

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

June 4, 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 May 7, 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 Plat: 14th/Rigsbee Addition, Block A, Lot 1 - Retail on one lot on 1.2± acres located on the south side of 14th Street, 530± feet west of Rigsbee Drive. Zoned Retail. Neighborhood #61. Applicant: Azar Capital Investments, Ltd.</p>	

**APPROVED 8-0,
NO FURTHER
ACTION
REQUIRED**

<p>5b EH</p>	<p>Preliminary Plat: North 40 Dealership Addition, Block 1, Lot 1 - New car dealer on one lot on 27.6± 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 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5c BM</p>	<p>Final Plat: Beverly Hills Estates - 50 Planned Development Single-Family Residence-6 lots and one open space lot on 11.1± acres located on the east side of Ohio Drive, 641± feet north of Razor Boulevard. Zoned Planned Development-213-Single-Family Residence-6. Applicant: Beverly Hills Estates, Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BM</p>	<p>Preliminary Site Plan: Granite Park, Block C, Lot 1 - Hotel on one lot on 2.2± acres located on the west side of Parkwood Boulevard, 1,000± feet south of State Highway 121. Zoned Central Business-1/State Highway 121 Overlay District. Neighborhood #8. Applicant: Arvind Patel</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BM</p>	<p>Revised Conveyance Plat: North 40 Dealership Addition, Block 1, Lot 3 - One conveyance lot on 3.0± acres located on the east side of Communications Parkway, 800± feet south of Spring Creek Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #26. Applicant: Park Place LX Land Company No. 1, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5f JH</p>	<p>Revised Preliminary Site Plan: Lincoln Legacy, Block A, Lot 2 - General office on one lot on 2.6± acres located at the southeast corner of Tennyson Parkway and Dallas North Tollway. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #16. Applicant: Lincoln Brookdale Associates, LP</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5g JH</p>	<p>Revised Concept Plan: Palomino Crossing Addition, Block 1, Lots 1-10 - Office, retail, and restaurant on ten lots on 52.4± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14. Applicant: Sealy Spring Creek Partners, LP</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5h JH</p>	<p>Revised Conveyance Plat: Palomino Crossing Addition, Block 1, Lots 1-4 - Four conveyance lots on 52.4± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14. Applicant: Sealy Spring Creek Partners, LP</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5i JH</p>	<p>Preliminary Plat: Parkway Centre Addition, 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 Commercial and Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40. Applicant: Blue Quail IV</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5j BM</p>	<p>Revised Site Plan: Preston Parker Center No. 2, Block A, Lot 1R-E - Restaurant on one lot on 1.0± acre located on the east side of Preston Road, 240± feet north of Parker Road. Zoned Planned Development-184-Retail/General Office/Preston Road Overlay District. Neighborhood #32. Applicant: Preston Parker Crossing, Ltd.</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>6 EH</p>	<p>Public Hearing: Zoning Case 2012-16 - Request for Specific Use Permit for Truck/Bus Leasing on 11.4± acres located on the south side of Park Boulevard, 700± feet west of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #427 for Building Material Sales. Applicant: HD Development Properties, LP</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 06/25/12</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2012-17 - Request for a Specific Use Permit for Truck/Bus Leasing on 11.5± acres located on the south side of State Highway 121, 340± feet east of Ohio Drive. Zoned Regional Commercial/State Highway 121 Overlay District with Specific Use Permit #424 for Building Material Sales. Applicant: HD Development Properties, LP</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 06/25/12</p>
<p>8 BM</p>	<p>Public Hearing: Zoning Case 2012-18 - Request for a Specific Use Permit for Day Care Center (In-home) on 0.1± acre located on the north side of Oakland Hills Drive, 639± feet west of Norman Drive. Zoned Single-Family Residence-7. Applicant: Connie Cosgrove</p>	<p>TABLED 8-0 ,TO THE 06/18/12 P&Z COMMISSION MEETING</p>
<p>9 BM</p>	<p>Public Hearing - Replat: L.A. Davis Addition, Block 3, Lot 9R - One General Residential lot on 0.2± acre located on the west side of G Avenue and 320± feet south of 11th Street. Zoned General Residential. Neighborhood #67. Applicant: House on the Corner Foundation, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>10 BM</p>	<p>Public Hearing - Replat: Park Boulevard Estates West School Site No. 2, Block A, Lot 1R - Public secondary school on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. Neighborhood #45. Applicant: Plano Independent School District</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 BM</p>	<p>Public Hearing - Replat: Preston Parker Center No. 2, Block A, Lot 1R-C - Retail and restaurant on one lot on 3.9± acres located on the east side of Preston Road, 255± feet north of Parker Road. Zoned Planned Development-184-Retail/General Office/Preston Road Overlay District. Neighborhood #32. Applicant: Preston Parker Crossing, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<u>END OF PUBLIC HEARINGS</u>		
12 JH	Preliminary Site Plan/Concept Plan: Legacy Central Theater Addition, Block A, Lots 2 & 10 - Restaurant and medical office on 6.1± acres located on the west side of U.S. Highway 75, 850± feet north of Legacy Drive. Zoned Corridor Commercial. Neighborhood #13. Applicant: SD Apple Texas Properties 1, LLC	APPROVED 8-0, NO FURTHER ACTION REQUIRED
13 JH	Preliminary Site Plan: Palisades Business Park No. 2, Block B, Lot 2R - Restaurant and retail building on one lot on 0.5± acre located on the west side of K Avenue, 300± feet south of Plano Parkway. Zoned Planned Development-465-Light Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Applicant: Oriental Express of Dallas	APPROVED 8-0, NO FURTHER ACTION REQUIRED
14 TMF	Request to Call Public Hearing: Planned Development-20-Mixed Use - Request to call a public hearing to amend Planned Development-20-Mixed Use zoning district development regulations related to single-family attached uses, located at the northeast corner of Preston Road and Rasor Boulevard. Applicant: U.S. Mortgage Investors, Inc.	APPROVED 8-0, TO CALL PUBLIC HEARING
15 PJ	Selection of Dates for Work Sessions and a Tour of Area Mixed Use Developments - Selection of dates for work sessions and a tour of area mixed use developments. Applicant: City of Plano	DATES SELECTED
16 TMF	Nomination and Election of 1st Vice Chair - Nomination and Election of 1st Vice Chair for the Planning & Zoning Commission. Applicant: City of Plano	NOMINATION AND ELECTION HELD
17	Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.	NO DISCUSSION
Council Liaisons: Council Members Lee Dunlap and Pat Miner		

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.