



<p><b>4b CDD</b></p>	<p><b>Final Plat:</b> Pasquinelli's Castlebrook at Ridgeview - 121 Single-Family-Attached lots and 8 common open space lots on 17.8± acres on the northeast corner of Independence Parkway and Ridgeview Drive. Zoned Single-Family-Attached. Neighborhood #3. <b>Applicant: Pasquinelli Portrait Homes</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4c CDD</b></p>	<p><b>Final Plat:</b> Plano Business Park, Phase II, Block 1, Lot 5 - One office/warehouse building on one lot on 7.4± acres north of Plano Parkway, 1,570± feet west of Los Rios Boulevard. Zoned Research Technology. Neighborhood #69. <b>Applicant: IDI</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4d CDD</b></p>	<p><b>Preliminary Site Plan:</b> Hedgcoxe Coit Center, Block 1, Lot 3 - A car wash on one lot on 1.2± acres located on the east side of Coit Road, 300± feet north of Hedgcoxe Road. Zoned Retail. Neighborhood #5. <b>Applicant: Fountain Car Wash</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4e CDL</b></p>	<p><b>Final Plat:</b> Park Place Center, Block A, Lot 1 - A 124,014 square foot retail center on one lot on 9.8± acres on the northwest corner of West Park Boulevard and Plano Parkway. Zoned Planned Development-112-Retail. Neighborhood #40. <b>Applicant: CDG (Park Place), LLC</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4f CDL</b></p>	<p><b>Preliminary Plat &amp; Site Plan:</b> Pecan Hollow Clubhouse Addition, Block A, Lot 1 - A municipal golf course and clubhouse on 9.9± acres on the north side of 14th Street, 350± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #62. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4g CHL</b></p>	<p><b>Preliminary Plat &amp; Conveyance Plat:</b> EDS Lakes Addition, Block C, Lots 3R &amp; 5R - A proposed four-story residence hotel on one lot and a conveyance lot on 4.2± acres on the southeast corner of Commons gate Boulevard and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Western International</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4h CHL</b></p>	<p><b>Revised Preliminary Site Plan:</b> Carrington Park Addition, Block B, Lots 1R, 2, 3, 4 &amp; 5 - An existing three-story hotel, a proposed four-story residence hotel, a proposed restaurant, a two-story office, and a proposed two-story medical office building on five lots on 9.6± acres on the northwest corner of Dallas North Tollway and Wedgewood Drive. Zoned Regional Commercial. Neighborhood #40. <b>Applicant: DSD Properties</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4i CHL</b></p>	<p><b>Preliminary Site Plan:</b> The Center for American and International Law - A proposed two-story office building on one lot on 7.0± acres on the southwest corner of Tennyson Parkway and Democracy Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Center for American and International Law</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>4j CHL</b></p>	<p><b>Revised Conveyance Plat:</b> The Craig Addition, Block 1, Lots 1R, 3 &amp; 4 - A revised conveyance plat on three lots on 11.7± acres on the west side of U.S. 75, 1,700± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. <b>Applicant: Central TLC, Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4k CHL</b></p>	<p><b>Final Plat:</b> Blue Chip Addition, Block A, Lot 5 - A restaurant with a drive-thru on one lot on 1.0± acres, east of Coit Road, and 100± feet north of Spring Creek Parkway. Zoned Retail. Neighborhood #18. <b>Applicant: Chick-fil-A, Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4l CHL</b></p>	<p><b>Final Plat:</b> Split Trail/Spring Creek Addition, Block A, Lot 1 - A retail superstore on one lot on 16.4± acres on the southwest corner of Spring Creek Parkway and K Avenue. Zoned Corridor Commercial. Neighborhood #37. <b>Applicant: Sam's East, Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4m CHL</b></p>	<p><b>Revised Conveyance Plat:</b> Blue Chip Addition, Block A, Lots 2R &amp; 6 - A retail center on one lot and a medical office development on one lot on 5.3± acres, north of Spring Creek Parkway, and 250± feet east of Coit Road. Zoned Retail. Neighborhood #18. <b>Applicant: Spring Creek Retail Development, Ltd. &amp; CareNow Spring Creek, Ltd.</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 TE</b></p>	<p><b>Public Hearing:</b> Zoning Case 2000-86 - Request to amend Subsection 2-809 (Single-Family-Attached) of Section 2-800 (District Charts) of Article 2 of the Zoning Ordinance and related sections pertaining to the area, yard and bulk requirements, and other development standards for Single-Family-Attached (SF-A) uses. Tabled 12/04/00, 01/16/01, 02/19/01, &amp; 4/16/01. <b>Applicant: City of Plano</b></p>	<p><b>TABLED 7-0, UNTIL 07/02/01 P&amp;Z MEETING</b></p>
<p><b>6 TE</b></p>	<p><b>Public Hearing:</b> Zoning Case 2000-87 - Request to amend the Subdivision Ordinance, Section 5.4 (Streets and Thoroughfares) f. (Access from Residential Subdivisions or Additions) of Article V (Requirements for Public Improvements, Reservations, and Design) and related sections of the Subdivision Ordinance pertaining to residential lot frontage standards. Tabled 12/04/00, 01/16/01, 02/19/01, &amp; 04/16/01. <b>Applicant: City of Plano</b></p>	<p><b>TABLED 7-0, UNTIL 07/02/01 P&amp;Z MEETING</b></p>
<p><b>7 CDD</b></p>	<p><b>Public Hearing:</b> Zoning Case 2001-07 - A request for a Specific Use Permit (SUP) for a Private Club on 0.1± acre located 790± feet west of Dallas North Tollway, 1,200± feet north of Park Boulevard. Zoned Regional Commercial. Neighborhood #40. <b>Applicant: Willow Bend Associates, LP</b></p>	<p><b>WITHDRAWN 7-0</b></p>

