

# PLANNING & ZONING COMMISSION

1520 K Avenue, Plano, Texas 75074

and via Videoconference



DATE: 02/01/21

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. <b><u>The facility will not be open to the public.</u></b></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>Advanced registration by 4 p.m. the day of the meeting is required by anyone wishing to address the Commission:</b></p> <p><a href="https://plano.zoom.us/webinar/register/WN_unGi_ILKRHSTZGjmDfri9w">https://plano.zoom.us/webinar/register/WN_unGi_ILKRHSTZGjmDfri9w</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> January 19, 2021</p> <p>(b) <b>Preliminary Plat:</b> Granite Parkway Medical Office Addition, Block A, Lot 1 - Medical office and professional/general administrative office on one lot on 2.8 acres located at the southeast corner of State Highway 121 and Granite Parkway. Zoned Central Business-1 and Commercial Employment and located within the State Highway 121 Overlay District and the Dallas North Tollway Overlay District. Project #PP2020-016. <b>Applicant: MLM64, LLC</b></p> <p>(c) <b>Final Plat:</b> Spike Diamond Addition, Block A, Lot 1 - Health/fitness center on one lot on 1.1 acres located at the northwest corner of Mapleshade Lane and Talbert Drive. Zoned Light Industrial-1 with Specific Use Permit No. 131 for Outdoor Commercial Amusement and located within the 190 Tollway/Plano Parkway Overlay District. Project #FP2021-002. <b>Applicant: Plain Old Texas, LLC</b></p> <p>(d) <b>Preliminary Site Plan:</b> Plano Business Park 2, 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 #PSP2020-021. <b>Applicant: IMAD, Inc.</b></p> <p>(e) <b>Preliminary Site Plan &amp; Revised Concept Plan:</b> Promontory on Preston, Block A, Lots 1-4 - Multifamily residence, retail, and restaurant on four lots on 30.5 acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail and located within the Preston Road Overlay District. Projects #PSP2020-032 and #RCP2020-006. <b>Applicant: Promontory, Ltd.</b></p> <p>(f) <b>Revised Site Plan:</b> Parker Square, Revised Addition, Block 1, Lot 4 - Minor vehicle repair and used vehicle dealer on one lot on 0.9 acre located on the south side of Parker Road, 150 feet west of K Avenue. Zoned Corridor Commercial with Specific Use Permit No. 211 for Used Car Dealer. Project #RSP2018-058. <b>Applicant: Gerald Oliverie</b></p>	
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**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)  
DB     **Public Hearing:** Zoning Case 2020-019 (Submitted under the Plano Tomorrow Comprehensive Plan) - Request for a Specific Use Permit for Transit Center/Station on 5.5 acres located at the southeast corner of K Avenue and 12th Place. Zoned Light Commercial. Project #ZC2020-019. **Applicant: Dallas Area Rapid Transit** (Request to table to February 15, 2021, Planning & Zoning Commission meeting.)
- (2)  
DB     **Public Hearing:** Zoning Case 2020-020 (Submitted under the Plano Tomorrow Comprehensive Plan) - Request for a Specific Use Permit for Transit Center/Station on 1.6 acres located west of J Avenue at 12th Street. Zoned Light Commercial and Light Industrial-1. Project #ZC2020-020. **Applicant: Dallas Area Rapid Transit** (Request to table to February 15, 2021, Planning & Zoning Commission meeting.)
- (3)  
CF     **Public Hearing:** Zoning Case 2020-034 (Submitted under the Interim Comprehensive Plan.) - Request to rezone 16.8 acres **from** Single-Family Residence-9 **to** Single-Family Residence-6 located on the north side of Parker Road, 180 feet west of Virgo Drive. Zoned Single-Family Residence-9. Project #ZC2020-034. Tabled January 19, 2021. **Applicant: Chen You-Hong & Hong Zhuang** (Request to withdraw project from consideration.)
- (4A)  
AM     **Public Hearing:** Zoning Case 2020-033 (Submitted under the Interim Comprehensive Plan) - Request to rezone 5.3 acres located on the north side of Park Boulevard, 150 feet west of K Avenue **from** Corridor Commercial **to** Planned Development-Corridor Commercial in order to modify development standards. Zoned Corridor Commercial. Project #ZC2020-033. **Applicant: City of Plano**
- (4B)  
AM     **Concept Plan:** K Avenue Lofts, Block A, Lot 1 - Multifamily residence on one lot on 4.4 acres located on the north side of Park Boulevard, 150 feet west of K Avenue. Zoned Corridor Commercial. Project #CP2020-015. **Applicant: City of Plano**
- (5)  
CF     **Public Hearing - Replat, Revised Preliminary Site Plan, and Revised Site Plan:** First International Bank Addition, Block 1, Lots 1R & 2 - Bank, and professional/general administrative office on two lots on 2.6 acres located on the east side of K Avenue, 90 feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Projects #R2020-034, #RPSP2020-015, and #RSP2020-060. **Applicant: American First National Bank**

<p>(6) CF</p>	<p><b>Public Hearing - Replat:</b> Spike Diamond Addition, Block A, Lot 5R - Indoor commercial amusement on one lot on 3.5 acres located on the west side of Talbert Drive, 270 feet north of Mapleshade Lane. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2021-001. <b>Applicant: Plain Old Texas, 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>(7)</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: Mayor Pro Tem Kayci Prince and Deputy Mayor Pro Tem Anthony Ricciardelli</b></p> <p><b><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></b></p>	