



PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 03/18/19

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE

| ITEM NO. | EXPLANATION | ACTION TAKEN |
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| | <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>(a) Approval of Minutes - March 4, 2019</p> <p>(b) Revised Conveyance Plat: Daltex-Mapleshade Addition, Block 1, Lots 1-2 - Two conveyance lots on 10.2 acres located on the north side of Mapleshade Lane, 1,420 feet west of Coit Road. Zoned Corridor Commercial and located within the State Highway 190/Plano Parkway Overlay District. Project #RCOP2019-001. Applicant: Daltex Mapleshade, Inc.</p> | |

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| <p>(c) CF</p> | <p>Concept Plan: Daltex-Mapleshade Addition, Block 1, Lots 1-2 - Professional/general administrative office on two lots on 10.2 acres located on the north side of Mapleshade Lane, 1,420 feet west of Coit Road. Zoned Corridor Commercial and located within the State Highway 190/Plano Parkway Overlay District. Project #CP2019-001. Applicant: Daltex Mapleshade, Inc.</p> | |
| <p>(d) EM</p> | <p>Final Plat: Ohio-Hedgcoxe Addition, Block A, Lot 5 - Minor vehicle repair on one lot on 2.0 acres located on the north side of Hedgcoxe Road, 210 feet east of Ohio Drive. Zoned Planned Development-141-Retail. Project #FP2019-007. Applicant: Cross Development SF Plano Hedgcoxe, LLC</p> | |
| <p>(e) CF</p> | <p>Final Plat: Ruisseau Village Phase II, Block 1, Lot 2R - Vehicle parking lot on one lot on 4.2 acres located at the southeast corner of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial. Project #FP2019-009. Applicant: Poulos Realty Group, LP</p> | |
| <p>(f) RA</p> | <p>Revised Site Plan: Ericsson Village Addition, Block A, Lot 2R - Professional/general administrative office on one lot on 12.9 acres located at the northwest corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment. Project #RSP2019-013. Applicant: Spear Street Capital</p> | |
| <p>(g) CF</p> | <p>Revised Site Plan: Coit Road Athletic Site, Block 1, Lot 1R & Coit Road Athletic Site Section 2, Block A, Lot 1 - Park on two lots on 89.4 acres located at the southwest corner of Denham Way and Coit Road. Zoned Planned Development-328-Recreation Complex and Single-Family Residence-9. Project #RSP2019-014. Applicant: City of Plano</p> | |
| <p>(h) RA</p> | <p>Preliminary Site Plan: Mustang Square, Block A, Lot 1 - Hotel on one lot on 1.9 acres located on the south side of State Highway 121, 730 feet west of Rasor Boulevard. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Project #PSP2019-005. Applicant: REK Hospitality Corporation</p> | |
| <p>(i) CF</p> | <p>Preliminary Site Plan: Preston Park Village Addition, Block A, Lot 1R - Shopping center and restaurant on one lot on 29.4 acres located at the southeast corner of Preston Road and Park Boulevard. Zoned Planned Development-189-Retail/General Office with Specific Use Permits No. 150 for Arcade, Nos. 229 and 649 for Private Club, No. 601 for Public Storage/Mini-Warehouse and located within the Preston Road Overlay District. Project #PSP2019-006. Applicant: Brixmor Property Group</p> | |
| <p>(j) CF</p> | <p>Preliminary Site Plan: The Canal on Preston Addition, Block A, Lot 12R - Retail and professional/general administrative office on one lot on 1.0 acre located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed-Use. Project #PSP2019-007. Applicant: Mantra Realty, LLC</p> | |