<p><b>8 CHL</b></p>	<p><b>Public Hearing:</b> Zoning Case 2001-13 - A request to rezone 35.5+ acres north of Ridgeview Drive, 700+ feet west of Independence Parkway from Single-Family-Attached (SF-A) to Planned Development-Single-Family-Attached (PD-SF-A). Zoned Single-Family-Attached. Neighborhood #2. Tabled 06/04/01. <b>Applicant: Pasquinelli Portrait Homes, LP</b></p>	<p><b>TABLED 7-0, UNTIL 07/02/01 P&amp;Z MEETING</b></p>
<p><b>9 CDD</b></p>	<p><b>Public Hearing:</b> Zoning Case 2001-16 - A request to rezone 25.1+ acres located 392+ feet east of Fulgham Road, 781+ feet south of Plano Parkway <b>from</b> Agricultural (A) <b>to</b> Light Industrial-1 (LI-1). Zoned Agricultural. Neighborhood #40. <b>Applicant: TXU</b></p>	<p><b>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 07/23/01</b></p>
<p><b>10 CDL</b></p>	<p><b>Public Hearing:</b> Zoning Case 2001-17 - A request to rezone 5.6+ acres <b>from</b> Planned Development 203-Office-2 <b>to</b> Light Commercial with a Specific Use Permit for New Car Dealer, located 920+ feet west of Preston Road and 300+ feet southeast of Village Creek Drive. Zoned Planned Development-203-Office-2. Neighborhood #54. <b>Applicant: Plano ARS, L.P.</b></p>	<p><b>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 07/23/01</b></p>
<p><b>11 CDD</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Parkway Carmax Addition, Block A, Lot 1R - A mini-warehouse development on one lot on 4.8+ acres located east of Fulgham Road, 800+ feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #55. <b>Applicant: Blue Star Land</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>12 CDD</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Kemp Homestead No. 2 Addition, Block A, Lots 6R &amp; 7 - A restaurant with a drive-thru on one lot and one vacant lot on 1.2+ acres on the southeast corner of Park Boulevard and Plano Parkway. Zoned Regional Commercial. Neighborhood #52. <b>Applicant: Willow Bend Associates, LP</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>13 CDL</b></p>	<p><b>Public Hearing - Replat:</b> White Rock Creek Estates, Block B, Lot 2R - A single-family residence on one lot on 0.5+ acre on the south side of Linmore Lane, 141+ feet east of Willow Bend Drive. Zoned Single-Family-20. Neighborhood #30. <b>Applicant: Steven Jenkins</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>14 CDL</b></p>	<p><b>Public Hearing - Replat:</b> WRCE Development Subdivision, Block A, Lot 5 - A single-family residence on one lot on 1.4+ acres on the north side of Seapines Drive, east of Willow Bend Drive. Zoned Single-Family-20. Neighborhood #30. <b>Applicant: WRCE Development II, L.L.C.