

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 17, 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 December 3, 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 & Concept Plan: Parkwood Center One, Block A, Lots 1 & 2 - General office building on one lot and concept lot on 18.3± acres located at the southwest corner of Parkwood Boulevard and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Co.</p> <p>5b Site Plan: Ray's Office Addition, Block 1, Lot 1R - Service contractor on one lot on 0.5± acre located west of the intersection of Municipal Avenue and 13th Street. Zoned Light Commercial with Specific Use Permit #406 for Contract Construction. Neighborhood #67. Applicant: ASP Realty, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c TF</p>	<p>Final Plat: White Rock Creek Multi Purpose Complex, Block A, Lot 2R - Public park on one lot on 25.1± acres located at the northeast corner of Clark Parkway and Parker Road. Zoned Planned Development-237-Single-Family Residence-7/Patio Home, Single-Family Residence-9 and Agricultural. Neighborhood #30. Applicant: City of Plano</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>6 EH</p>	<p>Public Hearing - Replat: Archgate Park Addition, Block A, Lot 1R - Public park on one lot on 49.4± acres located on the west side of Preston Meadow Drive, 1,400± feet north of Spring Creek Parkway. Zoned Patio Home. Neighborhood #17. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>7 TF</p>	<p>Public Hearing - Replat & Revised Site Plan: Beal Bank Addition, Block A, Lot 1R - Office on one lot on 24.9± acres located at the southwest corner of the Dallas North Tollway and Legacy Drive. Zoned Central Business-1. Neighborhood #15. Applicant: Beal Service Corporation</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>8 TF</p>	<p>Public Hearing - Preliminary Replat: Kings Gate Addition, Block B, Lots 10R, 11 & 12 - Two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. Applicant: MFF Realty, Inc. and Robert Peterson</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>WITHDRAWN 7-0</p>
<p>9 SS</p>	<p>Discussion and Direction: Comprehensive Plan Update - Discussion and direction on the update of the Economic Development Element of the Comprehensive Plan. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>10</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.