

1520 K Avenue, Plano, Texas 75074
Senator Florence Shapiro Council Chambers

DATE

Tuesday, September 6, 2022

TIME

7:00 p.m.

OUR VISION

Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

MEETING PARTICIPATION

For those wanting to watch the meeting but not address the Commission, the meeting will be live-streamed on Plano's website at www.planotv.org and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To pre-register to speak at the Planning & Zoning Commission meeting, please visit [https://forms.plano.gov/Forms/Sign Up Citizen](https://forms.plano.gov/Forms/Sign_Up_Citizen). Online registration opens at 5 p.m. on the Friday prior to the meeting and closes 15 minutes before the start of the meeting. Onsite registration is also available on the day of the meeting. Speakers will be called in the order requests are received until the total time is exhausted.

Comments regarding zoning cases should be submitted via: share.plano.gov/ZoningResponse

CALL TO ORDER

The Planning & Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers and may convene into Executive Session to discuss posted items in the regular meeting as followed by law.

PLEDGE OF ALLEGIANCE

COMMENTS OF PUBLIC INTEREST

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 & 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. The Presiding Officer may modify these times as deemed necessary.

CONSENT AGENDA

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 consideration by commissioners or staff.

- a. **Approval of Minutes:** August 15, 2022

- b. **Conveyance Plat:** The Plaza at Spring Creek, Block A, Lots 1-4 - Four conveyance lots on 25.8 acres located at the northwest corner of the Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Project #COP2022-003. **Applicant: NWC Spring Creek & DNT, LP** (Administrative consideration)

- c. **Preliminary Site Plan:** The Plaza at Spring Creek, Block A, Lot 2 - Professional/general administrative office, restaurant, and retail store on one lot on 13.3 acres located on the north side of Spring Creek Parkway, 385 feet west of the Dallas North Tollway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Project #PSP2022-023. **Applicant: NWC Spring Creek & DNT, LP** (Administrative consideration)

- d. **Concept Plan:** The Plaza at Spring Creek, Block A, Lots 1, 3, & 4 - Independent living facility and professional/general administrative office on three lots on 12.5 acres located at the northwest corner of the Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Project #CP2022-010. **Applicant: NWC Spring Creek & DNT, LP** (Administrative consideration)

- e. **Revised Conveyance Plat:** Cigna Point Addition, Block A, Lots 2 & 3 - Two conveyance lots on 28.6 acres located at the northwest corner of Parkwood Boulevard and Plano Parkway. Zoned Planned Development-200-Regional Employment and located within the Dallas North Tollway Overlay District. Project #RCOP2022-004. **Applicant: Scarborough Parkway II, LP** (Administrative consideration)

- f. **Preliminary Site Plan:** Cigna Point Addition, Block A, Lot 2 - Professional/general administrative office on one lot on 5.6 acres located on the west side of Parkwood Boulevard, 1550 feet north of Plano Parkway. Zoned Planned Development-200-Regional Employment and located within the Dallas North Tollway Overlay District. Project #PSP2022-025. **Applicant: Scarborough Parkway II, LP** (Administrative consideration)

- g. **Revised Concept Plan:** Cigna Point Addition, Block A, Lot 3 - Professional/general administrative office and on one lot on 23.0 acres located at the northwest corner of Parkwood Boulevard and Plano Parkway. Zoned Planned Development-200-Regional Employment and located within the Dallas North Tollway Overlay District. Project #RCP2022-003. **Applicant: Scarborough Parkway II, LP** (Administrative consideration)

- h. **Final Plat:** Fire Training Facility, Block A, Lot 1 - Public safety building on one lot on 3.8 acres located on the north side of McDermott Road, 886 feet east of Rasor Boulevard. Zoned Neighborhood Office. Project #FP2022-014. **Applicant: City of Plano** (Administrative consideration)

(DF)
- i. **Final Plat:** Turner Heritage Addition, Block 1, Lots 1-3 - Superstore on Lot 3 on 19.4 acres and vacant land on Lots 1 and 2 on 3.0 acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2 with Specific Use Permit No. 631 for Superstore and located within the Preston Road Overlay District. Project #FP2022-015. **Applicant: H-E-B Grocery Company, LP** (Administrative consideration)