</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>15 CDL</b></p>	<p><b>Public Hearing - Replat:</b> Copper Creek Estates, Block F, Lot 8 - A single-family residential lot on 0.4+ acre on the south side of Idyllwild Drive, 94.5+ feet west of Collin Court. Zoned Single-Family-7. Neighborhood #46 <b>Applicant: Chris J. Brown</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>16 CHL</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Southwest 121 and Ohio Addition, Block 1, Lots 1R, 3 &amp; 8 - An existing retail supercenter, a proposed drive-thru restaurant, and a retail development on three lots on 24.0± acres on the southwest corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Wal-Mart Stores East, Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>17 CDL</b></p>	<p><b>Public Hearing - Replat:</b> Gleneagles National Bank 1st Addition, Block A, Lot 2 - Three office buildings on one lot on 16.1+ acres on the northwest corner of Park Boulevard and Prestwick Road. Zoned Planned Development-61-Office-2. Neighborhood #42. <b>Applicant: F.M. 544 Ventura, Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>18 CHL</b></p>	<p><b>Public Hearing - Replat:</b> Shiloh Baptist Church Addition, Block 1, Lot 1R - A church on one lot on 2.3± acres on the southwest corner of 14th Street and I Avenue. Zoned General Residential. Neighborhood #67. <b>Applicant: Shiloh Missionary Baptist Church</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>19 CHL</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> St. Andrew Addition - A proposed church campus expansion on an existing church campus on one lot on 21.2± acres on the northwest corner of West Plano Parkway and Mira Vista Boulevard. Zoned Planned-Development-52-Single-Family-7. Neighborhood #53. <b>Applicant: St. Andrews United Methodist Church</b></p>	<p><b>WITHDRAWN 6-0</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>20 CDL</b></p>	<p><b>Preliminary Site Plan:</b> Walgreen's Shiloh Addition, Block A, Lots 1 &amp; 2 - A proposed retail building on one lot on 1.8± acres and a proposed restaurant on one lot on 1.1± acres on the southwest corner of Park Boulevard and Shiloh Road. Zoned Retail. Neighborhood #61. <b>Applicant: Lido Wu</b></p>	<p><b>TABLED 7-0, UNTIL 07/02/01 P&amp;Z MEETING</b></p>
<p><b>21 TE</b></p>	<p><b>Extension &amp; Reinstatement of Preliminary Plat &amp; Site Plan:</b> Stonewood Addition, Block 1, Lot 9 - A request to reinstate approval of a preliminary plat and site plan for Stonewood Addition, Block 1, Lot 9, and extend the effective date of the plan for two years. This request is for a restaurant and store with a drive-thru on one lot on 1.0± acre on the west side of Coit Road 165± feet north of Stonewood Drive. Zoned Retail. Neighborhood #17. <b>Applicant: Braums Ice Cream and Dairy Stores</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</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.

PLANNING & ZONING COMMISSION  
**CITY OF PLANO**  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING PROCEDURES

June 18, 2001

**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.