

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 6, 2009

| 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 March 16, 2009, 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 Preliminary Plat: McDermott Square Addition, Block A, Lot 7 - Veterinary clinic building on one lot on 0.6± acre located on the east side of Independence Parkway, 330± feet north of McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3. Applicant: Dr. James Greenwell, DVM</p> <p>5b EH Final Plat: Headquarters Village, Block A, Lot 1 - Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Rasor Boulevard. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1. Applicant: Headquarters II, L.P.</p> | <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |

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| <p><u>END OF CONSENT AGENDA</u></p> | | |
| <p><u>PUBLIC HEARINGS</u></p> | | |
| <p>6 EH</p> | <p>Public Hearing - Replat: Hematronix Addition, Block A, Lot 2R - Light-intensity manufacturing on one lot on 1.9± acres located on the north side of Technology Drive, 720± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Jain Holdings, L.L.C.</p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |
| <p>7 EH</p> | <p>Public Hearing - Preliminary Replat and Revised Site Plan: Village Hill Addition, Block 1, Lot 1R - Bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Neighborhood #36. Applicant: Texans Credit Union</p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |
| <p>8 TF</p> | <p>Public Hearing - Preliminary Replat: L.A. Davis Addition, Block 3, Lots 18R & 19R - Religious facility on two lots on 0.5± acre located on the east side of F Avenue, 480± feet south of 11th Street. Zoned General Residential. Neighborhood #67. Applicant: Avenue F Church of Christ</p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |
| <p>9 BM</p> | <p>Public Hearing - Replat: Exchange Business Center, Block 2, Lot 5R - Office-showroom/warehouse on one lot on 2.4± acres located on the south side of Guilder Drive, 246± feet west of Krona Drive. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: Ondracek Properties</p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |
| <p><u>END OF PUBLIC HEARINGS</u></p> | | |
| <p>10 PJ</p> | <p>Discussion: 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 Regulations pertaining to the setback of accessory buildings in the Estate Development zoning district from dwelling units on adjoining property. Applicant: Matthew Twyman</p> | <p>INTERPRETATIO N UPHELD 7-0</p> |
| <p>11 KP</p> | <p>Discussion and Direction: Sign Ordinance Review - Discussion and direction regarding potential amendments to sign regulations in the Zoning Ordinance and Code of Ordinances.</p> | <p>DISCUSSION HELD</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>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 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.