



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 06/19/17

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 - June 5, 2017</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
(b) RA	<p>Conveyance Plat: Split Trail Industrial Park, Block A, Lot 1 - One conveyance lot on 1.2 acres located on the east side Split Trail Road, 1,740 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #COP2017-007. Applicant: Chavez Construction Company</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

(c) RA	Final Plat: Shiloh Pump Station, Block A, Lot 1 - Utility distribution/transmission line on one lot on 2.2 acres located on the west side of Del Sol Drive, 130 feet north of 14th Street. Zoned Single-Family Residence-7. Project #FP2017-021. Applicant: City of Plano	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(d) RA	Final Plat: Northglen 2 Addition, Block B, Lot 2 - Medical office on one lot on 1.5 acres located on the south side of State Highway 121, 440 feet east of Tokalon Drive. Zoned Regional Employment/State Highway 121 Overlay District. Project #FP2017-022. Applicant: 121 HPC, LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(e) RA	Preliminary Plat: North Texas Food Bank, Block A, Lot 1 - Warehouse/distribution center on one lot on 13.1 acres located on the north side of Mapleshade Lane, 930 feet east of Maplelawn Drive. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Project #PP2017-024. Applicant: North Texas Food Bank	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(f) CF	Preliminary Site Plan: RIDHI-SIDHI Addition, Block 1, Lots 1 & 2 - Hotel on 2 lots on 3.4 acres located on the east side of Premier Drive, 527 feet south of Ruisseau Drive. Zoned Corridor Commercial. Project #PSP2017-012. Applicant: Nidhi Lodging	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(g) RA	Preliminary Site Plan: Huffman Business Park Addition, Block 2, Lot 1 - Major automotive repair on one lot on 2.4 acres located on the north side of Tradition Trail, 880 feet east of Ohio Drive. Zoned Planned Development-131-Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Project #PSP2017-019. Applicant: Lhotan & Connor Enterprises, LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(h) RA	Preliminary Site Plan: Breezeway Farms Addition, Block 1, Lot 5 - 385 multifamily residence units on one lot on 4.6 acres located 342 feet west of U.S. Highway 75 and 938 feet south of Legacy Drive. Zoned Planned Development-21-Corridor Commercial. Project #PSP2017-020. Applicant: Regent Properties	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(i) RA	Preliminary Site Plan: Split Trail Industrial Park, Block A, Lot 1 - Retail and office showroom/warehouse on one lot on 1.2 acres located on the east side Split Trail Road, 1,740 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #PSP2017-021. Applicant: Chavez Construction Company	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(j) CF	Revised Conveyance Plat: RIDHI-SIDHI Addition, Block 1, Lots 1 & 2 - 2 conveyance lots on 3.4 acres located on the east side of Premier Drive, 527 feet south of Ruisseau Drive. Zoned Corridor Commercial. Project #RCOP2017-004. Applicant: Nidhi Lodging	APPROVED 7-0, NO FURTHER ACTION REQUIRED

<p>(k) RA</p>	<p>Revised Site Plan: Providence Homes Addition, Block A, Lot 1 - Household care institution on one lot on 1.8 acres located at the northwest corner of 18th Place and K Avenue. Zoned Retail with Heritage Resource Designation #17 and Specific Use Permits #27 for Heating and Air Conditioning Shop and #626 for Household Care Institution. Project #RSP2017-033. Applicant: Emily's Place, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>(l) RA</p>	<p>Site Plan: Shiloh Pump Station, Block A, Lot 1 - Utility distribution/transmission line on one lot on 2.2 acres located on the west side of Del Sol Drive, 130 feet north of 14th Street. Zoned Single-Family Residence-7. Project #SP2017-025. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></p>		
<p><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></p>		
<p>(1) EM</p>	<p>Public Hearing: Zoning Case 2017-014 - Request to amend and delete various sections of Articles 8, 10, 13, 14, 16, 17, 19, and 21 of the Zoning Ordinance regarding general organization, definitions, uses, and modifications pertaining to open storage and outside display and related requirements. Project #ZC2017-014. Applicant: City of Plano</p>	<p>APPROVED 6-1, WILL GO TO CC ON 07/24/17</p>
<p>(2) CF</p>	<p>Public Hearing - Replat: Edwards Addition, Block A, Lot 1R - One Urban Residential lot on 0.4 acre located at the southeast corner of 15th Place and O Avenue. Zoned Urban Residential. Project #R2017-019. Applicant: William R Edwards</p> <p><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></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>(3) RA</p>	<p>Site Plan: Shiloh Park Terrace Addition, Block A, Lot 1 - Assisted living facility and medical office on one lot on 3.0 acres located at the southwest corner of Park Boulevard and Shiloh Road. Zoned Retail/Parkway Overlay District. Project #SP2017-021. Applicant: Lateef Healthcare, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>(4) EH</p>	<p>Discussion and Direction: Classification of a New and Unlisted Use - This is a request for discussion and direction regarding the classification of a new and unlisted land use. Tabled June 5, 2017. Applicant: WaterWalk Hotel Apartments</p>	<p>APPROVED 7-0, PUBLIC HEARING CALLED</p>

<p>(5) EM</p>	<p>Request to Waive the 2-Year Waiting Period: Request to waive the 2-year waiting period for consideration of a rezoning request for 156.3 acres located at the southwest corner of Plano Parkway and Alma Drive in order to consider various modifications to development standards and the adopted Development Plan. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. Applicant: Jackson Walker, LLP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>(6)</p>	<p>Items for Future Discussion: The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaison: Mayor Pro Tem David Downs</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>	