

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

July 19, 2010

| ITEM NO. | EXPLANATION | ACTION TAKEN |
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| | <p>6:30 p.m. - Dinner - Planning 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 for the July 6, 2010, Planning & Zoning Commission meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Final Plat: All Storage Plano Addition, Block A, Lots 1 & 2 - Mini-warehouse/public storage on two lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. Applicant: The Assured Group</p> <p>5b BM Final Plat: Atmos Energy Mapleshade Addition, Block A, Lot 1 - Shops, office, storage area, and a public/private utility on one lot on 10.8± acres located on the north side of Mapleshade Lane, 1,500± feet east of Coit Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #72. Applicant: Atmos Energy Corp.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |

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| <p>5c BM</p> | <p>Final Plat: Deerfield North, Phase V - 27 Single-Family Residence-7 lots on 7.6± acres located at the northwest corner of Preston Meadow Drive and Copeland Lane. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9. Applicant: Meritage Homes of Texas L. L. C.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5d BM</p> | <p>Preliminary Plat: One-Ninety and Jupiter Addition, Block A, Lot 6 - Religious facility on one lot on 19.6± acres located on the north side of State Highway 190, 1,050± feet east of Jupiter Road. Zoned Research/Technology Center and Light-Industrial 1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Applicant: North Dallas Community Bible Fellowship</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5e KP</p> | <p>Revised Site Plan: Capital One Addition, Block 1, Lot 3R - General office on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Applicant: Capital One National Association</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5f EH</p> | <p>Revised Site Plan: R.C. Clark Addition, Block A, Lot 1R - Public secondary school on one lot on 25.5± acres located on the north side of Spring Creek Parkway, 620± feet west of Chase Oaks Boulevard. Zoned Planned Development-329-Community Center. Neighborhood #21. Applicant: Plano Independent School District</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p><u>END OF CONSENT AGENDA</u></p> | | |
| <p><u>PUBLIC HEARINGS</u></p> | | |
| <p>6 EH</p> | <p>Public Hearing: Zoning Case 2010-06 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), Section 3.400 (Lot Regulations), Subsection 3.801 of Section 3.800 (Height Regulations), and Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance pertaining to church and rectory uses and other religious uses and facilities. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 8/9/10</p> |
| <p>7A EH</p> | <p>Public Hearing: Zoning Case 2010-08 - Request for a Specific Use Permit for a 90-foot Commercial Antenna Support Structure on 0.1± acre located 220± feet east of Coit Road and 480± feet north of Hedgcoxe Road. Zoned Retail. Applicant: Morledge Holdings, LP</p> | <p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 8/9/10</p> |

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| <p>7B EH</p> | <p>Revised Site Plan: Hedgcoxe Coit Center, Block 1, Lot 4 - Minor automobile repair and 90-foot commercial antenna support structure on one lot on 1.1± acres located on the east side of Coit Road, 220± feet north of Hedgcoxe Road. Zoned Retail. Neighborhood #5. Applicant: Morledge Holdings, LP</p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |
| <p>8A BM</p> | <p>Public Hearing: Zoning Case 2010-09 - Request to rezone 7.1± acres located on the east side of North Star Road, 710± feet south of Plano Parkway from Research/Technology Center to Planned Development Research/Technology Center. Applicant: The Assured Group</p> | <p>DENIED 6-2</p> |
| <p>8B BM</p> | <p>Preliminary Site Plan: Assured North Star Addition, Block A, Lot 1 - Mini-warehouse/public storage and recreation vehicle parking lot on one lot on 7.1± acres located on the east side of North Star Road, 710± feet south of Plano Parkway. Zoned Research/Technology Center. Neighborhood #69. Applicant: The Assured Group</p> | <p>DENIED 7-1</p> |
| <p>9 KP</p> | <p>Public Hearing: Zoning Case 2010-11 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance pertaining to commercial amusement (outdoor) uses and development standards within the Regional Employment zoning district. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 8/9/10</p> |
| <p>10 KP</p> | <p>Public Hearing - Replat: Kings Gate Addition, Block B, Lots 10R, 11, & 12 - Two Single-Family Residence-20 lots and one common area lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. Applicant: Sunil D. Dharod Revocable Trust and Robert and Vasillia Peterson</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>11 BM</p> | <p>Public Hearing - Replat: Plano Bank & Trust Addition, Block 1, Lot 2R - Bank on one lot on 1.8± acres located on the west side of Alma Drive, 300± feet north of 15th Street. Zoned Planned Development-60-General Office. Neighborhood #58. Applicant: Legacy Texas Bank</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>12 EH</p> | <p>Public Hearing - Replat: Kemp Homestead No. 2, Block A, Lots 1R & 2R - Restaurant, medical office, superstore, and garden center on two lots on 11.4± acres located on the south side of Park Boulevard, 720± feet west of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #427 for Building Material Sales. Neighborhood #52. Applicant: HD Development Properties</p> | <p>WITHDRAWN AT APPLICANT'S REQUEST</p> |

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| <p>13 EH</p> | <p>Public Hearing - Replat: Normandy Estates, Block G, Lots 6R, 7R, & 8R - Three Single-Family Residence Attached lots on 0.4± acre located at the southeast corner of Bourbon Street and Francesca Lane. Zoned Single-Family Residence Attached with Specific Use Permit #594 for Private Street Subdivision. Neighborhood #14. Applicant: Hawkins-Welwood Homes</p> <p><u>END OF PUBLIC HEARINGS</u></p> | <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> |
| <p>14 JG</p> | <p>Presentation & Discussion: Traffic Impact Analysis Processes and Issues - This item is a presentation and discussion on the processes for Traffic Impact Analysis as specified in the Zoning Ordinance and the issues related to Traffic Impact Analysis. Applicant: City of Plano</p> | <p>PRESENTATION GIVEN</p> |
| <p>15 EH</p> | <p>Request to Call a Public Hearing - Request to call a public hearing to consider amendments to the development standards of the Corridor Commercial zoning district. Applicant: City of Plano</p> | <p>APPROVED 8-0, PUBLIC HEARING WILL BE CALLED</p> |
| <p>16</p> | <p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</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>DISCUSSION HELD</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 at 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.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

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.