

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**December 21, 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 November 18, 2009, City Council/Planning &amp; Zoning Commission Retreat and the December 7, 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>Conveyance Plat:</b> Collinwood Farm Addition, Block A, Lot 1 - <b>EH</b> Conveyance lot on 80.4± acres located at the southeast corner of Windhaven Parkway and Willow Bend Drive. Zoned Single-Family Residence-6, Single-Family Residence-9, Planned Development-450-Single-Family Residence-9, and Single-Family Residence-20. Neighborhood #30. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b EH</b></p>	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> Tinseltown Addition, Block A, Lots 5 &amp; 6 - Restaurant and general office on two lots on 7.2± acres located on the east side of Dallas North Tollway, 800± feet south of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. <b>Applicant: Haggard Property Group, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5c EH</b></p>	<p><b>Revised Conveyance Plat:</b> Tinseltown Addition, Block A, Lots 5 &amp; 6 - Two conveyance lots on 7.2± acres located on the east side of Dallas North Tollway, 800± feet south of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. <b>Applicant: Haggard Property Group, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5d KP</b></p>	<p><b>Revised Site Plan:</b> West Plano Retail Center, Block 1, Lot 1 - Retail on one lot on 15.7± acres located on the west side of Dallas North Tollway, 915± feet south of Park Boulevard. Zoned Regional Commercial and Planned Development-220-Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #52. <b>Applicant: Costco Wholesale Corporation</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2009-21 - Request to rezone 9.3± acres located at the southeast corner of Spring Creek Parkway and Communications Parkway <b>from</b> Agricultural <b>to</b> Regional Employment. <b>Applicant: Rutledge Haggard</b></p>	<p><b>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 1/11/10</b></p>
<p><b>7A EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2009-22 - Request for a Specific Use Permit for Long-term Care Facility on 6.1± acres located on the east side of Communications Parkway, 290± feet south of Spring Creek Parkway. Zoned Agricultural. <b>Applicant: Acres of Sunshine, Ltd.</b></p>	<p><b>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 1/11/10</b></p>
<p><b>7B EH</b></p>	<p><b>Preliminary Site Plan:</b> Haggard Stonegate Addition, Block A, Lots 1 &amp; 2 - Long-term care facility and medical office on two lots on 9.3± acres located at the southeast corner of Spring Creek Parkway and Communications Parkway. Zoned Agricultural. Neighborhood #26. <b>Applicant: Acres of Sunshine, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>8 SM</b></p>	<p><b>Discussion &amp; Direction:</b> Digital Billboards - Discussion and direction to consider amendments to the Zoning Ordinance regarding signage for the purpose of creating a billboard signage reduction program and to allow for the conversion of billboards to include electronic copy. <b>Applicant: City of Plano</b></p>	<p><b>DISCUSSION HELD</b></p>

<p><b>9</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>
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**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.