



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 05/15/17

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>The Planning & Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>The Planning & Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</p> <p><u>COMMENTS OF PUBLIC INTEREST</u></p> <p><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 & 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.</u></p> <p><u>CONSENT AGENDA</u></p> <p><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></p>	
(a)	<p>Approval of Minutes - May 1, 2017</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
(b) RA	<p>Concept Plan: Pickens Addition, Block B, Lot 1 - General office on one lot on 2.8 acres located at the southeast corner of State Highway 121 and future Ridgeview Drive. Zoned Regional Employment/State Highway 121 Overlay District. Project #CP2017-002. Applicant: CADG Plano 54, LLC</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

(c) RA	Revised Conveyance Plat: Pickens Addition, Block B, Lot 1 - General office on one lot on 2.8 acres located at the southeast corner of State Highway 121 and future Ridgeview Drive. Zoned Regional Employment/State Highway 121 Overlay District. Project #RCOP2017-003. Applicant: CADG Plano 54, LLC	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(d) RA	Concept Plan: Breezeway Farms Addition, Block 1, Lots 1-11 - Hotel, general office, retail, restaurant, fitness center, and multifamily residence on 11 lots on 83.6 acres located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive. Zoned Planned Development-21-Corridor Commercial. Project #CP2017-003. Applicant: Regent Properties	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(e) RA	Final Plat: Lower White Rock Creek Station, Block A, Lot 1 - Utility distribution line on one lot on 1.4 acres located on the west side of Campbell Road, 500 feet south of Plano Parkway. Zoned Agricultural. Project #FP2017-019. Applicant: North Texas Municipal Water District	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(f) RA	Site Plan: Lower White Rock Creek Station, Block A, Lot 1 - Utility distribution line on one lot on 1.4 acres located on the west side of Campbell Road, 500 feet south of Plano Parkway. Zoned Agricultural. Project #SP2017-022. Applicant: North Texas Municipal Water District	APPROVED 6-0, NO FURTHER ACTION REQUIRED
(g) RA	Preliminary Site Plan: Plano Independence Parkway Place Addition, Block 1, Lot 4 - Restaurant with drive-through and restaurant on one lot on 1.9 acres located on the east side of Independence Parkway, 260 feet north of Plano Parkway. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Project #PSP2017-016. Applicant: Lateef Healthcare, LLC	APPROVED 4-2, NO FURTHER ACTION REQUIRED
(h) EM	Revised Site Plan: Legacy West Addition, Block E, Lots 2R, 3, & 5 - General office on 3 lots on 56.8 acres located at the southwest corner of Headquarters Drive and Communications Parkway. Zoned Central Business-1. Project #RSP2017-014. Applicant: Silos Harvesting Partners, LP	APPROVED 6-0, NO FURTHER ACTION REQUIRED
<u>ITEMS FOR INDIVIDUAL CONSIDERATION</u>		
<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>		
(1) EM	Public Hearing: Zoning Case 2017-001 - Request to amend Urban Mixed-Use-1 on 156.3 acres located at the southwest corner of Plano Parkway and Alma Drive in order to modify development standards related to lot coverage, floor area ratio, and signage, and propose various updates to the Development Plan. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway/Overlay District. Project #ZC2017-001. Tabled May 1, 2017. Applicants: JBGL Hawthorne, LLC, Rosewood Property Company, & CT Creekside Partners, LP	APPROVED 6-0, WILL GO TO CC 06/12/17

(2A) RA	Public Hearing: Zoning Case 2017-003 - Request to rezone 7.0 acres located on the north side of 14th Street, 495 feet east of Los Rios Boulevard from Planned Development-29-Light Industrial-1 to Planned Development-Retail. Zoned Planned Development-29-Light Industrial-1. Project #ZC2017-003. Applicant: 4301 Development, LP	DENIED 6-0, NO FURTHER ACTION REQUIRED
(2B) RA	Preliminary Site Plan - Ladera Heights Addition & 544 Partner Addition, Block A, Lot 2R & Block B, Lot 1 - 30 Single-family residence attached lots, retail, restaurant, and general office on 2 lots on 7.0 acres located on the north side of 14th Street, 495 feet east of Los Rios Boulevard. Zoned Planned Development-29-Light Industrial-1. Project #PSP2017-007. Applicant: 4301 Development, LP	DENIED 6-0, NO FURTHER ACTION REQUIRED
(3A) RA	Public Hearing: Zoning Case 2017-007 - Request to rezone 2.2 acres located on the south side of State Highway 121, 118 feet east of Tokalon Drive from Regional Employment to Regional Commercial. Project #ZC2017-007. Applicant: Tokalon Group, LLC	MOTION FOR APPROVAL, NO RECOMMENDAT ION 3-3, WILL GO TO CC 06/12/17
(3B) RA	Revised Preliminary Site Plan - Northglen 2 Addition, Block B, Lot 4 - Medical office and retail on one lot on 1.1 acres located at the southeast corner of State Highway 121 and Tokalon Drive. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. Project #RPSP2017-001. Applicant: Tokalon Group, LLC	MOTION FOR DENIAL, NO ACTION 3-3,
(4) EM	Public Hearing: Zoning Case 2017-009 - Request to amend Section 9.900 (PH, Patio Home District) of Article 9 (Residential Districts) of the Zoning Ordinance to consider modifications to building setbacks and other standards. Project #ZC2017-009. Applicant: City of Plano	APPROVED 6-0, WILL GO TO CC 06/12/17
(5) CF	Public Hearing: Preliminary Replat & Revised Site Plan - Shepton High School, Block A, Lot 1R - Public school on one lot on 19.0 acres located on the north side of Plano Parkway, 1,075 feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. Projects #PR2017-008 and #RSP2017-022. Applicant: Plano Independent School District	APPROVED 6-0, NO FURTHER ACTION REQUIRED
<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>		
(6) EM	Final Plat: Heritage Creekside Homes West - 95 Single-family residence attached lots, 6 single-family residence detached lots, and 32 common area lots on 13.2 acres located at the northeast corner of Texas Drive and State Highway 190. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. Project #FP2017-015. Applicants: JBGL Hawthorne, LLC & Rosewood Property Company	APPROVED 6-0, NO FURTHER ACTION REQUIRED

(7)

Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

Council Liaisons: Mayor Pro Tem Lissa Smith and Council Member David Downs

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.