

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

August 4, 2008

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 551.071 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 for the July 8, 2008, Plano City Council/Planning & Zoning Commission Work Session, and the July 21, 2008, 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: Preston/Hedgcoxe Addition, Block B, Lot 2R - BT Medical and general offices on one lot on 5.6± acres located on the west side of San Jacinto Place, 383± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9. Applicant: Scherer I, Ltd.</p> <p><u>END OF CONSENT AGENDA</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>6 MC</p>	<p>Discussion and Consideration: Stratford Estates Neighborhood Action Plan - Consideration of the Stratford Estates Neighborhood Action Plan for the area bounded by Park Boulevard to the north, 15th Street to the south, Custer Road to the east, and Independence Parkway to the west. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 08/25/08</p>
<p>7 JC</p>	<p>Discussion and Direction: Proposed 2008-2009 Community Investment Program - Discussion and direction on the proposed 2008-2009 Community Investment Program (CIP). Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 08/11/08</p>
<p>8 JC</p>	<p>Discussion: Water and Wastewater Impact Fee Report - Discussion and report on the City's Water and Wastewater Impact Fee Program. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 08/11/08</p>
<p><u>PUBLIC HEARINGS</u></p>		
<p>9 BT</p>	<p>Public Hearing: Zoning Case 2008-63 - Request for a Specific Use Permit for Gymnastics/Dance Studio on one lot on 0.5± acre located at the southwest corner of 10th Street and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: T. Cappelli Properties, L.P.</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 08/25/08</p>
<p>10 EH</p>	<p>Public Hearing - Preliminary Replat: Central Plano Industrial Park, Block 21, Lot 1R - Light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: SV Tronics</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 BT</p>	<p>Public Hearing - Preliminary Replat: Greenway 190 Addition, Block A, Lot 2 - Convenience store with gas pumps on one lot on 1.1± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. Applicant: Greenway 190 Parkway, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 TF</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Hematronix Addition, Block A, Lot 2R - Light-intensity manufacturing on one lot on 1.9± acres located on the north side of Technology Drive, 715± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Jain Holdings, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>13 PJ</p>	<p>Presentation, Discussion, and Direction: Zoning Ordinance Assessment - Presentation and discussion of a consultant's assessment and recommended amendments to the city's Zoning Ordinance and other related development ordinances.</p>	<p>DISCUSSION HELD, WILL BE FORWARDED TO CC ON 08/11/08</p>

<p>14 KP</p>	<p>Discussion and Direction: Regulation of Payday Loan, Check Cashing Outlets, Car Title Loan, and Similar Businesses - Discussion and direction on whether to consider specific land use regulations relating to payday loan, check cashing outlets, car title loan, and similar businesses within the city of Plano. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>15</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>
<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>		

**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.