

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 April 18, 2011**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the April 4, 2011, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Revised Preliminary Site Plan: McDermott Square Addition, Block A, Lots 2, 3, 4, & 6R - Retail on four lots on 6.4± acres located generally at the northeast corner of Independence Parkway and McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #64. Applicant: McDermott Square, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5b EH</p>	<p>Preliminary Plat: The Tribeca, Block A, Lot 2 - 240 multifamily units on one lot on 8.2± acres located at the southwest corner of McDermott Road and Ohio Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: The Encore Apartments, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5c EH</p>	<p>Preliminary Plat: NW Plano Park & Ride Addition, Block A, Lot 1 - Transit center on one lot on 9.6± acres located on the east side of Communications Parkway, 800± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Neighborhood #15. Applicant: Dallas Area Rapid Transit</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 KP</p>	<p>Public Hearing: Zoning Case 2011-06 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) and Subsection 2.826 (RT-Research/Technology Center) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance with regard to development standards and uses within the Research/Technology Center zoning district. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 05/09/11</p>
<p>7A BM</p>	<p>Public Hearing: Zoning Case 2011-07 - Request to rezone 11.1± acres located on the east side of Ohio Drive, 641± feet north of Rasor Boulevard from Retail to Planned Development-Single-Family Residence-6. Zoned Retail. Applicants: Megatel Homes, Inc.</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 05/09/11</p>
<p>7B BM</p>	<p>Concept Plan: Beverly Hills Estates I Addition & Beverly Hills Estates II Addition, Block F, Lots 1-3 - 50 Planned Development-Single-Family Residence-6 lots and one open space lot on 11.1± acres and retail, restaurant, and convenience store with gas pumps on three lots on 3.8± acres located at the northeast corner of Ohio Drive and Rasor Boulevard. Zoned Retail. Neighborhood #1. Applicants: Megatel Homes, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>8 KP</p>	<p>Public Hearing - Revised Preliminary Replat & Revised Site Plan: Capital One Addition, Block 1, Lot 3R - General office on one lot on 25.6± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: Capital One National Association</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>9 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Spring Creek Campus Addition, Block 1, Lot 1R - College on one lot on 97.5± acres located on the east side of Jupiter Road and on the south side of Spring Creek Parkway. Zoned Planned Development-456-General Office/Parkway Overlay District. Neighborhood #38. Applicant: Collin County Community College District</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRIED</p>
<p>10 PJ</p>	<p>Appeal of the Director of Planning's Interpretation of the Zoning Ordinance - An appeal of the Director of Planning's Interpretation of the Zoning Ordinance regulations as they apply to the use of outdoor athletic fields operated by a nonprofit organization. Applicant: Custer Road United Methodist Church</p>	<p>TABLED 6-0 TO THE 05/16/11 P&Z</p>
<p>11</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</p> <p style="text-align: center;">ACCESSIBILITY STATEMENT</p> <p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. 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.</p>	<p>NO DISCUSSION</p>

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The Commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.