

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

## **DATE**

Tuesday, January 16, 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 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 2, 2024
- b. **Final Plat:** White Rock Crossing, Block A, Lot 3 - Medical office on one lot on 2.4 acres located on the south side of McDermott Road, 190 feet west of Rasor Boulevard. Zoned Retail. Project #FP2023-023. Applicant: White Rock Crossing II Condominium Association (Administrative consideration)
- c. **Final Plat:** Municipal Addition, Block A, Lot 1 - Service contractor on one lot on 0.8 acre located on the west side of Municipal Avenue, 150 feet north of 12th Street. Zoned Light Commercial. Project #FP2023-024. Applicant: 2022 Municipal, LP (Administrative consideration)
- d. **Site Plan:** Municipal Addition, Block A, Lot 1 - Service contractor on one lot on 0.8 acre located on the west side of Municipal Avenue, 150 feet north of 12th Street. Zoned Light Commercial. Project: #SP2023-030. Applicant: 2022 Municipal, LP (Administrative consideration)
- e. **Revised Site Plan:** Wal-Mart Center Addition, Block 1, Lot 1R - Superstore on one lot on 18.2 acres located at the southeast corner of Spring Creek Parkway and Premier Drive. Zoned Corridor Commercial. Project #RSP2023-054. Applicant: Wal-Mart Real Estate Business Trust (Administrative consideration)
- f. **Preliminary Site Plan:** Turnpike Commons, Block 5, Lot 6 - Restaurant with drive-through on one lot on 0.6 acre located on the east side of State Highway 190, 420 feet south of Vistacourt Drive. Zoned Planned Development-207-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Project #PSP2023-032. Applicant: BB Renner, 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 - Replat & Revised Site Plan:** Plano Congregation of Jehovah's Witnesses Addition, Block 1, Lot 1 - Religious facility on one lot on 2.0 acres located on the north side of 18th Street, 1,180 feet east of Shiloh Road. Zoned Single-Family Residence-6. Projects #R2023-046 and #RSP2023-060. Applicant: Oak Park Congregation of Jehovah's Witnesses (Legislative consideration)

- 2. **Public Hearing - Replat:** 544 Store Addition, Block A, Lot 1R - Convenience store, fuel station, retail, and restaurant on one lot on 4.6 acres located on the south side of 14th Street, 630 feet west of Park Vista Road. Zoned Light Industrial-1. Project #R2023-049. Applicant: Ajnisha Investment, LLC (Administrative Consideration)  
(RP)
  
- 3. **Public Hearing - Replat:** Collin Creek Single Family, Blocks A-L and Collin Creek, Block M, Lot 1 - 402 single-family residence lots, 25 common area lots, and vacant lot on 100.0 acres located on the east side of Alma Drive, 550 feet north of Plano Parkway. Zoned Urban Mixed-Use-3. Project #R2024-002. Applicants: Ashton Dallas Residential, Brightland Homes, Mattamy Homes, MM CCM 48M, LLC, and VM Fund I, LLC (Administrative consideration)  
(DS)
  
- 4. **Public Hearing - Preliminary Replat & Revised Site Plan:** Parkway Transfer Station Addition, Block 1, Lot 1R - Extension of approval for a preliminary replat and revised site plan for a utility service yard on one lot on 8.4 acres located on the west side of Plano Parkway, 345 feet south of Commerce Drive. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Projects #PR2023-033 and #RSP2023-083. Applicant: North Texas Municipal Water District (Legislative consideration)  
(PM)
  
- 5. **Public Hearing - Preliminary Replat:** The Canal on Preston Addition, Block A, Lots 11R & 12R - Retail, professional/general administrative office, restaurant, and veterinary clinic on Lot 11R and retail on Lot 12R on 2.3 acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed-Use. Project #PR2023-034. Applicant: Akshaya Realty, LLC and Mantra Realty, LLC (Administrative consideration)  
(KC)
  
- 6. **Public Hearing - Preliminary Replat:** TRG J Place Addition, Block A, Lot 1- 325 multifamily residence units on one lot on 4.8 acres located on the west side of J Place, 110 feet north of State Highway 190. Zoned Planned Development-57-Corridor Commercial and located within the 190 Tollway/Plano Parkway Overlay District. Project #PR2023-035. Applicants: Smith-Lisle Holdings, and Numero Uno, Ltd. (Administrative consideration)  
(PM)
  
- 7. **Public Hearing - Revised Preliminary Replat & Revised Site Plan:** Huffines Plano Properties Addition, Block A, Lots 1-3 - New and used vehicle dealer on three lots on 10.9 acres located at the northwest corner of Plano Parkway and Coit Road. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Projects #RPR2023-001 and #RSP2023-062. Applicant: Huffines Plano Properties, LP (Legislative consideration)  
(PM)
  
- 8A. **Public Hearing:** Zoning Case 2023-005 - Request to rezone from Regional Commercial to Planned Development-Regional Commercial and to rescind Specific Use Permits No. 56, 434, 444, and 448 for Private Club on 89.1 acres located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard. Zoned Regional Commercial with Specific Use Permits No. 56, 434, 444, and 448 for Private Club and No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District. Tabled on December 4, 2023. Project #ZC2023-005. Petitioner: Centennial Waterfall Willow Bend, LLC, The Neiman Marcus Group, LLC, Macy's Retail Holdings, LLC, and Dillard's, Inc. (Legislative consideration)  
(RP)

- 8B. **Public Hearing - Concept Plan:** The Shops at Willow Bend, Block 1, Lots 1R, 3, 5, 6R, & 13-21 - Regional mall, retail, professional/general administrative office, multi-family residence units, mid-rise residential, open space, hotel, and vehicle parking lot on 13 lots on 76.2 acres located on the west side of the Dallas North Tollway, 305 feet north of Park Boulevard. Zoned Regional Commercial with Specific Use Permits No. 56, 434, 444, and 448 for Private Club and No. 570 for Automobile Leasing/Renting and located within the Dallas North Tollway Overlay District. Project #CP2023-002. Applicant: Centennial Waterfall Willow Bend, 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.

- 9. **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.