

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

September 19, 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 September 6, 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 EH Revised Concept Plan: Royal Addition No. 2, Block A, Lot 7 - Retail on one lot on 2.9± acres located at the northeast corner of U.S. Highway 75 and Exchange Drive. Zoned Corridor Commercial. Neighborhood #59. Applicant: Michael Royal</p> <p>5b EH Revised Conveyance Plat: Royal Addition No. 2, Block A, Lots 5 & 7 - Two conveyance lots on 4.0± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59. Applicant: Michael Royal</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5c BM</p>	<p>Preliminary Site Plan: Granite Park, Block A, Lot 3 - General office and parking structure on one lot on 6.5± acres located at the southeast corner of Dallas North Tollway and Granite Parkway. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: Tollway/121 Partners, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BM</p>	<p>Final Plat: Fire Station #13 Addition, Block A, Lot 1 - Fire station on one lot on 2.4± acres located on the west side of Corporate Drive, 550± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: City of Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Preliminary Site Plan: Trinity Presbyterian Church Addition, Block A, Lots 4R & 5 - Medical office and day care center on two lots on 3.4± acres located on the north side of Hedgcoxe Road, 520± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Applicant: RBN Hedge Investments, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>		
<p>6A KP</p>	<p>Public Hearing: Zoning Case 2011-15 - Request to rezone 119.2± acres located at the northeast corner of Custer Road and Park Boulevard from Agricultural to Planned Development-Single-Family Residence-6/Single-Family Residence-7/Patio Home/Single-Family Residence Attached and Planned Development-Retail. Zoned Agricultural. Applicant: Fairview Farm Land Co. Ltd.</p>	<p>TABLED 8-0 TO THE 10/17/11 P&Z COMMISSION MEETING</p>
<p>6B KP</p>	<p>Concept Plan: Haggard Estates - 131 Single-Family Residence-6 lots, 128 Single-Family Residence-7 lots, 122 Patio Home, 78 Single-Family Residence Attached lots, 25 open space lots, and retail on 119.2± acres located at the northeast corner of Custer Road and Park Boulevard. Zoned Agricultural. Neighborhood #46. Applicant: Fairview Farm Land Co. Ltd</p>	<p>TABLED 8-0 TO THE 10/17/11 P&Z COMMISSION MEETING</p>
<p>7 BM</p>	<p>Public Hearing: Zoning Case 2011-24 - Request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located on the east side of Grenoble Court, 110± feet north of Renaissance Drive. Zoned Planned Development-74-Single-Family Residence-7, Two-Family Residence (Duplex), and Planned Residential District-7. Applicant: Jetzamany Velazquez</p>	<p>APPROVED 5-3, WILL BE FORWARDED TO CC 10/10/11</p>
<p>8 EH</p>	<p>Public Hearing: Zoning Case 2011-26 - Request to amend Subsection 3.1605 (Downtown Sign District) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance to allow for reader board/electronic message center signs. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 10/10/11</p>

<p>9 KP</p>	<p>Public Hearing: Zoning Case 2011-28 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance pertaining to private recreation facility and recreation center uses. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 10/10/11</p>
<p>10 EH</p>	<p>Public Hearing - Replat: Collin Creek Phase II Addition, Block B, Lot 2R - Restaurant on one lot on 1.2± acres located at the southeast corner of 15th Street and Alma Drive. Zoned Corridor Commercial. Neighborhood #66. Applicant: Raising Cane's Chicken Fingers</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 EH</p>	<p>Public Hearing - Replat: Trinity Presbyterian Church Addition, Block A, Lots 2R, 4R, & 5 - Medical office and day care center on two lots and one vacant lot on 9.3± acres located on the north side of Hedgcoxe Road, and the west side of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4. Applicant: RBN Hedge Investments, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 BM</p>	<p>Public Hearing - Replat: Mendenhall Addition, Block 1, Lot 1R - Public primary school on 8.8± acres located at the northwest corner of N Avenue and 18th Street. Zoned Single-Family Residence-7. Neighborhood #60. Applicant: Plano Independent School District</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>13 BM</p>	<p>Public Hearing - Replat: The Town Homes at Legacy Town Center, Phase Four, Block A, Lots 16R-18R, 19XR, & 20XR, & Block B, Lots 2R-4R, 5XR, 6R-9R, & 26XR - 10 Single-Family Residence Attached lots and four open space lots on 0.4± acre located at the southwest corner of Baltic Boulevard and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant: D.R. Horton-Texas, Ltd./The Town Homes IV at Legacy Town Center Home Owners Association</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>14</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>NO DISCUSSION HELD</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.