

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**October 5, 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 September 21, 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 BM</b> <b>Preliminary Site Plan:</b> Atmos Energy Mapleshade Addition, Block A, Lot 1 - Shops, office, and storage area - public/private utility on 10.1± acres located on the north side of Mapleshade Lane, 1,509± feet from Coit Road. Zoned Light Industrial-1 and Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #72. <b>Applicant: The Board of Regents of the University of Texas System</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>

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<p><b>5b BM</b></p>	<p><b>Revised Site Plan:</b> Forman School Addition, Block A, Lot 1 - Public primary school on one lot on 9.4± acres located at the southeast corner of Shiloh Road and Timberline Drive. Zoned Single-Family Residence-7. Neighborhood #62. <b>Applicant: Plano Independent School District</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5c EH</b></p>	<p><b>Revised Concept Plan:</b> Headquarters Village, Block A, Lot 2R - General office on one lot on 5.1± acres located on the north side of Rasor Boulevard, 250± feet east of Preston Road. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1. <b>Applicant: Headquarters II, L.P.</b></p>	<p><b>WITHDRAWN 6-0</b></p>
<p><b>5d EH</b></p>	<p><b>Revised Conveyance Plat:</b> Headquarters Village, Block A, Lot 2R - One conveyance lot on 5.6± acres located on the north side of Rasor Boulevard, 250± feet east of Preston Road. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1. <b>Applicant: Headquarters II, L.P.</b></p>	<p><b>WITHDRAWN 6-0</b></p>
<p><b>5e EH</b></p>	<p><b>Final Plat:</b> Avignon Windhaven, Phase 2 - 40 Single-Family Residence-6 lots and four open space lots on 9.6± acres located at the northeast corner of Windhaven Parkway and Jacqueline Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. <b>Applicant: Windhaven Development, Ltd.</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5f EH</b></p>	<p><b>Preliminary Plat:</b> Jack W. Nelson Addition, Block A, Lot 1 - Open storage on one lot on 2.0± acres located on the south side of 14th Street, 1,200± feet east of Los Rios Boulevard. Zoned Planned Development-199-Light Industrial-1. Neighborhood #69. <b>Applicant: Diane Nelson Revocable Living Trust</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 EH</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Headquarters Village, Block A, Lot 1R - General office and retail development on one lot on 10.1± acres located on the north side of Rasor Boulevard, 250± feet east of Preston Road. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1. <b>Applicant: Headquarters II, L.P.</b></p>	<p><b>WITHDRAWN 6-0</b></p>
<p><b>7 EH</b></p>	<p><b>Public Hearing - Replat:</b> 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. <b>Applicant: Texans Credit Union</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>8 BM</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Meadows Baptist Church Addition, Block 1, Lot 1R - Religious facility on one lot on 27.3± acres located at the northwest corner of Merriman Drive and Los Rios Boulevard. Zoned Planned Development-173-Estate Development. Neighborhood #50. <b>Applicant: Meadows Baptist Church</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9A BM</b></p>	<p><b>Preliminary Site Plan:</b> U-Haul/Los Rios Addition, Block A, Lot 2 - Mini-warehouse/public storage on one lot on 6.9± acres located on the east side of Los Rios Boulevard, 500± feet south of 14th Street. Zoned Planned Development-304-Light Industrial-1. Neighborhood #69. <b>Applicant: Five SAC Self-Storage Corporation</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9B BM</b></p>	<p><b>Revised Site Plan:</b> U-Haul/Los Rios Addition, Block A, Lot 1 - Mini-warehouse/public storage on one lot on 3.6± acres located on the east side of Los Rios Boulevard, 193± feet south of 14th Street. Zoned Planned Development-304-Light Industrial-1. Neighborhood #69. <b>Applicant: Five SAC Self-Storage Corporation</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>10</b></p>	<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 style="text-align: center;"><b>ACCESSIBILITY STATEMENT</b></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><b>DISCUSSION HELD</b></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.