

**PLANNING & ZONING COMMISSION
 PLANO MUNICIPAL CENTER
 1520 K AVENUE
 December 20, 2010**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<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 December 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 Preliminary Plat: Silver Fern Addition, Block 1, Lot 3 - Convenience store with gas pumps on one lot on 1.8± acres located at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2. Applicant: Ronald McCutchin Family Partnership, Ltd.</p> <p>BM</p>	

<p>5b EH</p>	<p>Revised Site Plan: Enid Braswell Addition, Block A, Lot 1 - Assembly hall and service contractor with storage yard on one lot on 3.3± acres located on the south side of Rigsbee Drive, 560± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor (with storage yard). Neighborhood #68. Applicant: Hernandez Backhoe & Plumbing</p>
<p>5c EH</p>	<p>Revised Site Plan: RCCG-HGE Addition, Block A, Lot 1 - Religious facility on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #50. Applicant: The Redeemed Christian Church of God - Heaven's Glorious Embassy</p>
<p>5d EH</p>	<p>Preliminary Plat: Turnpike Commons Addition, Block 3, Lot 1 - Convenience store with gas pumps on one lot on 1.6± acres located at the northwest corner of Renner Road and Shiloh Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: Turnpike Commons of Plano, LLC</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARING</u></p>	
<p>6 BM</p>	<p>Public Hearing: Zoning Case 2010-20 - Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Applicant: Bluewave Deployment (T-Mobile)</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>7 PM</p>	<p>Discussion & Direction: Human Signs - The Assistant City Attorney will make a presentation regarding human signs. Applicant: City of Plano</p>
<p>8</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>	

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.

**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.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

December 20, 2010

Agenda Item No. 5a

Preliminary Plat: Silver Fern Addition, Block 1, Lot 3
Applicant: Ronald McCutchin Family Partnership, Ltd.

Convenience store with gas pumps on one lot on 1.8± acres located at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2.

The purpose for the preliminary plat is to show easements necessary for the development of the property as a convenience store with gas pumps.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5b

Revised Site Plan: Enid Braswell Addition, Block A, Lot 1
Applicant: Hernandez Backhoe & Plumbing

Assembly hall and service contractor with storage yard on one lot on 3.3± acres located on the south side of Rigsbee Drive, 560± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor (with storage yard). Neighborhood #68.

The purpose for this revised site plan is to add parking spaces to accommodate the additional assembly hall use.

Recommended for approval as submitted.

Agenda Item No. 5c

Revised Site Plan: RCCG-HGE Addition, Block A, Lot 1

Applicant: The Redeemed Christian Church of God - Heaven's Glorious Embassy

Religious facility on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #50.

The purpose for the revised site plan is to add parking spaces to the existing religious facility development.

Recommended for approval as submitted.

