



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 10/15/18

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 - October 1, 2018</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
(b) RK	<p>Final Plat: Arava Investment Addition, Block A, Lot 1 - Used vehicle dealer on one lot on 3.8 acres located on the east side of Plano Parkway, 310 feet south of Commerce Drive. Zoned Light Industrial-1 with Specific Use Permit No. 149 for Helistop. Project #FP2018-034. Applicant: Arava Investments, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

(c) RA	Preliminary Plat: Mustang Square, Block A, Lots 4, 7, and 4X - Common area on Lot 4X and vacant lots on 18.1 acres located on the west side of Rasor Boulevard, 350 feet south of State Highway 121. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Project #PP2018-018. Applicant: Perfect Land Development, LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(d) RA	Preliminary Site Plan: Plano Marine Addition, Block A, Lot 1 & Block B, Lot 1 - 385 multifamily residence units on two lots on 5.6 acres located at the northwest corner of K Avenue and 10th Street. Zoning Downtown Business/Government. Project #PSP2018-036. Applicant: Plano Marine	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(e) RK	Preliminary Site Plan: Preston Pointe Manor Care, Block A, Lot 5R - Medical office and retail on one lot on 1.5 acres located on the south side of Dexter Drive, 375 feet west of Burnham Drive. Zoned Planned Development-194-General Office and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2018-037. Applicant: Dexter Professional Office, LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(f) CF	Revised Conveyance Plat: Billingsley Office Building Addition, Block B, Lots 2, 3, and 4 - Three conveyance lots on 39.8 acres located on the west side of Plano Parkway, 635 feet north of International Parkway. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #RCOP2018-006. Applicant: Billingsley Development Corporation	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(g) CF	Revised Concept Plan: Billingsley Office Building Addition, Block B, Lots 2, 3, and 4 - Professional/general administrative office on three lots on 39.8 acres located on the west side of Plano Parkway, 635 feet north of International Parkway. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #RCP2018-009. Applicant: Billingsley Development Corporation	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(h) CF	Revised Site Plan: Chisholm Place II Apartments, Block 1, Lot 1 - 316 multifamily residence units on one lot on 19.6 acres located at the northwest corner of Pebble Vale Drive and Enterprise Drive. Zoned Planned Development-67-Multifamily Residence-2. Project #RSP2018-022. Applicant: Bridge III TX Landmark at Collin Creek, LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(i) RA	Revised Site Plan: Tennyson Parkway Office Center, Block A, Lot 5 - Professional/general administrative office on one lot on 8.5 acres located at the southwest corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Project #RSP2018-036. Applicant: Steam Realty Partners	APPROVED 7-0, NO FURTHER ACTION REQUIRED
(j) RA	Revised Site Plan: Village at 121 Addition, Block 1, Lot 7 - Professional/general administrative office on one lot on 4.8 acres located at the northeast corner of Towne Square Drive and Belleview Drive. Zoned Commercial Employment. Project #RSP2018-037. Applicant: Towne Square Place	APPROVED 7-0, NO FURTHER ACTION REQUIRED

(k) RA	<p>Revised Site Plan: Carter Craft Addition, Block A, Lot 1 - Light-intensity manufacturing on one lot on 9.8 acres located on the west side of Millard Drive, 250 feet south of 14th Street. Zoned Light Industrial-1. Project #RSP2018-052. Applicant: Smith Systems</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>		
(1A) RA	<p>Public Hearing: Zoning Case 2018-014 - Request to rezone 19.3 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway from Regional Commercial to Planned Development-Regional Commercial in order to modify development standards. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Tabled October 1, 2018. Project #ZC2018-014. Applicant: Kreymer Investments, Ltd.</p>	<p>APPROVED 4-2, WILL GO TO CC ON 11/12/18</p>
(1B) RA	<p>Preliminary Site Plan: CMS Addition, Block A, Lot 2 - Medical office, retail, health/fitness center, independent living facility, and assisted living facility on one lot on 14.0 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #PSP2018-029. Applicant: Kreymer Investments, Ltd.</p>	<p>APPROVED 4-2, NO FURTHER ACTION REQUIRED</p>
(2) EM	<p>Public Hearing: Zoning Case 2018-018 - Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), and related sections of the Zoning Ordinance and Subdivision Ordinance to consider various modifications and updates. Tabled October 1, 2018. Project #ZC2018-018.</p>	<p>APPROVED 7-0, WILL GO TO CC ON 11/12/18</p>
(3) CF	<p>Public Hearing: Zoning Case 2018-021 - Request for a Specific Use Permit for Household Care Institution on 7.3 acres located on the south side of 14th Street, 620 feet west of Shiloh Road. Zoned Light Commercial. Project #ZC2018-021. Applicant: The Salvation Army</p>	<p>APPROVED 7-0, WILL GO TO CC ON 11/12/18</p>
(4) RA	<p>Public Hearing: Zoning Case 2018-022 - Request to amend Planned Development-21-Corridor Commercial (PD-21-CC) on 93.9 acres located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in order to modify development standards. Zoned Planned Development-21-Corridor Commercial. Project #ZC2018-022. Applicant: AR LC, LLC, and DRI/Maple Legacy Central, LLC</p>	<p>TABLED TO THE 11/05/18 PZ MTGING</p>
(5) EM	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Legacy West Addition, Block E, Lots 2R, 5R, & 8R - Professional/general administrative office on Lot 2R and two vacant lots on 95.6 acres located at the southeast corner of Headquarters Drive and Legacy Drive. Zoned Central Business-1. Projects #PR2018-034 and #RSP2018-053. Applicant: Silos Harvesting Partners, LP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>(6) CF</p>	<p>Public Hearing - Replat: Omnicom Addition, Block A, Lot 1R - Professional/general administrative office on one lot on 23.3 acres located at the northeast corner of Parkwood Drive and Legacy Drive. Zoned Commercial Employment. Project #R2018-048. Applicant: US Real Estate, LP</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>(7)</p>	<p>Request to Call a Public Hearing: Refuse and Recycling Container Standards - Request to call a public hearing to consider amendments to Section 20.400 (Requirements for Refuse and Recycling Containers and Compactors) of Article 20 (Screening, Fence and Wall Regulations) and related sections of the Zoning Ordinance pertaining to standards for refuse and recycling containers.</p>	<p>PUBLIC HEARING CALLED</p>
<p>(8)</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>NO ITEMS WERE DISCUSSED</p>
<p>Council Liaisons: Mayor Pro Tem Ron Kelley and Deputy Mayor Pro Tem Angela Miner</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>		