

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 18, 2009

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>5:30 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 May 4, 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 Site Plan & Concept Plan: Alcatel USA Addition, Block A, Lots 6R & 7 - Electrical substation on one lot and one concept lot on 8.5± acres located on the south side of Lotus Drive, 1,280± feet east of Independence Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Applicant: Oncor Electric Delivery</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>5b EH</p>	<p>Final Plat: Parker Road Early Childhood School, Block A, Lot 1 - Public school on one lot on 12.9± acres located at the northeast corner of Parker Road and San Gabriel Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50. Applicant: Plano Independent School District</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5c EH</p>	<p>Preliminary Plat: Hinckley Addition, Block A, Lot 2 - Day care center on one lot on 3.9± acres located on the south side of Los Rios Boulevard, 100± feet west of Trail Walker Drive. Zoned Planned Development-320-Estate Development with Specific Use Permit #598 for Day Care Center. Neighborhood #50. Applicant: HGMA, LLC</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 BM</p>	<p>Public Hearing: Zoning Case 2008-74 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and Subsection 3.102 (Day Care Centers) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding day care centers. Applicant: City of Plano</p>	<p>APPROVED 5-0, WILL BE FORWARDED TO CC 06/08/09</p>
<p>7A EH</p>	<p>Public Hearing: Zoning Case 2009-08 - Request to amend Planned Development-109-Retail/General Office on 14.8± acres located at the southwest corner of Park Boulevard and Alma Drive to revise the concept plan adopted for this planned development district. Zoned Planned Development-109-Retail/General Office. Applicant: Racetrac Petroleum, Inc.</p>	<p>APPROVED 5-0, WILL BE FORWARDED TO CC 06/08/09</p>
<p>7B EH</p>	<p>Public Hearing - Revised Concept Plan: Park & Alma Addition, Block A, Lot 2, and Collin Creek Corporate Center, Block A, Lots 1R, 2, & 3 - Convenience store with gas pumps, office, and retail buildings on four lots on 37.7± acres located at the southwest corner of Park Boulevard and Alma Drive. Zoned Planned Development-109-Retail/General Office and Planned Development-60-General Office. Neighborhood #58. Applicant: Racetrac Petroleum, Inc.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>8 PJ</p>	<p>Public Hearing: Zoning Case 2009-09 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations), Section 6.200 (Board of Adjustments) of Article 6 (Procedures and Administration) and related sections of the Zoning Ordinance to amend regulations for household care facilities, rehabilitation care facilities, and boarding houses; establish definitions for household, boarding houses, and permitted uses and standards; and to establish a process for reasonable accommodation of housing for persons with disabilities. Applicant: City of Plano</p>	<p>APPROVED 5-0, WILL BE FORWARDED TO CC 06/08/09</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Baylor Medical Center at Plano, Block A, Lot 1R - Hospital and medical office on one lot on 22.5± acres located at the southeast corner of Allied Drive and Alliance Boulevard. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164 for Outdoor Commercial Amusement Facility/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Applicant: Baylor Healthcare System</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>10 EH</p>	<p>Public Hearing - Replat: EDS Clusters, Block A, Lot 4R - General offices on one lot on 43.7± acres located at the northeast corner of Democracy Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Electronic Data Systems, LLC</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>11 BM</p>	<p>Public Hearing - Replat: Beaty Early Childhood School, Block A, Lot 1R - Public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. Neighborhood #55. Applicant: Plano Independent School District</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>12 BM</p>	<p>Public Hearing - Replat: Church of Christ on McDermott Road Addition, Block 1, Lot 1R - Religious facility on one lot on 12.0± acres located at the southwest corner of McDermott Road and Gifford Drive. Zoned Single-Family Residence-6. Neighborhood #5. Applicant: Church of Christ on McDermott Road</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>13 JG</p>	<p>Public Hearing: Amendments to the Thoroughfare Standards Rules and Regulations - Request to amend the Thoroughfare Standards Rules and Regulations. The potential amendments include revised roadway design, access, and visibility geometric standards, and revised references to the Zoning Ordinance and Transportation Element of the Comprehensive Plan. Applicant: City of Plano</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 5-0, WILL BE FORWARDED TO CC 06/08/09</p>

<p>14 TF</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to amend the mini-warehouse/public storage requirements of the Zoning Ordinance. Applicant: City of Plano</p>	<p>APPROVED 5-0, PUBLIC HEARING TO BE CALLED</p>
<p>15</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>
<p>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>		

**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.