



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 09/18/17

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>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> <p>Approval of Minutes - September 5, 2017</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>(b) EM</p>	<p>Conveyance Plat: Heritage Creekside, Block L, Lot 1, Block M, Lot 1, & Block X, Lot 1 - Three conveyance lots on 6.6 acres located at the northwest corner of Texas Drive and State Highway 190. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. Project #COP2017-009. Applicant: Rosewood Real Estate Investments, Inc. & Rosewood Properties, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(c) EM</p>	<p>Revised Concept Plan: Heritage Creekside, Block L, Lot 1, Block M, Lot 1, & Block X, Lot 1 - General office, retail, and common area lot on three lots on 6.6 acres located at the northwest corner of Texas Drive and State Highway 190. Zoned Urban Mixed-Use-1/190 Tollway/Plano Parkway Overlay District. Project #RCP2017-007. Applicant: Rosewood Real Estate Investments, Inc. & Rosewood Properties, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(d) CF</p>	<p>Preliminary Site Plan: Legacy Corporate Center, Block A, Lots 6R & 7R - Medical office on two lots on 5.0 acres located on the east side of Preston Road, 415 feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Project #PSP2017-036. Applicant: Scherer Investments</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(e) RA</p>	<p>Final Plat: Headquarters Village, Block A, Lot 2 - 320 multifamily residential units on one lot on 5.6 acres located on the north side of Rasor Boulevard, 405 feet east of Preston Road. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Project #FP2017-034. Applicant: Huntington Urban Village, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(f) RA</p>	<p>Preliminary Plat: 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 of Split Trail Road, 1,740 feet south of Spring Creek Parkway. Zoned Corridor Commercial. Project #PP2017-034. Applicant: AJ Hana Property, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(g) RA</p>	<p>Revised Site Plan: Parkwood Commons Addition, Block A, Lot 6 - Bank on one lot on 0.9 acre located on the south side of State Highway 121, 550 feet west of Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Project #RSP2017-053. Applicant: MidSouth Bank</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(h) RA</p>	<p>Final Plat: Villages of Prairie Commons West - 36 Single-Family Residence Attached lots, 142 Patio Home lots, and six common area lots on 51.7 acres located at the southwest corner of State Highway 121 and Ridgeview Drive. Zoned Planned Development-497-Single-Family Residence Attached and Regional Commercial/State Highway 121 Overlay District. Project #FP2017-031. Applicant: CADG Plano 54, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(i) RA</p>	<p>Preliminary Plat: North Plano Parkway Addition, Block A, Lot 2 - Veterinary clinic on one lot on 4.6 acres located on the north side of Plano Parkway, 965 feet west of Alma Drive. Zoned Planned Development-379-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Project #PP2017-033. Applicant: Sister Oaks Properties, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

(j) RA	Revised Preliminary Plat: The Meadows at Plano - 22 Planned Development-12-Single-Family Residence-7 lots and two common area lots on 6.8 acres located at the northeast corner of Jupiter Road and Los Rios Boulevard. Zoned Planned Development-12-Single-Family Residence-7. Project #RPP2017-001. Applicant: Al Dewan Properties, LLC	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(k) RA	Final Plat: Timber Brook Farms, Phase 3 - 10 Single-Family Residence-7 lots on 2.5 acres located on the west side of Marble Canyon Drive, 430 feet south of Chaparral Road. Zoned Single-Family Residence-7. Project #FP2017-026. Applicant: Bloomfield Homes, LP	APPROVED 8-0, NO FURTHER ACTION REQUIRED
<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>		
(1) EM	Public Hearing: Zoning Case 2017-021 - Request to amend Section 22.300 (Design and Construction Specifications) of Article 22 (Signs) of the Zoning Ordinance pertaining to canopy and awning signs. Project #ZC2017-021.	TABLED 8-0 TO 10/02/17 P&Z
(2) RA	Public Hearing - Replat: Celedonia Addition, Block A, Lot 1 - Used vehicle dealer on one lot on 2.2 acres located at the northwest corner of Lexington Drive and Premier Drive. Zoned Corridor Commercial with Specific Use Permit #40 for Used Automobile Dealer. Project #R2017-040. Applicant: Craghead Properties, LLC	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(3) RA	Public Hearing - Replat: Audi Plano Addition, Block A, Lot 1 - New vehicle dealer on one lot on 10.5 acres located at the southeast corner of the Dallas North Tollway and Plano Parkway. Zoned Planned Development-211-Light Commercial/Dallas North Tollway Overlay District with Specific Use Permit #561 for New Car Dealer. Project #R2017-042. Applicant: Auto Company VI, Inc., A Delaware Corp.	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(4) CF	Public Hearing - Preliminary Replat & Revised Site Plan: Enfield Park Addition, Block 1, Lot 1R - Health/fitness center, park/playground, and public service yard on one lot on 46.3 acres located at the southwest corner of Legacy Drive and Stadium Drive. Zoned Planned Development-329-Community Center. Projects #PR2017-025 and #RSP2017-055. Applicant: City of Plano	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(5) CF	Public Hearing - Replat: Park Boulevard Estates West 2-B, Block D, Lots 14A & 14B - Two-Family Residence (Duplex) lots on 0.2 acre located on the east side of Townbluff Drive, 380 feet south of Parker Road. Zoned Two-Family Residence (Duplex). Project #R2017-041. Applicant: Adasha Benjamin Isaac	APPROVED 8-0, NO FURTHER ACTION REQUIRED

<p>(6) CF</p>	<p>Public Hearing - Replat: Urban Addition, Block A, Lots 1 & 2 - Major vehicle repair and parking lot on two lots on 1.2 acres located at the southwest corner of 14th Street and Municipal Avenue. Zoned Downtown Business Government and Light Commercial. Project #R2017-043. Applicant: Eastside 14th Street</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 8-0, NO FURTHER ACTION REQUIRED</p>
<p>(7) EM</p>	<p>Discussion & Direction: Corporate Lodging - This is a discussion and direction item on the subject of corporate lodging. The associated zoning case, ZC 2017-017, is a separate agenda item, scheduled for the October 2, 2017 Planning & Zoning Commission meeting. Due to the nature of this zoning case, the Planning & Zoning Commission is holding a work session to accommodate a policy-related discussion on this topic and provide feedback to staff. Any deliberation and action related to Zoning Case 2017-017 will occur as part of that agenda item. Tabled September 5, 2017.</p>	<p>DISCUSSION HELD</p>
<p>(8) EH</p>	<p>Discussion and Direction: Stormwater Regulations - Request for discussion and direction regarding various modifications to the Zoning Ordinance and Subdivision Ordinance pertaining to stormwater regulations.</p>	<p>APPROVED 8-0, PUBLIC HEARING CALLED</p>
<p>(9)</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 Liaisons: Mayor Pro Tem Rick Grady and Council Member Kayci Prince</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>	