

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 5, 2012

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 February 20, 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> <p><u>CONSENT AGENDA</u></p> <p>5a BM Final Plat: Habitat 11th Street Addition - Ten Planned Development-219-General Residential lots on 1.1± acres located on the north side of 11th Street, east and west of E Avenue. Zoned Planned Development-219-General Residential. Neighborhood #67. Applicant: Habitat for Humanity of South Collin County</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5b BM</p>	<p>Final Plat: Preston Park Business Center Addition, Block A, Lots 4 & 5 - Medical office on two lots on 1.6± acres located at the southeast corner of Preston Park Boulevard and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Theia Medical Building, LLC</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>6 BM</p>	<p>Public Hearing: Zoning Case 2012-04 - Request for Specific Use Permit for Day Care Center (In-home) on 0.2± acre located at the northeast corner of Westridge Drive and Dartbrook Drive. Zoned Single-Family Residence-9. Applicant: Richard Lissauer</p>	<p>APPROVED 5-2, WILL BE FORWARDED TO CC 03/26/12</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2012-05 - Request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road from Agricultural to Planned Development-Retail. Zoned Agricultural. Applicant: RaceTrac</p>	<p>TABLED 7-0, TO 03/19/12 P&Z COMMISSION MEETING</p>
<p>8 EH</p>	<p>Public Hearing: Zoning Case 2012-06 - Request for a Specific Use Permit for Day Care Center on 0.1± acre located 1,100± feet east of Alma Drive, 1,200± feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: Kezia Goodwin</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 03/26/12</p>
<p>9 EH</p>	<p>Public Hearing: Zoning Case 2012-07 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses), and Subsection 2.824 (RC-Regional Commercial) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance in order to allow truck/bus leasing as a permitted use within the Regional Commercial zoning district. Applicant: City of Plano</p>	<p>APPROVED 6-1, WILL BE FORWARDED TO CC 03/26/12</p>
<p>10 BM</p>	<p>Public Hearing: Zoning Case 2012-08 - Request for Specific Use Permit for Transit Center/Station on 1.8± acres located at the southwest and northeast corners of 16th Street and J Avenue. Zoned Downtown Business/Government and Urban Residential/Heritage Resource-20. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 03/26/12</p>
<p>11 BM</p>	<p>Public Hearing: Zoning Case 2012-09 - Request for Specific Use Permit for Transit Center/Station on 9.8± acres located at the southeast corner of Commerce Drive and 15th Street. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 03/26/12</p>

<p>12 BM</p>	<p>Public Hearing: Zoning Case 2012-10 - Request for Specific Use Permit for Transit Center/Station on 9.5± acres located on the east side of Communications Parkway and 800± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 03/26/12</p>
<p>13 BM</p>	<p>Public Hearing: Zoning Case 2012-11 - Request for Specific Use Permit for Transit Center/Station on 24.8± acres located at the northwest and southwest corners of Archerwood Street and Exchange Drive, at the northeast corner of Park Boulevard and Archerwood Street, and at the southeast corner of Parker Road and Archerwood Street. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 03/26/12</p>
<p>14 TMF</p>	<p>Public Hearing - Replat: Shoal Creek, Phase III, Block H, Lot 13R - One Planned Development-480-Single-Family Residence-9 lot on 1.0± acre located on the east side of Shoal Forest Court, 430± feet south of Riverhill Drive. Zoned Planned Development-480-Single-Family Residence-9. Neighborhood #25. Applicant: Mark Jordan</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>15</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.