



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 12/02/19

CALL TO ORDER: 7:00 p.m.

## PLEDGE OF ALLEGIANCE

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><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 three (3) 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. The Presiding Officer will establish time limits based upon the number of speaker requests.</u></b></p> <p>(a) <b>Approval of Minutes - November 18, 2019</b></p> <p>(b) <b>Conveyance Plat:</b> Shiloh Office Park Addition, Block A, Lot 1 - One conveyance lot on 3.1 acres located on the west side of Shiloh Road, 1,845 feet south of Plano Parkway. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #COP2019-005. <b>Applicant: Patrick E. Hillary</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

(c) DF	<b>Preliminary Site Plan:</b> Shiloh Office Park Addition, Block A, Lot 1 - Professional/general administrative office and medical office on one lot on 3.1 acres located on the west side of Shiloh Road, 1,845 feet south of Plano Parkway. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2019-028. <b>Applicant: Patrick E. Hillary</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(d) CF	<b>Preliminary Plat:</b> Village at 121 Addition, Block 1, Lot 13 - Restaurant on one lot on 1.6 acres located at the southeast corner of State Highway 121 and Belleview Drive. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Project #PP2019-012. <b>Applicant: On Deck Restaurant Group, LP</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(e) CF	<b>Site Plan:</b> Parker Professional Plaza 3, Block A, Lot 3R - Professional/general administrative office on one lot on 0.9 acre located on the west side of Silverstone Drive, 672 feet north of Parker Road. Zoned Planned Development-361-Neighborhood Office. Project #SP2019-041. <b>Applicant: Batir Ventures, Inc.</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(f) RK	<b>Revised Site Plan:</b> Spring Creek Baptist Church Addition, Block 1, Lot 1 - Religious facility and commercial antenna support structure on one lot on 5.0 acres located on the east side of Alma Drive, 545 feet south of Spring Creek Parkway. Zoned Single-Family Residence-7. Project #RSP2019-047. <b>Applicant: Calvary Chapel of Dallas, Inc. &amp; AT&amp;T Mobility</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(g) DF	<b>Revised Site Plan:</b> Lincoln Legacy One, Block A, Lot 1 - Professional/general administrative office on one lot on 4.6 acres located at the southeast corner of Tennyson Parkway and the Dallas North Tollway. Zoned Central Business-1 and located within the Dallas North Tollway Overlay District. Project #RSP2019-069. <b>Applicant: IPXI Legacy Investors, LLC c/o Equus Capital Partners, Ltd.</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(h) DF	<b>Preliminary Site Plan:</b> McDermott Square Addition, Block A, Lot 8 - Assembly hall on one lot on 2.0 acres located on the east side of Independence Parkway, 480 feet north of McDermott Road. Zoned Planned Development-400-Retail. Project #PSP2019-027. <b>Applicant: McDermott Square, LP</b>	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(i) CF	<b>Preliminary Site Plan:</b> Acres of Sunshine Addition, Block A, Lot 3 - 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 #PSP2019-029. <b>Applicant: Windhaven Properties, LLC</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) CF	<p><b>Public Hearing:</b> Zoning Case 2019-018 - Request to amend Planned Development-37-Retail/Neighborhood Office on 7.8 acres located on the north side of 14th Street, 885 feet east of Los Rios Boulevard, in order to modify development standards. Zoned Planned Development-37-Retail/Neighborhood Office. Tabled November 18, 2019. Project #ZC2019-018. <b>Applicant: 4301 Development, LP</b></p>	<p>APPROVED 7-0, WILL GO TO CC ON 01-13-20</p>
(1B) CF	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> 544 Partners Addition, Block A, Lots 2R, 3, &amp; 4 - Retail, restaurant, professional/general administrative office, medical office, assisted living facilities, and independent living facility on three lots on 7.0 acres located on the north side of 14th Street, 885 feet east of Los Rios Boulevard. Zoned Planned Development-37-Retail/Neighborhood Office. Projects #PSP2019-024 and #CP2019-013. <b>Applicant: 4301 Development, LP</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
(2) CF	<p><b>Public Hearing:</b> Zoning Case 2019-019 - Request for a Specific Use Permit for Health/Fitness Center on 0.1 acre located 115 feet south of Plano Parkway and 400 feet east of Campbell Road. Zoned Planned Development-190-General Office. Project #ZC2019-019. <b>Applicant: Marpat Partnership, Ltd.</b></p>	<p>APPROVED 7-0, WILL GO TO CC ON 01-13-20</p>
(3) EH	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Shops at Willow Bend, Block 1, Lots 6R &amp; 13 - Shopping center, neighborhood theater, indoor commercial amusement, and health/fitness center on one lot on 60.3 acres located on the west side of the Dallas North Tollway, 340 feet north of Park Boulevard. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District with Specific Use Permit No. 35 for Arcade, Nos. 434, 444, and 448 for Private Club and No. 570 for Vehicle Leasing/Renting. Projects #R2019-056 and #RSP2019-067. <b>Applicant: Starwood Retail Partners</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
(4) DF	<p><b>Public Hearing - Replat:</b> Legacy West Addition, Block C, Lot 6R - 95 mid-rise residential units on 2.2 acres located at the northeast corner of Headquarters Drive and Communications Parkway. Zoned Planned Development-64-Central Business-1 and located within the Dallas North Tollway Overlay District. Project #R2019-063. <b>Applicant: Windrose Tower Condominiums, LP</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
(5) DF	<p><b>Public Hearing - Replat:</b> Palisades Business Park No. 2, Block B, Lot 3R - Hotel on one lot on 2.0 acres located at the northwest corner of K Avenue and State Highway 190. Zoned Planned Development-465-Light Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2019-064. <b>Applicant: BGC SH190TPS LL Plano TX Land Acquisition, LLC</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
(6) CF	<p><b>Public Hearing - Preliminary Replat:</b> Granite Park Phase III, Block B, Lot 7R - Professional/general administrative office on one lot on 3.9 acres located at the southwest corner of State Highway 121 and Granite Parkway. Zoned Planned Development-42-Central Business-1 and located within the Dallas North Tollway and State Highway 121 Overlay Districts. Project #PR2019-022. <b>Applicant: Granite Properties</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

	<p><b><u>Non-Public Hearing Items: The Presiding Officer will permit 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>(7) DF</p>	<p><b>Request to Call a Public Hearing:</b> Shops at Willow Bend - Request to call a public hearing to amend the zoning regulations from Regional Commercial to Planned Development-Regional Commercial located at the southwest corner of the Dallas North Tollway and Chapel Hill Boulevard. <b>Applicant: TM Willow Bend Shops, L.P., a Delaware Limited Liability Company</b></p>	<p><b>PUBLIC HEARING CALLED</b></p>
<p>(8) DF</p>	<p><b>Final Plat &amp; Site Plan:</b> Propulsion Labs Addition, Block A, Lot 1 - Professional/general administrative office on one lot on 0.1 acre located on the east side of Municipal Avenue, 55 feet north of 13th Street. Zoned Retail. Projects #FP2019-032 and #SP2019-045. <b>Applicant: Propulsion Labs</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p>(9)</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 Rick Smith and Council Member Kayci Prince.</b></p> <p><b><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></b></p>	<p><b>DISCUSSION WAS HELD</b></p>