

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 March 21, 2011**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>4:30 p.m. - Training Work Session - Planning Conference Room 2E</p> <p>1. Legal - Review & Discussion: The Statutory Authority for Zoning and Subdivision Administration, and Overview of Legal Issues Associated with These Activities.</p> <p>2. Vesting - Review & Discussion: Vesting Requirements for Development Projects</p> <p>3. Site Plan - Review & Discussion: Site Plan Review Requirements for Commercial Developments</p> <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 March 7 2011, 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>	

<u>CONSENT AGENDA</u>		
5a BM	Revised Conveyance Plat: The Canal on Preston Addition, Block A, Lots 2 & 9 - Two conveyance lots on 6.8± acres located at the southwest corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Stonebridge Plano Ventures, LP	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5b BM	Revised Site Plan: Capital One Addition, Block 1, Lot 3R - General office on one lot on 24.8± 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. Applicant: Capital One National Association	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5c BM	Preliminary Site Plan/Concept Plan: Northeast Bible Church Addition, Block A, Lots 1 & 2 - Religious facility on two lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Temple Baptist Church of Plano	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5d BM	Conveyance Plat: Northeast Bible Church Addition, Block A, Lots 1 & 2 - Two conveyance lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Temple Baptist Church of Plano	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5e BM	Preliminary Plat: Tinseltown Addition, Block A, Lot 7 - Restaurant on one lot on 2.0± acres located on the east side of Dallas North Tollway, 600± feet south of Windhaven Parkway. Zoned Regional Employment & Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Acres of Sunshine, Ltd and Wattsec, Ltd.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5f EH	Site Plan: McDermott Pavilion Addition, Block A, Lot 6 - Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3. Applicant: Quad Cities Properties, LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5g EH	Preliminary Plat: McDermott Pavilion Addition, Block A, Lot 6 - Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3. Applicant: Quad Cities Properties, LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5h EH	Preliminary Site Plan/Concept Plan: Omnicom Phase 2, Block A, Lots 2 & 3 - Hotel and office on two lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. Applicant: Intervest Legacy, Ltd.	APPROVED 7-0, NO FURTHER ACTION REQUIRED

<p>5i EH</p>	<p>Revised Conveyance Plat: Omnicom Phase 2, Block A, Lots 2 & 3 - Two conveyance lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. Applicant: Intervest Legacy, Ltd.</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2011-03 - Request for a Specific Use Permit for Helistop on 9.1± acres located at the southwest corner of Amelia Court and American Drive. Zoned Planned Development-137-General Office. Tabled 03/07/11. Applicant: HSP of Texas, Inc./Medical Center of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 03/28/11</p>
<p>7 BM</p>	<p>Public Hearing: Zoning Case 2011-04 - Request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard from Commercial Employment and Central Business-1 to Planned Development-Commercial Employment. Zoned Commercial Employment & Central Business-1/State Highway 121 Overlay District. Applicant: USL Frisco II, LLC</p>	<p>TABLED 7-0 TO THE 04/04/11 P&Z MEETING</p>
<p>8 BM</p>	<p>Public Hearing - Replat: Custer Road Veterinary Addition, Block A, Lot 1R - Car wash on one lot on 1.0± acre located on the west side of Custer Road, 800± feet south of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #45. Applicant: Custer Parker LLC</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 6-1, NO FURTHER ACTION REQUIRED</p>
<p>9 TF</p>	<p>Request to Call Public Hearing - Request to call a public hearing to consider amendments to the landscaping regulations within the Zoning Ordinance in order to allow for artificial grass products for nonresidential properties. Applicant: Texas Turf Solutions</p>	<p>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</p>
<p>10</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 Members Harry LaRosiliere and André Davidson</p>	<p>NO DISCUSSION</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.