

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 3, 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 November 19, 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: Rader Addition No. 2, Block A, Lot 1R - Convenience store and retail building on one lot on 0.5± acre located at the southeast corner of Central Expressway and Parker Road. Zoned Corridor Commercial. Neighborhood #47. Applicant: H.F.L.P., Ltd.</p> <p>5b Preliminary Plat: Chisholm Place Retail No. 1, Block A, Lot 3R - Mini-warehouse development on one lot on 4.3± acres located generally at the southeast corner of Park Boulevard and Alma Drive. Zoned Planned Development-195-Corridor Commercial. Neighborhood #58. Applicant: Park-Alma Plano Venture No. One, LP</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>5c TF</p>	<p>Preliminary Site Plan: G & H Headquarters Drive Addition, Block A, Lot 1 - General office buildings on one lot on 5.8± acres located on the north side of Headquarters Drive, 550± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5d TF</p>	<p>Final Plat: NYLO Hotels Addition, Block A, Lot 1 - Hotel on one lot on 4.1± acres located at the northwest corner of Headquarters Drive and Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Plano LH, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5e TF</p>	<p>Final Plat: Sharon Addition, Block A, Lots 1 & 2 - Two single-family lots on 2.0± acres located on the west side of Pecan Lane, 1,800± east of K Avenue. Zoned Planned Development-95-Single-Family Residence-20. Neighborhood #22. Applicant: Linda Leonard</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5f BT</p>	<p>Final Plat: Plano-Independence Parkway Place, Block 1, Lot 1 - Retail store with gas pumps on one lot on 1.7± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: RaceTrac Petroleum</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 SS</p>	<p>Public Hearing: Comprehensive Plan Revision - Request to amend the Land Use and Transportation Elements of the Comprehensive Plan along with the Future Land Use Plan and Thoroughfare Plan maps. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 01/14/08</p>
<p>7A EH</p>	<p>Public Hearing: Zoning Case 2007-55 - Request to amend Planned Development-185-Regional Commercial development standards on 14.8± acres located at the northeast corner of Parker Road and Dallas North Tollway. Zoned Planned Development-185-Regional Commercial. Tabled 10/19/07. Applicant: Cencor Realty Services</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 12/18/07</p>
<p>7B EH</p>	<p>Revised Preliminary Site Plan: Tinseltown Addition, Block A, Lot 1 - A retail, office, and multifamily residential mixed use development on one lot on 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Planned Development-185-Regional Commercial. Neighborhood #30. Applicant: Cencor Realty Services</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>8 EH</p>	<p>Public Hearing - Preliminary Replat: Baylor Medical Center at Plano, Block A, Lot 1R - Hospital and medical office on one lot on 22.5± acres located at the southeast corner of Allied Drive and Alliance Boulevard. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164 for Outdoor Commercial Amusement Facility. Neighborhood #55. Applicant: Baylor Healthcare Systems</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>9 EH</p>	<p>Public Hearing - Replat: L.A. Davis Addition, Block 3, Lots 1R, 2R, & 3R - Three general residential lots on 0.4± acre located at the southwest corner of G Avenue and 11th Street. Zoned General Residential. Neighborhood #67. Applicant: Grady L. Dunbar</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 EH</p>	<p>Public Hearing - Preliminary Replat: Rader Addition No. 2, Block A, Lots 1R & 2R - Convenience store and retail building on two lots on 1.0± acre located at the southeast corner of Central Expressway and Parker Road. Zoned Corridor Commercial. Neighborhood #47. Applicant: H.F.L.P., Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 TF</p>	<p>Public Hearing - Replat and Revised Site Plan: John Paul II Addition, Block 1, Lot 1R - Parochial secondary school on one lot on 35.0± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1 within the 190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Applicant: John Paul II High School</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12 TF</p>	<p>Public Hearing - Replat: Old Shepard Park, Block A, Lot 1 - Park on one lot on 17.9± acres located at the northwest corner of Winding Hollow Lane and Plano Parkway. Zoned Single-Family Residence-7. Neighborhood #54. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 BT</p>	<p>Public Hearing - Replat: Lakes on Tennyson, Block A, Lot 1R - Office development on one lot on 18.0± acres located at the southeast corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16. Applicant: Golden Goose Properties, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>14</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>

**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.