

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 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 December 5, 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 Final 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: Custer McDermott Animal Hospital</p> <p>5b EH Preliminary Site Plan: Southern Land Downtown Addition, Block A, Lot 1 - 283 multifamily residences and retail on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59. Applicant: J & A Family Partnership</p>	

<p>5c EH</p>	<p>Revised Site Plan: Custer/121 Addition, Block 1, Lot 5 - Religious facility on one lot on 12.1± acres located at the southwest corner of State Highway 121 and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Applicant: One Community Church</p> <p><u>END OF CONSENT AGENDA</u></p>	
	<p><u>PUBLIC HEARINGS</u></p>	
<p>6 KP</p>	<p>Public Hearing: Zoning Case 2011-35 - Request to rezone 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive from Regional Employment and Regional Commercial to Single-Family Residence-6. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. Applicant: Haggard-Jezzeen Partners</p>	
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2011-37 - Request to rezone 29.4± acres located at the northeast corner of Parker Road and Jupiter Road from Agricultural to Patio Home. Zoned Agricultural. Applicant: Meaders-Hale, Ltd.</p>	
<p>8 TF</p>	<p>Public Hearing: Zoning Case 2011-38 - Request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to municipal marketing signs. Applicant: City of Plano</p>	
<p>9 KP</p>	<p>Public Hearing - Replat: Shoal Creek, Phase III, Block H, Lot 13R - One Planned Development-480-Single-Family Residence-9 lot on 1.0± acre located on the east side of Shoal Forest Court, 430± feet south of Riverhill Drive. Zoned Planned Development-480-Single-Family Residence-9. Neighborhood #25. Applicant: Mark Jordan</p> <p><u>END OF PUBLIC HEARINGS</u></p>	
<p>10 EH</p>	<p>Discussion & Direction: Zoning and Undeveloped Land Issues Related to the Coit Road/President George Bush Turnpike Area - Request for discussion and direction regarding zoning and undeveloped land issues in the Coit Road/President George Bush Turnpike area. Applicant: City of Plano</p>	
<p>11</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>	

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.