

# PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074

and via Videoconference



DATE: 04/19/21

TIME: 7:00 p.m.

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 in person and via videoconference. The Planning &amp; Zoning Commission members and supporting staff will participate in person and remotely via videoconference. The facility will be open to members of 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>Anyone wishing to address the Commission via videoconference must register at the link below by 4 p.m. the day of the meeting:</b></p> <p><a href="https://plano.zoom.us/webinar/register/WN_00UqW57FRliqU_cwmriivA">https://plano.zoom.us/webinar/register/WN_00UqW57FRliqU_cwmriivA</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 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> April 5, 2021</p> <p>(b) <b>Preliminary Plat:</b> First Baptist 190 Addition, Block A, Lot 3 - Hospital on one lot on 2.5 acres located at the northwest corner of Mapleshade Lane and State Highway 190. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #PP2021-004. <b>Applicant: Board of Regents of The University of Texas</b></p> <p>(c) <b>Final Plat:</b> Palisades Business Park Section 5, Block F, Lot 1 - Warehouse/distribution center on one lot on 0.9 acre located at the northeast corner of N Avenue and Capital Avenue. Zoned Light Industrial-1. Project #FP2018-011. <b>Applicant: 1401 Capital, Ltd.</b></p> <p>(d) <b>Site Plan:</b> Hoblitzelle Park Addition No. 3, Block 1, Lot 1 - Playground/park on one lot on 20.6 acres located on the west side of Red River Drive, 630 feet south of Prescott Drive. Zoned Single-Family Residence-7 and Planned Residential Development-2-Single Family Residence-7. Project #SP2021-003. <b>Applicant: City of Plano</b></p> <p>(e) <b>Revised Site Plan:</b> Crest Cadillac Addition, Block A, Lot 3R - New vehicle dealer and major vehicle repair on one lot on 1.4 acres located on the west side of U.S. Highway 75, 1,417 feet south of Parker Road. Zoned Corridor Commercial. Project #RSP2021-010. <b>Applicant: Delynn A. Davidson</b></p> <p><b><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></b></p> <p><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></p> <p>(1A) <b>Public Hearing:</b> Zoning Case 2020-018 (Submitted under the Plano Tomorrow Comprehensive Plan) - Request for a Specific Use Permit for Transit Center/Station on 7.8 acres located on the west side of Shiloh Road, 347 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2020-018. <b>Applicants: Dallas Area Rapid Transit, City of Plano, and Oncor Electric Delivery Company</b></p>	
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<p>(1B) CF</p>	<p><b>Preliminary Site Plan:</b> Shiloh Road Station, Block A, Lot 1 - Transit center/station on one lot on 7.8 acres located on the east side of Shiloh Road, 347 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2020-016. <b>Applicants: Dallas Area Rapid Transit, City of Plano, and Oncor Electric Delivery Company</b></p>	
<p>(2) AM</p>	<p><b>Public Hearing:</b> Zoning Case 2020-024 (Submitted under the Plano Tomorrow Comprehensive Plan) - Request to rezone 11.4 acres located at the northeast corner of Los Rios Boulevard and 14th Street <b>from</b> Agricultural <b>to</b> Neighborhood Office. Zoned Agricultural. Tabled November 16, 2020, and December 21, 2020. Rescheduled from the February 15, 2021 meeting which was canceled due to emergency conditions. Tabled March, 15, 2021. Project #ZC2020-024. <b>Applicant: North Texas Municipal Water District</b> (Request to withdraw project from consideration.)</p>	
<p>(3A) AM</p>	<p><b>Public Hearing:</b> Zoning Case 2021-004 (Submitted under the Interim Comprehensive Plan) - Request to rezone 35.0 acres from Multifamily Residence-2 to Planned Development-Multifamily Residence-2 located at the southeast corner of Plano Parkway and Alma Drive to allow mid-rise residential and select nonresidential uses as permitted uses and to modify development standards which may include, but are not limited to: density, height, building setbacks, floor area ratio, open space, landscaping, building design, and parking. Zoned Multifamily Residence-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2021-004. <b>Applicant: Bel Air Multi 10, LLC</b></p>	
<p>(3B) AM</p>	<p><b>Concept Plan:</b> Bel Air Oaks, Block A, Lot 1 - 2,808 Mid-rise residential units on one lot on 31.7 acres located on the southeast corner of Plano Parkway and Alma Drive. Zoned Multifamily Residence-2 and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2021-002 <b>Applicant: Bel Air Multi 10, 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>	
<p>(4) MB</p>	<p><b>Information:</b> Comprehensive Plan Update - Receive a report on the progress of the Comprehensive Plan Review Committee. <b>Applicant: City of Plano</b></p>	
<p>(5)</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>	

**Council Liaisons: Mayor Pro Tem Kayci Prince and Deputy Mayor Pro Tem Anthony Ricciardelli**

**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.**