

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**April 2, 2012**

<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 March 19, 2012, 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>Revised Concept Plan:</b> Parkway Centre, Phase 5, Block C, Lot 8 - Day care center on one lot on 3.2± acres located at the northeast corner of Communications Parkway and Chapel Hill Boulevard. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. <b>Applicant: Blue Quail JV</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b EH</b></p>	<p><b>Final Plat:</b> Parkway Heights, Phase 1 - 96 Single-Family Residence-6 lots and five 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: R.H. of Texas Limited Partnership</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5c EH</b></p>	<p><b>Preliminary Plat:</b> Coit Center, Block A, Lot 1R - 454 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 509± feet east of Coit Road. Zoned Planned Development-215-Commercial Corridor/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Neighborhood #72. <b>Applicant: Coit 190 Texas, LP</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6A EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2012-05 - Request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road <b>from</b> Agricultural <b>to</b> Planned Development-Retail. Zoned Agricultural. Tabled March 5, 2012, and March 19, 2012. <b>Applicant: RaceTrac</b></p>	<p>TABLED 7-0 TO THE 05/07/12 P&amp;Z COMMISSION MEETING</p>
<p><b>6B EH</b></p>	<p><b>Concept Plan:</b> Parker Triangle Addition, Block A, Lot 1 - Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #37. <b>Applicant: RaceTrac</b></p>	<p>TABLED 7-0 TO THE 05/07/12 P&amp;Z COMMISSION MEETING</p>
<p><b>7 BM</b></p>	<p><b>Public Hearing:</b> Zoning Case 2012-13 - Request to rezone 22.6± acres <b>from</b> Research/Technology Center <b>to</b> Single-Family Residence-6 and to rezone 2.3± acres <b>from</b> Research/Technology Center <b>to</b> Light Commercial generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. <b>Applicant: ASG Real Estate Company</b></p>	<p>TABLED 7-0 TO THE 04/16/12 P&amp;Z COMMISSION MEETING</p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>8</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>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.