



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 10/01/18

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><b>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</b></p> <p><b>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</b></p> <p><b><u>COMMENTS OF PUBLIC INTEREST</u></b></p> <p><b><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 &amp; Zoning Commission may not discuss these items, but may respond with factual or policy information. The Planning &amp; Zoning Commission may choose to place the item on a future agenda.</u></b></p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b><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></b></p> <p>(a) <b>Approval of Minutes</b> - September 17, 2018</p> <p>(b) <b>Final Plat:</b> Parkwood Commons Addition, Block A, Lot 5 - Hotel on one lot on 5.0 acres located on the west side of Parkwood Boulevard, 250 feet south of State Highway 121. Zoned Commercial Employment and Central Business-1 and located within the State Highway 121 Overlay District. Project #FP2018-030. <b>Applicant: Northland Developments (Texas), Inc.</b></p> <p>(c) <b>Site Plan:</b> Joe Forman Addition, Block 1, Lot 8R - Personal service shop on one lot on 0.4 acre located on the north side of 18th Street, 210 feet west of H Avenue. Zoned Retail. Project #SP2017-050. <b>Applicant: Smith Lisle Holdings, Ltd.</b></p>	

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**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.**

(1) **Public Hearing:** Park Master Plan Update - Consideration of the 2018 update of the Park Master Plan. Tabled September 4, 2018, and September 17, 2018.  
KS

(2) **Public Hearing:** Comprehensive Plan Amendment 2018-001 - Consideration of amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Comprehensive Plan related to the 2018 update of the Park Master Plan and amendments to the Growth and Change Map of the Comprehensive Plan to reflect development that has already occurred. Tabled September 4, 2018, and September 17, 2018. Project #CPA2018-001.  
KS

(3A) **Public Hearing:** Zoning Case 2018-002 - Request to rezone 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway **from** Central Business-1 **to** Planned Development-Central Business-1 in order to modify development standards. Zoned Central Business-1 and located within the State Highway 121 and Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Tabled August 20, 2018, and September 4, 2018. Project #ZC2018-002. **Applicants: Granite Properties**  
EM

(3B) **Concept Plan:** Granite Park - Professional/general administrative office, retail, restaurant, hotel, and vehicle leasing and renting on 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway. Zoned Central Business-1 and located within the State Highway 121 and Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Project #CP2018-003. **Applicant: Granite Properties**  
EM

(4A) **Public Hearing:** Zoning Case 2018-004 - Request for a Specific Use Permit for Recreational Vehicle Sales and Service on 13.2 acres located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Tabled September 4, 2018, and September 17, 2018. Project #ZC2018-004. **Applicant: Pitman Partners, Ltd., North Texas Municipal Water District, and City of Plano**  
RA

(4B) **Concept Plan:** Main Marine Addition, Block A, Lot 1 - Recreational vehicle sales and service on one lot on 8.3 acres and on 4.9 acres of right-of-way located at the northwest corner of U.S. Highway 75 and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2018-005. **Applicant: Pitman Partners, Ltd., North Texas Municipal Water District, and City of Plano**  
RA

<p>(5) RA</p>	<p><b>Public Hearing:</b> Zoning Case 2018-014 - Request to rezone 19.3 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway <b>from</b> Regional Commercial <b>to</b> Planned Development-Regional Commercial. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #ZC2018-014. <b>Applicant: Kreymer Investments, Ltd.</b></p>	
<p>(6) EM</p>	<p><b>Public Hearing:</b> 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. Project #ZC2018-018.</p>	
<p>(7) CF</p>	<p><b>Public Hearing:</b> Zoning Case 2018-019 - Request for a Specific Use Permit for Arcade on 0.1 acre located 570 feet west of Custer Road and 810 feet south of 15th Street. Zoned Planned Development-79-Retail. Project #ZC2018-019. <b>Applicant: Asian New Century Square, LLC</b></p>	
<p>(8) RA</p>	<p><b>Public Hearing - Replat:</b> Villas of Middleton, Block F, Lots 2X &amp; 4X - Common area lots on 0.5 acre located on the north side of Hamilton Street, 100 feet west of Independence Parkway. Zoned Planned Development-495-Single-Family Residence Attached and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2018-036. <b>Applicant: Plano Parkway Investments, LP</b></p>	
<p>(9) RA</p>	<p><b>Public Hearing - Replat:</b> Cyprus Villas - 50 Patio Home lots and four common area lots on 10.8 acres located at the southwest corner of Lorimar Drive and Ohio Drive. Zoned Retail with Specific Use Permit #21 for Patio Home. Project #R2018-046. <b>Applicant: Megatel Homes, LLC</b></p>	
<p>(10) CF</p>	<p><b>Public Hearing - Replat:</b> Legacy West Addition, Block E, Lots 3R &amp; 9 - Park on Lot 3R and retail on Lot 9 on 8.6 acres located on the north side of Legacy Drive, 217 feet west of Communications Parkway. Zoned Central Business-1. Project #R2018-049. <b>Applicant: City of Plano and LW Nine Acre, LP</b></p>	
<p>(11) RA</p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Haggar Square Retail, Block A, Lots 4R &amp; 11R - Shopping center on two lots on 3.2 acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Projects #R2018-034 and #RSP2018-034. <b>Applicant: RJR Realty, LLC</b></p>	
<p><b><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></b></p>		

(12)

**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 Ron Kelley and Deputy Mayor Pro Tem Angela Miner

**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.**