

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 16, 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 April 2, 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 Preliminary Site Plan: Lincoln R & D in Legacy, Phase IV, Block A, Lot 2 - General office on one lot on 11.5± acres located at the northeast corner of Pinecrest Drive and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: West Plano Land Company, LP</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5b JH/TF</p>	<p>Preliminary Plat: Silver Fern, Block 1, Lot 4 - General office on one lot on 1.5± acres located on the north side of McDermott Road, 220± feet east of Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2. Applicant: Ronald McCutchin Family Partnership</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5c JH/TF</p>	<p>Preliminary Site Plan/Concept Plan: Plano Distribution Center, Block 1, Lots 1, 2, & 3 - Office showroom/warehouse and manufacturing on three lots on 22.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Plano Distribution Center, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d JH/TF</p>	<p>Revised Conveyance Plat: White Rock Crossing, Block A, Lots 3 & 4 - Two conveyance lots on 3.3± acres located at the southwest corner of Razor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1. Applicant: White Rock Crossing, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e JH/TF</p>	<p>Revised Concept Plan: White Rock Crossing, Block A, Lots 3 & 4 - Medical offices and day care center on two lots on 3.3± acres located at the southwest corner of Razor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1. Applicant: White Rock Crossing, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5f JH/TF</p>	<p>Final Plat: Legacy Town Center (North), Block A, Lot 6R - 310 multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Legacy North PT MFA V, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 JH</p>	<p>Public Hearing: Zoning Case 2012-12 - Request to amend Planned Development-374-Retail on 6.9± acres located at the northeast corner of Plano Parkway and Independence Parkway to modify the development standards of the district in order to remove or amend the stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Tabled March 19, 2012. Applicant: RaceTrac</p>	<p>TABLED 8-0 TO THE 07/16/12 P&Z COMMISSION MEETING</p>
<p>7A TF</p>	<p>Public Hearing: Zoning Case 2012-13 - Request to rezone 22.6± acres from Research/Technology Center to Single-Family Residence-6 and to rezone 2.3± acres from Research/Technology Center to Light Commercial, generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Tabled April 2, 2012. Applicant: ASG Real Estate Company</p>	<p>TABLED 8-0 TO THE 05/07/12 P&Z COMMISSION MEETING</p>

<p>7B TF</p>	<p>Concept Plan: Los Rios Park & Los Rios Hibernia - 73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69. Applicant: ASG Real Estate Company</p>	<p>TABLED 8-0 TO THE 05/07/12 P&Z COMMISSION MEETING</p>
<p>8 JH</p>	<p>Public Hearing - Replat: Spring Creek Campus Addition, Block 1, Lot 1R - College on one lot on 97.5± acres located on the east side of Jupiter Road and on the south side of Spring Creek Parkway. Zoned Planned Development-456-General Office/Parkway Overlay District. Neighborhood #38. Applicant: Collin County Community College District</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>9 JH</p>	<p>Public Hearing - Replat: Capital One Addition, Block 1, Lot 3R - General office on one lot on 25.5± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: Capital One National Association</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>10</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.