Agenda Item No. 5d

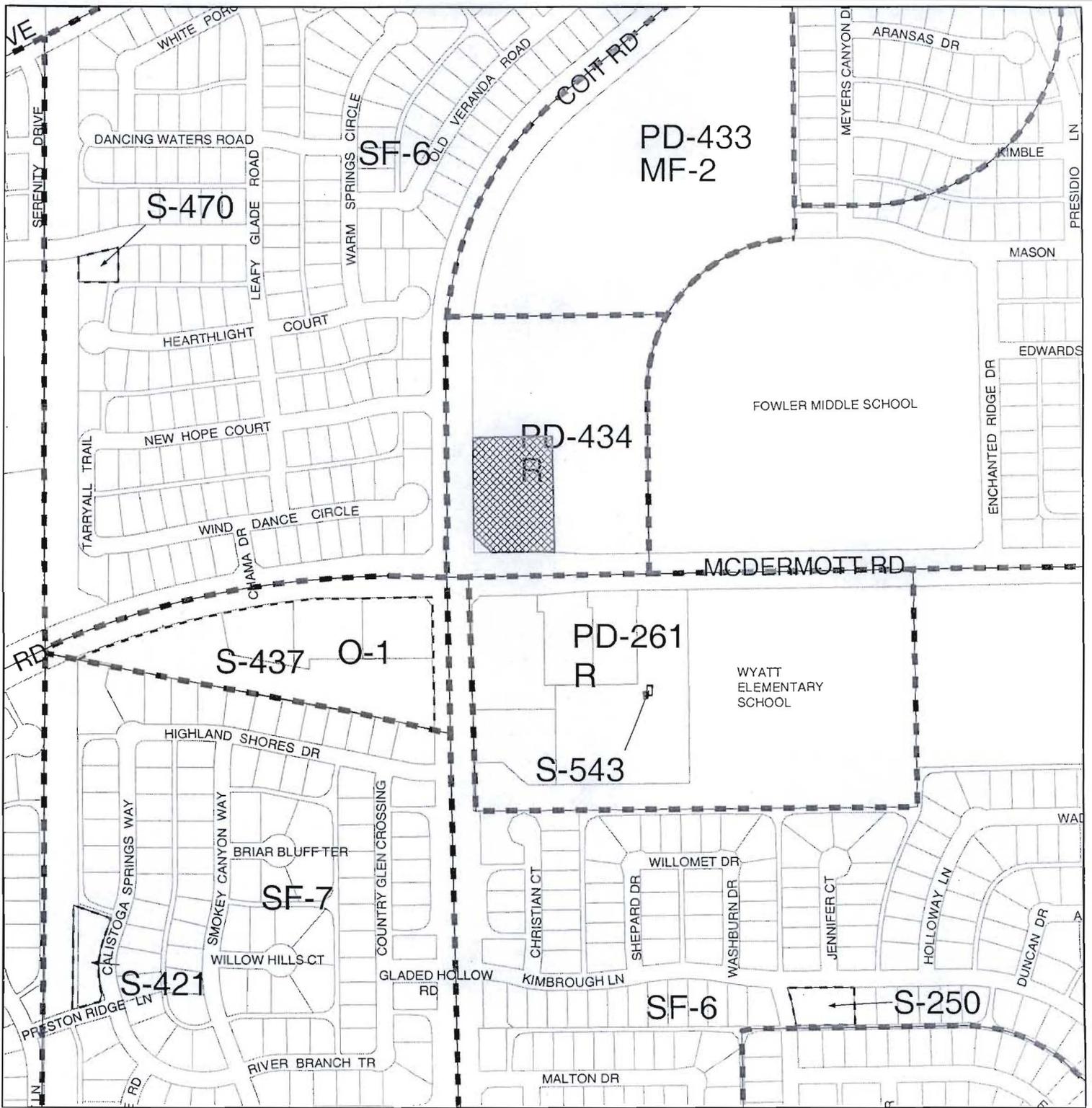
Preliminary Plat: Turnpike Commons Addition, Block 3, Lot 1

Applicant: Turnpike Commons of Plano, LLC

Convenience store with gas pumps on one lot on 1.6± acres located at the northwest corner of Renner Road and Shiloh Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

The purpose for the preliminary plat is to propose easements necessary for the development of the property as a convenience store with gas pumps.

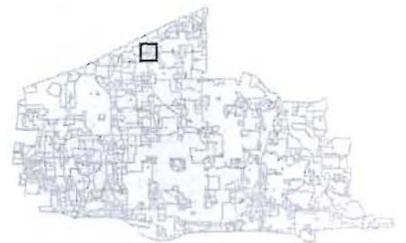
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY PLAT

Title: SILVER FERN ADDITION
BLOCK 1, LOT 3

Zoning: PLANNED DEVELOPMENT-434-RETAIL



○ 200' Notification Buffer

Thurston Apartments of Dallas L.P.
1800 Jackson Ave. 8th Floor
MCKINNEY, TX 75139
11.241 Acre (Apartment Complex)
CC# 2006-00088500 CCL#
Zone# R-2

Anar Capital Investments Ltd.
Houlihan
605 Ave. F
Plano, TX 75074
17853 Acres
CC# 2006-00048500 CCL#
Zone# R

Site Data Summary

Property Data	LC S-571	LC S-571
Lot Area (Square Feet)	143,827 SF (3.30 Ac)	143,827 SF (3.30 Ac)
Building Footprint Area (SF)	4,400 SF	4,400 SF
Total Building Area (SF)	4,400 SF	4,400 SF
Building Height (Stories)	One Story	One Story
Building Height (Feet - distance to lowest building element)	14'	14'
Lot Coverage (Percent)	3%	3%
Other Area Data (Square Feet)	0	0
Parking	None	None
Parking Ratio (From zoning ordinance)	None	None
Required Parking (4 spaces)	0	0
Provided Parking (4 spaces)	0	0
Accessible Parking Required (4 spaces)	0	0
Accessible Parking Provided (4 spaces)	0	0
Parking in Excess of 110% of Required parking (4 spaces)	0	0
Landscaping Area (Square Feet)	1,555 SF	1,555 SF
Required Interior Landscaping Area (Square Feet)	1,555 SF	1,555 SF
Additional Interior Landscaping Provided (Square Feet)	1,555 SF	1,555 SF
Other Landscaping Area	2,192 SF	2,192 SF
Total Landscaping Area (Square Feet)	3,747 SF	3,747 SF
Permeable Area (Square Feet)	36,217 SF	36,217 SF
Other Permeable Area	36,217 SF	36,217 SF
Impermeable Area	4,400 SF	4,400 SF
Area of Stormwater, Pavement, & Other Impermeable (Square Feet)	45,016 SF	45,016 SF
Other Impermeable Area	192 SF	192 SF
Total Impermeable Area	45,208 SF	45,208 SF
Sum of Total Landscaping Area + Total Permeable Area + Total Impermeable Area	143,827 SF	143,827 SF
Area Set Aside (Square Feet)	0 SF	0 SF
Total Landscaping Area	3,747 SF	3,747 SF
Lot Area	143,827 SF	143,827 SF
Other Impermeable Area	0 SF	0 SF

