

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

August 20, 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 August 6, 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 Revised Site Plan: Plano/544 Business Park Addition, Block A, Lot 2 - Hospital on one lot on 12.1± acres located on the west side of Marsh Lane, 425± feet south of Plano Parkway. Zoned Light Commercial. Neighborhood #39. Applicant: FAEC Holdings (TA), LLC</p> <p>5b Preliminary Plat: Parkway Centre, Phase 5, Block C, Lot 5 - Long-term care facility on one lot on 5.4± acres located on the east side of Communications Parkway, 500± feet north of Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #608 for Long-term Care Facility. Neighborhood #40. Applicant: Plano SNF Realty, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Conveyance Plat: Turner Heritage Addition, Block 1, Lots 1, 2 & 3 - Three conveyance lots on 22.3± acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2/Preston Road Overlay District. Neighborhood #31. Applicant: Margaret E. Turner</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Preliminary Plat: Villas of Pecan Creek - 99 Single-Family Residence-6 lots and one open space lot on 26.5± acres located at the northeast corner of Parker Road and Jupiter Road. Zoned Patio Home. Neighborhood #38. Applicant: Jen Texas 1 LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Preliminary Site Plan: The Lincoln at Towne Square Addition, Block A, Lot 6R - Day care center on one lot on 1.1± acres located on the north side of Rasor Boulevard, 310± feet west of Ohio Drive. Zoned Planned Development-20-Mixed-Use/Preston Road Overlay District. Neighborhood #1. Applicant: Saturn Asset Management, LP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 EH</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 to remove a stipulation limiting the hours of operation. Zoned Planned Development-374-Retail/190 Tollway/Plano Parkway Overlay District. Tabled March 19, 2012, April 16, 2012, and July 16, 2012. Applicant: RaceTrac</p>	<p>APPROVED 5-2, WILL BE FORWARDED TO CC 09/10/12</p>
<p>7A EH</p>	<p>Public Hearing: Zoning Case 2012-22 - Request for a Specific Use Permit for Superstore on 19.3± acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2/Preston Road Overlay District. Applicant: Margaret E. Turner</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 09/10/12</p>
<p>7B EH</p>	<p>Preliminary Site Plan/Concept Plan: Turner Heritage Addition, Block 1, Lots 1, 2 & 3 - Superstore, convenience store with gas pumps, and retail on three lots on 22.3± acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2/Preston Road Overlay District. Neighborhood #31. Applicant: Margaret E. Turner</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>8A EH</p>	<p>Public Hearing: Zoning Case 2012-23 - Request to rezone 4.5± acres located at the southeast corner of Silverglen Drive and Mapleshade Lane from Light Industrial-1 to Corridor Commercial and request for a Specific Use Permit for Assisted Living Facility. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Applicant: University of Texas</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 09/10/12</p>

<p>8B EH</p>	<p>Preliminary Site Plan: USMC-Plano, Block 1, Lot 1 - Assisted living facility on one lot on 4.5± acres located at the southeast corner of Mapleshade Lane and Silverglen Drive. Zoned Light Industrial-1. Neighborhood #72. Applicant: University of Texas</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9A JH</p>	<p>Public Hearing: Zoning Case 2012-24 - Request to rezone 34.0± acres located north of the intersection of Jeker Drive and Merriman Drive from Agricultural and Estate Development to Single-Family Residence- 6. Zoned Agricultural and Estate Development. Applicant: Betty Merriman</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 09/10/12</p>
<p>9B JH</p>	<p>Concept Plan: Merriman Estates - 104 Single-Family Residence-6 lots, two open space lots, and park land on 34.0± acres located north of the intersection of Jeker Drive and Merriman Drive. Zoned Agricultural and Estate Development. Neighborhood #50. Applicant: Betty Merriman</p>	<p>APPROVED 4-3, NO FURTHER ACTION REQUIRED</p>
<p>10 BM</p>	<p>Public Hearing: Zoning Case 2012-25 - Request to rezone 19.7± acres from Planned Development-202-Research/Technology Center to Single-Family Residence-6 located on the south side of 14th Street, 350± feet east of Plano Parkway. Zoned Planned Development-202-Research/Technology Center. Applicant: Dale R. Burton</p>	<p>TABLED 7-0, TO THE 09/04/12 P&Z MEETING</p>
<p>11 BM</p>	<p>Public Hearing: Preliminary Replat & Revised Site Plan: Plano West Senior High School, Block A, Lot 1R - Public secondary school on one lot on 42.8± acres located at the northwest corner of Parker Road and Willow Bend Drive. Zoned Single-Family Residence-9 and Agricultural. Neighborhood #30. Applicant: Plano Independent School District</p>	<p>APPROVED 6-1, NO FURTHER ACTION REQUIRED</p>
<p>12 JH</p>	<p>Public Hearing - Replat: Fire Station No. 4 Addition, Block 1, Lot 1R - Fire station/public safety building on one lot on 1.5± acres located at the southeast corner of Spring Creek Parkway and Roundrock Trail. Zoned Single-Family Residence-9. Neighborhood #34. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 EH</p>	<p>Public Hearing - Replat: The Lincoln at Towne Square Addition, Block A, Lot 5R - Parking lot on one lot on 1.0± acre located on the west side of Ohio Drive, 215± feet north of Rasor Boulevard. Zoned Planned Development-20-Mixed-Use/Preston Road Overlay District. Neighborhood #1. Applicant: Saturn Asset Management LLP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></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: Council Member Lee Dunlap and Council Member Pat Miner</p>	<p>NO 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.