

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 4, 2013

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 January 22, 2013 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 EH Preliminary Plat: Granite Park, Phase III, Block B, Lots 1R & 4R - Hotel and open space on two lots on 10.5± acres located on the north side of Granite Parkway, 600± feet east of Dallas North Tollway. Zoned Central Business-1/State Highway 121/Dallas North Tollway Overlay Districts. Neighborhood #8. Applicant: Tollway-121 Partners, LTD</p> <p>5b EH Final Plat: Silver Fern Addition, Block 1, Lot 3 - Convenience store with gas pumps on one lot on 1.8± acres located at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2. Applicant: RaceTrac Petroleum</p>	

<p>5c EH</p>	<p>Final Plat: Silver Fern Addition, Block 1, Lot 4 - 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. Applicant: Dallas Suburbs, LLC</p>	
<p>5d EH</p>	<p>Preliminary Plat: 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 Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #632 for Assisted Living Facility. Neighborhood #72. Applicant: Board of Regents of the University of Texas System</p>	
<p>5e JH</p>	<p>Final Plat: Headquarters Place Addition, Block A, Lot 1 - General office on one lot on 5.8± acres located at the northeast corner of Headquarters Drive and Belleview Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: Primera Headquarters Partners LLC</p>	
<p>5f JH</p>	<p>Revised Site Plan: Estancia at Ridgeview Ranch, Block A, Lot 1R - 252 multifamily residential units on one lot on 36.2± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment/State Highway 121 Overlay District. Neighborhood #3. Applicant: Estancia Apartment Partners</p>	
<p>5g JH</p>	<p>Site Plan: Dallas North Industrial District Section 4, Block C, Lot 5 - Office-showroom/warehouse and service contractor (no storage yard) on one lot on 0.7± acre located on the north side of Capital Avenue, 346± feet west of N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Jim Savoy</p>	
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 JH</p>	<p>Public Hearing: Zoning Case 2013-01 - Request for Specific Use Permit for Trade/Commercial School on 0.4± acre located 380± feet south of Park Boulevard, 470± feet west of Preston Road. Zoned Retail. Applicant: Plano Market Street, LP</p>	
<p>7 JH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Memory Tech Inc., Phase 1, Block A, Lot 1R - Data center on one lot on 16.0± acres located on the south side of Summit Avenue, 1,300± feet east of Jupiter Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: FG Summit LP</p>	

<p>8 EH</p>	<p>Public Hearing - Replat: Village at Stonebriar, Block A, Lot 4R - Restaurant on one lot on 1.5± acres located on the south side of State Highway 121, 180± feet east of Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8. Applicant: QSL Realty Plano, LLC</p> <p><u>END OF PUBLIC HEARINGS</u></p>	
<p>9 TF</p>	<p>Discussion: Elements and Characteristics of Mixed-Use Development - Discussion regarding elements and characteristics of mixed-use development. Applicant: City of Plano</p>	
<p>10 TF</p>	<p>Request to Call a Public Hearing: Truck Stop/Travel Center Use - Request to call a public hearing to consider Zoning Ordinance amendments regarding truck stop/travel center use. The proposed amendments may include definitions, supplementary regulations, schedule of permitted uses (use charts), and other related development standards. Applicant: City of Plano</p>	
<p>11 TF</p>	<p>Nomination and Election of 2nd Vice Chair: Nomination and election of the 2nd Vice Chair. Applicant: City of Plano</p>	
<p>12</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>	

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.