

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

June 4, 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 - May 21, 2007, Planning & Zoning Commission 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 Site Plan: Chisholm Place Retail, Block A, Lots 3R & 5 - Mini-warehouse development on two lots on 7.1± acres located generally at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial. Neighborhood #58. Applicant: Litwin & Company, Inc.</p> <p>5b Revised Site Plan: Fowler Middle School, Block A, Lot 1 - Public secondary school on one lot on 20.5± acres located at the northwest corner of McDermott Road and Enchanted Ridge Drive. Zoned Single-Family Residence-7. Neighborhood #2. Applicant: Plano Independent School District</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5c BT</p>	<p>Preliminary Site Plan: Haggar Square Retail Center, Block A, Lots 6R & 11R - Retail and restaurant on two lots on 7.7± acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial. Neighborhood #1. Applicant: Greenstreet Properties LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BT</p>	<p>Final Plat: The Harvard Addition, Block A, Lot 6 - 222 independent living units on one lot on 6.9± acres located on the west side of Ohio Drive, 920± feet north of Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office-2. Neighborhood #17. Applicant: Plano Conservatory Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TE</p>	<p>Public Hearing: Zoning Case 2007-11 - Request to establish appropriate zoning for 7.7± acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600± feet east of Los Rios Boulevard. The potential zoning may be residential or nonresidential. Zoned General Office with Specific Use Permit #13 for Country Club and Private Club. Applicant: City of Plano</p>	<p>APPROVED 5-3, WILL BE FORWARDED TO CITY COUNCIL ON 6/25/07</p>
<p>7 TF</p>	<p>Public Hearing: Zoning Case 2007-12 - Request for a Specific Use Permit for a Day Care Center on one lot on 6.7± acres located south of the intersection of Eagle Pass and Lookout Trail. Zoned Single-Family Residence-7. Applicant: Plano Independent School District</p>	<p>APPROVED 6-2, WILL BE FORWARDED TO CITY COUNCIL ON 6/25/07</p>
<p>8 TF</p>	<p>Public Hearing: Zoning Case 2007-13 - Request for a Specific Use Permit for a Day Care Center on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. Applicant: Plano Independent School District</p>	<p>APPROVED 6-2, WILL BE FORWARDED TO CITY COUNCIL ON 6/25/07</p>
<p>9 EH</p>	<p>Public Hearing – Preliminary Replat & Revised Site Plan: Stream Data Center, Block A, Lot 2R - Medical offices on one lot on 9.8± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Harrod Properties</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>10 EH</p>	<p>Revised Site Plan: A.H. Meadows Elementary School, Block A, Lot 1R - Public school on one lot on 8.7± acres located at the southeast corner of 18th Street and Rigsbee Drive. Zoned Single-Family Residence-7. Neighborhood #61. Applicant: Plano Independent School District</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11</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.