

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**November 17, 2008**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; 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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the November 3, 2008, Planning &amp; Zoning Commission meeting and October 10, 2008, Plano City Council and Planning &amp; Zoning Commission Worksession.</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Preliminary Plat:</b> Douglas Otto Middle School, Block A, Lot 1 - Public secondary school on one lot on 23.3± acres located on the east side of North Star Road, 2,040± feet south of Plano Parkway. Zoned Research/Technology Center. Neighborhood #69. <b>Applicant: Plano</b></p> <p><b>EH</b> <b>ISD</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p>	

<b><u>PUBLIC HEARINGS</u></b>	
<b>6 TF</b>	<b>Public Hearing:</b> Zoning Case 2008-72 - Request to amend Section 6.200 (Board of Adjustment) of Article 6 (Procedures and Administration) and related sections of the Zoning Ordinance pertaining to the duties and administrative procedures of the Board of Adjustment. <b>Applicant: City of Plano</b>
<b>7 EH</b>	<b>Public Hearing:</b> Zoning Case 2008-73 - Request to amend Subsection 3.1108 (Special Off-Street Parking Regulations) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding definitions and standards for special vehicle storage. <b>Applicant: City of Plano</b>
<b>8A EH</b>	<b>Public Hearing:</b> Zoning Case 2008-80 - Request to rezone 6.1± acres located at the northwest corner of Bourbon Street and Cousteau Court from Single-Family Residence Attached and Patio Home to Single-Family Residence-9. Zoned Single-Family Residence Attached and Patio Home with Specific Use Permit #594 for Private Street Development. <b>Applicant: HW Spring Creek Partners, L.P.</b>
<b>8B EH</b>	<b>Revised Preliminary Site Plan:</b> Normandy Estates - Three Single-Family Residence-9 lots and three open space lots on 9.4± acres located at the northwest corner of Bourbon Street and Cousteau Court. Zoned Single-Family Residence Attached and Patio Home with Specific Use Permit #594 for Private Street Development. Neighborhood #14. <b>Applicant: HW Spring Creek Partners, L.P.</b>
<b>9 KP</b>	<b>Public Hearing:</b> Zoning Case 2008-81 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations) and related sections of the Zoning Ordinance regarding minor and major automobile repair. <b>Applicant: City of Plano</b>
<b>10</b>	<b>Public Hearing:</b> Public Hearing for several zoning cases that would repeal certain specific use permits for private clubs. A combined public hearing will be held for all of these cases. If you wish to speak on a particular case, please identify which one you wish to address. After the public hearing, the Commission may take action on these zoning cases in one motion, or a commissioner may request to take action individually on one or more of the requests.
<b>10A BM</b>	<b>Zoning Case 2008-75</b> - Request to rescind Specific Use Permit #259 for Private Club on 0.1± acre located at the southwest corner of U.S. Highway 75 and Enterprise Drive. Zoned Corridor Commercial. <b>Applicant: City of Plano</b>

<p><b>10B EH</b></p>	<p><b>Zoning Case 2008-76</b> - Request to rescind Specific Use Permit #278 for Private Club on 0.1± acre located 180± feet north of Park Boulevard and 550± feet west of Ohio Drive. Zoned Retail. <b>Applicant: City of Plano</b></p>	
<p><b>10C TF</b></p>	<p><b>Zoning Case 2008-77</b> - Request to rescind Specific Use Permit #279 for Private Club on 0.1± acre located 130± feet east of Independence Parkway and 485± feet north of Parker Road. Zoned Retail. <b>Applicant: City of Plano</b></p>	
<p><b>10D TF</b></p>	<p><b>Zoning Case 2008-78</b> - Request to rescind Specific Use Permit #282 for Private Club on 0.1± acre located 90± feet west of Preston Road and 370± feet north of Plano Parkway. Zoned Planned Development-457-Retail/General Office. <b>Applicant: City of Plano</b></p>	
<p><b>10E BM</b></p>	<p><b>Zoning Case 2008-79</b> - Request to rescind Specific Use Permit #360 for Private Club on 3.8± acres located on the east side of Dallas North Tollway, 470± feet north of Democracy Drive. Zoned Commercial Employment. <b>Applicant: City of Plano</b></p>	
<p><b>11 BM</b></p>	<p><b>Public Hearing - Replat:</b> Estancia at Ridgeview Ranch, Block A, Lot 1R - 500 multifamily units on one lot on 36.3± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment. Neighborhood #3. <b>Applicant: Estancia at Ridgeview Ranch, L.P.</b></p>	
<p><b>12 BM</b></p>	<p><b>Public Hearing - Replat:</b> McDermott Square Addition, Block A, Lot 1R - Retail on one lot on 6.5± acres located at the northeast corner of Independence Parkway and McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3. <b>Applicant: McDermott Square, L.P.</b></p>	
<p><b>13 TF</b></p>	<p><b>Public Hearing - Replat:</b> Carrington Park Addition, Block B, Lot 1R - Medical and general offices on one lot on 3.4± acres located at the northeast corner of Communications Parkway and Wedgewood Drive. Zoned Regional Employment. Neighborhood #40. <b>Applicant: Bidka Plaza, L.P.</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>14 BM</b></p>	<p><b>Revised Preliminary Site Plan:</b> McDermott Square Addition, Block A, Lots 1R-7 &amp; <b>Revised Conveyance Plat:</b> McDermott Square Addition, Block A, Lots 6R &amp; 7 - Retail, office, and restaurant use on seven lots on 14.8± acres located at the northeast corner of Independence Parkway and McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3. <b>Applicant: McDermott Square, L.P.</b></p>	

<p><b>15 KP</b></p>	<p><b>Presentation:</b> Future Dimensions Report - Presentation of the Future Dimensions report which was prepared by the Transition and Revitalization Commission and recently adopted by City Council resolution. <b>Applicant: City of Plano</b></p>	
<p><b>16 PJ</b></p>	<p><b>Appeal of the Director of Planning's Interpretation of the Zoning Ordinance</b> - Appeal of the Director of Planning's Interpretation of the Regulations for Fences in the Estate Development Zoning District. <b>Applicant: Matthew Twyman</b></p>	
<p><b>17 TE</b></p>	<p><b>Discussion and Direction:</b> Selection of 2009 Work Session Meeting Dates - Discussion and direction on the selection of Planning &amp; Zoning Commission work session dates and times for 2009. <b>Applicant: City of Plano</b></p>	
<p><b>18 TE</b></p>	<p><b>Nomination of 1st and 2nd Vice Chair</b> - Nomination of the 1st and 2nd Vice Chairs. <b>Applicant: City of Plano</b></p>	
<p><b>19</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	
<p style="text-align: center;"><b>ACCESSIBILITY STATEMENT</b></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 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 45 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.