

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

July 18, 2005

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:45 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Agenda Review - 07/18/05II. Agenda Review - 08/01/05III. Items for Future Discussion <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 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 - July 5, 2005, Regular Meeting Minutes and July 6, 2005, Work Session Minutes</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>	

<u>CONSENT AGENDA</u>		
5a CHL	Revised Preliminary Plat: Communication Park Addition, Block 1, Lot 4R - General and medical office buildings on one lot on 4.1± acres located on the south side of Windhaven Parkway, 180± feet west of Dallas North Tollway. Zoned Regional Commercial. Neighborhood #29. Applicant: Tollway Windhaven I, Ltd.	APPROVED 6-0, NO FURTHER ACTION REQUIRED
5b BT	Preliminary Plat & Site Plan: Fairview Central Park Addition, Block A, Lot 8 - A restaurant and a retail store on one lot on 1.5± acres located on the west side of U.S. Highway 75, 1,750± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Moore Plaza Partners Limited	APPROVED 6-0, NO FURTHER ACTION REQUIRED
5c BT	Conveyance Plat: Franklin Park at Canyon Creek, Block 1, Lots 1 & 2 - An independent living facility and an office building on two lots on 17.6± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. Applicant: Franklin Development Corporation	APPROVED 6-0, NO FURTHER ACTION REQUIRED
5d BT	Preliminary Site Plan & Concept Plan: Franklin Park at Canyon Creek, Block 1, Lots 1 & 2 - An independent living facility and an office building on two lots on 17.6± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. Applicant: Franklin Development Corporation	APPROVED 6-0, NO FURTHER ACTION REQUIRED
5e BT	Preliminary Site Plan: Hidden Creek Estates, Phases 3 & 4 - 193 Single-Family Residence Attached lots and seven open space lots on 23.7± acres located at the northeast corner of McDermott Road and Robinson Road. Zoned Planned Development-38-Multifamily Residence-2. Neighborhood #1. Applicant: Portrait Homes	APPROVED 6-0, NO FURTHER ACTION REQUIRED
5f BT	Revised Site Plan: Millennium Addition, Block 1, Lot 1R - A building material sales facility on one lot on 1.3± acres located at the northeast corner of U.S. Highway 75 and 13th Street. Zoned Corridor Commercial. Neighborhood #59. Applicant: Insite Real Estate Development	APPROVED 6-0, NO FURTHER ACTION REQUIRED
5g CDD	Final Plat: Spring Wells Addition, Block 1, Lot 4 - A retail building on one lot on 1.0± acres located on the east side of K Avenue, 575± feet south of Spring Creek Parkway. Zoned Planned Development-461-Retail. Neighborhood #37. Applicant: Levo Group, LLC	APPROVED 6-0, NO FURTHER ACTION REQUIRED
5h CDD	Final Plat: Onyx Business Center II, Block A, Lots 2R & 3 - Two office warehouse buildings on two lots on 4.4± acres located at the northeast corner of 10th Street and Placid Avenue. Zoned Light Industrial-2. Neighborhood #67. Applicants: 10th Street Investments, Inc. & Loyd Real Properties, LLC	APPROVED 5-0, NO FURTHER ACTION REQUIRED

<p>5i BT</p>	<p>Revised Conveyance Plat: Custer-Ridgeview Addition, Block 1, Lots 4 & 5 - A general office development on two lots on 5.0± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3. Applicant: Eastside Partners</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5j BT</p>	<p>Preliminary Site Plan & Concept Plan: Custer-Ridgeview Addition, Block 1, Lots 4 & 5 - A general office development on two lots on 5.0± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3. Applicant: Eastside Partners</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5k BT</p>	<p>Preliminary Plat: Custer-Ridgeview Addition, Block 1, Lot 5 - A general office building on one lot on 0.8± acre located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3. Applicant: Eastside Partners</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5l CHL</p>	<p>Preliminary Plat: Huffman Business Park Addition, Block 2, Lots 1R & 2R - A major automotive repair facility on one lot and one vacant lot on 2.4± acres located on the north side of Tradition Trail, 383± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. Applicant: Overseas Services Group</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5m CHL</p>	<p>Revised Conveyance Plat: Huffman Business Park Addition, Block 2, Lots 1R & 2R - A major automotive repair facility on one lot and an undeveloped conveyance lot on 2.4± acres located on the north side of Tradition Trail, 383± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. Applicant: Overseas Services Group</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5n CHL</p>	<p>Revised Preliminary Site Plan: 544 Partners Addition, Block A, Lots 1-4 - A church, wholesale nursery, and office-showroom/warehouses on four lots on 11.4± acres located north of 14th Street (F.M. 544), 500± feet east of Los Rios Boulevard. Zoned Planned Development-29-Light Industrial-1. Neighborhood #62. Applicant: The Catholic Diocese of Dallas</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TE</p>	<p>Public Hearing: Zoning Case 2005-21 - Request to amend Section 3.300 (Minimum Structure Standards) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding exterior wall standards for nonresidential uses. This request proposes to prohibit the use of membrane (fabric) and/or metal exterior wall finishes for nonresidential structures. Tabled 06/06/05, 06/20/05, and 07/05/05. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 08/08/05</p>

<p>7 CHL</p>	<p>Public Hearing: Zoning Case 2005-25 - A request to amend Planned Development-90-Retail to accommodate a proposed superstore redevelopment of the property located at the northeast corner of Parker Road and Custer Road. Zoned Planned Development-90-Retail. Tabled 07/05/05. Applicant: Custer Parker Ltd.</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>THIS ITEM REMAINS ON THE TABLE UNTIL 08/01/05 P&Z MEETING</p>
<p>8 CDD</p>	<p>Preliminary Site Plan & Concept Plan: Crystal Creek Retail Addition, Block A, Lots 1 & 2 - General office, restaurant, and retail uses on two lots on 14.8± acres located at the northeast corner of Razor Boulevard and Ohio Drive. Zoned Retail. Neighborhood #1. Applicant: Copacabana Corporation, Inc.</p>	<p>APPROVED 4-2, NO FURTHER ACTION REQUIRED</p>
<p>9 CDD</p>	<p>Request to Call a Public Hearing: Removal of Specific Planned Developments - A request to call a public hearing to remove four planned developments with stipulations requiring public facilities that are no longer required by the city. Applicant: City of Plano</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>10 PJ</p>	<p>Discussion and Direction: Planning & Zoning Commission Work Program - Discussion and direction on the Planning & Zoning Commission's work program. Applicant: City of Plano</p>	<p>DISCUSSION HELD</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>		

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 that 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.