SITE PLAN GENERAL NOTES

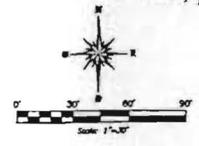
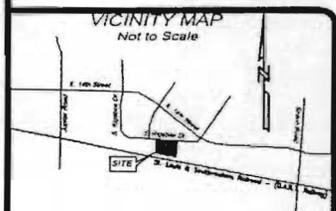
1. Buildings 8,000 square feet or greater shall be ICCB fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards.
3. Handicapped parking spaces shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
4. Four-foot wide sidewalks shall be provided 2.5 feet off of the property line within the right-of-way, unless a sidewalk easement is provided for a surrounding sidewalk or an alternative design is approved by the city. Border-line ramps, per city standards, shall be provided on sidewalks at all curb crossings.
5. Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approval of this site plan is not final until all engineering plans are approved.
8. Other signage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Building facades within the development shall be compatible, as provided in the Retail Center Design Guidelines.
10. Outdoor lighting shall comply with illumination standards within Section 9-106 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
12. All electrical transmission, distribution, and service lines must be underground where required.
13. Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1200 of the Zoning Code: noise, smoke and particulate matter, odorous matter, fire or explosive materials, toxic and noxious matter, vibration and/or other performance standards.

Place Instrument Numbers
of 28 Indian Wells Street
Mapbook, CA 94555
Place Meeting Name Addition
Map 10, Pg 2 CC#P
Zone# R-2 (Light Commercial)

Legend

○	Outstanding Easement
○	Asym. Ditch
○	Power Conduit Over Public Sid.
○	Call Utility Line Records
○	Water Meter
○	Water Valve
○	Gas Meter
○	Gas Valve
○	Fire Hydrant
○	Power Pole
○	Sanitary Sewer Manhole
○	Sanitary Sewer
○	Public Right of Way
○	Proposed Right of Way
○	Outstanding Lines
○	Other Utility Lines
○	Gas
○	Water
○	Sanitary Sewer
○	Power
○	Fire
○	Light Pole
○	Sanitary Sewer
○	Other

The purpose of this revised Site Plan is to change use to an Assembly Hall, parking and dumpsters.



WATER METER SCHEDULE

TYPE	SIZE	NUMBER	WARRANTY PERIOD
△ DOMESTIC	1"	032794	5'
△ INDUSTRIAL	1"	032794	10'

Revised Site Plan
Lot 1, Block A
Enid Braswell Addition
recorded in Volume D, Page 119 C.C.M.R.
an Addition to the City of Plano
and a 2.7433 Acre Tract recorded under
County Clerk No. 2006-00099840 of the C.C.L.R.
Elii Murphy Survey, Abstract No. 597
Collin County, Texas
December 2010

