

1520 K Avenue, Plano, Texas 75074
Senator Florence Shapiro Council Chambers

**** IMPORTANT MESSAGE ****

Effective April 1, 2024, and until further notice, Planning & Zoning Commission meetings will temporarily be held at Davis Library during the renovation of the Council Chambers.

DATE

Monday, March 4, 2024

TIME

7:00 p.m.

OUR VISION

Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

MEETING PARTICIPATION

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](https://www.facebook.com/cityofplanotx).

To pre-register to speak at the Planning & Zoning Commission meeting, please visit [https://forms.plano.gov/Forms/Sign Up Citizen](https://forms.plano.gov/Forms/Sign_Up_Citizen). Online registration opens at 5 p.m. on the Friday prior to the meeting and closes 15 minutes before the start of the meeting. Onsite registration is also available on the day of the meeting. Speakers will be called in the order requests are received until the total time is exhausted.

Comments regarding zoning cases should be submitted via: share.plano.gov/ZoningResponse

CALL TO ORDER

The Planning & Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers and may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.

PLEDGE OF ALLEGIANCE

COMMENTS OF PUBLIC INTEREST

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 & 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. The Presiding Officer may modify these times as deemed necessary.

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 consideration by commissioners or staff.

- a. **Approval of Minutes:** Monday, February 19, 2024
- b. **Revised Site Plan:** Accent Plaza, Block A, Lot 1 – Restaurant with drive-through on one lot on 1.0 acre located at the southeast corner of Plano Parkway and Accent Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2023-034. Applicant: Kimven Corporation (Administrative consideration)
(KC)
- c. **Revised Site Plan:** Accent Plaza, Block A, Lot 2 – Retail on one lot on 7.9 acres located on the east side of Accent Drive, 145 south of Plano Parkway. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #RSP2024-001. Applicant: Kimven Corporation (Administrative consideration)
(KC)
- d. **Preliminary Site Plan:** Dallas North Shopping Center 1988 Addition, Block A, Lot 2R – Convenience store and fueling station on one lot on 0.9 acre located at the southwest corner of U.S. Highway 75 and 15th Street. Zoned Corridor Commercial. Project #PSP2023-033. Applicant: Wells Fargo Bank, N.A. (Administrative consideration)
(JK)

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing Items: Applicants are limited to a total of fifteen (15) minutes of 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. Administrative consideration items must be approved if they meet city development regulations. Legislative consideration items are more discretionary, except as constrained by legal considerations.

1. **Public Hearing – Preliminary Replat & Revised Site Plan:** Collin Creek Free Will Baptist Church, Block A, Lot 1R – Religious facility and commercial antenna on one lot on 2.7 acres located on the north side of Parker Road, 1,400 feet west of Jupiter Road. Zoned Agricultural. Projects #PR2024-005 and #RSP2024-004. Applicant: Collin Creek Free Baptist Church of Plano TX (Administrative consideration)
(JK)
2. **Public Hearing:** Zoning Case 2024-001 – Request for a Specific Use Permit for a 95-foot Commercial Antenna Support Structure on 0.1 acre located 235 feet north of Democracy Drive and 220 feet east of Partnership Road. Zoned Commercial Employment. Project #ZC2024-001 Petitioner: C.A. Bass, LLC (Request to table)
(JR)
3. **Public Hearing:** Zoning Case 2024-004 – Request to expand Specific Use Permit No. 660 for Household Care Institution from 0.3 acre to 0.6 acre on two lots located on the north side of 19th Street, 400 feet west of N Avenue. Zoned General Office. Project #ZC2024-004 Petitioner: Agape Resource & Assistance Center, Inc. (Legislative consideration)
(DS)

Non-Public Hearing Items: The Presiding Officer will 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 and length of the agenda and, to ensure meeting efficiency, may include a total time limit.

4. **Discussion and Action:** Call for Public Hearing – Receive the Short-term Rental Study Phase II Report and request to call a public hearing to amend the Zoning Ordinance to extend or repeal the interim ban and permanently regulate short-term rentals and related land uses, including associated development regulations. Project #CPH2024-001. Applicant: City of Plano (Legislative consideration)
(CS)
5. **Discussion:** Silver Line Station Areas Plan Update – Informational update on the progress of the land use priorities of the Silver Line Station Areas Plan. Project #DI2024-003. Applicant: City of Plano
(JA)
6. **Items for Future Agendas.**
(MB)

ADJOURN

COUNCIL LIAISONS

Mayor Pro Tem Kayci Prince and Councilmember Rick Horne

ACCESSIBILITY STATEMENT

The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.

Official Plans - Permanent official plans approved or adopted at this meeting are retained by the Planning Department, and the public is welcome to contact the department or to make a public records request to view or obtain a copy.