

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

IMPORTANT MESSAGE

Effective April 1, 2024, and until further notice, Planning & Zoning Commission meetings will temporarily be held at Davis Library during the renovation of the Council Chambers.

DATE

Monday, March 18, 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 its 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:** Monday, March 4, 2024
- b. **Revised Site Plan:** Plano Tech Center, Block 1, Lot 9 – Electrical substation on one lot on 3.2 acres located on the west side of Shiloh Road, 855 feet north of Plano Parkway. Zoned Research/Technology Center with Specific Use Permit No. 639 for Electrical Substation. Project #RSP2021-008. Applicant: Oncor Electric Delivery Company, LLC (Administrative consideration)
- (RP)
- c. **Revised Site Plan:** Collin Equities Addition, Block A, Lot 3R – Recreational vehicle parking lot on one lot on 5.0 acres located on the west side of Commerce Drive, 615 feet south of Plano Parkway. Zoned Light Industrial-1. Project #RSP2024-007. Applicant: West Plano RV & Boat Storage, 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.*

- 1A. **Public Hearing:** Zoning Case 2023-007 – Request to rezone 13.5 acres located at the northeast corner of Park Boulevard and Custer Road **from** Planned Development-225-Single-Family Residence Attached **to** Planned Development-225-Retail. Project #ZC2023-007. Petitioner: Fairview Farm Land Company, Ltd. (Legislative consideration)
- (DS)
- 1B. **Public Hearing – Concept Plan:** Townhomes at West Park, Blocks A-C and The Shoppes of Plano, Block D, Lots 1-2 – Restaurant, shopping center, 33 single-family residence attached lots, and three common area lots on 11.5 acres located at the northeast corner of Park Boulevard and Custer Road. Zoned Planned Development-225-Single-Family Residence Attached. Project #CP2023-003. Applicant: Fairview Farm Land Company, Ltd. (Legislative consideration)
- (DS)
- 2. **Public Hearing:** Zoning Case ZC2024-007 – Request to **amend** Planned Development-489-Multifamily Residence-1 on 36.5 acres on the north side of Legacy Drive, 770 feet west of Chase Oaks Boulevard. Zoned Planned Development-489-Multifamily Residence-1. Project #ZC2024-007. Petitioner: 701 Legacy Drive, LLC, 701 Legacy Drive II, LLC, and 701 Legacy Drive IV, LLC (Request to table to April 1, 2024)
- (KC)

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.

3. **Discussion and Direction:** Short-term Rental Zoning Regulations – Work session regarding short-term rental zoning regulations. Project #DI2024-005. Applicant: City of Plano
(CS)
4. **Discussion and Direction:** Silver Line Station Areas Plan Update – Informational update on the progress of the Silver Line Station Areas Plan. Project #DI2024-004. Applicant: City of Plano
(JA)
5. **Discussion and Action:** Call for Public Hearing – Request to call a public hearing to amend Planned Development-64-Central Business-1 to modify the location and development standards for mid-rise residential on 137.3 acres located at the northwest corner of Dallas North Tollway and Headquarters Drive. Project #CPH2024-003. Applicant: Columbus Realty Partners, Ltd.
(DS)
6. **Discussion:** Temporary Relocation of Planning & Zoning Commission Meetings to Davis Library – If time does not permit consideration of this item in the Preliminary Open Meeting, a discussion on the temporary relocation of the Planning & Zoning Commission meetings to Davis Library will be held.
(LM)
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 972-941-7152. 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.