

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 1, 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 for the August 21, 2007, Planning & Zoning Commission Work Session; the September 4, 2007, Planning & Zoning Commission Meeting; the September 11, 2007, Planning & Zoning Commission/City Council Retreat; and the September 17, 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 Revised Site Plan: Collin County Chinese Fellowship Church Addition, Block A, Lot 1 - Church on one lot on 5.3± acres located at the southwest corner of McDermott Road and Preston Meadow Drive. Zoned Single-Family Residence-7. Neighborhood #4. Applicant: Collin County Chinese Fellowship Church</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5b EH</p>	<p>Revised Site Plan: Billingsley Office Building Addition, Block A, Lot 6 - General office building on one lot on 12.2± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52. Applicant: Billingsley Company</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5c EH</p>	<p>Revised Preliminary Plat: Billingsley Office Building Addition, Block A, Lot 6 - General office building on one lot on 12.2± acres located at the southwest corner of Plano Parkway and Horizon North Parkway. Zoned Light Industrial-1. Neighborhood #52. Applicant: Billingsley Company</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BT</p>	<p>Revised Site Plan: Enfield Park Addition, Block 1, Lot 1 - Recreation center on one lot on 6.3± acres located at the northwest corner of Seabrook Drive and Stadium Drive. Zoned Planned Development-329-Community Center. Neighborhood #21. Applicant: Plano Sports Authority</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Preliminary Site Plan: United National Bank Addition, Block 1, Lot 2R - Retail building on one lot on 1.9± acres located at the northeast corner of Parker Road and Premier Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Comerica Bank</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 2007-30 - Request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and Section 6.200 (Board of Adjustment) of Article 6 (Procedures and Administration) of the Zoning Ordinance regarding authority, jurisdiction, action, and administrative procedures of the Board of Adjustment. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2007-31 - Request to rescind Specific Use Permit #64 for Private Club on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Republic Drive. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>8 TF</p>	<p>Public Hearing: Zoning Case 2007-32 - Request to rescind Specific Use Permit #67 for Private Club on one lot on 0.2± acre located at the northwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>9 EH</p>	<p>Public Hearing: Zoning Case 2007-33 - Request to rescind Specific Use Permit #75 for Private Club on one lot on 1.4± acres located on the west side of U.S. Highway 75, 920± feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>

<p>10 TE</p>	<p>Public Hearing: Zoning Case 2007-34 - Request to rescind Specific Use Permit #88 for Private Club on one lot on 1.2± acres located on the east side of U.S. Highway 75, 230± feet south of Republic Drive. Zoned Planned Development-189-Retail/General Office. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>11 TE</p>	<p>Public Hearing: Zoning Case 2007-35 - Request to rescind Specific Use Permit #95 for Private Club on one lot on 1.0± acre located on the south side of Park Boulevard, 900± feet east of Preston Road. Zoned Planned Development-189-Retail/General Office. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>12 TF</p>	<p>Public Hearing: Zoning Case 2007-36 - Request to rescind Specific Use Permit #97 for Private Club on one lot on 1.2± acres located at the northeast corner of U.S. Highway 75 and 16th Street. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>13 BT</p>	<p>Public Hearing: Zoning Case 2007-37 - Request to rescind Specific Use Permit #108 for Private Club on one lot on 0.1± acre located at the northwest corner of U.S. Highway 75 and Park Boulevard. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>14 BT</p>	<p>Public Hearing: Zoning Case 2007-38 - Request to rescind Specific Use Permit #109 for Private Club on one lot on 0.1± acre located on the east side of Preston Road, 380± feet south of Highland Drive. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/22/07</p>
<p>15 TF</p>	<p>Public Hearing - Replat: Ray's Office Addition, Block 1, Lot 1R - Service contractor on one lot on 0.5± acre located west of the intersection of 13th Street at Municipal Avenue. Zoned Light Commercial with Specific Use Permit #406. Neighborhood #67. Applicant: Pro Cut Lawn Care & Landscape, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>16 TF</p>	<p>Public Hearing - Replat & Revised Site Plan: Hi-Lo Subdivision, Block A, Lots 1 & 2 - Retail and bank on two lots on 2.1± acres located generally at the northeast corner of Jupiter Road and 14th Street. Zoned Retail. Neighborhood #61. Applicant: Compass Bank</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>17 TE</p>	<p>Request to Waive the Two-Year Waiting Period: Planned Development-185-Regional Commercial - Request to waive the two-year waiting period for consideration of a rezoning request for 14.8± acres at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Planned Development-185-Regional Commercial. Neighborhood #30. Applicant: City of Plano</p>	<p>APPROVED 6-2, FURTHER ACTION REQUIRED</p>

<p>18</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 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>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.