



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 11/20/17

CALL TO ORDER: 7:00 p.m.

## PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
(a)	<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> <p><b>Approval of Minutes - November 6, 2017</b></p>	<p><b>MODIFICATIONS APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>

<p>(b) CF</p>	<p><b>Revised Site Plan:</b> Bar P Addition, Block 1, Lot 1 - General office and medical office on one lot on 1.7 acres located on the west side of Chase Oaks Boulevard, 1,525 feet north of Spring Creek Parkway. Zoned General Office. Project #RSP2017-077. <b>Applicant: Orabang Holding Company, LLC</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(c) CF</p>	<p><b>Revised Site Plan:</b> RCCG-HGE Addition, Block A, Lot 1 - Religious facility on one lot on 11.9 acres located on the south side of Parker Road, 955 feet east of Los Rios Boulevard. Zoned Agricultural. Project #RSP2017-076. <b>Applicant: Redeemed Christian Church of God, Heaven Glorious Embassy</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(d) RA</p>	<p><b>Revised Site Plan:</b> Hedgcoit Center, Block A, Lot 4 - Commercial antenna support structure, retail, and restaurant on one lot on 3.9 acres located 376 feet south of Hedgcoxe Road and 660 feet west of Coit Road. Zoned Planned Development-438-Retail. Project #RSP2017-079. <b>Applicant: Sameer A. Fino Family Limited Partnership No. One</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(e) RA</p>	<p><b>Final Plat:</b> Preston Parker Addition, Block A, Lot 2 - Medical office on one lot on 2.4 acres located on the east side of Preston Road, 230 feet south of Parker Road. Zoned Neighborhood Office/Preston Road Overlay District. Project #FP2017-043. <b>Applicant: Parker-Preston Development, LLC</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(f) RA</p>	<p><b>Final Plat:</b> Ohio-Hedgcoxe Addition, Block A, Lot 2 - Mini-warehouse/public storage on one lot on 4.2 acres located on the east side of Ohio Drive, 375 feet north of Hedgcoxe Road. Zoned Planned Development-141-Retail. Project #FP2017-035. <b>Applicant: PS LPT Properties Investors</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><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></p>		
<p>(1) RA</p>	<p><b>Public Hearing:</b> Zoning Case 2017-018 - Request for a Specific Use Permit for a Public Service Yard on 1.6 acres located on the east side of Razor Boulevard, 605 feet south of State Highway 121. Zoned Neighborhood Office. Tabled November 6, 2017. Project #ZC2017-018. <b>Applicant: City of Plano</b></p>	<p>APPROVED 6-0, WILL GO TO CC ON 12/11/17</p>
<p>(2) RA</p>	<p><b>Public Hearing - Replat:</b> Dicker Center, Phase A, Block A, Lots 4R &amp; 5 - Medical office on two lots on 4.0 acres located at the southwest corner of 15th Street and Medical Avenue. Zoned Planned Development-129-General Office with Specific Use Permit #105 for Hospital. Project #R2017-057. <b>Applicant: McCreek Medical, Ltd.</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>(3) EM</p>	<p><b>Public Hearing - Replat:</b> The Shops at Willow Bend, Block 1, Lots 1R &amp; 6R - Shopping center and indoor commercial amusement on two lots on 71.5 acres located at the southwest corner of the Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, and #448 for Private Club and #570 for Automobile Leasing/Renting. Project #R2017-060. <b>Applicant: Dillard Higbee Operating Limited Partnership, TM Willow Bend Shops, L.P., and The Neiman Marcus Group, LLC</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(4) RA</p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Memory Tech, Inc., Phase 1 Addition, Block A, Lot 1R - Data center on one lot on 19.0 acres located on the south side of Summit Avenue, 1,300 feet east of Jupiter Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Projects #PR2017-032 and #RSP2017-074. <b>Applicant: Aligned Data Centers (DFW) PropCo, LLC</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(5) CF</p>	<p><b>Public Hearing - Preliminary Replat:</b> Custer E.A.C. Addition, Block 1, Lot 3R - Day care center on one lot on 1.7 acres located at the northwest corner of Custer Road and Kathryn Lane. Zoned Regional Commercial. Project #PR2017-034. <b>Applicant: EAC Real Estate, LLC</b></p>	<p>APPROVED 6-0, 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>(6) RA</p>	<p><b>Replat, Revised Site Plan, &amp; Preliminary Site Plan/Concept Plan:</b> Legacy Central Theater Addition, Block A, Lots 1R, 2R &amp; 10 - Regional theater, kennel (indoor pens)/commercial pet sitting, and general office on three lots on 25.7 acres located on the west side of U.S. Highway 75, 1,031 feet south of Chase Oaks Boulevard. Zoned Corridor Commercial with Specific Use Permits #345 for Regional Theater and #346 for Arcade. Projects #R2017-054, #RSP2017-071, #PSP2017-041, and #CP2017-011. <b>Applicant: Cinema Properties Inc., Findik LLC, and CO Legacy Alma, LLC</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(7) CD</p>	<p><b>Appeal of a Decision - For Antenna Installation Not Requiring a Specific Use Permit:</b> Article 15.200 Communication Antennas, Amateur and Commercial. Tabled October 16, 2017 and November 6, 2017. <b>Applicant: Keith Fisher</b></p>	<p>WITHDRAWN 6-0, NO FURTHER ACTION REQUIRED</p>
<p>(8) DM</p>	<p><b>Discussion &amp; Direction:</b> Backyard Cottages - Request for discussion and direction regarding the city's detached accessory dwelling unit requirements.</p>	<p>APPROVED 6-0 TO CALL PUBLIC HEARING</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 Grady and Council Member Kayci Prince</b></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>NO DISCUSSION</p>
------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------