

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

## **DATE**

Tuesday, January 2, 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](http://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](https://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:** Monday, December 18, 2023
- b. **Revised Site Plan:** High Point North Athletic Complex, Block A, Lot 1R - (PM) Park/playground and public service yard on one lot on 23.8 acres located on the east side of Alma Drive, 1,430 feet north of Spring Creek Parkway. Zoned Planned Development-329-Community Center. Tabled on December 18, 2023. Project #RSP2023-075. Applicant: City of Plano (Request to withdraw from consideration)
- c. **Preliminary Site Plan:** Collin Creek Addition, Block M, Lots 1 & 2, Block N, Lot 1, Block (DS) O, Lot 1, & Block P, Lot 1 - 821 multifamily residence units, common area, and park/playground on five lots on 10.0 acres located at the northeast corner of Heights Way and Ash Road. Zoned Urban Mixed-Use-3. Project #PSP2023-029. Applicant: VM Fund I, LLC (Administrative Consideration)

## 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:** Bob Woodruff Park Addition, Block A, Lots 1R & (PM) 2 - Park/playground on two lots on 187.1 acres located at the northeast corner of Park Boulevard and Spring Creek Parkway. Zoned Agricultural, Estate Development, Single-Family Residence-9, and Single-Family Residence Attached and located within the Parkway Overlay District. Tabled on December 18, 2023. Project #PR2022-033. Applicant: City of Plano (Request to withdraw from consideration)
- 2. **Public Hearing - Extension of Approval Request - Preliminary Replat:** City of Plano (KC) Los Rios Park, Block E, Lots 2R & 3R - Extension of approval for a preliminary replat for a park/playground on two lots on 11.5 acres located at the southeast corner of Country Club Drive and San Miguel Drive. Zoned Single-Family Residence Attached and Single-Family Residence-7. Project #PR2023-031. Applicant: City of Plano (Request to withdraw from consideration)
- 3A. **Public Hearing:** Zoning Case 2023-021 - Request to rezone 5.0 acres located on the (KC) west side of Enterprise Drive, 175 feet north of Park Boulevard **from** Corridor Commercial **to** Planned Development-Single-Family Residence Attached. Tabled on December 18, 2023. Project #ZC2023-021. Petitioner: Fairview Farm Land Company, Ltd. (Legislative consideration)

- 3B. **Public Hearing - Concept Plan:** Villas at Park Addition, Blocks A-C - 26 single-family residence attached lots and 4 common area lots on 4.7 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard. Zoned Corridor Commercial. Project #CP2023-010. Applicant: Fairview Farm Land Company, Ltd. (Administrative consideration)  
(KC)
4. **Public Hearing:** Zoning Case 2023-029 - Request for a Specific Use Permit for Electrical Substation on one lot on 3.4 acres located 1,440 feet west of North Star Road and 940 feet south of Plano Parkway. Zoned Research/Technology Center. Project #ZC2023-029. Petitioner: Plano Property Owner, LP (Request to table to February 5, 2024)  
(PM)
5. **Public Hearing:** Subdivision Ordinance Amendment 2023-003 - Request to amend various sections of the Subdivision Ordinance related to HB 3699, including extension of certain plat approval authority to staff as permitted under the bill. Project #SOA2023-003. Petitioner: City of Plano (Request to table to February 5, 2024)  
(RK)
6. **Public Hearing:** Zoning Case 2023-019 - Request to amend various sections of the Zoning Ordinance pertaining to recent state legislative actions and to ensure compliance with state law, including amendments related to SB 929. Project #ZC2023-019. Petitioner: City of Plano (Request to table to February 5, 2024)  
(RK)

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.

7. **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 972-941-7776. 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.