTION REQUIRED</b>
(2A) CS	<b>Public Hearing:</b> Comprehensive Plan Amendment 2019-001 - Request to amend the Comprehensive Plan to incorporate the Expressway Corridor Environmental Health Policy. Tabled July 15, 2019, August 5, 2019, and September 3, 2019. Project #CPA2019-001. <b>Applicant: City of Plano</b>	<b>APPROVED 7-0, WILL GO TO CC ON 10-14-19</b>
(2B) CS	<b>Public Hearing:</b> Zoning Case 2019-009 - Request to amend Section 8.200 (Terms Defined) of Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-specific Regulations), and related sections of the Zoning Ordinance pertaining to the Expressway Corridor Environmental Health Policy. Tabled July 15, 2019, August 5, 2019, and September 3, 2019. Project #ZC2019-009. <b>Applicant: City of Plano</b>	<b>APPROVED 7-0, WILL GO TO CC ON 10-14-19</b>
(3A) CF	<b>Public Hearing:</b> Zoning Case 2019-014 - Request for a Specific Use Permit for Compact Construction and Transportation Equipment Sales & Service on 11.5 acres located on the south side of State Highway 121, 330 feet east of Ohio Drive. Zoned Regional Commercial with Specific Use Permits No. 424 for Building Material Sales and No. 628 for Truck/Bus Leasing and located within the State Highway 121 Overlay District. Tabled September 3, 2019. Project #ZC2019-014. <b>Applicant: Home Depot U.S.A., Inc.</b>	<b>APPROVED 7-0, WILL GO TO CC ON 10-14-19</b>
(3B) CF	<b>Revised Site Plan:</b> Haggard Square Retail Center, Block A, Lot 3R - Superstore on one lot on 11.5 acres located on the south side of State Highway 121, 330 feet east of Ohio Drive. Zoned Regional Commercial with Specific Use Permits No. 424 for Building Material Sales and No.628 for Truck/Bus Leasing and located within the State Highway 121 Overlay District. Project #RSP2019-042. <b>Applicant: Home Depot U.S.A., Inc.</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>

(4) RA	<b>Public Hearing - Replat:</b> One Plano Hospitality, Block A, Lots 1, 2, & 3 - Hotel on two lots and vacant lot on 6.6 acres located at the northeast corner of 16th Street and U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit No. 97 for Arcade. Project #R2018-024. <b>Applicant: Southfork Hotel Hospitality, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(5) RA	<b>Public Hearing - Replat &amp; Revised Site Plan:</b> Dallas North Shopping Center 1988 Addition, Block A, Lot 1R - Retail, restaurant, and furniture store on one lot on 10.4 acres located on the west side of U.S. Highway 75, 245 feet south of 15th Street. Zoned Corridor Commercial. Tabled August 19, 2019, and September 3, 2019. Projects #R2018-044 and #RSP2018-045. <b>Applicant: Collin Creek Association, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(6) CF	<b>Public Hearing - Replat &amp; Revised Site Plan:</b> Parkwood Place 1 in Legacy, Block A, Lot 1R - Professional/general administrative office on one lot on 6.6 acres located at the northeast corner of Democracy Drive and Parkwood Boulevard. Zoned Commercial Employment. Projects #R2019-040 and #RSP2019-040. <b>Applicant: 5601 Democracy Drive Ground Owner, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(7) CF	<b>Public Hearing - Replat, Revised Site Plan, &amp; Concept Plan:</b> The Village at Stonebriar, Block A, Lot 6R & 7R - Professional/general administrative office and hotel on two lots on 7.6 acres located on the east side of Parkwood Boulevard, 140 feet north of Dominion Parkway. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Projects #R2019-041, #RSP2019-055, and #CP2019-009. <b>Applicant: Parkwood 121 Village, LP C/O Landplan Development Corp.</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(8) RA	<b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Palisades Business Park No. 6, Block 1, Lot 5R - Mini-warehouse/public storage on one lot on 8.8 acres located on the west side of N Avenue, 215 feet north of State Highway 190. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Projects #PR2019-017 and #RSP2019-053. <b>Applicant: HT N Ave SS Owner, LP</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(9) RA	<b>Public Hearing - Preliminary Replat:</b> Legacy Town Center North, Block A, Lot 3R - Hotel on one lot on 1.6 acres located at the northeast corner of the Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. Project #PR2019-018. <b>Applicant: Red Spur, LLC</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
<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>(10)</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:</b> Mayor Pro Tem Rick Smith and Council Member Kayci Prince.</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>	<p><b>DISCUSSION WAS HELD</b></p>
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