(PM)
- j. **Final Plat:** Shiloh Office Park, 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 #FP2022-016. **Applicant: Plano Gateway Office Park, LLC** (Administrative consideration)

(KC)
- k. **Preliminary Plat:** Chisholm Place Retail No. 1, Block A, Lot 4 - Car wash on one lot on 1.4 acres located on the south side of Park Boulevard, 390 feet east of Alma Drive. Zoned Planned Development-195-Corridor Commercial. Project #PP2022-009. **Applicant: Captain Car Wash Co., LLC** (Administrative consideration)

(KC)
- l. **Preliminary Plat:** Commodore at Preston, Block A, Lot 1 - Independent living facility and professional/general administrative office on one lot on 4.6 acres located at the southeast corner of Preston Road and Rasor Boulevard. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #PP2022-010. **Applicant: Plano Owner, LLC** (Administrative consideration)

(DF)
- m. **Revised Site Plan:** North Texas Tollway Authority, Block 1, Lot 1 - Utility service yard on one lot on 7.9 acres located at the southeast corner of Ohio Drive and Tradition Trail. Zoned Planned Development-131-Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2022-033. **Applicant: North Texas Tollway Authority** (Administrative consideration)

(KC)
- n. **Revised Site Plan:** Russell Creek Park Athletic Complex, Block A, Lots 1R, 2, & 3 - Playground/park on three lots on 175.8 acres located on the south side of McDermott Road, 1,377 feet west of Independence Parkway. Zoned Planned Development-330-Recreation Complex. Project #RSP2022-047. **Applicant: City of Plano** (Administrative consideration)

(PM)
- o. **Revised Preliminary Site Plan:** Legacy-Central Addition, Block A, Lot 2 - Restaurant with drive-through on one lot on 1.0 acre located on the north side of Legacy Drive, 230 feet east of Anniston Trail. Zoned Corridor Commercial. Project #RPSP2022-004. **Applicant: Legacy Central Partners, LLC** (Administrative consideration)

(PM)

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing Items: Applicants are limited to fifteen (15) minutes of 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. *Administrative consideration items must be approved if they meet city development regulations. Legislative consideration items are more discretionary, except as constrained by legal considerations.*

- 1A. **Public Hearing:** Zoning Case 2022-003 - Request to amend and expand Planned Development-129-General Office on 63.6 acres and to rescind Specific Use Permit No. 609 for Helistop on 9.1 acres located at the northeast corner of Coit Road and 15th Street. Zoned Planned Development-129-General Office and Planned Development-137-General Office with Specific Use Permit No. 609 for Helistop. Project #ZC2022-003. Tabled on August 1, 2022, and August 15, 2022. **Petitioners: HSP of Texas, Inc., Columbia Medical Center of Plano Subsidiary, LP, Health Care Property Investors, Inc., DHC Plano Medical Center, LLC, Acres of Sunshine Ltd., and Texas Psychiatric Co., Inc.** (Legislative consideration)
- (DF)
- 1B. **Concept Plan:** American Drive Medical Center, Block A, Lots 1 & 2R - Hospital and medical office on two lots on 42.6 acres located at the northeast corner of Coit Road and 15th Street. Zoned Planned Development-129-General Office and Planned Development-137-General Office with Specific Use Permit No. 609 for Helistop. Project #CP2022-006. **Applicants: HSP of Texas, Inc., Columbia Medical Center of Plano Subsidiary, LP, Health Care Property Investors, Inc., DHC Plano Medical Center, LLC, Acres of Sunshine Ltd., and Texas Psychiatric Co., Inc.** (Administrative consideration)
- (DF)
- 2A. **Public Hearing:** Zoning Case 2022-013 - Request to rezone 5.4 acres **from** Agricultural **to** Planned Development-49-Single-Family Residence Attached located on the east side of Thunderbird Lane, 145 feet south of Cambridge Drive. Zoned Agricultural. Project #ZC2022-013. **Petitioners: Huffines Communities and Susan Tracy Harris** (Legislative consideration)
- (DF)
- 2B. **Revised Preliminary Site Plan:** Thunderbird Park Addition - 155 Single-Family Residence Attached lots and 13 common area lots on 27.2 acres located on the east side of Thunderbird Lane, 145 south of Cambridge Drive. Zoned Agricultural and Planned Development-49-Single-Family Residence Attached. Project #RPSP2022-003. **Applicants: Huffines Communities and Susan Tracy Harris** (Administrative consideration)
- (DF)
- 3. **Public Hearing - Replat:** Home Depot North Central Expressway Addition, Block 1, Lot 1R - Superstore on one lot on 10.1 acres located at the southeast corner of U.S. Highway 75 and 13th/14th Connector. Zoned Planned Development-472-Corridor Commercial with Specific Use Permit No. 618 for Truck/Bus Leasing. Project #R2022-025. **Applicant: HD Development Properties, LP** (Administrative consideration)
- (RP)