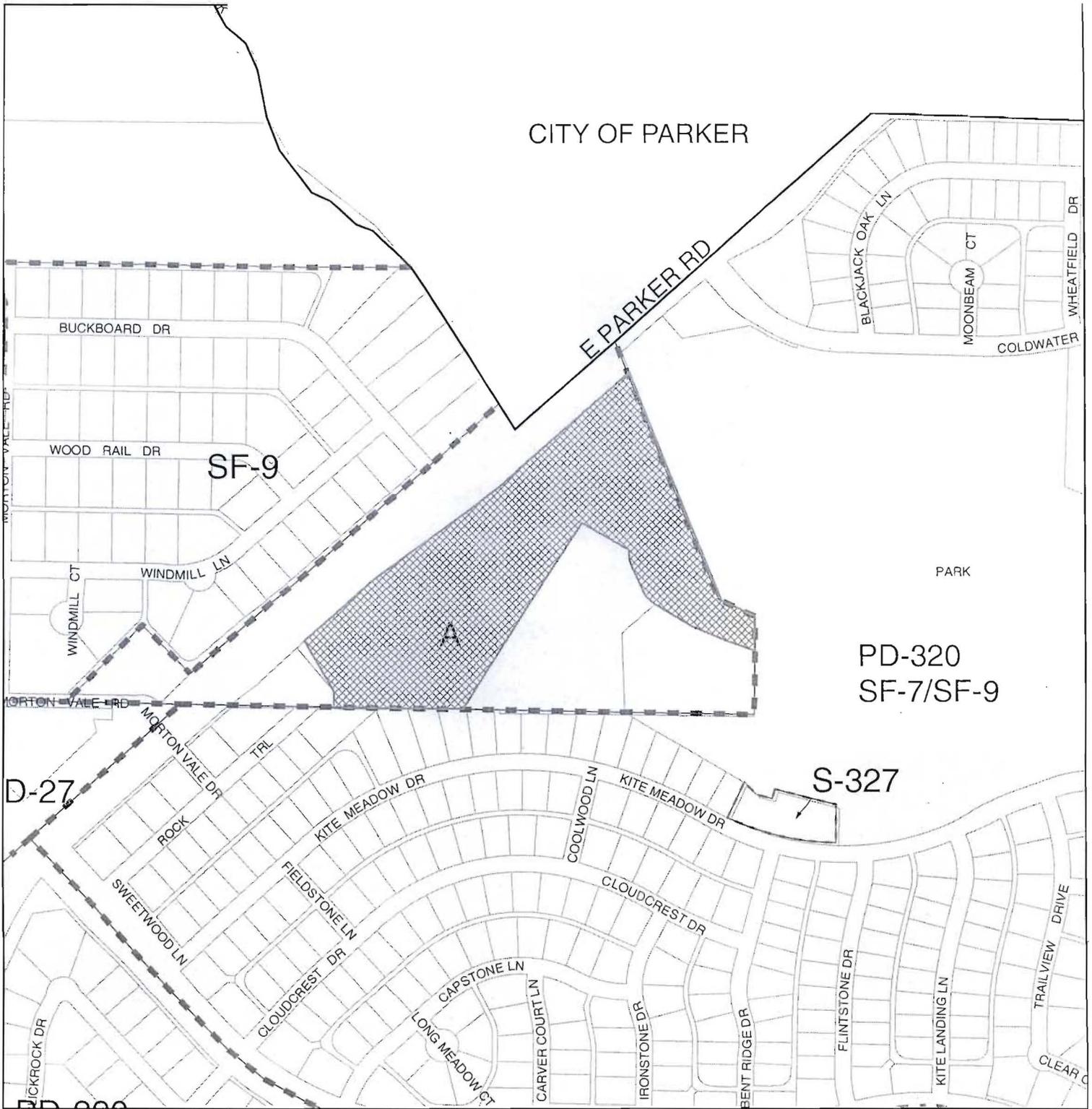
Owner
Jose & Susana Hernandez
3010 S. Rigsbee Drive
Plano, TX 75074
(P) 972-567-4207
Altra Susana Hernandez

Surveyor
Roome Land Surveying
2000 Ave G, Suite 510
Plano, Texas 75074
PH (972) 423-4372
FA (972) 423-7523
Attn: Fried Bemenderfer



Roome Land Surveying, Inc.
2000 Avenue G, Suite 510
Plano, Texas 75074
Phone (972) 423-4372 / (972) 423-7523
www.roome-land.com

CITY OF PARKER



PD-320
SF-7/SF-9



Item Submitted: REVISED SITE PLAN

Title: RCCG-HGE ADDITION
BLOCK A, LOT 1

Zoning: AGRICULTURAL



○ 200' Notification Buffer



RENNER ROAD

SHILOH RD

WYNGATE BLVD

WYNVIEW DR

PD-207
R

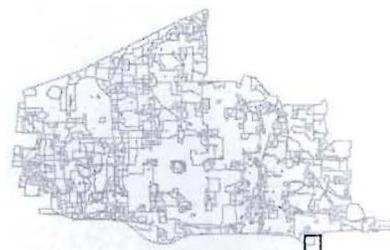
CITY OF RICHARDSON



Item Submitted: PRELIMINARY PLAT

Title: TURNPIKE COMMONS ADDITION
BLOCK 3, LOT 1

Zoning: PLANNED DEVELOPMENT-207-RETAIL/190 TOLLWAY/
PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

