

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**August 17, 2009**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; 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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the August 3, 2009, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>BM</b> <b>Final Plat:</b> Hedgcoxe-Custer Addition, Block A, Lots 3 &amp; 4 - Medical office building and park on two lots on 5.6± acres located on the south side of Hedgcoxe Road, 800± feet east of Custer Road. Zoned Retail. Neighborhood #12. <b>Applicant: Hedgcoxe MOB Partners, L.P.</b></p> <p><b>5b</b> <b>BM</b> <b>Preliminary Plat:</b> Washington-Shaddock Addition, Block A, Lot 2 - Medical office building on one lot on 1.2± acres located on the south side of Chapel Hill Boulevard, 130± feet east of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #41. <b>Applicant: CDG Chapel Hill Plano, LLC</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

	<p><b><u>END OF CONSENT AGENDA</u></b></p> <p><b><u>PUBLIC HEARINGS</u></b></p>	
6 EH	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Folsom-Holman Addition, Block 1, Lot 2R - Public school on one lot on 6.9± acres located at the northwest corner of Legacy Drive and Custer Road. Zoned Retail. Neighborhood #11. <b>Applicant: Plano Independent School District</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
7 BM	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Plano Bank &amp; Trust Addition, Block 1, Lot 2 - Bank on one lot on 1.8± acres located on the west side of Alma Drive, 300± feet north of 15th Street. Zoned Planned Development-60-General Office. Neighborhood #58. <b>Applicant: Legacy Texas Bank</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
8 KP	<p><b>Public Hearing:</b> Estate Development District - Request for discussion and direction regarding potential changes to the Estate Development zoning district and related sections of the Zoning Ordinance and to receive public comment. <b>Applicant: City of Plano</b></p>	<p>7-0, NO FURTHER ACTION REQUIRED</p>
	<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
9 TF	<p><b>Request to Call Public Hearing</b> - Request to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial and Regional Employment zoning districts. <b>Applicant: City of Plano</b></p>	<p>APPROVED 6-1, PUBLIC HEARING TO BE CALLED</p>
10	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p><b>Council Liaisons: Mayor Pro Tem Harry LaRosiliere and Council Member Pat Miner</b></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.