

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

July 1, 2002

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Conference Room 2E 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 - May 21, 2002 Work Session, June 4, 2002 Work Session, and June 17, 2002 Meeting and Work Session</p> <p><u>CONSENT AGENDA</u></p>	
4a CHL	<p>Conveyance Plat & Final Plat: Meadows Baptist Church Addition, Block 1, Lots 1 & 2 - A church on one lot on 12.4± acres and a conveyance lot on 14.9± acres on the northwest corner of Los Rios Boulevard and Merriman Drive. Zoned Planned Development-173-Estate Development. Neighborhood #50. Applicant: Meadows Baptist Church</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
4b CHL	<p>Final Plat: Timber Brook Estates Phase IX - 12 Single-Family-7 lots on 3.0± acres north of Timber Brook Drive, 200± feet east of Jasper Drive. Zoned Planned Development-367-Single-Family-7. Neighborhood #24. Applicant: TBP/Timber Brook Plano Limited Partnership</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>4c CHL</p>	<p>Revised Conveyance Plat & Final Plat: Promontory on Preston, Block A, Lots 3 & 6 - A bank with drive-thru lanes on one lot on 1.3± acres and a conveyance lot on 20.4± acres on the east side of Preston Road, 437± feet south of Spring Creek Parkway. Zoned Planned Development-176-Retail. Neighborhood #32. Applicant: Promontory, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4d CHL</p>	<p>Site Plan: Chase Oaks J.J.'s Fast Stop Addition, Block A, Lot 4R - A proposed two-story, 9,000 square foot office building on one lot on 0.6± acre, west of Chase Oaks Boulevard, 200± feet north of Legacy Drive. Zoned Retail. Neighborhood #13. Applicant: Earth Mortgage</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4e CHL</p>	<p>Final Plat: Hedgcoxe-Coit Center, Block 1, Lot 3 - A full service car wash on one lot on 1.2± acres on the eastside of Coit Road, 450± feet north of Hedgcoxe Road. Zoned Retail. Neighborhood #5. Applicant: Fountain Car Wash - Coit, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4f CDL</p>	<p>Revised Conveyance Plat: Royal Addition, Block A, Lot 4 - One conveyance lot on 4.1± acres on the south side of Ozark Drive, 125± feet east of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #59. Applicant: Pamela Royal Smith & Michael F. Royal</p>	<p>APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>4g CDL</p>	<p>Revised Site Plan: Aparicio's Tortilla Factory, Block A, Lot 1 - A restaurant with private club on one lot on 0.9± acre on the north side of 18th Street, 68± feet east of I Avenue. Zoned Retail with Specific Use Permit #367 for Private Club. Neighborhood #59. Applicant: Juan & Martina Aparicio</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4h CDL</p>	<p>Preliminary Plat & Site Plan: Price Industries Retail Addition, Block 1, Lot 1 - An addition to an existing retail building on one lot on 0.8± acre on the northeast corner of U.S. Highway 75 and 11th Street. Zoned Corridor Commercial. Neighborhood #67. Applicant: Thomas R. Price</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>5A CHL</p>	<p>Public Hearing: Zoning Case 2002-21 - A request to rezone 25.8± acres on the southwest corner of Chaparral Road and Jupiter Road from Planned Development-19-Multiple-Family-2 (PD-19-MF-2) to Planned Development-19-Multi-Family-2/Patio Home (PD-19-MF-2/PH). Neighborhood #22. Tabled 06/17/02. Applicant: Douglas Properties, Ltd.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 07/22/02</p>

<p>5B CHL</p>	<p>Preliminary Site Plan: Timber Brook West No. 2 - 122 proposed single-family residential lots developed at Patio Home standards on 22.9± acres on the southwest corner of Jupiter Road and Chaparral Road. Zoned Planned Development-19-Multi-Family-2. Neighborhood #22. Tabled 05/06/02 and 06/17/02. Applicant: Douglas Properties, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>6 CDL</p>	<p>Public Hearing: Zoning Case 2002-23 - A request for a Specific Use Permit (SUP) for a Private Club in conjunction with a proposed restaurant on one lot on 1.1± acres located on the east side of U.S. Highway 75, 1,300± feet north of Parker Road. Zoned Corridor Commercial. Neighborhood #37. Applicant: Fairview Farm Land Company, Ltd.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 07/22/02</p>
<p>7 TE</p>	<p>Public Hearing: Zoning Case 2002-26 - Request to amend the Zoning Ordinance, Subsection 3-1004 (Placement of All Dumpsters) of Section 3-1000 (Screening, Fence, and Wall Regulations) of Article 3 (Supplementary Regulations for Principle Permitted Uses and Specific Uses) and related sections of the Zoning Ordinance regarding the placement and screening of refuse and recycling containers. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 07/22/02</p>
<p>8 CDL</p>	<p>Public Hearing - Replat & Revised Site Plan: RDI Addition, Block A, Lot 1R - Three existing office buildings, including one existing day care center and one proposed day care center, on one lot on 7.7± acres on the east side of Alma Road, 1,600± north of Legacy Drive. Zoned Planned Development-272-Office-1. Neighborhood #13. Applicant: Legacy on Alma LLC & Legacy on Alma II, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9 CHL</p>	<p>Public Hearing - Replat: Parkway Carmax Addition, Block A, Lot 1R - A mini-warehouse/public storage development on one lot on 4.8± acres on the east side of Fulgram Road, 800± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #55. Applicant: Blue Star Land Company</p>	<p>APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>10 CHL</p>	<p>Public Hearing - Replat: Prestonwood Park Addition, Block A, Lot 10R - A minor automotive repair shop on one lot on 0.8± acre on the east side of Midway Road, 450± feet south of Plano Parkway. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Kwik Industries, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 CHL</p>	<p>Public Hearing - Replat: Windhaven Plaza, Block A, Lot 4R - A retail building and medical office building on one lot on 6.2± acres on the west side of the Dallas North Tollway, 1,000± feet south of Windhaven Parkway. Zoned Regional Commercial. Neighborhood #29. Applicant: Cencor Realty Services</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>12 CDD</p>	<p>Public Hearing: Replat & Revised Site Plan: Spring Creek Campus, Block 1, Lot 1R & 2 - A college campus on two lots on 109.2+ acres on the southeast corner of Spring Creek Parkway and Jupiter Road. Zoned Planned Development-456-Office-2. Neighborhood #38. Applicant: Collin County Community College District</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 CDD</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to review development standards for garden center uses. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>14 PJ</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to amend the Zoning Ordinance to address access and maintenance easements on adjacent lots for single-family-attached and patio home developments. Applicant: City of Plano</p> <p><u>WORK SESSION ITEMS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>15 RM</p>	<p>Briefing and Discussion on Modular Housing, Panelized Construction Housing, and Manufactured Housing</p>	<p>DISCUSSION AND BRIEFING HELD</p>
<p>16 GA</p>	<p>Briefing and Discussion on Parker Road Station Study</p>	<p>DISCUSSION AND BRIEFING HELD</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>		

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.