Being a 1.885 acre tract of land situated in the James T. McCullough Survey, Abstracts No. 585 & 633 City of Plano, Collin County, Texas, and being a part of Tract 1 described in Limited Warranty Deed to Turnpike Commons of Plano, LLC as recorded in County Clerk File No. 2009020300108350, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "SPARSENO" set for corner at the southwest end of a corner clip at the intersection of Renner Road (Variable Width Public R.O.W.) and Shihoh Road (100' Width Public R.O.W.);

THENCE South 89°18'18" West along the north line of said Renner Road, for a distance of 243.58 feet to a 1/2" iron rod with a plastic cap stamped "SPARSENO" set for corner;

THENCE North 07°37'24" West departing from said north line of Renner Road, for a distance of 254.13 feet to a 1/2" iron rod with a plastic cap stamped "SPARSENO" set for corner;

THENCE North 89°18'18" East, for a distance of 275.58 feet to a 1/2" iron rod set for corner in the west line of said Shihoh Road;

THENCE South 07°37'24" East along the west line of said Shihoh Road, for a distance of 224.13 feet to a 1/2" iron rod with a plastic cap stamped "SPARSENO" set for corner at the north end of said corner clip;

THENCE South 44°19'27" West continuing along said corner clip, for a distance of 42.47 feet to the Point of Beginning and containing 89,563 square feet or 1.597 acres of land.

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Turnpike Commons of Plano, LLC acting by and through their duly authorized officers, does hereby adopt this plat designating the herein above described as **TURNPIKE COMMONS ADDITION - LOT 1, BLOCK 3**, an addition to the City of Plano, Texas, and do hereby dedicate, in fee simple, for public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for **lan public use forever**, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Plano. In addition, Utility Easements may also be used for the mutual use accommodation of all public utilities desiring to use or using same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of their respective systems on said Easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he shall construct upon the fire lane easements, as depicted and shown hereon, a hard surface and that he shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of the apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for the department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon, and across said premises, with the right and privilege of all lines of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and return in, along, upon and across said premises.

This plat approved subject to all platting ordinances, rules, regulations, and resolution of the City of Plano, Texas.

Witness my hand at _____, this ____ day of _____, 2010.

By: _____
Name: Charles C. Nies
Title:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the ____ day of _____, 2010.

Notary Public in and for
The State of Texas

SURVEYOR'S CERTIFICATE

I, Darren K. Brown, a Registered Professional Land Surveyor, hereby certify that I have performed an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Prosper, Texas.

FOR REVIEW PURPOSES ONLY
Darren K. Brown
Registration No. 0252



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2010.

Notary Public in and for
The State of Texas

My Commission Expires:

CERTIFICATE OF APPROVAL

APPROVED this ____ day of _____, 2010,
by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the ____ day of _____, 2010.

Notary Public in and for
The State of Texas

Secretary, Planning & Zoning Commission
Dr. City Engineer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

Given under my hand and seal of office this the ____ day of _____, 2010.

Notary Public in and for
The State of Texas

SHEET 2 OF 3
PRELIMINARY PLAN
OF
TURNPIKE COMMONS ADDITION
LOT 1, BLOCK 3 - 1.597 Acres
situated in the
JAMES T. McCULLOUGH SURVEY - ABSTRACTS 585 & 633
PLANO, COLLIN COUNTY, TEXAS

Engineer/Surveyor: Solpro Engineering, Inc.
TBPE No. P-2121
785 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Kevin Wier

Owner: Turnpike Commons of Plano, LLC
5910 N. Central Expy, Suite 1440
Dallas, Texas 75206
Telephone (214) 891-8110
Contact: Charles C. Nies

1 Lot
1.597 Ac. (Gross)

Scale 1"=50' December 2010

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 20, 2010

Agenda Item No. 6

Public Hearing: Zoning Case 2010-20

Applicant: Bluewave Deployment (T-Mobile)

DESCRIPTION:

Request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail.

REMARKS:

This agenda item was tabled at the December 6, 2010, Planning & Zoning Commission meeting to the Commission's meeting on December 20, 2010. After the December 6, 2010 meeting, staff discovered a notification error which required renotification of the item. Due to the notification error, staff is requesting that this item remain on the table. A correct notification was sent out for the January 4, 2011 Planning & Zoning Commission meeting.

RECOMMENDATION:

Recommended that Zoning Case 2010-20 remain on the table and be considered at the January 4, 2011, Planning & Zoning Commission meeting.

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 20, 2010

Agenda Item No. 7

Discussion & Direction: Human Signs

Applicant: City of Plano

DESCRIPTION:

The Assistant City Attorney will make a presentation regarding human signs.