

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 19, 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 Approval of Minutes - March 5, 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><u>CONSENT AGENDA</u></p> <p>5a Preliminary Plat: Tennyson Parkway Office Center, Block A, Lot 3 - EH Hotel on one lot on 2.7± acres located on the west side of the Dallas North Tollway, 400± feet south of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: HAC Partners L.P.</p> <p>5b Preliminary Plat: Northpointe Assembly of God, Block A, Lot 1 - EH Religious facility on one lot on 3.0± acres located on the south side of McDermott Road, 860± feet east of Independence Parkway. Zoned Single-Family Residence-7. Neighborhood #6. Applicant: Northpointe Assembly of God Church</p>	<p></p> <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>5c BT</p>	<p>Preliminary Site Plan: Assured Addition, Block A, Lot 1 - Mini-warehouse development on one lot on 5.4± acres located on the east side of K Avenue, 2,267± feet south of Spring Creek Parkway. Zoned Light Industrial-1. Neighborhood #37. Applicant: The Assured Group</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BT</p>	<p>Revised Site Plan: Franklin Park at Canyon Creek Addition, Block 1, Lot 1 - Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1. Neighborhood #65. Applicant: Franklin Park Canyon Creek, Ltd.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Revised Preliminary Plat: Franklin Park at Canyon Creek Addition, Block 1, Lot 1 - Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1. Neighborhood #65. Applicant: Franklin Park Canyon Creek, Ltd.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 AU</p>	<p>Water and Wastewater Impact Fee Report - In its capacity as the Impact Fee Advisory Committee, the Planning & Zoning Commission will hear a report from the City Engineer on the city's collections and expenditures from the Water and Wastewater Impact Fee Program. Applicant: City of Plano</p>	<p>ACCEPTED 6-0</p>
<p>7A 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± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 12/18/06, 01/02/07, 01/16/07, 02/19/07, & 03/05/07. Applicant: Joe and Susana Hernandez</p>	<p>APPROVED 5-1, WILL BE FORWARDED TO CITY COUNCIL ON 04/09/07</p>
<p>7B EH</p>	<p>Public Hearing - 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>APPROVED 5-1, NO FURTHER ACTION REQUIRED</p>

<p>8 EH</p>	<p>Public Hearing: Zoning Case 2006-34 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to Mini-Warehouse/Public Storage Development in Retail and Corridor Commercial districts. Tabled 02/19/07. Applicant: City of Plano.</p>	<p>DENIED 6-0</p>
<p>9A BT</p>	<p>Public Hearing: Zoning Case 2007-02 - Request for Specific Use Permit for Day Care Center on 0.1± acre located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Light Industrial-1. Applicant: J. H. A. Mapleshade, L.P.</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 04/09/07</p>
<p>9B BT</p>	<p>Revised Site Plan: Coit Center Addition, Block A, Lot 5 - General offices and a day care center on one lot on 2.0± acres located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Corridor Commercial & Light Industrial-1. Neighborhood #72. Applicant: J. H. A. Mapleshade, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>10 EH</p>	<p>Public Hearing: Zoning Case 2007-03 - Request for a Specific Use Permit for Day Care Center on one lot on 1.1± acres located at the northeast corner of Coit Road and Wyeth Drive. Zoned Single-Family Residence-9. Applicant: Shiny Wu</p>	<p>WITHDRAWN</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>11 EH</p>	<p>Preliminary Site Plan: Chisholm Place Addition No. 1, Block A, Lot 1 - Retail and restaurant development on one lot on 0.8± acre located at the southwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. Neighborhood #58. Tabled 03/05/07. Applicant: Ivy Crossing, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>12 SS</p>	<p>Discussion & Direction: Comprehensive Plan Revision - Discussion and direction on the revision of the Land Use and Transportation Elements of the Comprehensive Plan. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>13</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.