

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

September 6, 2011

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 August 15, 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> <p><u>CONSENT AGENDA</u></p> <p>5a BM Revised Site Plan: Fellowship Bible Church North Addition, Block A, Lot 1 - Religious facility on one lot on 27.7± acres located at the northeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Planned Development-277-Retail/General Office. Neighborhood #13. Applicant: Chase Oaks Church</p> <p>5b BM Revised Site Plan: Plano East Church of Christ Addition, Block A, Lot 1 - Religious facility on one lot on 5.0± acres located at the northwest corner of Merriman Drive and Ranch Estates Drive. Zoned Planned Development-173-Estate Development. Neighborhood #50. Applicant: Plano East Church of Christ</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>5c BM</p>	<p>Final Plat: Renner SVC Substation Addition, Block 1, Lot 1 - Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Oncor Electric Delivery Company</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BM</p>	<p>Preliminary Plat: Normandy Estates Addition, Block A, Lot 5 - Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and West Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: CM Plano, LP</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Revised Conveyance Plat: Turnpike Commons Addition, Block 3, Lot 2 - One conveyance lot on 13.9± acres located at the northeast corner of Renner Road and Wyngate Boulevard. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: Turnpike Commons of Plano, LLC</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Preliminary Plat: Franklin Park at Canyon Creek, Block 1, Lot 3 - Commercial pet sitting/kennel (indoor pens) on one lot on 2.1± acres located on the east side of Independence Parkway, 500± feet south of Plano Parkway. Zoned Planned Development-382-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65. Applicant: Plano Parkway Investments, LP</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2011-14 - Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Tabled June 6, 2011, July 5, 2011, and August 1, 2011. Applicant: Cencor Realty Services</p>	<p>TABLED 6-0 TO THE 10/03/11 P&Z MEETING</p>
<p>7 BM</p>	<p>Public Hearing: Zoning Case 2011-21 - Request to rezone 96.2± acres located at the southeast corner of Dallas North Tollway and State Highway 121 from Central Business-1 & Commercial Employment to Planned Development-Central Business-1. Zoned Central Business-1 & Commercial Employment/State Highway 121 Overlay District. Applicant: Granite Properties</p>	<p>WITHDRAWN 6-0</p>
<p>8A EH</p>	<p>Public Hearing: Zoning Case 2011-22 - Request for a Specific Use Permit for Gymnastics/Dance Studio on 0.7± acre located 80± feet west of N Avenue, 350± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #67. Applicant: Randall Haefli</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CC ON 09/26/11</p>

<p>8B EH</p>	<p>Revised Site Plan: Luminator Addition, Block A, Lot 2 - Office-showroom/warehouse, health/fitness center, and gymnastics/dance studio on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Applicant: Randall Management, LLC</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>9 BM</p>	<p>Public Hearing: Zoning Case 2011-23 - Request to rezone 13.2± acres located at the northeast corner of Parker Road and U.S. Highway 75 from Corridor Commercial to Planned Development-Corridor Commercial. Zoned Corridor Commercial. Applicants: Parker Central Plaza Ltd</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CC ON 09/26/11</p>
<p>10 KP</p>	<p>Public Hearing - Replat: Oglesby Addition, Block D, Lot 6R - Service contractor, open storage, and commercial antenna on one lot on 4.6± acres located at the southwest corner of 13th Street and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Carolyn & John Shuffler</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>11 KP</p>	<p>Public Hearing - Replat: Sidney Addition, Block 1, Lot 2R - New car dealer on one lot on 5.5± acres located on the south side of Plano Parkway, 990± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Richard Stone</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>12 BM</p>	<p>Public Hearing - Preliminary Replat: North Central Park, Phase 2, Block B, Lot 1R - Restaurant on one lot on 2.5± acres located on the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial. Neighborhood #59. Applicant: Four Star Development & Haggard Brothers, Ltd.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>13 BM</p>	<p>Site Plan: Normandy Estates Addition, Block A, Lot 5 - Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: CM Plano, LP</p>	<p>APPROVED 5-1, NO FURTHER ACTION REQUIRED</p>
<p>14 SS</p>	<p>Discussion & Direction: Residential Setback Policy Recommendations - Discussion and direction regarding the residential setback policy recommendations stated in the Housing Density and Infill Housing Policy Statements from the Comprehensive Plan. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>15 TF</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to amend the area, yard, and bulk requirements and special district requirements pertaining to the Downtown Business/Government zoning district, and related sections of the Zoning Ordinance. Applicant: City of Plano</p>	<p>APPROVED, 6-0 PUBLIC HEARING TO BE CALLED</p>

<p>16</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 Pat Miner and Council Member Lee Dunlap</p> <p style="text-align: center;">ACCESSIBILITY STATEMENT</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>	<p>DISCUSSION HELD</p>
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**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.