

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**October 18, 2010**

<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 October 4, 2010, Planning &amp; Zoning Commission meeting and October 4, 2010, Planning &amp; Zoning Commission Work Session</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> Parkwood Storage, Block A, Lot 1 - Mini-warehouse/public storage on one lot on 1.6± acres located on the east side of Parkwood Boulevard, 471± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Rutledge Haggard</b></p> <p><b>5b BM</b> <b>Conveyance Plat:</b> Parkwood Storage, Block A, Lots 1 &amp; 2 - Two conveyance lots on 21.9± acres located at the northeast corner of Parkwood Boulevard and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Rutledge Haggard</b></p>	

<p><b>5c BM</b></p>	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> QT 910 Addition, Block A, Lots 1 &amp; 2 - Convenience store with gas pumps and a restaurant on two lots on 3.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1. <b>Applicant: Ronald McCutchin</b></p>	
<p><b>5d BM</b></p>	<p><b>Conveyance Plat:</b> QT 910 Addition, Block A, Lots 1 &amp; 2 - Two conveyance lots on 3.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1. <b>Applicant: Ronald McCutchin</b></p>	
<p><b>5e KP</b></p>	<p><b>Revised Site Plan:</b> Pizza Hut Addition, Block 1, Lot 1 - General office and parking garage on one lot on 20.5± acres located on the east side of Corporate Drive, 250± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. <b>Applicant: Pizza Hut of America</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 TF</b></p>	<p><b>Public Hearing:</b> Zoning Case 2010-16 - Request to amend Section 3.1400 (Traffic Impact Analysis) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to traffic impact analysis. <b>Applicant: City of Plano</b></p>	
<p><b>7 BM</b></p>	<p><b>Public Hearing:</b> Zoning Case 2010-17 - Request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to unified-lot signs. <b>Applicant: City of Plano</b></p>	
<p><b>8 EH</b></p>	<p><b>Public Hearing - Revised Site Plan &amp; Replat Vacation:</b> Fairview Central Park Addition, Block A, Lot 5R - Restaurant on one lot on 1.6± acres located on the west side of U.S. Highway 75, 1,300± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. <b>Applicant: Whataburger Restaurants, LP</b></p>	
<p><b>9 KP</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> DSC Communications Addition, Block 1, Lot 1R - Office-showroom/warehouse on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. <b>Applicant: Bank of America</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		

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**Items for Future Discussion** - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

**Council Liaisons: Council Members Harry LaRosiliere and André Davidson**

**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.