

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**June 3, 2002**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>5:30 p.m. - Open Joint Work Session - City Council and Planning &amp; Zoning Commission - Council Chambers</b></p> <ul style="list-style-type: none"><li data-bbox="383 842 1149 911">I. Discussion and Direction on Planning &amp; Zoning Commission Work Program Items and Priorities</li><li data-bbox="383 947 1198 1016">II. Discussion and Direction on Parking Requirements and Excessive Parking</li></ul> <p>Immediately Thereafter - Dinner – Conference Room 2E</p> <p><b>7:00 p.m. – Regular Meeting – Council Chambers</b></p> <p><b>The Planning &amp; 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.</b></p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - May 6, 2002 Meeting and May 20, 2002 Pre-Meeting and Meeting</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>4a CDL Final Plat:</b> Collin County Masjid Addition, Block 1, Lot 1 - A religious institution on one lot on 4.5± acres on the west side of Independence Parkway, 618± feet north of Spring Creek Parkway. Zoned Office-2. Neighborhood #18. <b>Applicant: Islamic Association of Collin County</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>4b CDL</b></p>	<p><b>Preliminary Site Plan:</b> Royal Addition No. 2, Block A, Lots 3-8 - One existing and five future retail buildings on six lots on 16.2± acres on the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59. <b>Applicant: F. Royal, et al</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4c CHL</b></p>	<p><b>Final Plat:</b> Timber Brook Farms Phase I - 16 single-family lots on 5.6± acres south of Chaparral Road, 130± feet east of Dalewood Drive. Zoned Single-Family-7. Neighborhood #24. <b>Applicant: JMBF United, Inc.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4d CHL</b></p>	<p><b>Preliminary Plat &amp; Revised Conveyance Plat:</b> Stonewood Addition, Block 1, Lots 11 &amp; 12 - Four proposed medical office buildings on one lot on 3.8± acres and one conveyance lot on 4.0± acres on the northeast corner of Spring Creek Parkway and Stonewood Drive. Zoned Office-1. Neighborhood #17. <b>Applicant: MCG Construction, Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>5 SS</b></p>	<p><b>Public Hearing - Comprehensive Plan Amendment:</b> Request to amend the Education Element of the Comprehensive Plan. - <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 8-0, ITEM WILL BE FORWARDED TO CITY COUNCIL 06/24/02</b></p>
<p><b>6A CDL</b></p>	<p><b>Public Hearing:</b> Zoning Case 2002-18 - A request for a Specific Use Permit (SUP) for a Private Recreation Facility on one lot on 0.4± acre on the northwest corner of New College Lane and Colorado Lane. Zoned Single-Family-6. Neighborhood #6. Tabled 05/20/2002. <b>Applicant: Shaddock Companies</b></p>	<p><b>APPROVED 8-0, ITEM WILL BE FORWARDED TO CITY COUNCIL 06/24/02</b></p>
<p><b>6B CDL</b></p>	<p><b>Site Plan:</b> Cambridge Place at Russell Creek, Block D, Lot 24 - A private recreation facility on one lot on 0.4± acre on the northwest corner of New College Lane and Colorado Lane. Zoned Single-Family-6. Neighborhood #6. Tabled 05/20/2002. <b>Applicant: Shaddock Companies</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>7 CDL</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Jupiter &amp; 15th Addition, Block A, Lots 1R &amp; 2R - A retail, restaurant, and office development on one lot, and a future office on one lot on 1.46± acres on the southeast corner of Jupiter Road and 15th Street. Zoned Retail. Neighborhood #61. <b>Applicant: Soonmo Kim and David Chu</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>8 CHL</b></p>	<p><b>Public Hearing - Replat:</b> Whiffletree VII, Block A, Lot 18R - A single-family residential lot on 0.4± acre on the west side of Marchman Way at Monette Lane. Zoned Single-Family-9. Neighborhood #10. <b>Applicant: Ruel M. Hamilton</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9 CHL</b></p>	<p><b>Public Hearing - Preliminary Replat, Conveyance Plat, &amp; Revised Site Plan:</b> Beal Bank Addition, Block A, Lots 1R &amp; 2 - A proposed three-level parking garage to an existing office campus on one lot on 24.9± acres and a conveyance lot on 18.8± acres on the southwest corner of the Dallas North Tollway and Legacy Drive. Zoned Central Business-1. Neighborhood #15. <b>Applicant: Beal Bank SSB</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>10 CHL</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Shiloh/544 Addition, Block A, Lot 4R - A church on one lot on 7.3± acres on the south side of 14th Street, 600± feet west of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. <b>Applicant: The Salvation Army</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>11 CDL</b></p>	<p><b>Public Hearing - Replat &amp; Revised Conveyance Plat:</b> Parkway Hills Addition, Block A, Lots 8R, 9, &amp; 10 - An existing restaurant on one lot and two conveyance lots on 3.7± acres on the east side of the Dallas North Tollway, 1,600± feet south of Parker Road. Zoned Regional Employment with Specific Use Permit #446 for a Private Club. Neighborhood #41. <b>Applicant: OS Realty, Inc.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>12 CDD</b></p>	<p><b>Preliminary Site Plan:</b> Coit West Addition, Block A, Lots 1-4 - An office development on four lots on 5.5± acres located on the southwest corner of McDermott Road and Coit Road. Zoned Office-1 with Specific Use Permit #437 for a Veterinarian Clinic. Neighborhood #4. <b>Applicant: Li &amp; Glendenning Investments</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>13 JZ</b></p>	<p><b>Discussion &amp; Direction: Spring Creek Parkway/Jupiter Road Area Study</b> - A land use and circulation study for an area bounded by an east-west line lying 2,500± feet north of Spring Creek Parkway, Jupiter Road, Bowman Branch Creek, and U.S. Highway 75. <b>Applicant: City of Plano</b></p>	<p><b>DISCUSSION HELD</b></p>

**ACCESSIBILITY STATEMENT**

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.

**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.