

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 6, 2012

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>4:00 p.m. - Tour of Properties within the Coit Road/State Highway 190 Intersection and Surrounding Area - One or more members of the Planning & Zoning Commission will travel to the Coit Road/State Highway 190 area to tour existing developed properties and vacant land. The tour will convene at the City of Plano Municipal Center.</p> <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 January 17, 2012, 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>	

<u>CONSENT AGENDA</u>		
5a KP	Preliminary Plat: Haggard Estates, Phase One - 42 Planned Development-224-Single-Family Residence-7 lots, 75 Planned Development-224-Single-Family Residence-6 lots, and eight open space lots on 35.4± acres located at the southeast corner of Custer Road and Baffin Bay Drive. Zoned Planned Development-224-Single-Family Residence-6/Single-Family Residence-7/Patio Home. Neighborhood #46. Applicant: Fairview Farm Land Company	APPROVED 8-0, NO FURTHER ACTION REQUIRED
5b BM	Conveyance Plat: Granite Park, Block C, Lots 1 & 2 - Two conveyance lots located at the northeast corner of Parkshore Boulevard and Parkwood Boulevard. Zoned Central Business-1 and Commercial Employment/Dallas North Tollway and State Highway 121 Overlay Districts. Neighborhood #8. Applicant: Tollway/121 Partners, Ltd. & Granite Park Association, Inc.	APPROVED 8-0, NO FURTHER ACTION REQUIRED
5c BM	Preliminary Plat: Kathryn Park - 69 Single-Family Residence-6 lots and one common area lot on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Single-Family Residence-6/State Highway 121 Overlay District. Neighborhood #3. Applicant: Bloomfield Homes, Inc.	APPROVED 8-0, NO FURTHER ACTION REQUIRED
5d BM	Final Plat: McDermott Square, 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. Applicant: AutoZone Texas, L.P.	APPROVED 8-0, NO FURTHER ACTION REQUIRED
5e EH	Revised Concept Plan: Coit Center, Block A, Lots 1R, 8, & 9 - 862 multifamily residential units on two lots and restaurant on one lot on 40.0± acres located generally at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial and Planned Development-215-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 for Regional Theater and #546 for Arcade. Neighborhood #72. Applicant: Greystar	APPROVED 8-0, NO FURTHER ACTION REQUIRED
5f EH	Preliminary Site Plan: Coit Center, Block A, Lot 1R - 422 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 500± feet east of Coit Road. Zoned Planned Development-215-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 for Regional Theater and #546 for Arcade. Neighborhood #72. Applicant: Greystar	APPROVED 8-0, NO FURTHER ACTION REQUIRED
5g EH	Concept Plan: Villas of Pecan Creek - 99 Patio Home lots and one open space lot on 26.8± acres located at the northeast corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #38. Applicant: Meaders-Hale Ltd.	APPROVED 8-0, NO FURTHER ACTION REQUIRED

<p>5h EH</p>	<p>Final Plat: Parkway Centre, Phase 5, Block C, Lot 7 - Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40. Applicant: Amegy Bank</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>6A EH</p>	<p>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 Light Industrial-1/190 Tollway/Plano Parkway Overlay District and Corridor Commercial. Tabled October 17, 2011. Applicant: Crow-Billingsley Ltd. No. 10</p>	<p>WITHDRAWN 8-0</p>
<p>6B EH</p>	<p>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 and Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Tabled October 17, 2011. Applicant: Crow-Billingsley Ltd. No. 10</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>WITHDRAWN 8-0</p>
<p>7 EH</p>	<p>Revised Site Plan: Kingdom Hall, Block A, Lot 1 - Religious facility on one lot on 2.2± acres located on the south side of Hedgcoxe Road, 200± feet west of Georgetown Drive. Zoned Single-Family Residence-7/Planned Residential Development-2. Neighborhood #12. Applicant: Chisholm Trail Congregation of Jehovah’s Witnesses</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>8 SS</p>	<p>Presentation: Comprehensive Plan Update - “Take the Case” Program - Presentation by Planning Department staff regarding the “Take the Case” program for the Comprehensive Plan update. Applicant: City of Plano</p>	<p>PRESENTATION GIVEN</p>
<p>9</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>NO DISCUSSION</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.