

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 5, 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 - April 21, 2003 Meeting</p> <p><u>CONSENT AGENDA</u></p> <p>4a Final Plat: Crossmark Legacy Business Park, Block 1, Lot 1 - A general office building on one lot on 22.8± acres on the south side of Legacy Drive, 1,382± feet east of Windcrest Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Crossmark Inc.</p> <p>4b Preliminary Plat: Spring Wells Addition, Block 1, Lot 3 - A retail and general office development on one lot on 3.2± acres, east of K Avenue, 194± feet south of Spring Creek Parkway. Zoned Planned Development-461-Retail. Neighborhood #37. Applicant: Eximpo, Inc.</p> <p>4c Preliminary Site Plan: Stonewood Addition, Block 1, Lot 9 - Two restaurants (one with drive-thru) on one lot on 1.0± acre on the west side of Coit Road, 1,100± feet north of Spring Creek Parkway. Zoned Retail. Neighborhood #17. Applicant: Taco Brothers</p>	<p></p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>4d CDL</p>	<p>Preliminary Site Plan & Concept Plan: Crystal Creek Retail Addition, Block A, Lots 1 & 2 - A proposed restaurant/retail building and future restaurant/retail/office development on two lots on 14.8± acres on the northeast corner of Ohio Drive and future Razor Road. Zoned Retail. Neighborhood #4. Applicant: Copacabana Corporation, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4e CDL</p>	<p>Revised Preliminary Site Plan & Concept Plan: Fairview Central Park Addition, Block A, Lots 2-7 and Block B, Lots 1-2 - An existing restaurant with private club and future restaurant, retail, and office development on eight lots on 30.9± acres on the west side of U.S. Highway 75 and north of the intersection of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permit #456 for a Private Club. Neighborhood #36. Applicant: Fairview Farm Land Company</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4f CDL</p>	<p>Preliminary Plat: Presbyterian Healthcare System, Block 1, Lot 1 - A hospital remote parking area and future medical office on one lot on 18.2± acres on the southeast corner of Parker Road and Communications Parkway. Zoned Regional Employment. Neighborhood #40. Applicant: Presbyterian Healthcare System</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4g CDL</p>	<p>Final Plat: Silverglen Drive R.O.W. Dedication - A right-of-way dedication of 2.0± acres between Mapleshade Lane and S.H. 190, 1,520± feet east of Coit Road. Zoned Light Industrial-1 and Corridor Commercial. Neighborhood #72. Applicant: University of Texas System</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>4h CDL</p>	<p>Preliminary Site Plan & Concept Plan: Washington Federal Savings Addition, Block A, Lots 1-3 - A proposed bank with drive-thru lane on one lot on 1.1± acres and future two-story office buildings on two lots on 3.7± acres on the southwest corner of Parkwood Boulevard and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #41. Applicant: The Shaddock Companies</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>5 CDD</p>	<p>Public Hearing: Zoning Case 2003-02 - A request to amend the requirements of Planned Development-65-Central Business-1 to allow for the development of townhomes on 149.7± acres on the northeast corner of the Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 (PD-65-CB-1). Neighborhoods #8 and #16. Tabled 04/07/03. Applicants: EDS; Leddy Ventures, Ltd.; The Shops at Legacy; Lincoln Property Company; Clearview Legacy, L.P.; and Post Properties</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 05/27/03</p>

<p>6 CHL</p>	<p>Public Hearing: Zoning Case 2003-04 - A request to rezone 15.4± acres on the southwest corner of 14th Street and Rigsbee Drive from Planned Development-25-Light Commercial (PD-25-LC) to Planned Development-Single-Family-6 (PD-SF-6). Neighborhood #68. Tabled 04/21/03. Applicant: Heatley Properties</p>	<p>WITHDRAWN 8-0</p>
<p>7 CDD</p>	<p>Public Hearing: Zoning Case 2003-08 - Request to rescind Specific Use Permit (SUP) #139 for Arcade on 0.1± acre located 800± feet east of K Avenue and 800± feet north of Spring Creek Parkway. Zoned Retail with Specific Use Permit #139 (R w/ S-139). Neighborhood #22. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 05/27/03</p>
<p>8 CDD</p>	<p>Public Hearing: Zoning Case 2003-09 - Request to rescind Specific Use Permit (SUP) #232 for Arcade on 0.3± acre located 285± feet east of Independence Parkway and 180± feet north of 15th Street. Zoned Retail with Specific Use Permit #232 (R w/ S-232). Neighborhood #57. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 05/27/03</p>
<p>9 CDD</p>	<p>Public Hearing: Zoning Case 2003-10 - Request to rescind Specific Use Permit (SUP) #292 for Arcade on 0.1± acre located 550± feet east of Alma Drive and 650± feet south of Parker Road. Zoned Planned Development-69-Retail with Specific Use Permit #292 (PD-69-R w/ S-292). Neighborhood #47. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 05/27/03</p>
<p>10 CHL</p>	<p>Public Hearing - Replat: Natural Gate Addition, Block A, Lot 1 - A major automobile repair facility on one lot on 0.7± acre, east of Millard Drive, 500± feet south of 14th Street. Zoned Light Industrial-1. Neighborhood #67. Applicant: Long Gate, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 CDL</p>	<p>Public Hearing - Replat: Wal-Mart Center Addition, Block 1, Lot 1R - A retail superstore on one lot on 19.3± acres at the southwest corner of U.S. Highway 75 and Spring Creek Parkway. Zoned Corridor Commercial. Neighborhood #36. Applicant: Wal-Mart Stores, East</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 CDL</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Wells Elementary School, Block A, Lot 1 - An existing public elementary school on one lot on 6.5± acres on the west side of Mission Ridge Road, 950± feet south of Spring Creek Parkway. Zoned Single-Family-9. Neighborhood #33. Applicant: Plano Independent School District</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>13 CHL</p>	<p>Public Hearing - Preliminary Replat: ANS Headquarters, Block A, Lots 1 & 2 - A two-story, 143,000 square foot office/warehouse, limited manufacturing and distribution campus on one lot on 15.4± acres and an undeveloped lot on 13.4± acres at the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: ANS, Inc. and EDS Information Services</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>14 SS</p>	<p>Discussion & Direction: Land Use and Transportation Element Issues - The Comprehensive Plan mandates that the Land Use and Transportation Elements should be updated every two years. The last update was approved by the City Council in November of 2001. It is time to begin the update process for 2003. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>15 SS</p>	<p>Discussion & Direction: 14th Street Corridor Rezoning Update - Update of meetings with property owners and homeowners concerning the rezoning proposals under consideration along the 14th Street Corridor from Millard Street to Shiloh Road. Applicant: City of Plano</p>	<p>DISCUSSION HELD</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.