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| <p>(k) CF</p> | <p>Revised Preliminary Site Plan: 14th Street Business Park, Block A, Lot 2 - Light-intensity manufacturing on one lot on 17.5 acres located on the south side of 14th Street, 243 feet west of Los Rios Boulevard. Zoned Research/Technology Center. Project #RPSP2019-002. Applicant: Core5 Business Center at Plano, LLC</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>(1A) RA</p> | <p>Public Hearing: Zoning Case 2018-030 - Request to amend Planned Development-207-Retail on 134.5 acres located at the northwest corner of Shiloh Road and Renner Road in order to modify development standards. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Tabled March 4, 2019. Project #ZC2018-030. Applicants: Wynwood Resources, Ltd.; Turnpike Commons of Plano, LLC; Third Molar Investments, LLC; Shinn Gateway Hospitality, Ltd.; Plano Gateway, LP; Plano Gateway Phase 2, LP; Plano Gateway Phase 3, LP; Plano Gateway Phase 4, LP; Garland Housing Finance Corporation; E. Renner Rd. Condominium, LLC; Mountainprize, Inc.; Patrick E. Hillary Jr.; and The Irwin Herbert Sherry & Dalia Dafney Sherry Trust</p> | |
| <p>(1B) RA</p> | <p>Revised Concept Plan: Turnpike Commons - Mixed-use development on 119.9 acres located at the northwest corner of Shiloh Road and Renner Road. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #RCP2019-002. Applicants: Wynwood Resources, Ltd.; Turnpike Commons of Plano, LLC; Third Molar Investments, LLC; Shinn Gateway Hospitality, Ltd.; Plano Gateway, LP; Plano Gateway Phase 2, LP; Plano Gateway Phase 3, LP; Plano Gateway Phase 4, LP; Garland Housing Finance Corporation; E. Renner Rd. Condominium, LLC; Mountainprize, Inc.; Patrick E. Hillary Jr.; and The Irwin Herbert Sherry & Dalia Dafney Sherry Trust</p> | |
| <p>(1C) RA</p> | <p>Concept Plan: Plano Gateway, Block A, Lots 1 & 2 - Independent living facility on Lots 1 & 2 and single-family residence attached on Lot 1 on 14.9 acres located at the northwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2018-014. Applicant: Turnpike Commons of Plano, LLC</p> | |
| <p>(1D) RA</p> | <p>Concept Plan: Turnpike Commons, Block 1, Lot 2 - Single-family residence attached units on 4.2 acres located on the north side of Wynwood Drive, 280 feet north of Wyngate Boulevard. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2018-015. Applicant: Wynwood Resources, Ltd.</p> | |

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| <p>(2) RA</p> | <p>Public Hearing - Replat: Commodore at Preston Residential, Block A, Lot 5R - One single-family residence detached lot on 0.1 acre located on the east side of Ingram Drive, 121 feet north of Gillette Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #R2019-006. Applicant: K. Hovnanian Homes</p> | |
| <p>(3) RA</p> | <p>Public Hearing - Replat: Commodore at Preston Residential, Block A, Lot 8R - One single-family residence detached lot on 0.1 acre located on the east side of Ingram Drive, 199 feet north of Gillette Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #R2019-007. Applicant: K. Hovnanian Homes</p> | |
| <p>(4) RA</p> | <p>Public Hearing - Replat: Commodore at Preston Residential, Block A, Lot 13R - One single-family residence detached lot on 0.1 acre located on the east side of Ingram Drive, 349 feet north of Gillette Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #R2019-008. Applicant: K. Hovnanian Homes</p> | |
| <p>(5) RA</p> | <p>Public Hearing - Replat: Commodore at Preston Residential, Block A, Lot 16R - One single-family residence detached lot on 0.1 acre located on the east side of Ingram Drive, 444 feet north of Gillette Drive. Zoned Planned Development-16-Retail/General Office and located within the Preston Road Overlay District. Project #R2019-009. Applicant: K. Hovnanian Homes</p> | |
| <p>(6) EM</p> | <p>Public Hearing - Replat & Site Plan: Hood & Miller Addition, Block A, Lot 11R - Mini-warehouse/public storage, professional/general administrative office, and personal service on one lot on 0.9 acre located at the southwest corner of 16th Street and F Avenue. Zoned Corridor Commercial with Specific Use Permit No. 387 for Mini-Warehouse/Public Storage. Projects #R2019-002 and #SP2019-004. Applicant: Plano F Avenue, LP</p> | |
| <p>(7) CF</p> | <p>Public Hearing - Preliminary Replat: Central Plano Industrial Park Phase 3, Block 24, Lot 1R - Office showroom/warehouse on one lot on 13.7 acres located on the south side of Plano Parkway, 2,650 feet east of Jupiter Road. Zoned Research/Technology Center and located within the 190 Tollway/Plano Parkway Overlay District. Project #PR2019-006. Applicant: ID Services Group, LLC</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>(8) KS</p> | <p>Discussion & Direction: Expressway Corridors Noise and Air Pollution Study - Request for discussion and direction pertaining to the Expressway Corridor Noise and Air Pollution Study. Applicant: City of Plano</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> | |

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.