

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**January 4, 2011**

| <b>ITEM NO.</b> | <b>EXPLANATION</b>  | <b>ACTION TAKEN</b>  |
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|                 | <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 December 20, 2010, 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>Revised Site Plan:</b> Deerfield Addition, Phase 7, Block A, Lot 1 - Private recreation facility on one lot on 2.0± acres located at the northwest corner of Pathway Lane and Old Pond Drive. Zoned Planned Development-281-Single-Family Residence-7/Single-Family Residence-9 with Specific Use Permit #146 for Private Recreation Facility. Neighborhood #9. <b>Applicant: Deerfield Homeowners Association</b></p> | <p><b>APPROVED 6-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |

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| <p><b>5b<br/>BM</b></p>                     | <p><b>Revised Site Plan:</b> Mendenhall Addition, Block 1, Lot 1R - Public primary school on one lot on 8.8± acres located at the southwest corner of 19th Street and N Avenue. Zoned Single-Family Residence-7. Neighborhood #60. <b>Applicant: Plano Independent School District</b></p>   | <p>APPROVED 6-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</p>          |
| <p><b>5c<br/>EH</b></p>                     | <p><b>Revised Conveyance Plat:</b> Parkway Centre Addition, Phase 5, Block C, Lots 5, 6, and 8 - Three conveyance lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. <b>Applicant: Plano SNF Realty, LLC &amp; Blue Quail JV</b></p>  | <p>APPROVED 6-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</p>          |
| <p><b><u>END OF CONSENT AGENDA</u></b></p>  |  |  |
| <p><b><u>PUBLIC HEARINGS</u></b></p>        |  |  |
| <p><b>6A<br/>BM</b></p>                     | <p><b>Public Hearing:</b> Zoning Case 2010-20 - Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Tabled 12/06/10 and 12/20/10. <b>Applicant: Bluewave Deployment (T- Mobile)</b></p>   | <p>APPROVED 6-0,<br/>WILL BE<br/>FORWARDED TO<br/>CC ON 01/24/11</p> |
| <p><b>6B<br/>BM</b></p>                     | <p><b>Revised Site Plan:</b> Plano Plaza Addition, Block A, Lot 1R - Retail and commercial antenna support structure on one lot on 3.1± acres located generally at the southeast corner of 14th Street and Jupiter Road. Zoned Retail. Neighborhood #68. <b>Applicant: Bluewave Deployment (T- Mobile)</b></p>   | <p>APPROVED 6-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</p>          |
| <p><b>7A<br/>EH</b></p>                     | <p><b>Public Hearing:</b> Zoning Case 2010-21 - Request for a Specific Use Permit for Long-term Care Facility on 5.4± acres located on the east side of Communications Parkway, 500± feet north of Chapel Hill Boulevard. Zoned Regional Employment. <b>Applicant: Plano SNF Realty, LLC</b></p>   | <p>APPROVED 6-0,<br/>WILL BE<br/>FORWARDED TO<br/>CC ON 01/24/11</p> |
| <p><b>7B<br/>EH</b></p>                     | <p><b>Preliminary Site Plan &amp; Concept Plan:</b> Parkway Centre, Phase 5, Block C, Lots 5, 6, &amp; 8 - Long-term care facility, medical, and general office on three lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. <b>Applicant: Plano SNF Realty, LLC &amp; Blue Quail JV</b></p> | <p>APPROVED 6-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</p>          |
| <p><b><u>END OF PUBLIC HEARINGS</u></b></p> |  |  |

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| <p><b>8<br/>SS</b></p>  | <p><b>Discussion &amp; Direction:</b> Undeveloped Land Study - Discussion and direction regarding policy recommendations from the Economic Development element, Land Use element, and Housing Density, Infill Housing, Mixed Use, and Rezoning to Meet Demand policy statements, for the use of remaining undeveloped land in Plano. <b>Applicant: City of Plano</b></p>  | <p><b>DISCUSSION HELD</b></p>                           |
| <p><b>9<br/>KP</b></p>  | <p><b>Discussion &amp; Direction:</b> Research/Technology Center District - Request for discussion and direction regarding possible amendments to the Research/Technology Center zoning district regulations. <b>Applicant: City of Plano</b></p>   | <p><b>DISCUSSION HELD</b></p>                           |
| <p><b>10<br/>TF</b></p>   | <p><b>Request to Call Public Hearing -</b> A request to call a public hearing to consider amendments to the Zoning Ordinance regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the Regional Employment and Regional Commercial zoning districts. <b>Applicant: City of Plano</b></p> | <p><b>APPROVED 6-0, PUBLIC HEARING TO BE CALLED</b></p> |
| <p><b>11</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.<br/><br/><b>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</b></p>  | <p><b>NO DISCUSSION</b></p>                             |
| <p><b>ACCESSIBILITY STATEMENT</b></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> |   |   |

**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 30 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.