

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

DATE

Monday, June 6, 2022

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:** May 16, 2022
- b. **Preliminary Plat:** Turnpike Commons Addition, Block 3, Lots 4, 6, & 7 - Retail and restaurant 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 #PP2022-003. **Applicant: Plano Shiloh Holdings, LLC** (Administrative consideration)
- c. **Revised Site Plan:** Crest Cadillac Addition, Block A, Lot 4R - Service contractor and professional/general administrative office on one lot on 2.9 acres located on the west side of U.S. Highway 75, 1,000 feet south of Lexington Drive. Zoned Corridor Commercial. Project #RSP2022-013. **Applicant: Team ABC, Ltd.** (Administrative consideration)
- d. **Preliminary Site Plan:** Plano Bank & Trust Addition, Block 1, Lot 1R - Assisted living facility on one lot on 2.4 acres located on the east side of Alma Road, 203 feet north of 16th Street. Zoned Corridor Commercial with Specific Use Permit No. 637 for Assisted Living Facility. Project #PSP2022-013. **Applicant: Cedar Ridge Healthcare System, LLC** (Administrative consideration)

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing Items: Applicants are limited to 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:** Zoning Case 2022-005 - Request to amend Article 4 (Amendments) and related sections of the Zoning Ordinance pertaining to the noticing requirements for city-initiated zoning cases on private property. Project #ZC2022-005. Tabled May 16, 2022. **Applicant: City of Plano** (Legislative consideration)
- 2. **Public Hearing:** Zoning Case 2022-006 - Request to amend Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 15 (Use-Specific Regulations), and related sections of the Zoning Ordinance pertaining to arcade regulations, and to rescind specific use permits for arcades that, based on the proposed amendments, are no longer needed to permit that land use. Project #ZC2022-006. Tabled May 16, 2022. **Applicant: City of Plano** (Legislative consideration)

- 3. **Public Hearing – Preliminary Replat, Revised Site Plan, & Replat:** Preston Meadow Lutheran Church Addition, Block 1, Lot 2R & Preston Meadow Office Park Addition, Block 1, Lot 3R - Professional/general administrative office and assembly hall on Lot 2R and professional/general administrative office on Lot 3R on 5.5 acres located on the west side of Coit Road, 920 feet south of Legacy Drive. Zoned Planned Development-429-Neighborhood Office. Projects #PR2022-010, #RSP2021-059, and #R2022-017. **Applicant: Collin County Association of Realtors & Redding-McHargue Partnership** (Administrative consideration)

- 4. **Public Hearing – Preliminary Replat:** Palisades Business Park No. 6, Block 1, Lot 4R - Car wash on one lot on 0.8 acre located on the east side of K Avenue, 173 feet north of State Highway 190. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Project #PR2022-009. **Applicant: Woodmont Plano Avenue K, 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.

- 5. **Items for Future Agendas.**
(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.