

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 15, 2010

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 February 1, 2010, 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 BM Preliminary Site Plan: The Canal on Preston Addition, Block A, Lots 11 & 12 - Retail and office buildings on two lots on 2.2± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, LP</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>5b BM</p>	<p>Revised Conveyance Plat: The Canal on Preston Addition, Block A, Lots 7R, 10R, 11R, & 12 - Four conveyance lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, LP</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5c BM</p>	<p>Revised Concept Plan: The Canal on Preston Addition, Block A, Lots 7, 10, 11, & 12 - Retail and office buildings on four lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, LP</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BM</p>	<p>Preliminary Site Plan: The Plaza at Chase Oaks Addition, Block A, Lot 2 - Independent living facility on one lot 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. Applicant: Unified Housing of Chase Oaks</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5e KP</p>	<p>Revised Site Plan: St. Andrew United Methodist Church, Block 1, Lot 2R - Religious facility on one lot on 21.2± acres located at the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family Residence-7. Neighborhood #53. Applicant: St. Andrew United Methodist Church</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Preliminary Plat: Tinseltown Addition, Block A, Lot 5 - Restaurant on one lot on 1.2± acres located on the east side of Dallas North Tollway, 800± feet south of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. Applicant: Acres of Sunshine, Ltd.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5g EH</p>	<p>Preliminary Plat: Pizza Hut Addition, Block 1, Lot 1 - General office and parking garage on one lot on 20.5± acres located on the east side of Corporate Drive, 250± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: West Plano Land Company, L.P.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 KP</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Mendenhall Addition, Block 1, Lot 1R - Public primary school on 8.8± acres located at the northwest corner of N Avenue and 18th Street. Zoned Single-Family Residence-7. Neighborhood #60. Applicant: Plano Independent School District</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>7 BM</p>	<p>Public Hearing - Replat & Revised Site Plan: Fairview Central Park Addition, Block A, Lot 5R - Restaurant on one lot on 1.6± acres located on the west side of U.S. Highway 75, 1,300± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: GRLRE, LLC</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>8 BM</p>	<p>Public Hearing - Replat: P.R. Garrett Addition, Block 8, Lots 1R, 2R, & 5 - Three general residential lots on 0.3± acre located at the southwest corner of F Avenue and 13th Street. Zoned General Residential. Neighborhood #67. Applicant: Pearl Garner</p>	<p>WITHDRAWN 5-0</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>9 EH</p>	<p>Preliminary Site Plan: Eastside 14th Street Addition, Block A, Lot 1 - Retail, restaurant, and general office on one lot on 0.3± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. Applicant: Eastside 14th Street, L.L.C.</p>	<p>DENIED 5-0</p>
<p>10 TF</p>	<p>Discussion & Direction: Adult Day Care Center Use - Request to consider amending the Zoning Ordinance to allow adult day care center use within the Regional Commercial zoning district. Applicant: Encore Adult Daily Enrichment Center, LLC</p>	<p>WITHDRAWN</p>
<p>11 BM</p>	<p>Request to Call a Public Hearing: Screening Wall Requirements for Single-Family and Two-Family Residential Uses within the Retail District - Request to call a public hearing to amend the Zoning Ordinance regarding screening wall requirements for single-family and two-family residential uses within the Retail zoning district and related sections of the Zoning Ordinance. Applicant: City of Plano</p>	<p>APPROVED 5-0, PUBLIC HEARING WILL BE CALLED</p>
<p>12 TF</p>	<p>Request to Call a Public Hearing: Data Center Use - Request to call a public hearing to consider Zoning Ordinance amendments regarding data center use. The proposed amendments may include definitions, supplementary regulations, and schedule of permitted uses (use charts). Applicant: City of Plano</p>	<p>APPROVED 5-0, PUBLIC HEARING WILL BE CALLED</p>
<p>13</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: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner</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 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.