

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

DATE

Monday, June 20, 2022

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 followed 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:** June 6, 2022 **APPROVED**
(7-0)

- b. **Conveyance Plat:** State Highway 121 & Rasor Addition, Block A, Lots 1 & 2 **APPROVED**
(7-0)
(KC) - Two conveyance lots on 8.1 acres located at the southeast corner of Rasor Boulevard and State Highway 121. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Project #COP2022-002. **Applicant: Headquarters 121 Venture, Ltd.** (Administrative consideration)

- c. **Preliminary Site Plan:** State Highway 121 & Rasor Addition, Block A, Lots **APPROVED**
(7-0)
(KC) 1 & 2 - Hotel, retail, and restaurant on two lots on 8.1 acres located at the southeast corner of Rasor Boulevard and State Highway 121. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Project #PSP2022-015. **Applicant: Headquarters 121 Venture, Ltd.** (Administrative consideration)

- d. **Revised Site Plan:** Assembly Park, Block A, Lot 1 - 304 multifamily **APPROVED**
(7-0)
(DF) 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 #RSP2022-021. **Applicant: Plano Mall Owner, LP** (Administrative consideration)

- e. **Revised Site Plan:** Prestonwood Addition, Block 1, Lot 1R - Religious facility **APPROVED**
(7-0)
(PM) on one lot on 135.6 acres located at the northwest corner of Park Boulevard and Midway Road. Zoned Planned Development-85-Retail/General Office. Project #RSP2022-024. **Applicant: Prestonwood Baptist Church, Inc.** (Administrative consideration)

- f. **Preliminary Site Plan:** Atlantic Richfield Subdivision, Block A, Lot 1 - **APPROVED**
(7-0)
(KC) Professional/general administrative office and warehouse/distribution center on one lot on 64.4 acres located on the south side of Plano Parkway, 454 feet west of Custer Road. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2022-012. **Applicant: GI Tare Plano, LLC** (Administrative consideration)

- g. **Preliminary Site Plan:** Tinseltown Addition, Block A, Lot 9 - **APPROVED**
(7-0)
(PM) 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 #PSP2022-014. **Applicant: Acres of Sunshine, Ltd.** (Administrative consideration)

- h. **Preliminary Site Plan:** Thunderbird Park Addition - 136 Single-Family Residence Attached lots and 10 common area lots on 21.9 acres located on the west side of Premier Drive, 1,627 feet north of Ruisseau Drive. Zoned Planned Development-49-Single-Family Residence Attached. Project #PSP2022-016. **Applicant: RMP Parker/Central, LLC** (Administrative consideration) **APPROVED (7-0)**
- i. **Preliminary Site Plan:** Chisholm Place Retail No. 1, Block A, Lot 4 - Car wash on one lot on 1.4 acres located on the south side of Park Boulevard, 390 feet east of Alma Drive. Zoned Planned Development-195-Corridor Commercial. Project #PSP2022-019. **Applicant: Captain Car Wash Company, LLC** (Administrative consideration) **APPROVED (7-0)**

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing Items: Applicants are limited to 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.*

- 1A. **Public Hearing:** Zoning Case 2022-007 - Request for a Specific Use Permit for Independent Living Facility on 6.6 acres located on the north side of Plano Parkway, 420 feet west of Dallas North Tollway. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #ZC2022-007. **Applicant: Kreymer Investments, Ltd. and Mariposa Plano Parkway, LP** (Legislative consideration) **DENIED (7-0)**
- 1B. **Public Hearing - Concept Plan:** CMS Addition, Block A, Lots 2, 3, & 4 - Independent living facility on Lot 2, hotel on Lot 3 and restaurants on Lot 4 on 14.1 acres located at the northwest corner of Dallas North Tollway and Plano Parkway. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Project #CP2022-007. **Applicant: Kreymer Investments, Ltd. and Mariposa Plano Parkway, LP** (Administrative consideration) **DENIED (7-0)**
- 2. **Public Hearing - Replat:** Ferro, Block A, Lot 1 & Block B, Lot 1 - 385 multifamily residence units on two lots on 5.6 acres located at the northwest corner of K Avenue and 10th Street. Zoned Downtown Business/Government. Project #R2022-019. **Applicant: Toll Brothers - TB Plano 1, LLC** (Administrative consideration) **APPROVED (7-0)**
- 3. **Public Hearing - Revised Preliminary Replat & Revised Site Plan:** Classic BMW Addition, Block 1, Lot 1R - New vehicle dealer on one lot on 23.6 acres located at the northeast corner of Dallas Parkway and Spring Creek Parkway. Zoned Commercial Employment with Specific Use Permit No. 539 for New Car Dealer and located within the Dallas North Tollway Overlay District. Projects #RPR2022-003 and #RSP2022-026. **Applicant: Sewell Automotive Companies** (Administrative consideration) **APPROVED (7-0)**

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, length of the agenda, and to ensure meeting efficiency, and may include a total time limit.

- 4. **Call for Public Hearing:** Zoning Case to Reaffirm Current Notice Requirements for Zoning Ordinance Text Amendments after *The City of Austin v. Acuña* - Request to call a public hearing to consider amending Article 4 (Amendments) of the Zoning Ordinance to reaffirm historic notice requirements and practices regarding publication of notice of text amendments to ensure compliance with state law after a recent legal decision. Project #CPH2022-005. **Applicant: City of Plano** **APPROVED (7-0)**

- 5A. **Discussion:** Land Use & Housing Inventory - Presentation and discussion on the Land Use & Housing Inventory, an implementation tool of the Comprehensive Plan. **DISCUSSION HELD**

- 5B. **Discussion & Direction:** Planning Department Land Use & Housing Inventory Snapshot Policy - Discussion and direction on the Planning Department's Land Use & Housing Inventory (LUHI) Snapshot Policy regarding the regular update and establishment of land use data to be used in review of zoning change requests for conformance with the Future Land Use Dashboards of the Comprehensive Plan. **DISCUSSION HELD**

- 5C. **Discussion & Direction:** Findings Policy Implementation Matrix - Discussion and direction on the matrix used to determine if findings are required due to lack of conformance with the Mix of Use sections of the Comprehensive Plan Future Land Use Dashboards. **DISCUSSION HELD**

- 6. **Subcommittee Appointments:** Planning Policy Documents - Appoint Commissioners to ad-hoc Planning & Zoning subcommittees to review long-standing policy documents. **APPOINTMENTS MADE**

- 7. **Items for Future Agendas.** **APPOINTMENTS MADE**

ADJOURN

COUNCIL LIAISONS

Mayor Pro Tem Kayci Prince and Councilmember Rick Grady

ACCESSIBILITY STATEMENT

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.