

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**September 4, 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 - August 20, 2007, Planning &amp; Zoning Commission 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>Final Plat:</b> Preston/Hedgcoxe Addition, Block C, Lot 2 - General and medical office buildings on one lot on 2.7± acres located on the east side of San Jacinto Place, 310± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9. <b>Applicant: Scherer Investments, Inc.</b></p> <p><b>5b</b> <b>Preliminary Site Plan:</b> Legacy Corporate Center, Block A, Lots 6R, 7R, 8, &amp; 9 - Hotel and office development on four lots on 7.6± acres located on the east side of Preston Road, 200± feet north of Legacy Drive. Zoned General Office. Neighborhood #9. <b>Applicant: Preston Legacy Partners, L.P</b></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 EH</b></p>	<p><b>Revised Conveyance Plat:</b> Legacy Corporate Center, Block A, Lots 6R, 7R, 8, &amp; 9 - Four conveyance lots on 7.6± acres located on the east side of Preston Road, 200± feet north of Legacy Drive. Zoned General Office. Neighborhood #9. <b>Applicant: Preston Legacy Partners L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d TF</b></p>	<p><b>Concept Plan:</b> Lincoln R&amp;D in Legacy, Phase IV, Block A, Lots 1 &amp; 2 - General offices on two lots on 27.7± acres located at the northeast corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: West Plano Land Company, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5e TF</b></p>	<p><b>Conveyance Plat:</b> Lincoln R&amp;D in Legacy, Phase IV, Block A, Lots 1 &amp; 2 - Two conveyance lots on 27.7± acres located at the northeast corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: West Plano Land Company, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5f TF</b></p>	<p><b>Preliminary Site Plan:</b> Lincoln R&amp;D in Legacy, Phase IV, Block A, Lot 1 - General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 752± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: West Plano Land Company, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5g TF</b></p>	<p><b>Site Plan:</b> Franklin Park at Canyon Creek, Block 1, Lot 2 - Religious facility with day care and medical office on one lot on 3.1± acres located on the east side of Independence Parkway, 423± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. <b>Applicant: Plano Parkway Investments, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5h TF</b></p>	<p><b>Preliminary Plat:</b> Franklin Park at Canyon Creek, Block 1, Lot 2 - Religious facility with day care and medical office on one lot on 3.1± acres located on the east side of Independence Parkway, 423± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. <b>Applicant: Plano Parkway Investments, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-17 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Section 3.100 (Supplementary Regulations for Principle Uses and Specific Uses), Section 3.800 (Height Regulations), and Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance to remove flag and flagpole regulations. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 09/24/07</p>

<p><b>7 BT</b></p>	<p><b>Public Hearing – Preliminary Replat &amp; Revised Site Plan:</b> Estancia at Ridgeview Ranch, Block A, Lot 1R - 500 multifamily units on one lot on 36.3± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment. Neighborhood #3. <b>Applicant: Estancia at Ridgeview Ranch, L.P.</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>8 SS</b></p>	<p><b>Discussion and Direction:</b> Comprehensive Plan Revision - Discussion and direction on the revision of the Economic Development Element of the Comprehensive Plan. <b>Applicant: City of Plano</b></p>	<p><b>DISCUSSION HELD</b></p>
<p><b>9</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><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.