

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**February 16, 2009**

<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 February 2, 2009, Planning &amp; Zoning Commission meeting, and February 3, 2009, Planning &amp; Zoning Commission Work Session.</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>Final Plat:</b> Legacy Town Center (North), Block A, Lots 2 &amp; 3 - 464 multifamily residential units on two lots on 6.0± acres located at the northwest corner of Hathaway Parkway and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. <b>Applicant: Robert Shaw, Legacy North PT MFA II, L.P.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b TF</b></p>	<p><b>Final Plat:</b> Communications Parkway Substation, Block 1, Lot 1 - Electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment with Specific Use Permit #586 for Electrical Substation. Neighborhood #26. <b>Applicant: Oncor Electric Delivery Company</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5c BM</b></p>	<p><b>Revised Site Plan:</b> Legacy Village Addition, Block A, Lot 1R - Retail with gas pumps on one lot on 18.7± acres located at the northeast corner of Legacy Drive and Independence Parkway. Zoned Retail with Specific Use Permits #307 and #308 for Private Clubs. Neighborhood #11. <b>Applicant: Legacy Village Associates, Ltd., a Texas limited partnership</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d BM</b></p>	<p><b>Preliminary Site Plan:</b> Promontory on Preston, Block A, Lots 1 &amp; 3 - Multiple uses on one lot on 20.1± acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail/Preston Road Overlay District. Neighborhood #32. <b>Applicant: Promontory Ltd.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 BM</b></p>	<p><b>Public Hearing - Replat:</b> Greenway 190 Addition, Block A, Lot 2R - Convenience store with gas pumps on one lot on 1.1± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1/Dallas North Tollway Overlay District. Neighborhood #52. <b>Applicant: Greenway 190 Parkway, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>7 EH</b></p>	<p><b>Public Hearing - Replat:</b> Normandy Estates, Block H, Lots 1R, 2R, 6R, &amp; 7 - 10 - Three Single-Family Residence-9, one Single-Family Residence Attached, and three common area lots on 9.5± acres located at the northwest corner of Bourbon Street and Cousteau Court. Zoned Single-Family Residence Attached, Patio Home, and Single-Family Residence-9 with Specific Use Permit #594 for Private Street Development. Neighborhood #14. <b>Applicant: HW Spring Creek Partners, L.P.</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>8 KP</b></p>	<p><b>Discussion and Direction:</b> Sign Ordinance Review - Discussion and direction to identify potential amendments to sign regulations. <b>Applicant: City of Plano</b></p>	<p>DISCUSSION HELD</p>
<p><b>9 TE</b></p>	<p><b>Request to Call a Public Hearing -</b> Request to call a public hearing to amend Subdivision Ordinance procedures and requirements for waivers of exactions for dedications and public improvements. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</p>

<p><b>10 TE</b></p>	<p><b>Request to Call a Public Hearing</b> - Request to call a public hearing to amend Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding the estimation of annual and/or seasonal water requirements. The potential amendments may also include amendments related to irrigation requirements necessary for compliance with the newly effective Texas Commission on Environmental Quality (TCEQ) irrigation standards. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</b></p>
<p><b>11 TE</b></p>	<p><b>Request to Call a Public Hearing</b> - Request to call a public hearing to amend the Subdivision Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</b></p>
<p><b>12 TE</b></p>	<p><b>Request to Call a Public Hearing</b> - Request to call a public hearing to amend the Zoning Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</b></p>
<p><b>13</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.</p>	<p><b>DISCUSSION HELD</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.