

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 5, 2007

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Executive Session - Planning Conference Room 2E</p> <p>In accordance with Section 55.071 of the Texas Government Code, the Planning & Zoning Commission will convene into executive session to consult with its attorney regarding litigation.</p> <p>Saadi Darvish and Minou Darvish v. City of Plano and Planning & Zoning Commission.</p> <p>Immediately thereafter, the Commission will convene into:</p> <p>Regular Session - City Council Chambers</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - February 19, 2007, 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>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<u>CONSENT AGENDA</u>		
5a BT	Preliminary Plat: 544 and Jupiter Addition, Block 1, Lot 3 - General office and mini-warehouses 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. Applicant: Hickman Consulting Engineers	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5b BT	Final Plat: Parkway Corners, Block A, Lot 4 - Day care on one lot on 2.2± acres located on the north side of Plano Parkway, 637± feet east of Midway Road. Zoned Planned Development-112-Retail w/SUP #573 for day care. Neighborhood #40. Applicant: Midway Parkway Investments, Ltd.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5c EH	Preliminary Site Plan & Concept Plan: Hillary Acres Addition, Block A, Lots 1 & 2 - Medical and general offices on two lots on 8.4± acres located on the west side of Shiloh Road, 1,545± feet north of Renner Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Adams Consulting Engineers	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5d EH	Revised Site Plan: Lord of Life Lutheran Church, Block 3, Lot 10R - Religious facility on one lot on 5.3± acres located at the northeast corner of Woodburn Corners and 15th Street. Zoned Single-Family Residence-7. Neighborhood #56. Applicant: Lord of Life Lutheran Church	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5e EH	Site Plan: Preston Parker Southeast Addition, Block A, Lot 1 - Bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Neighborhood #43. Applicant: Joe H. & Fred C. Harrington	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5f EH	Preliminary Plat: Preston Parker Southeast Addition, Block A, Lot 1 - Bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Neighborhood #43. Applicant: Joe H. & Fred C. Harrington	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5g EH	Conveyance Plat: Preston Parker Southeast Addition, Block A, Lots 1-3 - Three conveyance lots on 22.4± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union, Single-Family Residence Attached and Patio Home. Neighborhood #43. Applicant: Joe H. & Fred C. Harrington	APPROVED 7-0, NO FURTHER ACTION REQUIRED
<u>END OF CONSENT AGENDA</u>		

	<p><u>PUBLIC HEARINGS</u></p> <p>6A EH 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± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Neighborhood #68. Tabled 12/18/06, 01/02/07, 01/16/07, and 02/19/07. Applicant: Joe and Susana Hernandez</p> <p>6B EH Replat & Revised Site Plan: Enid Braswell Addition, Block A, Lot 1R - Service contractor with storage yard on one lot on 3.3± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Neighborhood #68. Applicant: Joe and Susana Hernandez</p> <p><u>END OF PUBLIC HEARINGS</u></p> <p>7 JZ Discussion and Direction: Conservation District Designation for Haggard Addition - Discussion and direction concerning the possibility of amending the Zoning Ordinance to allow for “Conservation Districts” and adding that designation to 24.6± acres bounded by 22nd Street on the north, I Avenue on the east, the southern boundary of lots on the south side of 19th Street on the south, and by G Avenue and Alpine Street on the west. Also for discussion is the possibility of establishing a Planned Development District (PD) with additional stipulations relating to the size, scale, and design of structures in the subdivision. Zoned Single-Family Residence-7.</p> <p style="text-align: center;">ACCESSIBILITY STATEMENT</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>TABLED 6-0 TO THE 3/19/07 P&Z COMMISSION MEETING</p> <p>APPROVED REPLAT 7-0, TABLED REVISED SITE PLAN 7-0, NO FURTHER ACTION REQUIRED</p> <p>DISCUSSION HELD</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 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.