

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

September 8, 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 August 17, 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 Revised Concept Plan: The Canal on Preston Addition, Block A, Lots 7R & 11 - Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, L.P.</p> <p>5b Revised Conveyance Plat: The Canal on Preston Addition, Block A, Lots 7R & 11 - Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: SCI Town Center Partners, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Final Plat: Cigna Point Addition, Block A, Lot 1 - General office building on one lot on 13.0± acres located on the east side of Dallas North Tollway, 1,860± feet north of Plano Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #53. Applicant: CMC Plano Parkway Equity Investors, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Final Plat: Hope Center Addition, Block A, Lot 2 - General office building on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. Applicant: The Hope Center Foundation</p>	<p>APPROVED 6-0, 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 2009-14 - Request to amend Planned Development-189-Retail/General Office on 114.0± acres located at the southeast corner of Preston Road and Park Boulevard to allow for an increase to the maximum lot coverage. Zoned Planned Development-189-Retail/General Office/Preston Road Overlay District. Applicant: Regency Centers, L.P. and other PD Property Owners</p>	<p>APPROVED 5-0 WILL BE FORWARDED TO CITY COUNCIL ON 09/28/09</p>
<p>7A BM</p>	<p>Public Hearing: Zoning Case 2009-15 - Request for a Specific Use Permit for Public Storage/Mini-Warehouse on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Regency Centers, L.P.</p>	<p>DENIED 3-2</p>
<p>7B BM</p>	<p>Preliminary Site Plan: Preston Park Village Addition, Block A, Lot 2 - Public storage/mini-warehouse on one lot on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Regency Centers, L.P.</p>	<p>DENIED 3-2</p>
<p>8 EH</p>	<p>Public Hearing - Replat: Messiah Lutheran Church Addition, Block A, Lot 1R - Religious facility on one lot on 13.8± acres located on the north side of Plano Parkway, 680± feet east of Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. Applicant: Messiah Lutheran Church</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: Original Donation, Block 2, Lots 5R & 6R - General office and retail buildings on two lots on 1.1± acres located on the west side of K Avenue, 250± feet south of 18th Street. Zoned Downtown Business/Government with Heritage Resource Designation #5. Neighborhood #59. Applicant: Squiric Brothers Property, LLC and Gwendolyn Workman</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>10 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 visibility geometric standards. Applicant: City of Plano</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 09/14/09</p>
<p>11 EH</p>	<p>Request to Call Public Hearing - A request to call a public hearing to consider amendments to the uses and related development standards of the Regional Employment zoning district. Applicant: City of Plano</p>	<p>APPROVED 6-0, PUBLIC HEARING TO BE CALLED</p>
<p>12 PJ</p>	<p>Discussion & Direction: Planning & Zoning Commission's Work Program - Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>13</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>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>		

**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.