

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 15, 2008

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 December 1, 2008, 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 Preliminary Site Plan and Concept Plan: 190 Mapleshade Addition, Block 1, Lots 1 & 2 - Hotel and general office buildings on two lots on 8.0± acres located on the south side of Mapleshade Lane, 990± feet west of Coit Rd. Zoned Corridor Commercial. Neighborhood #71. Applicant: Charles D. Yost</p> <p>5b Conveyance Plat: 190 Mapleshade Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 8.0± acres located on the south side of Mapleshade Lane, 990± feet west of Coit Rd. Zoned Corridor Commercial. Neighborhood #71. Applicant: Charles D. Yost</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Preliminary Plat: Diodes Corporate Headquarters Addition, Block A, Lot 1 - General office building on one lot on 16.0± acres located at the southwest corner of Legacy Drive and Communications Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Diodes, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Revised Site Plan: Texas American Bank Plano, Block 1, Lot 1 - Parking on one lot on 0.7± acre located at the southwest corner of Plano Parkway and Allied Drive. Zoned Planned Development-350-Retail/General Office. Neighborhood #55. Applicant: Baylor Healthcare System</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e TF</p>	<p>Final Plat: Billingsley Office Building Addition, Block A, Lot 6 - General office building on one lot on 12.1± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52. Applicant: Billingsley Company</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f TF</p>	<p>Preliminary Plat: One-Ninety and Jupiter Addition, Block A, Lot 4R - Hotel on one lot on 5.0± acres located on the north side of State Highway 190, 2,150± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Magnolia Lodging Development, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g TF</p>	<p>Final Plat: The Lincoln at Towne Square, Phase II, Block A, Lot 3 - 302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive at Towne Square Drive. Zoned Planned Development-20-Mixed-Use. Neighborhood #1. Applicant: Millennium Group Management LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5h TF</p>	<p>Revised Site Plan: Hinckley Addition, Block A, Lots 1R & 3 - Religious facility on one lot and one Estate Development lot on 5.9± acres located on the west side of Los Rios Boulevard, 80± feet south of Trail Walker Drive and generally on the north side of Ridgetop Lane. Zoned Planned Development-320-Estate Development. Neighborhood #50. Applicant: The Church of Jesus Christ of Latter-Day Saints</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p>6 JZ</p>	<p>Discussion and Direction: 2009 Bond Projects - Discussion and Direction regarding the Preliminary 2009 Bond Referendum Project List Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p><u>PUBLIC HEARINGS</u></p>		
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2008-73 - Request to amend Subsection 3.1108 (Special Off-Street Parking Regulations) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding definitions and standards for special vehicle storage. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 01/12/09</p>

<p>8 PJ</p>	<p>Public Hearing: Zoning Case 2008-82 - 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), Subsection 3.105 (Private Clubs) 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 private club use. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 01/12/09</p>
<p>9 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: Preston Creek Shopping Center Addition No. 3, Block A, Lot 1R - Retail and restaurant on one lot on 9.5± acres located at the northeast corner of Preston Road and Towne Square Drive. Zoned Planned Development-20-Mixed-Use with Specific Use Permit #553 for Private Club. Neighborhood #1. Applicant: ASG Preston Creek Retail Center, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 TF</p>	<p>Public Hearing - Replat & Revised Site Plan: R.C. Clark Addition, Block A, Lot 1 - Public secondary school on one lot on 25.5± acres located on the north side of Spring Creek Parkway, 620± feet west of Chase Oak Boulevard. Zoned Planned Development-329-Community Center. Neighborhood #21. Applicant: Plano Independent School District</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 EH</p>	<p>Public Hearing - Replat: Walton Park Square Addition, Block 1, Lot 1R - Retail development on one lot on 17.7± acres located on the west side of Preston Road, 315± feet south of Park Boulevard. Zoned Retail. Neighborhood #54. Applicant: Woodmont Plano, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12 TF</p>	<p>Public Hearing - Replat: Percy/Christon Addition, Block 1, Lots 1R & 5R - Bank and retail on two lots on 11.4± acres located at the northeast corner of Spring Creek Parkway and Wagner Way. Zoned Corridor Commercial. Neighborhood #21. Applicant: Spring Creek Plano Retail LP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>13 KP</p>	<p>Discussion and Direction: Mixed-Use Policy Statement - Discussion and Direction regarding the draft Mixed-Use Policy Statement proposed for inclusion in the City of Plano Comprehensive Plan. Applicant: City of Plano</p>	<p>APPROVED 6-1, PUBLIC HEARING WILL BE HELD</p>
<p>14 LN</p>	<p>Work Session: Safe Streets Program - This item is to advise the Commission on the appeal process of the Safe Streets Program. Applicant: City of Plano</p>	<p>DISCUSSION HELD</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>

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 45 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.