

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 7, 2001

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Building Inspections Training Room</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>	
1	Call to Order	
2	Approval of Agenda as Presented	
3	Approval of Minutes - April 16, 2001 Meeting	
	<u>CONSENT AGENDA</u>	
4a CDL	Preliminary Site Plan: Central Plano Industrial Park, Phase 3, Block 24, Lot 1R (CABOT tech @ PLANO) - One office/warehouse building and one office/limited assembly and manufacturing building on one lot on 13.8+ acres south of Plano Parkway, 1,800+ feet west of Shiloh Road. Zoned Research Technology. Neighborhood #68. Applicant: IDI	APPROVED 7-0, NO FURTHER ACTION REQUIRED
4b CDL	Final Plat: Jeda Addition, Block A, Lot 1, - A three-story office building on one lot on 13.4+ acres east of K Avenue, 400+ feet north of Pecan Lane. Zoned Planned Development-75-Retail/Office-2. Neighborhood #22. Applicant: Telstrat Inc.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
4c CDD	Conveyance Plat: Coit West Addition, Block A, Lot 1 - One conveyance lot on 3.2+ acres on the southwest corner of McDermott Road and Coit Road. Zoned Office-1 with Special Use Permit #437. Neighborhood #4. Applicant: Beazer Homes Texas, L.P.	APPROVED 7-0, NO FURTHER ACTION REQUIRED

<p>4d CDD</p>	<p>Final Plat & Revised Conveyance Plat: Custer/190 Addition, Block A, Lots 1A & 1B - One three-story office building on one lot and one conveyance lot on 19.9± acres on the north side of Plano Parkway, 1,050± feet west of Custer Road. Zoned Planned Development-376-Retail/Office-2. Neighborhood #65. Applicant: Lord Baltimore Capital</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4e CHL</p>	<p>Preliminary Plat & Site Plan: Coit Crossing Addition, Block 1, Lots 1-7 - A proposed retail superstore on one lot on 22.5± acres and six commercial lots on 6.4± acres at the northwest corner of Mapleshade Lane and Coit Road. Zoned Light-Industrial-1. Neighborhood #71. Applicant: Wal-Mart Stores East, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4f CDD</p>	<p>Preliminary Plat & Revised Conveyance Plat: Coit Center Addition, Block B, Lots 2 & 3 - A restaurant with a drive-thru on one lot and one conveyance lot on 2.6± acres located on the northeast corner of State Highway 190 and Coit Road. Zoned Corridor Commercial. Neighborhood #72. Applicant: Coit 190 Texas.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4g CDD</p>	<p>Preliminary Site Plan: Thunderbird Addition - A used car dealer on one lot on 6.0± acres located south of Plano Parkway, 685± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #55. Applicant: Middlekauff Ford.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4h CDD</p>	<p>Preliminary Site Plan: One-Ninety and Jupiter Addition, Block A, Lots 2R & 5 - A residence hotel and an office building on two lots on 4.5± acres located on the north side of State Highway 190, 335± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. Applicant: Magnolia Lodging.</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>5 TE</p>	<p>Public Hearing: Zoning Case 2001-08 - Request to amend Subsection 2-824 (Regional Employment District) and Subsection 2-825 (Regional Commercial District) of Section 2-800 (District Charts) of Article 2 of the Zoning Ordinance to clarify the allowable height and required facade materials for parking structures within the Regional Commercial and Regional Employment districts. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 05/29/01.</p>
<p>6 CDL</p>	<p>Public Hearing: Zoning Case 2001-11 - A request for a Specific Use Permit (SUP) for a Private Club on 1.3± acres on one lot on the east side of the Dallas North Tollway, 1,600± feet south of Parker Road. Zoned Regional Employment (RE). Neighborhood #41. Applicant: RJW Tollway, L. P.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 05/29/01.</p>

<p>7 CDL</p>	<p>Public Hearing – Preliminary Replat: Parkway Hills Addition, Block A, Lots 8R, 9 & 10 (Roy’s Restaurant) - A proposed restaurant, a future restaurant, and a future office building on three lots on 3.7± acres east of the Dallas North Tollway, 1,600± feet south of Parker Road. Zoned Regional Employment. Neighborhood #41. Applicant: RJW Tollway, L. P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>8 CDD</p>	<p>Public Hearing - Replat: Parker Plaza West, Phase II, Block B, Lots 2R & 4 - Two office buildings on two lots on 1.3± acres west of Silverstone Drive, 235± feet north of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #68. Applicant: Argent Property Company</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9 CDD</p>	<p>Public Hearing - Preliminary Replat & Conveyance Plat: Jupiter Tech Addition, Block A, Lots 1 & 2 - An office building on one lot and one conveyance lot on 7.6± acres on the northeast corner of Jupiter Road and Summit Avenue. Zoned Planned Development-7-Light Industrial-1. Neighborhood #68. Applicant: Stars Ice Management</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 CDD</p>	<p>Public Hearing - Preliminary Replat: Plano Tech Center V, Block 1, Lot 1 - An office and limited assembly/manufacturing building on one lot on 8.8± acres on the northwest corner of Klein Road and Summit Avenue. Zoned Research Technology. Neighborhood #68. Applicant: Argent Property Company</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 CHL</p>	<p>Public Hearing – Replat & Revised Site Plan: James L. Thomas Addition, Block A, Lot 1 - An existing public elementary school on one lot on 7.5± acres on the southwest corner of Blue Ridge Trail and Montana Trail. Zoned Single-Family-7. Neighborhood #20. Applicant: Plano Independent School District</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12 CDL</p>	<p>Public Hearing – Preliminary Replat: American National Bank, Block A, Lots 1R & 4 - A proposed office building and an existing office building with a drive-thru bank facility on two lots on 4.2± acres on the southeast corner of Coit Road and American Drive. Zoned Planned Development-134-Office-2. Neighborhood #56. Applicant: Loutex Plano, L. P. and Ventana Homes, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 CDL</p>	<p>Public Hearing – Preliminary Replat & Site Plan: Willow Bend Country, Phase One, Block C, Lots 1-3 (Willow Bend Church) - Three residential lots and two tracts of land on 4.9± acres on the northwest corner of Park Boulevard and Plantation Lane. Zoned Single-Family-20. Neighborhood #41. Applicant: Willow Bend Church</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>14 CDD</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: American Forms, Block A, Lot 1 - An expansion of an existing office and manufacturing building on one lot on 13.3± acres on the south side of Plano Parkway, 1,577± feet west of Shiloh Road. Zoned Research Technology. Neighborhood #68. Applicant: American Forms</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>15 CHL</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to consider amendments to the Zoning Ordinance regarding arcades within regional theaters and/or arcades within the Regional Employment (RE) and Regional Commercial (RC) districts. Applicant: City of Plano</p>	<p>DENIED 7-0</p>
<p>16 TE</p>	<p>Extension & Reinstatement of Revised Preliminary Site Plan: Fairview Farm Marketplace, Block A, Lot 1R - A request to reinstate approval of a revised preliminary site plan for Fairview Farms Marketplace, Block A, Lot 1R, and extend the effective date of the plan for two years. This request includes an existing restaurant and private club, farmers' market, and animal exhibition area on one lot on 6.5± acres on the east side of U.S. Highway 75, 475± feet north of Parker Road. Zoned Corridor Commercial (CC) with Specific Use Permit (SUP) #165 for a Private Club and SUP #174 for Animal Exhibition. Neighborhood #37. Applicant: John L. Boire</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>17 TE</p>	<p>Consideration of Future Work Session Dates</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>DATE SCHEDULED</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.