

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**August 1, 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. - Regular Meeting - 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 July 18, 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> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>BM</b> <b>Preliminary Plat:</b> Beverly Hills Estates I Addition - 50 Planned Development-213-Single-Family Residence-6 lots and five open space lots on 11.1± acres located on the east side of Ohio Drive, 641± feet north of Rasor Boulevard. Zoned Planned Development-213-Single-Family Residence-6. Neighborhood #1. <b>Applicant: Beverly Hills Estates, Plano</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b BM</b></p>	<p><b>Preliminary Plat:</b> McDermott Square Addition, Block A, Lot 4 - Retail on one lot on 1.0± acre located on the north side of McDermott Road, 256± feet east of Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3. <b>Applicant: McDermott Square, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5c BM</b></p>	<p><b>Revised Preliminary Plat:</b> One-Ninety and Jupiter Addition, Block A, Lot 6 - Religious facility on one lot on 14.6± acres located on the north side of State Highway 190, 1,050± feet east of Jupiter Road. Zoned Research/Technology Center &amp; Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. <b>Applicant: North Dallas Community Bible Fellowship</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d BM</b></p>	<p><b>Revised Site Plan:</b> One-Ninety and Jupiter Addition, Block A, Lot 6 - Religious facility on one lot on 14.6± acres located on the north side of State Highway 190, 1,050± feet east of Jupiter Road. Zoned Research/Technology Center &amp; Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. <b>Applicant: North Dallas Community Bible Fellowship</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5e EH</b></p>	<p><b>Preliminary Site Plan:</b> North Central Park Phases 2 &amp; 4, Block B, Lots 1 &amp; 2 - Restaurant on two lots on 2.5± acres located at the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial. Neighborhood #59. <b>Applicant: Plano Parkway Investments, LP</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5f KP</b></p>	<p><b>Revised Site Plan:</b> Park Boulevard Estates West School Site No. 2, Block A, Lot 1R - Public secondary school and community center on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. Neighborhood #45. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5g KP</b></p>	<p><b>Final Plat:</b> Legacy Town Center (North), Block A, Lot 8R - 210 multifamily residential units on one lot on 6.6± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: Legacy North PT MFA IV, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5h KP</b></p>	<p><b>Preliminary Plat:</b> Medina Villas - 45 Planned Development-218-Single-Family Residence-6 lots and one open space lot on 8.8± acres located on the south side of 14th Street, 175± feet east of Star Court. Zoned Planned Development-218-Single-Family Residence-6. Neighborhood #69. <b>Applicant: Majestic Cast, Inc.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		

<b><u>PUBLIC HEARINGS</u></b>		
<b>6 EH</b>	<b>Public Hearing:</b> Zoning Case 2011-14 - Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011 and July 5, 2011. <b>Applicant: Cencor Realty Services</b>	<b>TABLED 7-0 TO THE 09/06/11 P&amp;Z MEETING</b>
<b>7A BM</b>	<b>Public Hearing:</b> Zoning Case 2011-18 - Request to rezone 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road <b>from</b> Regional Commercial <b>to</b> Single-Family Residence-6. Zoned Regional Commercial/State Highway 121 Overlay District. <b>Applicant: Birkel Custer 121 Partners Ltd.</b>	<b>DENIED 4-3</b>
<b>7B BM</b>	<b>Concept Plan:</b> Kathryn Park - 69 Single Family Residence-6 lots and two common area lots on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. <b>Applicant: Birkel Custer 121 Partners Ltd.</b>	<b>DENIED 4-3</b>
<b>8 KP</b>	<b>Public Hearing:</b> Zoning Case 2011-19 - Request for a Specific Use Permit for Gymnastics/Dance Studio on 0.2 ± acre located on the north side of Summit Avenue, 500± feet west of Stewart Avenue. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: Russell Robertson (Sperry Van Ness Asset Management)</b>	<b>APPROVED 7-0, WILL BE FORWARDED TO CC ON 08/22/11</b>
<b>9 BM</b>	<b>Public Hearing - Replat:</b> First United Methodist Church, Block A, Lot 1R - Public primary school on one lot on 6.5± acres located on the north side of 18th Street and 497± feet east of K Avenue. Zoned Single-Family Residence-7. Neighborhood #60. <b>Applicant: Plano ISD</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>10 EH</b>	<b>Public Hearing - Replat:</b> Timbercreek Estates, Block H, Lot 4R - One Single-Family Residence-9 lot on 0.4± acre located on the south side of Cedar Elm Lane, 230± feet east of Cedar Elm Parkway. Zoned Single-Family Residence-9. Neighborhood #45. <b>Applicant: John K. Randle &amp; Priscilla D. Randle</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>11 KP</b>	<b>Public Hearing - Replat:</b> Village at Prestonwood Addition, Block A, Lots 1R & 2R - Independent living and assisted living on two lots on 26.6± acres located at the northeast corner of Marsh Lane and Plano Parkway. Zoned General Office. Neighborhood #39. <b>Applicant: The Village at Prestonwood, L.P. and Aures Group, LLC</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b><u>END OF PUBLIC HEARINGS</u></b>		

<p><b>12 JC</b></p>	<p><b>Discussion &amp; Direction:</b> Proposed 2011-12 Community Investment Program - Discussion and direction regarding the proposed 2011-12 Community Investment Program. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 7-0</b></p>
<p><b>13</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: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</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>

**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 45 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.