

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 5, 2010

ITEM NO.	EXPLANATION	ACTION TAKEN
1	<p>4:00 p.m. - Tour of Gun Ranges at the Police Academy (4840 E. Plano Parkway) - One or more members of the Planning & Zoning Commission will travel to the Research/Technology Center District to tour the Plano/Richardson Police Training Center Firing Range and listen to the sound of firing in and around the range. The tour will convene at the City of Plano Municipal Center.</p> <p>5:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:00 p.m. - Work Session to be held in Council Chambers - Discussion & Direction: Consideration of residential uses in a portion of the Research/Technology Center zoning district east of Los Rios Boulevard.</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>Call to Order/Pledge of Allegiance</p>	TOUR TAKEN
2	Approval of Agenda as Presented	WORK SESSION HELD
3	Approval of Minutes for the March 15, 2010, Planning & Zoning Commission meeting	
4	<p>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 Preliminary Plat: The Plaza at Chase Oaks, Block A, Lot 2 - Independent living facility on one lot on 14.1± acres located on the south side of Chase Oaks Boulevard, 1,500± feet west of U.S. Highway 75. Zoned Planned Development-277-Retail/General Office and Corridor Commercial. Neighborhood #13. Applicant: Unified Housing of Chase Oaks, LLC</p> <p>5b EH Revised Site Plan: The Shops at Willow Bend, Block 1, Lot 6R - Regional mall on 61.6± acres located at the northwest corner of Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Club and Auto Leasing/Renting. Neighborhood #40. Applicant: Taubman Realty Group</p> <p>5c EH Revised Site Plan: Shiloh/544 Addition, Block A, Lot 2 - Religious facility on one lot on 1.0± acre located on the west side of Shiloh Road, 300± feet south of 14th Street. Zoned Light Commercial. Neighborhood #68. Applicant: Noori Masjid</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p> <p>6 BM Public Hearing: Zoning Case 2010-01 - Request to amend Subsection 2.818 (R - Retail) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and Subsection 3.1001 (Screening Walls or Visual Barriers) of Section 3.1000 (Screening, Fence, and Wall Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding screening requirements for single-family and two-family residential uses within the Retail and General Residential zoning districts. Applicant: City of Plano</p> <p>7 EH Public Hearing - Replat: Parker Coit Addition, Block 1, Lots 1R & 2R - Fire station/public safety buildings and retail buildings on two lots on 6.5± acres located on the north side of Parker Road, 500± feet west of Coit Road. Zoned Planned Development-31-Retail with Specific Use Permit #400 for Day Care Center. Neighborhood #32. Applicant: City of Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, TO BE FORWARDED TO CC ON 4/26/10</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
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<p>8 EH</p>	<p>Public Hearing - Preliminary Replat and Revised Site Plan: Kemp Homestead No. 2, Block A, Lots 1R & 2R - Restaurant, medical office, superstore, and garden center on two lots on 11.4± acres located on the south side of Park Boulevard, 720± feet west of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #427 for Building Material Sales. Neighborhood #52. Applicant: HD Development Properties</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>9 PJ</p>	<p>Appeal of the Director of Planning's Interpretation of the Zoning Ordinance - An appeal of the Director of Planning's interpretation of the Zoning Ordinance definitions and associated regulations for fences as they apply to golf course netting. Applicant: Robert P. Buss</p>	<p>INTERPRETATION UPHELD 8-0</p>
<p>10 DW</p>	<p>Presentation: Human and Vehicle Signage - Presentation regarding human and vehicle signage. Applicant: City of Plano</p>	<p>PRESENTATION GIVEN</p>
<p>11 EH</p>	<p>Discussion & Direction: Church and Rectory Uses - Discussion and direction regarding church and rectory uses. Applicant: City of Plano</p>	<p>APPROVED 8-0, PUBLIC HEARING TO BE CALLED</p>
<p>12</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 Harry LaRosiliere and Council Member Pat Miner</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>

**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.