

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**February 5, 2007**

<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 55.071 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 - January 16, 2007, 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>Revised Phase II Land Study:</b> Avignon Windhaven - Phases 2 and 3 - <b>BT</b> 142 Single-Family Residence-6 lots and six open space lots on 34.1± acres located on the north side of Windhaven Parkway, 2,100± feet east of Dallas North Tollway. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. <b>Applicant: Acres of Sunshine, LTD</b></p> <p><b>5b</b> <b>Final Plat:</b> Custer Crossing Retail Center, Block 1, Lot 1 - Retail <b>BT</b> building on one lot on 2.0± acres located at the southwest corner of Custer Road and Hedgcoxe Road. Zoned Retail. Neighborhood #11. <b>Applicant: Three Stars Real Estate Corporation</b></p>	<p></p> <p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5c BT</b></p>	<p><b>Final Plat:</b> Deerfield North Phase IV - 60 Single-Family Residence-7 lots and one open space lot on 16.3± acres on the west side of Grace Avenue, 315± feet north of Quincy Lane. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9. <b>Applicant: Meritage Homes of Texas, L.P.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5d BT</b></p>	<p><b>Preliminary Site Plan:</b> Five-Forty Four &amp; Jupiter Addition, Block 1, Lot 3 - General office and mini-warehouse development on one lot on 1.8± acres located on the east side of Industrial Boulevard, 625± feet south of 14th Street. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: Hickman Consulting Engineers, Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5e EH</b></p>	<p><b>Revised Site Plan:</b> Christ Church of Plano, Block 1, Lot 1R - Religious facility on one lot on 9.6± acres located at the southwest corner of Legacy Drive and Archgate Drive. Zoned Single-Family Residence-7. Neighborhood #17. <b>Applicant: Christ Church of Plano</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5f EH</b></p>	<p><b>Site Plan:</b> Shiloh/544 Addition, Block A, Lot 2 - Religious facility on one lot on 1.0± acres located on the west side of Shiloh Road, 275± feet south of 14th Street. Zoned Light Commercial. Neighborhood #68. <b>Applicant: Islamic Academy</b></p>	<p><b>APPROVED 7-0, 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 TE</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-35 - Request to rezone 3.0± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive <b>from</b> Planned Development-426-Retail/General Office <b>to</b> Planned Development-Light Industrial-1. Zoned Planned Development-426/Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. <b>Applicant: H.H.P.L. Limited</b></p>	<p><b>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 02/12/07</b></p>
<p><b>7A EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-36 - Request to rezone 7.1± acres located at the southeast corner of Park Boulevard and Alma Drive <b>from</b> Corridor Commercial <b>to</b> Planned Development-Corridor Commercial. <b>Applicant: Litwin &amp; Company</b></p>	<p><b>DENIED 5-2</b></p>
<p><b>7B EH</b></p>	<p><b>Public Hearing - Preliminary Site Plan:</b> Chisholm Place Retail, Block A, Lots 3R &amp; 5 - Public Storage/Mini-Warehouse development on two lots on 7.1± acres located at the southeast corner of Alma Drive and Park Boulevard. Zoned Corridor Commercial. Neighborhood #58. <b>Applicant: Litwin &amp; Company</b></p>	<p><b>DENIED 5-2</b></p>

<p><b>8 EH</b></p>	<p><b>Public Hearing - Replat:</b> Independence Crossing, Block A, Lots 1R, 2R, 3R, &amp; 4 - Grocery store and gas station on four lots on 15.3± acres located at the northeast corner of Independence Parkway and Hedcoxe Road. Zoned Retail with Specific Use Permit #368 for Day Care Center. Neighborhood #6. <b>Applicant: Wal-Mart Stores Texas, L.P.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9A EH</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Presbyterian Healthcare System, Block 1R, Lot 1R - Medical offices on one lot on 18.2± acres located at the southeast corner of Parker Road and Communications Parkway. Zoned Regional Employment. Neighborhood #40. <b>Applicant: Presbyterian Hospital of Plano</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9B EH</b></p>	<p><b>Request for a Waiver to the Facade Plan Requirements:</b> Presbyterian Healthcare System, Block 1R, Lot 1R - Medical offices on one lot on 18.2± acres located at the southeast corner of Parker Road and Communications Parkway. Zoned Regional Employment. Neighborhood #40. <b>Applicant: Presbyterian Hospital of Plano</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>10 SS</b></p>	<p><b>Discussion and Direction:</b> Land Use and Transportation - Discussion and direction on the Land Use and Transportation Element updates to the Comprehensive Plan. This is the second in a series of three planned discussions of key issues related to the 2007 update. <b>Applicant: City of Plano</b></p>	<p><b>DISCUSSION HELD</b></p>
<p><b>11</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>DISCUSSION HELD</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>		

**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.