



# PLANNING & ZONING COMMISSION

Via Videoconference

DATE: 05/04/2020

TIME: 7:00 PM

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>OUR VISION: PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.</p> <p>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>This Planning &amp; Zoning Commission Meeting will be held via videoconference. The Planning &amp; Zoning Commission members and supporting staff will participate remotely via videoconference. The facility will not be open to the public.</p> <p>For those wanting to watch the meeting, but not address the Commission, the meeting will be live streamed on Plano's website at <a href="http://www.planotv.org">www.planotv.org</a> and <a href="https://www.facebook.com/cityofplanotx">Facebook.com/cityofplanotx</a>.</p> <p>Members of the public are entitled to participate in the conversation remotely by webinar at the following URL location (<b>advance registration is required by anyone wishing to address the Commission</b>):  <a href="https://plano.zoom.us/webinar/register/wN_YEVNCCG5QECTPV9Z5WZKTA">HTTPS://PLANO.ZOOM.US/WEBINAR/REGISTER/WN_YEVNCCG5QECTPV9Z5WZKTA</a></p> <p>Emails regarding agenda items may be submitted to <a href="mailto:PZcomments@plano.gov">PZcomments@plano.gov</a>.</p> <p><b><u>CALL TO ORDER</u></b></p> <p><b><u>PLEDGE OF ALLEGIANCE</u></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 three (3) 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. The Presiding Officer will establish time limits based upon the number of speaker requests.</u></b></p>	
(a)	<p><b>Approval of Minutes - April 20, 2020</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(b) DF	<p><b>Revised Conveyance Plat:</b> Tinseltown Addition, Block A, Lots 6 &amp; 9 - Two conveyance lots on 12.0 acres located on the west side of Parkwood Boulevard, 247 feet south of Windhaven Parkway. Zoned Regional Commercial and Regional Employment and located within the Dallas North Tollway Overlay District. Project #RCOP2020-003. <b>Applicant: Acres of Sunshine, Ltd.</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(c) DF	<p><b>Concept Plan:</b> Tinseltown Addition, Block A, Lot 9 - Professional/general administrative office on one lot on 5.4 acres located on the west side of Parkwood Boulevard, 247 feet south of Windhaven Parkway. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #CP2020-007. <b>Applicant: Acres of Sunshine, Ltd.</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(d) CF	<p><b>Preliminary Plat:</b> Mustang Square Residential - 99 single-family residence detached lots and 13 common area lots on 10.7 acres located at the northwest corner of Razor Boulevard and Shoppers Lane. Zoned Planned Development-32-Regional Commercial and located within the State Highway 121 Overlay District. Project #PP2019-018. <b>Applicant: Perfect Dream Homes, LLC</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(e) DF	<p><b>Preliminary Site Plan:</b> Tinseltown Addition, Block A, Lot 6 - Professional/general administrative office on one lot on 6.5 acres located on the west side of Parkwood Boulevard, 661 feet south of Windhaven Parkway. Zoned Regional Employment and Regional Commercial and located within the Dallas North Tollway Overlay District. Project #PSP2020-011. <b>Applicant: Acres of Sunshine, Ltd.</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(f) CF	<p><b>Revised Site Plan:</b> Crest Cadillac Addition, Block A, Lots 2 &amp; 3R - New vehicle dealer and major vehicle repair on two lots on 2.8 acres located on the west side of U.S. Highway 75 1,342 feet south of Parker Road. Zoned Corridor Commercial. Project #RSP2020-011. <b>Applicants: Altus John &amp; Cindy-Le Trustee Rev Trust and William Hal Davidson</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
(g) DF	<p><b>Revised Site Plan:</b> My Possibilities Addition, Block A, Lot 1 - Trade school on one lot on 20.0 acres located at the northeast corner of Mapleshade Lane and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2020-015. <b>Applicant: My Possibilities</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

