

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 7, 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 16, 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 Revised Site Plan/Concept Plan: Custer/121 Addition, Block 1, Lots 4R & 7 - Mini-warehouse/public storage, truck/bus leasing, and retail on two lots on 12.7± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Applicant: AMERCO Real Estate of Texas</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |

| | | |
|-------------------------|---|--|
| <p>5b BM</p> | <p>Revised Conveyance Plat: Custer/121 Addition, Block 1, Lot 7 - One conveyance lot on 3.4± acres located west of Kathryn Lane, 238± feet south of State Highway 121. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Applicant: AMERCO Real Estate of Texas</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5c BM</p> | <p>Final Plat: Preston Meadows Substation Addition, Block 1, Lot 1 - Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 466± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Neighborhood #17. Applicant: Oncor Electric Delivery Company</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5d EH</p> | <p>Revised Concept Plan: 14th/Rigsbee Addition, Block A, Lots 1 & 2 - Retail and one single-family residence on two lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61. Applicant: Azar Capital Investments, Ltd.</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5e EH</p> | <p>Conveyance Plat: 14th/Rigsbee Addition, Block A, Lots 1 & 2 - Two conveyance lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61. Applicant: Azar Capital Investments, Ltd.</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5f EH</p> | <p>Preliminary Site Plan: North 40 Dealership Addition, Block 1, Lot 1 - New car dealer on one lot on 27.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26. Applicant: Park Place LX Land Company No. 1 Ltd.</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5g EH</p> | <p>Conveyance Plat: North 40 Dealership Addition, Block 1, Lots 1-3 - Three conveyance lots on 37.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment and Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26. Applicant: Park Place LX Land Company No. 1 Ltd.</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5h JH</p> | <p>Preliminary Site Plan: 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. Applicant: Blue Quail IV</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |

| | | |
|--|---|--|
| <p>5i EH</p> | <p>Preliminary Site Plan: Headquarters Place Addition, Block A, Lot 1 - General office on one lot on 5.8± acres located at the northeast corner of Headquarters Drive and Bellview Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: MC DFW Property Co., Ltd.</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5j JH</p> | <p>Revised Site Plan: Heritage Yards at Plano, Block 1, Lot 1 - Park on one lot on 62.2± acres located generally at the northeast corner of Robinson Road and Hedgcoxe Road. Zoned Single-Family Residence-9. Neighborhood #4. Applicant: City of Plano</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5k EH</p> | <p>Preliminary Plat: Northglen 1 Addition - 113 Single-Family Residence-6 lots on 27.5± acres located 690± feet west of Gillespie Drive and 265± feet south of State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2. Applicant: Hallmark Land Holdings, Inc.</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5l EH</p> | <p>Conveyance Plat: Northglen 1 Addition, Block A, Lot 1 & Northglen 2 Addition, Block A, Lot 1, & Block B, Lot 1 - Three conveyance lots on 45.1± acres located at the southwest corner of Gillespie Drive and State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2. Applicant: Hallmark Land Holdings, Inc.</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p><u>END OF CONSENT AGENDA</u></p> | | |
| <p><u>PUBLIC HEARINGS</u></p> | | |
| <p>6A 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. Tabled March 5, 2012, March 19, 2012, and April 2, 2012. Applicant: RaceTrac</p> | <p>APPROVED 6-0, WILL BE FORWARDED TO CC 05/29/12</p> |
| <p>6B EH</p> | <p>Concept Plan: 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. Applicant: RaceTrac</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>7A BM</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, and April 16, 2012. Applicant: ASG Real Estate Company</p> | <p>DENIED.</p> |

| | | |
|-------------------------|---|---|
| <p>7B BM</p> | <p>Concept Plan: Los Rios Park & Los Rios Hibernia, Block A, Lots 2 & 3 - 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. Tabled April 2, 2012, and April 16, 2012. Applicant: ASG Real Estate Company</p> | <p>DENIED.</p> |
| <p>8 EH</p> | <p>Public Hearing: Zoning Case 2012-14 - Request to amend Planned Development-175-Retail to allow truck/bus leasing on 10.9± acres generally located at the northeast corner of Parker Road and Custer Road. Zoned Planned Development-175-Retail. Applicant: HD Development Properties, LP</p> | <p>APPROVED 6-0, WILL BE FORWARDED TO CC 05/29/12</p> |
| <p>9 EH</p> | <p>Public Hearing: Zoning Case 2012-15 - Request for a Specific Use Permit for Household Care Institution on 1.8± acres located at the northwest corner of K Avenue and 18th Place. Zoned Retail with Heritage Resource Designation-17 and Specific Use Permit #27 for Heating and Air Conditioning Shop. Applicant: Dallas Providence Homes</p> | <p>APPROVED 5-1, WILL BE FORWARDED TO CC 05/29/12</p> |
| <p>10 EH</p> | <p>Public Hearing - Replat: Chase Oaks Village, Block D, Lots 9R-16R; Block E, Lots 1R-8R; Block F, Lots 1R-4R; Block J, Lots 1R-7R; & Block K, Lots 1R-6R - 33 Single-Family Residence Attached lots on 2.2± acres located at the northwest corner of Federal Hall Street and Tallgrass Lane, and four Single-Family Residence Attached lots on 0.3± acre located at the northeast corner of Rutherford Road and Spadina Avenue. Zoned Single-Family Residence Attached. Neighborhood #21. Applicant: Legacy Hamlet, LLC</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>11 BM</p> | <p>Public Hearing - Replat: Eastside 14th Street Addition, Block A, Lots 1 & 2R - 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 6-0, NO FURTHER ACTION REQUIRED</p> |
| <p>12 BM</p> | <p>Public Hearing - Replat: Custer/121 Addition, Block 1, Lot 4R - Mini-warehouse/public storage and truck/bus leasing on one lot on 9.3± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Applicant: AMERCO Real Estate of Texas</p> | <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> |
| | <p><u>END OF PUBLIC HEARINGS</u></p> | |

| | | |
|-------------------------|---|--|
| <p>13 PJ</p> | <p>Request to Call Public Hearings - Request to Call Public Hearings to consider amending the Zoning Ordinance to create the Urban Mixed Use and Neighborhood Mixed Use zoning districts, and to require a specific use permit in certain districts for mid-rise residential development. Applicant: City of Plano</p> | <p>APPROVED 6-0, PUBLIC HEARINGS WILL BE CALLED</p> |
| <p>14</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 style="text-align: center;">ACCESSIBILITY STATEMENT</p> <p>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.</p> | <p>NO DISCUSSION WAS HELD</p> |

**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.