

# PLANNING & ZONING COMMISSION



1520 K AVENUE

DATE: 01/22/19  
 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)	<b>Approval of Minutes - January 7, 2019</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
(b) CF	<b>Conveyance Plat:</b> First Baptist 190 Addition, Block A, Lots 1, 2, 3, & 4 - Four conveyance lots on 17.4 acres located at the northwest corner of State Highway 190 and Mapleshade Lane. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #COP2018-007. <b>Applicant: Board of Regents of the University of Texas System</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>

(c) CF	<b>Revised Preliminary Site Plan and Revised Concept Plan:</b> First Baptist 190 Addition, Block A, Lots 1, 2, 3, & 4 - Religious facility, professional/general administrative office, and vacant lot on 17.4 acres located at the northwest corner of State Highway 190 and Mapleshade Lane. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Projects #RPSP2018-006 and #RCP2018-010. <b>Applicant: Board of Regents of the University of Texas System</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(d) CF	<b>Final Plat:</b> 14th & Central Addition, Block 1, Lot 1 - Restaurant on one lot on 1.2 acres located on the east side of U.S. Highway 75, 100 feet south of 14th Street. Zoned Corridor Commercial. Project #FP2018-039. <b>Applicant: Jetpuri Mohammed I &amp; Farida Yasmin Revocable Living Trust</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(e) RA	<b>Preliminary Plat:</b> Turnpike Commons, Block 1, Lot 3 - 369 multifamily residence units on one lot on 10.7 acres located on the north side of Wynwood Drive, 785 feet west of Wyngate Boulevard. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #PP2018-014. <b>Applicant: Plano Gateway Phase 4, LP</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(f) CF	<b>Preliminary Plat:</b> Village at 121 Addition, Block 1, Lot 5 - Professional/general administrative office on one lot on 12.4 acres located on the west side of Belleview Drive, 685 feet north of Headquarters Drive. Zoned Commercial Employment. Project #PP2018-028. <b>Applicant: 121 Village, Ltd.</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(g) RA	<b>Preliminary Site Plan:</b> Breezeway Farms Addition, Block 1, Lots 6R & 8R - 310 multifamily residence units on Lot 6R and vacant lot on 5.2 acres located at the northwest corner of U.S. Highway 75 and Maroon Lane. Zoned Planned Development-21-Corridor Commercial. Project #PSP2018-042. <b>Applicant: Regent Properties</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(h) CF	<b>Preliminary Plat:</b> Billingsley Office Building Addition, Block B, Lots 2 & 3 - Professional/general administrative office on two lots on 11.3 acres located on the east side of Plano Parkway, 605 feet north of International Parkway. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #PP2018-027. <b>Applicant: Billingsley D&amp;D, Inc.</b>	APPROVED 8-0, 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>		
(1) KS	<b>Public Hearing:</b> Conformance of Potential 2019 Bond Referendum Items with the Comprehensive Plan - Consideration of potential 2019 bond referendum items and conformance with the Comprehensive Plan. <b>Applicant: City of Plano</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED

(2A) EM	<p><b>Public Hearing:</b> Zoning Case 2018-025 - Request to rezone 110.5 acres located at the southeast corner of Legacy Drive and Headquarters Drive <b>from</b> Central Business-1 <b>to</b> Planned Development-Central Business-1 in order to add uses to specific areas and modify development standards for the entire tract. Zoned Central Business-1. Tabled and December 17, 2018 and January 7, 2019. Project #ZC2018-025. <b>Applicant: Silos Harvesting Partners, LP</b></p>	<p>TABLED 8-0, TO 02-18-19 P&amp;Z</p>
(2B) EM	<p><b>Concept Plan:</b> Legacy West Addition, Block E, Lots 2R, 5R, 6R, 7R, &amp; 8R - Professional/general administrative office, retail, restaurant, mid-rise residential, and hotel on five lots on 102.0 acres located at the southeast corner of Headquarters Drive and Legacy Drive. Zoned Central Business-1. Tabled December 17, 2018 and January 7, 2019. Project #CP2018-011. <b>Applicant: Silos Harvesting Partners, LP</b></p>	<p>TABLED 8-0, TO 02-18-19 P&amp;Z</p>
(3A) EM	<p><b>Public Hearing:</b> Zoning Case 2018-026 - Request for Specific Use Permit for Recreational Vehicle Sales and Service on 1.1 acres located at the southeast corner of E Avenue and 16th Street. Zoned Corridor Commercial. Tabled January 7, 2019. Project #ZC2018-026. <b>Applicant: Larry G. Sparks</b></p>	<p>APPROVED 8-0, WILL GO TO CC ON 02-11-19</p>
(3B) EM	<p><b>Preliminary Site Plan:</b> Hood &amp; Miller Addition, Block A, Lot 8R - Recreational vehicle sales &amp; service and vehicle parking lot on one lot on 1.1 acres located at the southeast corner of E Avenue and 16th Street. Zoned Corridor Commercial. Project #PSP2017-022. <b>Applicant: Larry G. Sparks</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(4) RA	<p><b>Public Hearing:</b> Zoning Case 2018-031 - Request to expand Specific Use Permit No. 483 for New Car Dealer on 11.6 acres located on the west side of the Dallas North Tollway, 1,150 feet north of Plano Parkway. Zoned Planned Development-220-Regional Commercial with Specific Use Permit No. 483 for New Car Dealer and located within the Dallas North Tollway Overlay District. Tabled December 17, 2018 and January 7, 2019. Project #ZC2018-031. <b>Applicant: Sewell Automotive Companies</b></p>	<p>TABLED 8-0 TO 02-04-19 P&amp;Z</p>
(5) RK	<p><b>Public Hearing - Replat &amp; Site Plan:</b> Municipal Parking Addition, Block A, Lot 1 - Vehicle parking lot on one lot on 0.6 acre located on the east side of Municipal Avenue, 170 feet south of 14th Street. Zoned Planned Development-369-Light Commercial with Specific Use Permit No. 124 for Contractors Shop and Storage. Projects #R2018-054 and #SP2018-041. <b>Applicant: City of Plano</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(6) CF	<p><b>Public Hearing - Replat:</b> Collin Creek Village Addition, Block VII, Lot 5R - Restaurant with drive-through on one lot on 1.2 acres located on the west side of U.S. Highway 75, 1,782 feet south of 15th Street. Zoned Corridor Commercial. Project #R2018-068. <b>Applicant: Rosewd GP, LLC</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(7) EM	<p><b>Public Hearing - Replat:</b> The Shops at Willow Bend, Block 1, Lot 6R - Shopping center, indoor commercial amusement, and health/fitness center on one lot on 63.3 acres located at the southwest corner of the Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District with Specific Use Permit Nos. 434, 444, and 448 for Private Club and No. 570 for Vehicle Leasing/Renting. Project #R2018-070. <b>Applicants: TM Willow Bend Shops, LP and The Neiman Marcus Group, Inc.</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

	<p><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> <p>(8) <b>Discussion &amp; Direction:</b> Backyard Cottages - Request for discussion and direction pertaining to backyard cottage regulations. <b>Applicant: City of Plano</b></p> <p>(9) <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 Ron Kelley and Deputy Mayor Pro Tem Angela Miner</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 HELD</b></p> <p><b>NO DISCUSSION</b></p>
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