- 4. **Public Hearing - Preliminary Replat:** Plano/544 Business Park Addition, Block A, Lot 5R - Major vehicle repair on one lot on 4.1 acres located at the southeast corner of Plano Parkway and Charles Street. Zoned Light Commercial. Project #PR2022-012. **Applicant: Plano Parkway Partners, LLC** (Administrative consideration) (KC)

- 5. **Public Hearing - Preliminary Replat & Revised Site Plan:** 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, 1,315 feet east of Jupiter Road. Zoned Research/Technology Center and located within the 190 Tollway/Plano Parkway Overlay District. Projects #PR2022-016 and #RSP2022-031. **Applicant: Aligned Data Centers (DFW) Propco, LLC** (Administrative consideration) (KC)

- 6. **Public Hearing - Preliminary Replat, Preliminary Plat, & Revised Site Plan:** Tinseltown Addition, Block A, Lots 6R & 9 - Professional/general administrative offices on two lots on 11.9 acres located on the west side of Parkwood Boulevard, 247 feet south of Windhaven Parkway. Zoned Regional Commercial and Regional Employment located within the Dallas North Tollway Overlay District. Projects #PR2022-020, #PP2022-006, and #RSP2022-043. **Applicant: Acres of Sunshine, Ltd., and Parkwood Office Partners, LP Preliminary** (Administrative consideration) (PM)

- 7. **Public Hearing - Revised Preliminary Replat:** Willow Bend Polo Estates Phase B, Block B, Lots 1R-19 & Block X, Lots 1-4 - Review period extension request for 19 Patio Home lots and four common area lots on 3.1 acres located at the northwest corner of Turtle Creek Drive and Old Westbury Lane. Zoned Planned Development-423-Patio Home. Tabled on August 15, 2022. Project #RPR2022-005. **Applicant: Shaddock Acquisitions, LLC** (Administrative consideration) (RP)

Non-Public Hearing Items: The Presiding Officer will 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 total time limit.

- 8. **Discussion and Action - Preliminary Site Plan:** Tom Thumb Center, Block A, Lot 3 - Restaurant on one lot on 0.9 acre located on the west side of Alma Drive, 138 feet north of Bass Drive. Zoned Planned Development-113-Retail. Project #PSP2022-022. **Applicant: Jahco Suncreek Land, LLC** (Legislative and administrative consideration) (KC)

- 9. **Discussion and Action:** Planning & Zoning Citywide Standards Subcommittee recommendations regarding planning policy documents, including the Multifamily Design Guidelines (1991), Private Street Subdivision Guidelines (1994), Workforce Housing Study (2006), and Master Facilities Plan (2008). **Applicant: City of Plano** (Legislative consideration) (DB)

- 10. **Items for Future Agendas.** (EH)

ADJOURN

COUNCIL LIAISONS

Mayor Pro Tem Kayci Prince and Councilmember Rick Grady

ACCESSIBILITY STATEMENT

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.