

**PLANNING & ZONING COMMISSION**  
**April 16, 2012**

**COMMISSIONERS PRESENT**

Christopher Caso, Chairman  
David Downs  
Michael Coleman  
Tracey Dry  
Fred Balda, 2nd Vice Chair  
Doug Hazelbaker, 1st Vice Chair  
Douglas Cargo  
Alan Smith

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Jon Hubach, Planner  
Paige Mims, Deputy City Attorney  
Dee Sarver, Sr. Planning Tech  
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:03 p.m., Monday, April 16, 2012, in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Second Vice Chair Balda led the Pledge of Allegiance.

First Vice Chair Hazelbaker made a motion to approve the agenda as presented. Commissioner Downs seconded the motion, which passed 8-0.

Commissioner Downs made a motion to approve the minutes of the April 2, 2012, Planning & Zoning Commission meeting as presented. Commissioner Dry seconded the motion, which passed 8-0.

**COMMENTS OF PUBLIC INTEREST**

There were no comments of public interest.

## **CONSENT AGENDA**

Commissioner Downs made a motion to approve the consent agenda as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

### **AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 16/LINCOLN R & D IN LEGACY, PHASE IV, BLOCK A, LOT 2 APPLICANT: WEST PLANO LAND COMPANY, LP**

General office on one lot on 11.5± acres located at the northeast corner of Pinecrest Drive and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

Approved subject to Oncor approval of parking spaces within the TP & L easement.

### **AGENDA ITEM NO. 5B - PRELIMINARY PLAT 2/SILVER FERN, BLOCK 1, LOT 4 APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP**

General office on one lot on 1.5± acres located on the north side of McDermott Road, 220± feet east of Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

### **AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN/CONCEPT PLAN 69/PLANO DISTRIBUTION CENTER, BLOCK 1, LOTS 1, 2, & 3 APPLICANT: PLANO DISTRIBUTION CENTER, LTD.**

Office showroom/warehouse and manufacturing on three lots on 22.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood #69.

Approved as submitted.

### **AGENDA ITEM NO. 5D 1/REVISED CONVEYANCE PLAT: WHITE ROCK CROSSING, BLOCK A, LOTS 3 & 4 APPLICANT: WHITE ROCK CROSSING, L.P.**

Two conveyance lots on 3.3± acres located at the southwest corner of Rasor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED CONCEPT PLAN  
1/WHITE ROCK CROSSING, BLOCK A, LOTS 3 & 4  
APPLICANT: WHITE ROCK CROSSING, L.P.**

Medical offices and day care center on two lots on 3.3± acres located at the southwest corner of Rasor Boulevard and McDermott Road. Zoned Retail. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5F - FINAL PLAT  
8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 6R  
APPLICANT: LEGACY NORTH PT MFA V, L.P.**

310 multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2012-12  
APPLICANT: RACETRAC**

Jon Hubach, Planner, stated this is a 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. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the July 16, 2012 meeting.

Commissioner Coleman made a motion to remove the item from the table. Commissioner Cargo seconded the motion, which passed 8-0.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

Commissioner Coleman made a motion to table the item until July 16, 2012, as requested by the applicant. First Vice Chair Hazelbaker seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2012-13  
APPLICANT: ASG REAL ESTATE COMPANY**

Tina Firgens, Planning Manager, stated this is a request to rezone 22.6± acres **from** Research/Technology Center **to** Single-Family Residence-6 and to rezone 2.3± acres **from** Research/Technology Center **to** Light Commercial, generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Tabled April 2, 2012. Staff received a letter from the applicant requesting that the item be tabled to the May 7, 2012 Planning & Zoning Commission meeting, and staff recommended the Commission accept the applicant's request to table the item.

First Vice Chair Hazelbaker made a motion to remove the item from the table. Commissioner Smith seconded the motion, which passed 8-0.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

Commissioner Cargo made a motion to table the item to the May 7, 2012 Planning & Zoning Commission meeting as requested by the applicant. Commissioner Smith seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7B - CONCEPT PLAN  
69/LOS RIOS PARK & LOS RIOS HIBERNIA  
APPLICANT: ASG REAL ESTATE COMPANY**

Ms. Firgens stated this is 73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69. Staff received a letter from the applicant requesting that the item be tabled to the May 7, 2012 Planning & Zoning meeting, and staff recommended that the Commission accept the applicant's request to table the item.

Commissioner Downs made a motion to table the item to the May 7, 2012 Planning & Zoning Commission meeting as requested by the applicant. Second Vice Chair Balda seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING – REPLAT  
38/SPRING CREEK CAMPUS ADDITION, BLOCK 1, LOT 1R  
APPLICANT: COLLIN COUNTY COMMUNITY COLLEGE DISTRICT**

Mr. Hubach stated this is a college on one lot on 97.5± acres located on the east side of Jupiter Road and on the south side of Spring Creek Parkway. Zoned Planned Development-456-General Office/Parkway Overlay District. Neighborhood #38. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 8-0.

**AGENDA NO. 9 - PUBLIC HEARING**  
**8/REPLAT: CAPITAL ONE ADDITION, BLOCK 1, LOT 3R**  
**APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION**

Mr. Hubach stated this is a general office on one lot on 25.5± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, 1st Vice Chair Hazelbaker made a motion to approve the item as submitted. Commissioner Cargo seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION**

There were no items for future discussion.

There being no further discussion, Chairman Caso adjourned the meeting at 7:10 p.m.

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Christopher Caso, Chairman