

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

January 2, 2007

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 55.071 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 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>4a Final Plat: The Canal on Preston, Block A, Lot 3 - Private primary school and a day care center on one lot on 1.5± acres located on the west side of Gratitude Trail, 200± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: The Unique Montessori Associates, Inc.</p> <p>4b Final Plat: Custer-Ridgeview Addition, Block 1, Lot 6 - General office development on one lot on 0.7± acre located at the southwest corner of Kathryn Lane and Custer Road. Zoned Retail. Neighborhood #3. Applicant: Kraft Office Properties</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

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<p>4c BT</p>	<p>Revised Site Plan: Lynch Park Addition, Block A, Lot 2 - Bank on one lot on 0.9± acre located at the southwest corner of Legacy Drive and Coit Road. Zoned Retail. Neighborhood #17. Applicant: Sohaam Petroleum, Inc.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>4d EH</p>	<p>Preliminary Plat: Morgan Village Retail Center, Block A, Lot 7 - Minor automotive repair building on one lot on 0.8± acre located on the east side of Ohio Drive, 499± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1. Applicant: Dick Ferrell & Co.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>5 JZ</p>	<p>Public Hearing: Zoning Case 2006-27 - Request for Heritage Resource Designation for the area bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), and the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7. Tabled 11/20/06. Applicant: City of Plano</p>	<p>APPROVED 3-1, WILL BE FORWARDED TO CITY COUNCIL ON 01/22/07</p>
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2006-31 - Request for expansion of Specific Use Permit #571 for Service Contractor with Storage Yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial. Tabled 12/18/06. Applicant: Joe and Susana Hernandez</p>	<p>REMAINS ON THE TABLE UNTIL THE 01/16/07 P&Z MEETING</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2006-33 - Request for a Specific Use Permit for Mini-Warehouse/Public Storage on one lot on 4.3± acres located at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial. Applicant: Litwin & Company, Inc.</p>	<p>WITHDRAWN 5-0</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>8 EH</p>	<p>Preliminary Plat & Site Plan: Independence Hall Addition, Block A, Lot 1 - Rehabilitation care facility on one lot on 1.7± acres located on the west side of Independence Parkway, 130± feet south of Crickett Drive. Zoned Neighborhood Office with Specific Use Permit #559 for Household Care Institution. Neighborhood #18. Applicant: City House</p>	<p>APPROVED 3-0, NO FURTHER ACTION REQUIRED</p>
<p>9 KP</p>	<p>Discussion & Direction: Comprehensive Plan Update - Discussion and direction on the Land Use and Transportation Element updates to the Comprehensive Plan. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>10</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.