

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 2, 2002

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>5:00 p.m. - Open Joint Work Session - City Council and Planning & Zoning Commission - Council Chambers</p> <p>I. Discussion and Direction on the Spring Creek Parkway/Jupiter Road Area Study</p> <p>Immediately Thereafter - Dinner - 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 - November 18, 2002, Meeting</p> <p><u>CONSENT AGENDA</u></p> <p>4a CDL Final Plat: Fairview Central Park Addition, Block A, Lot 3 - A restaurant with private club on one lot on 2.1± acres on the west side of U.S. Highway 75, 1,174± feet north of Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permit #456 for a Private Club. Neighborhood #36. Applicant: Andrew Gugar, Jr., Susan B. Gugar, and Fairview Farm Land Company Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>4b CDL</p>	<p>Preliminary Plat: Parkwood Crossing, Block 1, Lot 8 - Three medical and one general office one-story buildings on one lot on 2.1± acres on the south side of Parker Road, 400± feet east of Parkwood Boulevard. Zoned Office-1. Neighborhood #41. Applicant: Parkwood Crossing, Ltd.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>4c CHL</p>	<p>Preliminary Plat: Hedgcoxe-Georgetown Addition, Block A, Lots 1 & 2 - A day care center on one lot on 1.2± acres and one lot for park purposes on 0.1± acre on the southwest corner of Hedgcoxe Road and Georgetown Drive. Zoned Single-Family-7/Planned Residential Development-2 with Specific Use Permit No. 137 for a Day Care Center. Neighborhood #12. Applicant: Effie Saifi</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>4d CHL</p>	<p>Preliminary Plat & Conveyance Plat: Schultz Addition No. 1, Block A, Lots 1 & 2 - A used car dealer (pending City Council approval of Zoning Case 2002-59) on one lot on 0.9± acre and a conveyance lot on 1.8± acres on the northeast corner of K Avenue and Municipal Drive. Zoned Light Commercial. Neighborhood #67. Applicant: Schultz Properties, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4e CHL</p>	<p>Preliminary Site Plan: Legacy Town Center (South), Block G, Lot 2 and Block I, Lot 1 - A proposed 255-unit, three-story multi-family residential development on two lots on 5.7± acres west of Parkwood Boulevard at Henry Cook Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Electronic Data Systems</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p>5 LN</p>	<p>Briefing: Spring Creek Parkway Mobility Study - At the direction of City Council, City of Plano Transportation Division staff commissioned an engineering study of eight intersections shown on the Thoroughfare Plan as potential grade-separated interchanges (overpasses). Attached is a copy of the Final Report including an executive summary (pages <i>iii</i> & <i>iv</i>). Applicant: City of Plano</p>	<p>BRIEFING HELD</p>
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 CDD</p>	<p>Public Hearing: Zoning Case 2002-30 - A request to rezone 10.0± acres on the southwest corner of Chase Oaks Boulevard and future Seabrook Drive from Planned Development-107-Office-2 (PD-107-O-2) to Planned Development-Single-Family-Attached (PD-SF-A) to accommodate the development of townhomes. Zoned Planned Development-107-Office-2. Neighborhood #67. Applicant: Mockingbird Properties</p>	<p>TABLED 8-0, UNTIL THE 01/06/03 P&Z MEETING</p>

<p>7 CDD</p>	<p>Public Hearing: Zoning Case 2002-57 - A request for a Specific Use Permit (SUP) for a Private Club at a proposed restaurant on 0.2_± acre on the northwest corner of Bishop Road and Martin Road. Zoned Planned Development-65-Central Business-1 (PD-65-CB-1). Neighborhood #16. Applicant: The Shops at Legacy, LP</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 01/13/03</p>
<p>8 TE</p>	<p>Public Hearing: Zoning Case 2002-58 - Request to amend Planned Development-65-Central Business-1 (PD-65-CB-1) to establish a minimum density for multi-family development. The property contains 149.7_± acres and is located at the northeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 with Specific Use Permit (SUP) Nos. 394, 409, 458, 460, 462, and 466. Neighborhoods #8 & #16. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 12/09/02</p>
<p>9 CHL</p>	<p>Public Hearing: Zoning Case 2002-59 - A request for a Specific Use Permit (SUP) for a Used Car Dealer on one lot on 0.9_± acre on the east side of K Avenue, 150_± feet north of 11th Street. Zoned Light Commercial. Neighborhood #67. Applicant: Andrew Schultz</p>	<p>TABLED 8-0, UNTIL THE 12/17/02 P&Z MEETING</p>
<p>10 CHL</p>	<p>Public Hearing - Replat & Site Plan: Haggard Park Addition, Block 1, Lot 1 - A municipal park on one lot on 6.2_± acres on the northwest corner of 15th Street and H Avenue. Zoned Business Government with Heritage Designations H-12 and H-20. Neighborhood #59. Applicant: City of Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 CHL</p>	<p>Public Hearing - Replat: Parkway Commons West, Block A, Lots 3R & 4R - An office complex on two lots on 4.3_± acres, east of Village Creek Drive, 221_± feet south of Plano Parkway. Zoned Planned Development-203-Office-2 with Specific Use Permit #239. Neighborhood #54. Applicant: Village on the Parkway Joint Venture</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 CDL</p>	<p>Public Hearing - Replat: East Plano Transit Center, Block 2, Lots 1R & 2R - A transit center parking development on two lots on 9.2_± acres on the west side of Archerwood Street between Park Boulevard and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59. Applicant: Dallas Area Rapid Transit</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>13 CDL</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Park Place Addition, Block 1, Lot 1R - A new car dealer on one lot on 6.3_± acres on the west side of Preston Road, 300_± feet south of Plano Parkway. Zoned Planned Development-201-Light Commercial. Neighborhood #54. Applicant: Car Park, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		

<p>14 CDD</p>	<p>Preliminary Site Plan: Los Rios Village - A retail development on four lots on 9.2+ acres on the northwest corner of Los Rios Boulevard and 14th Street. Zoned Retail. Neighborhood #62. Applicant: Margaux Development Corporation</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>APPROVED 5-2, NO FURTHER ACTION REQUIRED</p>
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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.