

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

DATE

Monday, May 1, 2023

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:** Monday, April 17, 2023 **APPROVED (7-0)**
- b. **Revised Conveyance Plat:** Turnpike Commons Addition, Block 3, Lots 4, 6, & 7 - Three conveyance lots on 4.1 acres located at the northeast corner of Renner Road and Wyngate Boulevard. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #RCOP2023-002. **Applicant: Plano Renner Retail, LLC** (Administrative consideration) **APPROVED (7-0)**
(KC)
- c. **Revised Preliminary Site Plan:** Turnpike Commons Addition, Block 3, Lots 4, 6, & 7 - Retail and restaurant with drive-through on three lots on 4.1 acres located at the northeast corner of Renner Road and Wyngate Boulevard. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #RPSP2023-003. **Applicant: Plano Renner Retail, LLC** (Administrative consideration) **APPROVED (7-0)**
(KC)
- d. **Final Plat:** Kerico Addition, Block A, Lot 1 - Personal service shop on one lot on 0.6 acre located on the north side of 14th Street, 244 feet west of P Avenue. Zoned Retail. Project #FP2023-005. **Applicant: Harris Investments Holdings, LLC** (Administrative consideration) **APPROVED (7-0)**
(KC)
- e. **Final Plat:** Municipal Parking Addition, Block A, Lot 1 - Vehicle parking lot on one lot on 0.6 acre located on the east side of Municipal Avenue, 170 feet south of 14th Street. Zoned Planned Development-369-Light Commercial with Specific Use Permit No. 124 for Contractors Shop and Storage. Project #FP2023-008. **Applicant: City of Plano** (Administrative consideration) **APPROVED (7-0)**
(PM)
- f. **Revised Site Plan:** S.E.D. 2, Block S, Lots 2 & 3 - Professional/general administrative office on two lots on 16.0 acres located at the southeast corner of Tennyson Parkway and Democracy Drive. Zoned Commercial Employment. Project #RSP2022-035. **Applicant: A&M Peak LTC, LLC** (Administrative consideration) **APPROVED (7-0)**
(DS)
- g. **Preliminary Site Plan:** Pappy's Mapleshade Addition, Block A, Lot 2 - Office showroom/warehouse on one lot on 1.2 acres located on the south side of Mapleshade Lane, 1,530 feet east of Ohio Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2023-002. **Applicant: Salas Worldwide, LP** (Administrative consideration) **APPROVED (7-0)**
(KC)

- h. **Revised Preliminary Site Plan:** Turnpike Commons Addition, Block 3, Lots 3 & 8 - Professional/general administrative office on Lot 3 and retail and restaurant with drive-through on Lot 8 on 4.0 acres located at the southwest corner of Shiloh Road and Wynview Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #RPSP2023-002. **Applicant: Plano Shiloh Holdings, LLC.** (Administrative consideration) **APPROVED (7-0)**
- i. **Revised Preliminary Site Plan:** West Park Preston Addition, Block A, Lot 3R - Bank and retail on one lot on 2.2 acres located at the northwest corner of Preston Road and Park Boulevard. Zoned Planned Development-68-Retail and located within the Preston Road Overlay District. Project #RPSP2023-005. **Applicant: MC West Park, LLC** (Administrative consideration) **APPROVED (7-0)**

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.*

- 1A. **Public Hearing:** Zoning Case 2022-009 - Request to rezone 19.1 acres located at the southwest corner of Plano Parkway and Executive Drive **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #ZC2022-009. Tabled on February 6, 2023; March 1, 2023; and April 17, 2023. **Petitioner(s): Onalp Property Owner, LLC** (Legislative consideration) **DENIED (4-3)**
- 1B. **Public Hearing - Concept Plan:** Fry's Electronic Addition, Block A, Lots 1-37 & 1X-8X & Block B, Lot 1 - 501 mid-rise residential units, 33 single-family residence attached units, professional/general administrative office, and hotel on 46 lots on 16.5 acres located at the southwest corner of Plano Parkway and Executive Drive. Zoned Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #CP2022-008. Tabled on March 1, 2023. **Applicant: Onalp Property Owner, LLC** (Administrative Consideration) **DENIED (4-3)**
2. **Public Hearing - Replat:** Plano Tech Center II, Block 1, Lot 2R - Data center on one lot on 14.5 acres located at the southwest corner of Plano Parkway and Shiloh Road. Zoned Research/Technology Center and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2023-008. **Applicant: LI Plano, LLC** (Administrative consideration) **APPROVED (7-0)**

3. **Public Hearing - Replat:** Sidney Addition, Block 1, Lot 1R - Used vehicle dealer on one lot on 9.6 acres located on the south side of Plano Parkway, 755 feet east of Fulgham Road. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #R2023-012. **APPROVED (7-0)**
(PM) **Applicant: Asbury TX Auction, LLC** (Administrative consideration)

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. **Items for Future Agendas.** **DISCUSSION HELD**
(EH)

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.