

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**May 16, 2011**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Executive Session - Planning Conference Room 2E</b></p> <p><b>The Planning &amp; Zoning Commission will convene into Executive Session pursuant to Section 551.071 of the Texas Government Code, the Texas Open Meetings Act, to Consult with its attorney regarding the following posted item:</b></p> <p>1. Legal Advice</p> <p><b>The Planning &amp; Zoning Commission will convene into the Regular Meeting immediately following the Executive Session in the Council Chambers.</b></p> <p><b>The Planning &amp; 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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the May 2, 2011, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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>	

<b><u>CONSENT AGENDA</u></b>		
<b>5a KP</b>	<b>Preliminary Plat:</b> Acres of Sunshine Addition, Block A, Lot 2 - Electrical substation on one lot on 6.3± acres located on the west side of Dallas North Tollway, 1,100± feet north of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #26. <b>Applicant: Brazos Electric Power Cooperative, Inc.</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>5b KP</b>	<b>Final Plat:</b> Preston Village, Phase II - 56 Single-Family Residence Attached lots and three common area lots on 7.3± acres located at the northwest corner of Orion Drive and Durham Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43. <b>Applicant: Preston Villages Developers, L.P.</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>5c EH</b>	<b>Concept Plan:</b> Coit Center, Block A, Lots 1R, 8, & 9 and Block B, Lot 4R - Multifamily and restaurant on three lots on 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Corridor Commercial, Planned Development-215-Corridor Commercial, and Planned Development-216-Corridor Commercial with Specific Use Permits #545 and #546 for Regional Theater and Arcade/190 Tollway/Plano Parkway Overlay District. Neighborhood #72. <b>Applicant: Coit 190, L.P. and Harkins Plano, L.P.</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>5d EH</b>	<b>Final Plat:</b> QT 910 Addition, Block A, Lot 1 - Convenience store with gas pumps on one lot on 2.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1. <b>Applicant: QuikTrip Corporation</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>5e EH</b>	<b>Preliminary Site Plan &amp; Revised Concept Plan:</b> Royal Addition No. 2, Block A, Lots 5, 6, 7, & 8 - Restaurant and retail on four lots on 4.0± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59. <b>Applicant: Michael and Dennison Royal</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>5f EH</b>	<b>Revised Conveyance Plat:</b> Royal Addition No. 2, Block A, Lots 5, 6, 7, & 8 - Four conveyance lots on 4.0± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59. <b>Applicant: Michael and Dennison Royal</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>

<p><b>5g EH</b></p>	<p><b>Preliminary Plat:</b> Parkway Heights, Phase 1 - 96 Single-Family Residence-6 lots and two open space lots on 25.4± acres located at the southeast corner of Plano Parkway and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69. <b>Applicant: RH of Texas Limited Partnership</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p> <p><b><u>PUBLIC HEARINGS</u></b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>6 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2011-11 - Request for a Specific Use Permit for Private Club on 0.7± acre located on the north side of Spring Creek Parkway, 470± feet east of Custer Road. Zoned Retail. <b>Applicant: O. B. Barsh</b></p>	<p>DENIED 6-1</p>
<p><b>7 KP</b></p>	<p><b>Public Hearing:</b> Zoning Case 2011-12 - Request for Specific Use Permit for Trade/Commercial School on 0.1± acre located 575± feet west of Custer Road and 300± feet south of Parker Road. Zoned Planned Development-90-Retail. <b>Applicant: Weingarten Realty, Inc.</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 6/13/11</p>
<p><b>8 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2011-13 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance pertaining to religious facility operated or sponsored onsite homeless shelters. <b>Applicant: City of Plano</b></p>	<p>APPROVED 4-3, WILL BE FORWARDED TO CC 6/13/11</p>
<p><b>9 KP</b></p>	<p><b>Public Hearing - Replat:</b> Capital One Addition, Block 1, Lot 3R - General office on one lot on 24.8± 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. <b>Applicant: Capital One National Association</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>10 PJ</b></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. Tabled 04/18/11. <b>Applicant: Custer Road United Methodist Church</b></p>	<p>DENIED 5-1</p>
<p><b>11 TF</b></p>	<p><b>Request to Call Public Hearing -</b> A request to call a public hearing to consider amendments to Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance and related sections of the ordinance. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, FOR PUBLIC HEARING TO BE CALLED</p>

<p><b>12</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p><b>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</b></p> <p style="text-align: center;"><b>ACCESSIBILITY STATEMENT</b></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><b>DISCUSSION HELD</b></p>
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**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.