

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

DATE

Monday, February 5, 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:** Tuesday, January 16, 2024
- b. **Preliminary Plat:** UCD Plano Coit Addition, Block A, Lot 12 – Restaurant with drive-through on one lot on 0.9 acre located on the west side of Coit Road, 640 feet north of Ridgeview Drive. Zoned Regional Commercial and located within the State Highway 121 Overlay District. Project #PP2023-016. Applicant: Coit Marketplace, LP (Administrative consideration)
(JK)
- c. **Preliminary Site Plan:** Collin Creek Village, Block 2, Lot 2 - Car wash on one lot on 1.2 acres located at the southwest corner of U.S. Highway 75 and Plano Parkway. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2023-030. Applicant: Victron Stores, LP (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 – Replat:** Preston Meadow Office Park Addition, Block 1, Lot 3R – Professional/general administrative office on one lot on 0.9 acre located on the west side of Coit Road, 920 feet south of Legacy Drive. Zoned Planned Development-429-Neighborhood Office. Project #R2023-052. Applicant: Redding-McHargue Partnership (Administrative consideration)
(JK)
- 2. **Public Hearing – Preliminary Replat & Revised Site Plan:** Coit Crossings Addition, Block 1, Lot 1R – Superstore and convenience store on one lot on 22.5 acres located at the northwest corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Projects #PR2023-032 and #RSP2023-082. Applicant: Wal-Mart Estate Business Trust (Administrative consideration)
(KC)
- 3A. **Public Hearing:** Zoning Case 2023-021 – Request to rezone 5.0 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard **from** Corridor Commercial **to** Planned Development-Single-Family Residence Attached. Tabled on January 2, 2024. Project #ZC2023-021. Petitioner: Fairview Farm Land Company, Ltd. (Legislative consideration)
(KC)

- 3B. **Public Hearing – Concept Plan:** Villas at Park Addition, Blocks A-C - 25 single-family residence attached lots and 5 common area lots on 4.7 acres located on the west side of Enterprise Drive, 175 feet north of Park Boulevard. Zoned Corridor Commercial. Tabled on January 2, 2024. Project #CP2023-010. Applicant: Fairview Farm Land Company, Ltd. (Legislative consideration)
(KC)
- 4A. **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. Tabled on January 2, 2024. Project #ZC2023-029. Petitioner: Plano Property Owner, LP (Legislative consideration)
(PM)
- 4B. **Preliminary Site Plan:** Flextronics Campus Addition, Block A, Lot 5 – Data center and electrical substation on one lot on 44.3 acres located on the west side of North Star Road, 615 feet south of Plano Parkway. Zoned Research/Technology Center. Project #PSP2023-026. Applicant: Plano Property Owner, LP (Legislative consideration)
(PM)
- 5A. **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. Tabled on January 2, 2024. Project #SOA2023-003. Petitioner: City of Plano (Legislative consideration)
(RK)
- 5B. **Public Hearing:** Zoning Case 2023-019 – Request to amend various sections of the Zoning Ordinance pertaining to recent state legislative actions to ensure compliance with state law, including amendments related to SB 929. Tabled on January 2, 2024. Project #ZC2023-019. Petitioner: City of Plano (Legislative consideration)
(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.

6. **Discussion and Action – Preliminary Site Plan:** WPLC Parkwood-Dominion Addition, Block A, Lot 2 – Data center on one lot on 16.0 acres located at the southwest corner of Dominion Parkway and Parkwood Boulevard. Zoned Commercial Employment. Project #PSP2023-023. Applicant: Db Data Center Plano, LLC (Legislative consideration)
(KC)
7. **Discussion:** Short-term Rental Study Update – Presentation of the Short-term Rental Study progress to date. Project #DI2024-001. Applicant: City of Plano
(JR)
8. **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.