(h) CF	<b>Revised Site Plan:</b> Spike Diamond Addition, Block A, Lot 5R - Heath/fitness center on one lot on 3.5 acres located on the west side of Talbert Drive, 217 feet north of Mapleshade Lane. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2020-023. <b>Applicant: Plain Old Texas, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(i) DF	<b>Preliminary Site Plan:</b> East Spring Creek Venture Addition, Block A, Lot 1R - Restaurant with drive-through on one lot on 0.9 acre located at the southeast corner of Spring Creek Parkway and Coit Road. Zoned Retail. Project #PSP2020-001. <b>Applicant: Robert Daigrepoint</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(j) DF	<b>Revised Preliminary Site Plan:</b> Village at 121 Addition, Block 1, Lots 7 & 12 - Professional/general administrative office on two lots on 9.2 acres located at the northeast corner of Belleview Drive and Towne Square Drive. Zoned Commercial Employment and located within the State Highway 121 Overlay District. Project #RPSP2020-006. <b>Applicant: Primera 121 Properties, LLC and Primera Town Square II, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
<b><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></b>		
<b><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></b>		
(1A) DF	<b>Public Hearing:</b> Zoning Case 2020-005 - Request for a Specific Use Permit for Vehicle Leasing and Renting on 0.2 acre located 293 feet east of Alma Road and 225 feet south of Legacy Drive. Zoned Planned Development-99-Retail. Project #ZC2020-005. <b>Applicant: 6900 Alma B, LLC</b>	APPROVED 8-0, WILL GO TO CC ON 05-26-20
(1B) DF	<b>Revised Site Plan:</b> Chase Oaks Plaza Addition, Block A, Lot 5 - Mini-warehouse/public storage and vehicle leasing and renting on one lot on 1.2 acres located on the east side of Alma Drive, 225 feet south of Legacy Drive. Zoned Planned Development-99-Retail. Project #RSP2020-020. <b>Applicant: 6900 Alma B, LLC dba Legacy Self Storage</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(2A) DF	<b>Public Hearing:</b> Zoning Case 2020-006 - Request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street to increase the size of Block S from 8.9 to 9.2 acres and Block Y from 3.8 to 5.1 acres. Zoned Urban Mixed-Use-3 and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2020-006. <b>Applicants: MM CCM 48M, LLC; MM CCM 7AJ, LLC; MM CCM 12S, LLC; MM CCM 13MC, LLC; and JCPenney Properties</b>	APPROVED 8-0, WILL GO TO CC ON 05-26-20
(2B) DF	<b>Preliminary Site Plan:</b> Regional Mall Addition, Blocks M-Z- Mixed-use development on 72.0 acres located on the north side of Plano Parkway, 600 feet east of Alma Drive. Zoned Urban Mixed-Use-3 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2019-018. <b>Applicants: MM CCM 48M LLC and JC Penney Properties</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED

(3) MR	<b>Public Hearing - Replat &amp; Revised Site Plan:</b> Countrywide Addition, Block 1, Lot 1R - Professional/general administrative office on one lot on 34.2 acres located on the west side of Corporate Drive, and 872 feet south of Corporate Drive. Zoned Commercial Employment. Projects #R2020-015 and #RSP2020-025. <b>Applicant: CDS – Commercial Due Diligence Services</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(4) CF	<b>Public Hearing - Replat:</b> Crest Cadillac Addition, Block A, Lot 3R - New vehicle dealer on one lot on 1.4 acres located on the west side of U.S. Highway 75, 1,451 feet south of Parker Road. Zoned Corridor Commercial. Project #R2020-016. <b>Applicant: William Hall Davidson</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(5) MR	<b>Public Hearing - Replat, Revised Preliminary Site Plan, &amp; Revised Site Plan:</b> Hunters Glen 5, Block A, Lots 3R & 7 - Medical office on Lot 3R and commercial pet sitting/kennel (indoor pens) on Lot 7 on 2.3 acres located on the north side of Spring Creek Parkway, 272 feet west of Custer Road. Zoned Retail. Projects #R2020-017, #RPSP2020-005, and #RSP2020-028. <b>Applicant: London Enterprises, Inc.</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(6) CF	<b>Public Hearing - Preliminary Replat:</b> Spike Diamond Addition, Block A, Lots 1 & 5R - Health/fitness center and restaurant on two lots on 4.5 acres located at the northwest corner of Mapleshade Lane and Talbert Drive. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PR2020-009. <b>Applicant: Plain Old Texas, LLC</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
(7) DF	<b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> TMNA Addition, Block A, Lot 1R - Professional/general administrative office on one lot on 99.4 acres located at the northwest corner of Legacy Drive and Headquarters Drive. Zoned Commercial Employment. Projects #PR2020-010 and #RSP2020-007. <b>Applicant: Toyota Motor North America, Inc.</b>	APPROVED 8-0, NO FURTHER ACTION REQUIRED
<b><u>Non-Public Hearing Items: Non-Public Hearing Items: The Presiding Officer will permit 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>		
(8) MR	<b>Revised Site Plan:</b> 14th Street Business Park, Block A, Lot 2 - Light-intensity manufacturing and office showroom/warehouse 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 #RSP2020-024. <b>Applicant: Core 5 Business Center at Plano, LLC</b>	EXTENSION APPROVED 8-0
(9) KC	<b>Discussion &amp; Direction:</b> Neighborhood Business Design Zoning District - Discussion and direction pertaining to standards for the Neighborhood Business Design zoning district.	DISCUSSION WAS HELD
(10) KC	<b>Discussion &amp; Direction:</b> Residential Community Design Zoning District - Discussion and direction pertaining to standards for the Residential Community Design zoning district.	DISCUSSION WAS HELD

<p>(11)</p>	<p><b>Items for Future Discussion:</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p><b>Council Liaisons:</b> Mayor Pro Tem Rick Smith 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>	<p><b>NO DISCUSSION WAS HELD</b></p>
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