

PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074

and via Videoconference



DATE: 05/03/21

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 & Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p>This Planning & Zoning Commission Meeting will be held in person and via videoconference. The Planning & 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 www.planotv.org and Facebook.com/cityofplanotx.</p> <p>Members of the public are entitled to participate in the conversation remotely by webinar at the following URL location. Anyone wishing to address the Commission via videoconference must register at the link below by 4 p.m. the day of the meeting:</p> <p>https://plano.zoom.us/webinar/register/WN_29Fr5_N0QKiqJYGY_Jo7BQ</p> <p>Emails regarding agenda items may be submitted to: PZcomments@plano.gov.</p> <p><u>CALL TO ORDER</u></p> <p><u>PLEDGE OF ALLEGIANCE</u></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>	

CONSENT AGENDA

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.

- (a) **Approval of Minutes:** April 19, 2021
- (b) **Preliminary Plat:** Plano Business Park Phase II, Block 1, Lot 8 - Office showroom/warehouse and restaurant on one lot on 6.4 acres located at the northwest corner of Plano Parkway and Los Rios Boulevard. Zoned Research/Technology Center. Project #PP2021-003. **Applicant: IMAD, Inc.**
- (c) **Preliminary Site Plan & Concept Plan:** Turner Heritage Addition, Block 1, Lots 1, 2, & 3 - Superstore on Lot 3 and retail on Lots 1 and 2 on 22.2 acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2 with Specific Use Permit No. 631 for Superstore and located within the Preston Road Overlay District. Projects #PSP2020-002 and #CP2020-001. **Applicant: H-E-B Grocery Company, LP**

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 - Replat:** Palisades Business Park No. 6, Block 1, Lot 5R - Mini-warehouse/public storage on one lot on 8.8 acres located on the west side of N Avenue, 225 feet north of State Highway 190. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2021-004. **Applicant: HT N Ave SS Owner, LP**
- (2) **Public Hearing - Replat:** Breezeway Farms Addition, Block 1, Lots 6R & 8R - 310 multifamily residence units on Lot 6R and vacant lot on Lot 8R on 5.2 acres located at the northwest corner of U.S. Highway 75 and Maroon Lane. Zoned Planned Development-21-Corridor Commercial. Project #R2021-009. **Applicant: DRI/Maple Legacy Central 2, LLC and AR LC, LLC**
- (3) **Public Hearing - Replat:** Fine Arts Addition, Block A, Lot 1R - Community center on one lot on 16.3 acres located on the east side of Alma Drive, 330 feet south of Park Boulevard. Zoned Corridor Commercial. Project #R2021-015. **Applicant: Plano Independent School District**

<p>(4) RK</p>	<p>Public Hearing - Replat: Alcatel USA Addition, Block A, Lot 5R - Vehicle parking lot on one lot on 18.1 acres located at the southeast corner of Plano Parkway and Data Drive. Zoned Planned Development-380-Retail/General Office, Planned Development-381-Retail/General Office, and Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2021-016. Applicant: AT&T Services, Inc.</p>	
<p>(5) DF</p>	<p>Public Hearing - Replat: Plano Tech Center, Block 1, Lot 1R - Research and development center on one lot on 3.7 acres located at the northeast corner of Plano Parkway and Klein Road. Zoned Research/Technology Center and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2021-017. Applicant: Orano Med, LLC</p>	
<p>(6) CF</p>	<p>Public Hearing - Replat & Revised Site Plan: Heritage Creekside Homes Phase 3, Block L, Lots 11, 12, 32, 33, 1X & 2X - Four Single-Family Residence Attached lots, and two common area lots on 0.7 acre located at the southeast corner of Plano Parkway and Patton Boulevard. Zoned Urban Mixed-Use-1 and located within the 190 Tollway/Plano Parkway Overlay District. Projects #R2021-018 and #RSP2021-013. Applicants: CB Jeni Homes Heritage Creekside, LLC and JBGL Hawthorne, 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>(7) CF</p>	<p>Preliminary Site Plan: Assembly Park, Block A, Lot 1 - 312 multifamily residences, retail, restaurant and professional/general administrative office on one lot on 26.3 acres located on the north side of Spring Creek Parkway, 468 feet east of K Avenue. Zoned Planned Development-45-Retail. Project #PSP2021-010. Applicant: Plano Mall Owner, LP</p>	
<p>(8) MB</p>	<p>Discussion: Comprehensive Plan Update - Hold a discussion on the Draft Plano Comprehensive Plan 2021 as recommended by the Comprehensive Plan Review Committee. 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>	

	<p>Council Liaisons: Mayor Pro Tem Kayci Prince and Deputy Mayor Pro Tem Anthony Ricciardelli</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>	
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