

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 3, 2003

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 - February 17, 2003, Meeting and February 18, 2003, Work Session</p> <p><u>CONSENT AGENDA</u></p> <p>4a CHL Preliminary Site Plan: Malaby Addition, Block 4, Lot 13R - A proposed major automotive repair facility on one lot on 0.7± acre on the west side of K Avenue, 120± feet south of 10th Street. Zoned Light Industrial-1. Neighborhood #67. Applicant: Ben Amini.</p> <p>4b CHL Revised Preliminary Site Plan: Park Place Shopping Center, Block A, Lots 5-12 - A retail and service development on eight lots on 13.7± acres on the north side of Park Boulevard, 700± feet west of Plano Parkway. Zoned Planned Development-112-Retail w/Specific Use Permit #442. Neighborhood #40. Applicant: Planned Development, LLC.</p> <p>4c CDL Preliminary Site Plan & Revised Concept Plan: Ohio-Hedgcoxe Addition, Block A, Lots 2 & 4 - A retail building on one lot on 1.4± acres and future restaurant and retail development on one lot on 7.6± acres on the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Planned Development-141-Retail. Neighborhood #4. Applicant: Copacabana Corporation, Inc.</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>4d CDL</p>	<p>Preliminary Site Plan & Revised Concept Plan: Preston/Hedgcoxe Addition, Block D, Lots 1 & 2 and Block E, Lots 1 & 2 - A bank with drive-thru lanes on one lot on 1.6± acres and future office development on three lots on 6.3± acres on the east side of Preston Road, 200± feet north of Garden Hill Road. Zoned Office-2. Neighborhood #9. Applicant: Sam Hill Venture.</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>	<p>WITHDRAWN, 7-0</p>
<p>5 GA</p>	<p>Public Hearing: Zoning Case 2002-67 - A request to rezone 16.8± acres along the west side of K Avenue between Park Boulevard and Parker Road from Planned Development-23-Light Commercial to Corridor Commercial. Zoned Planned Development-23-Light Commercial with Specific Use Permits #123, #136, #127, #158, #211, and #310. Neighborhood #59. Tabled 01/21/03, 02/03/03, and 02/17/03. Applicant: City of Plano.</p>	<p>APPROVED 7-1, WILL BE FORWARDED TO CC ON 3-24-03</p>
<p>6 GA</p>	<p>Public Hearing: Zoning Case 2002-68 - A request to amend the Zoning Ordinance to add Section 4-1000 to Article 4 to establish a Transit Overlay District (TOD). Tabled 02/17/03. Applicant: City of Plano.</p>	<p>APPROVED 7-1, WILL BE FORWARDED TO CC ON 3-24-03</p>
<p>7 GA</p>	<p>Public Hearing: Zoning Case 2002-69 - A request to apply the Transit Overlay District (Zoning Case 2002-68) to 54.8± acres. The area of the request includes property on the northwest and southwest corners of Park Boulevard and K Avenue, and extends west to include property along Exchange Drive to a point 450± feet east of U.S. Highway 75. Zoned Planned Development-23-Light Commercial and Corridor Commercial with Specific Use Permits #123, #126, #127, #158, and #310. Neighborhood #59. Tabled 02/03/03 and 02/17/03. Applicant: City of Plano.</p>	<p>APPROVED 7-1, WILL BE FORWARDED TO CC ON 3-24-03</p>
<p>8 CHL</p>	<p>Public Hearing - Revised Site Plan & Replat: Anderson Elementary School, Block A, Lot 1 - An existing public elementary school on one lot on 6.8± acres on the northwest corner of Elsinore Drive and Floyd Drive. Zoned Single-Family-6, Single-Family-7, and Multi-Family-2. Neighborhood #3. Applicant: Frisco Independent School District.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>9 CHL</p>	<p>Public Hearing - Revised Site Plan & Replat: Haggard Library, Block 1, Lot 1R - An existing municipal library on one lot on 5.4± acres on the southwest corner of Coit Road and Rockingham Way. Zoned Single-Family-9. Neighborhood #43. Applicant: City of Plano.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>10 CHL</p>	<p>Public Hearing - Preliminary Replat: Malaby Addition, Block 4, Lot 13 - A proposed major automotive repair facility on one lot on 0.7± acre on the west side of K Avenue, 120± feet south of 10th Street. Zoned Light Industrial-1. Neighborhood #67. Applicant: Ben Amini.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>11 CDL</p>	<p>Public Hearing - Preliminary Replat, Conveyance Plat & Revised Site Plan: Church of Christ on McDermott Road Addition, Block 1, Lots 1R & 2R - An existing church on two lots on 12.0± acres on the southwest corner of McDermott Road and Gifford Drive. Zoned Single-Family-6. Neighborhood #5. Applicant: Waterview Church of Christ.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 CDD</p>	<p>Public Hearing - Replat & Revised Site Plan: Lincoln Place in Legacy, Block A, Lot 1R - An existing office building on one lot on 7.9± acres on the southeast corner of Tennyson Parkway and Bishop Road. Zoned Commercial Employment. Neighborhood #16. Applicant: Lincoln Place One, LP.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>13 CDD</p>	<p>Preliminary Site Plan & Concept Plan: Jupiter 190 Addition, Block A, Lots 2R, 3R & 4R - A mini-warehouse and retail development on three lots on 7.7± acres on the northwest corner of Jupiter Road and State Highway 190. Zoned Light Industrial-1. Neighborhood #67. Tabled 11/18/02, 12/17/02 and 02/17/03. Applicants: G.P. Partners and Highway 190 & Jupiter Joint Venture.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>14 CDD</p>	<p>Request to Waive the Two-Year Waiting Period: A request to waive the two-year waiting period for consideration of a rezoning request for 149.7± acres located on the northeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 (PD-65-CB-1). Neighborhood #16. Applicant: Electronic Data Systems.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>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 on 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;
 - 30 minutes for all other speakers, to be divided as follows:
 - ♦ 15 minutes for a representative of a homeowners association or other group with:
 - ♦ 3 minutes each for additional speakers; and
 - 5 minutes for applicant rebuttal.

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.