

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**September 17, 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 September 04, 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</b> <b>Preliminary Plat:</b> Dai Bi Buddhist Addition, Block A, Lot 1 - Religious facility on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. <b>Applicant: Dai Bi Buddhist Temple</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p>	

	<p><b><u>PUBLIC HEARINGS</u></b></p> <p><b>6</b> <b>EH</b>     <b>Public Hearing:</b> Zoning Case 2012-27 - Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road in order to modify the development standards, including but not limited to reducing the front yard setback on Parker Road. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. <b>Applicant: Cencor Realty Services</b></p> <p><b>7</b> <b>JH</b>     <b>Public Hearing - Preliminary Replat:</b> 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 and 310± feet west of Ohio Drive. Zoned Planned Development-20-Mixed-Use/Preston Road Overlay District. Neighborhood #1. <b>Applicant: Saturn Asset Management, LLP</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p> <p><b>8</b> <b>JH</b>     <b>Revised Preliminary Site Plan:</b> Palisades Business Park Addition 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. <b>Applicant: Oriental Express of Dallas</b></p> <p><b>9</b> <b>PJ</b>     <b>Discussion &amp; Direction:</b> Proposed Urban Mixed-Use Zoning District Regulations - Discussion and direction on proposed standards for an Urban Mixed-Use zoning district.</p> <p><b>10</b>     <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 Lee Dunlap and Council Member Pat Miner</b></p>	
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**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.