

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 17, 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 October 3, 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 Preliminary Site Plan: Capital One Addition, Block 1, Lot 4 - General office on one lot on 23.5± acres located at the southeast corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: Capital One National Association</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5b KP</p>	<p>Revised Conveyance Plat: Capital One Addition, Block 1, Lot 4 - One conveyance lot on 23.5± acres located at the southeast corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: Capital One National Association</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5c KP</p>	<p>Preliminary Site Plan: Ericsson Village Addition, Block A, Lot 2 - General office on one lot on 19.8± acres located at the northwest corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Ericsson</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d KP</p>	<p>Preliminary Site Plan: Med-Assets, Block 1, Lot 1 - General office on one lot on 19.0± acres located on the north side of Legacy Drive, approximately 1,000± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, by TCC West Plano GP, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BM</p>	<p>Preliminary Plat: Legacy Town Center (North), Block C, Lot 7 - General office and bank on one lot on 4.9± acres located at the southeast corner of Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Heady Investments for Blue Horseshow Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Final Plat: Park Place Center, Block A, Lot 9 - Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 1,280± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Plano Development, L.P. c/o Urbahns Companies, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g EH</p>	<p>Final Plat: Avignon Windhaven Phase 3 - 78 Single-Family Residence-6 and eight open space lots on 32.5± acres located generally at the northwest corner of Windhaven Parkway and Georgette Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. Applicant: Acres of Sunshine Ltd. & Haggard Enterprises Limited</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5h BM</p>	<p>Revised Site Plan: Eastside 14th Street Addition, Block A, Lots 1 & 2 - Retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. Applicant: Eastside 14th Street</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		

<u>PUBLIC HEARINGS</u>		
6A EH	Public Hearing: 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 of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011, July 5, 2011, August 1, 2011, September 6, 2011, and October 3, 2011. Applicant: Cencor Realty Services	APPROVED 7-0, WILL BE FORWARDED TO CC 11/14/11
6B EH	Revised Preliminary Site Plan: Tinseltown Addition, Block A, Lot 1 - Multifamily, restaurant, retail, and office development on one lot on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Cencor Realty Services	APPROVED 7-0, NO FURTHER ACTION REQUIRED
7A KP	Public Hearing: Zoning Case 2011-15 - Request to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard from Agricultural to Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home and Planned Development-Single-Family Residence Attached. Zoned Agricultural. Tabled September 19, 2011. Applicant: Fairview Farm Land Co. Ltd.	APPROVED 7-0, WILL BE FORWARDED TO CC 11/14/11
7B KP	Concept Plan: Haggard Estates - 131 Single-Family Residence-6 lots, 134 Single-Family Residence-7 lots, 160 Patio Home lots, 125 Single-Family Residence Attached lots, and 17 open space lots on 119.2± acres located at the northeast corner of Custer Road and Park Boulevard. Zoned Agricultural. Neighborhood #46. Applicant: Fairview Farm Land Co. Ltd.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
8A EH	Public Hearing: Zoning Case 2011-25 - Request to rezone 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Applicant: Crow-Billingsley Ltd. No. 10	TABLED 7-0 TO THE 02/06/12 P&Z COMMISSION MEETING
8B EH	Concept Plan: Coit Crossings Addition, Block 1, Lots 3R & 9 - Multifamily, restaurant, and retail development on two lots on 86.2± acres located on the west side of Coit Road, 30± feet north of Mapleshade Lane. Zoned Light Industrial-1 & Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Applicant: Crow-Billingsley Ltd. No. 10	TABLED 7-0 TO THE 02/06/12 P&Z COMMISSION MEETING
9 BM	Public Hearing: Zoning Case 2011-29 - Request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located at the northwest corner of Oakland Hills Drive and Norman Drive. Zoned Single-Family Residence-7. Applicant: Roberta J. Cosgrove	DENIED 4-3

<p>10 EH</p>	<p>Public Hearing: Zoning Case 2011-30 - Request to amend Subsection 2.821 (BG - Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance in order to modify the area, yard, and bulk requirements and other standards of the Downtown Business/Government district. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 10/24/11</p>
<p>11 BM</p>	<p>Public Hearing - Preliminary Replat: Normandy Estates, Block G, Lots 1R & 2R & Block I, Lots 1R-17R - 17 Patio Home lots on 2.4± acres located at the southeast corner of Meadowlands Drive and Josephine Street and two Patio Home lots on 0.4± acre located at the southeast corner of Francesca Lane and Bourbon Street. Zoned Single-Family Residence Attached with Specific Use Permit #594 for Private Street Subdivision. Applicant: Bentley Premier Builders, LLC</p>	<p>WITHDRAWN 6-1</p>
<p>12 BM</p>	<p>Public Hearing - Replat: RepublicBank Preston North Motor Bank, Block A, Lot 1R - Bank and medical office on one lot on 1.0± acre located at the northwest corner of Plano Parkway and Burnham Drive. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District. Applicant: Whisenant/Plano Parkway, LP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>13 TF</p>	<p>Nomination of 1st and 2nd Vice Chairs - Nomination of the 1st and 2nd Vice Chairs. Applicant: City of Plano</p>	<p>NOMINATIONS MADE</p>
<p>14 PJ</p>	<p>Discussion & Direction: Proposed Amendments to the Planning & Zoning Commission's Adopted Rules and Procedures - Discussion and direction on proposed amendments to the Planning & Zoning Commission's Adopted Rules and Procedures. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>15 PJ</p>	<p>Request to Call a Public Hearing - Request to Call a Public Hearing to Amend the Zoning Ordinance concerning regulations for Transit Centers and Transit Stations. Applicant: City of Plano</p>	<p>APPROVED 7-0 TO CALL A PUBLIC HEARING</p>
<p>16</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: Mayor Pro Tem Pat Miner and Council Member Lee Dunlap</p>	<p>DISCUSSION HELD</p>

ACCESSIBILITY STATEMENT

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.

**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.