

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**July 16, 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 July 2, 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 BM</b> <b>Revised Site Plan:</b> Capital One Addition, Block 1, Lot 4 - General office on one lot on 23.5± acres located at the southeast corner of Dominion Parkway and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Capital One National Association</b></p> <p><b>5b BM</b> <b>Revised Preliminary Plat:</b> Capital One Addition, Block 1, Lot 4 - General office on one lot on 23.5± acres located at the southeast corner of Dominion Parkway and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Capital One National Association</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5c BM</b></p>	<p><b>Revised Preliminary Site Plan:</b> Robb and Stucky Addition, Block 1, Lot 1 - General office on one lot on 6.3± acres located at the southeast corner of Dallas North Tollway and Legacy Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #16. <b>Applicant: OLP-TCC Plano JV, LLC</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d EH</b></p>	<p><b>Preliminary Plat:</b> Legacy Corporate Center, Block A, Lots 6R, 7R, &amp; 8 - Medical office on three lots on 7.6± acres located on the east side of Preston Road, 370± feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Neighborhood #9. <b>Applicant: Scherer Investments</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>6 EH</b></p>	<p><b>Public Hearing:</b> 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, and April 16, 2012. <b>Applicant: RaceTrac</b></p>	<p>TABLED 7-0 TO THE 08/20/12 P&amp;Z MEETING</p>
<p><b>7 BM</b></p>	<p><b>Public Hearing:</b> Zoning Case 2012-19 - Request to amend Planned Development-20-Mixed Use on 135.3± acres located at the northeast corner of Preston Road and Razor Boulevard to modify the development standards related to Single-Family Residence Attached. Zoned Planned Development-20-Mixed Use. <b>Applicant: City Of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 08/13/12</p>
<p><b>8 JH</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Site Plan:</b> North Central Park Phase 6, Block B, Lot 4R - Automotive repair-minor/service station and tire dealer (no open storage) on one lot on 0.6± acre located at the southeast corner of U.S. Highway 75 and Park Boulevard. Neighborhood #59. <b>Applicant: Park 75 Enterprises.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>9 EH</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Southern Land Downtown Addition, Block A, Lot 1 - 279 multifamily residential units and retail on one lot on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59. <b>Applicant: Southern Land Company, LLC</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>10 EH</b></p>	<p><b>Public Hearing - Replat:</b> Tinseltown Addition, Block A, Lot 4R - Regional theater on one lot on 18.0± acres located on the east side of the Dallas North Tollway, 900± feet north of Parker Road. Zoned Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #366 for Regional Theater. Neighborhood #30. <b>Applicant: Cinemark Properties, Inc.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p><b>11 EH</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan/Preliminary Site Plan:</b> McDermott Pavilion Addition, Block A, Lots 5R &amp; 7 - Bank and restaurant on two lots on 1.8± acres located on the west side of Custer Road, 330± feet north of McDermott Road. Zoned Retail. Neighborhood #3. <b>Applicant: JP Morgan Chase Bank</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>12 BM</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan/Concept Plan:</b> The Plaza at Chase Oaks Addition, Block A, Lots 2R &amp; 3 - Independent living facility and general office on two lots on 14.1± acres located on the south side of Chase Oaks Boulevard, 1,500± feet west of U.S. Highway 75. Zoned Planned Development-277-Retail/General Office and Corridor Commercial. Neighborhood #13. <b>Applicant: UHF Tuscany Villas Housing, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>13 BM</b></p>	<p><b>Preliminary Site 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 Jupiter Road and Parker Road. Zoned Planned Development-229-Retail. Neighborhood #37. <b>Applicant: Meaders-Hale, LTD</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>14 PJ</b></p>	<p><b>Discussion &amp; Direction:</b> Proposed Urban Mixed-Use Zoning District Standards - Discussion and direction on proposed standards for an Urban Mixed-Use zoning district.</p>	<p>DISCUSSION HELD</p>
<p><b>15</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: Council Member Pat Miner and Council Member Lee Dunlap</b></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.