

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

January 21, 2003

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Impact Fee Update - The Commission will convene as the Capital Improvement Advisory CommitteeII. Agenda Review - 01/21/03III. Agenda Review - 02/03/03IV. Item for Future Pre-meeting Discussion <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 - January 7, 2003, Meeting</p> <p><u>CONSENT AGENDA</u></p> <p>4a CDL Preliminary Plat: The Hills of Spring Creek - 84 single-family residential lots and three open space lots on 27.8± acres on the north side of Parker Road, 1,600± feet east of Jupiter Road. Zoned Planned Development-139-Single-Family-9. Neighborhood #38. Applicant: Standard Pacific of Texas.</p> <p>4b CHL Preliminary Plat: Legacy Town Center (South), Block G, Lot 2R & Block I, Lot 3R - A 255-unit, multi-family residential development on two lots on 5.7± acres on the northwest corner of Parkwood Boulevard and proposed Pearson Road. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Amicus Partners, Ltd.</p>	<p></p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>4c CHL</p>	<p>Plat Vacation: Luminator Addition, Block A, Lot 1 - An existing office/warehouse and general manufacturing facility on one lot on 16.0± acres at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Mark IV Industries, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4d CHL</p>	<p>Site Plan & Concept Plan: Luminator Addition, Block A, Lots 1 & 2 - An existing office/warehouse and general manufacturing facility on one lot on 10.5± acres and a proposed office/warehouse facility on one lot on 5.3± acres at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Mark IV Industries, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4e CHL</p>	<p>Final Plat & Conveyance Plat: Luminator Addition, Block A, Lots 1R & 2 - An existing office/warehouse and general manufacturing facility on one lot on 10.5± acres and a proposed office/warehouse development on 5.3± acres at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Mark IV Industries, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4f CHL</p>	<p>Final Plat: Plano Joint Use Facility, Block 1, Lot 1 - A municipal library and municipal joint use facility on one lot on 15.6± acres on the northwest corner of Independence Parkway and Caravan Drive. Zoned Single-Family-7. Neighborhood #10. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4g CHL</p>	<p>Revised Site Plan: Safeway Addition No.1, Block 1, Lot 2R - A public school service center on one lot on 2.1± acres on the east side of Jupiter Road, 230± feet south of Park Boulevard. Zoned Retail. Neighborhood #61. Applicant: PISD</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>5 GA</p>	<p>Public Hearing: Zoning Case 2002-67 - Request to rezone 16.8± acres along the west side of K Avenue, between Park Boulevard and Parker Road from Planned Development-23-Light Commercial to Corridor Commercial. Zoned Planned Development-23-Light Commercial with Specific Use Permits #123, 126, 127, 158, 211, and 310. Neighborhood #59. Applicant: City of Plano.</p>	<p>TABLED 7-0, UNTIL THE 02/03/03 P&Z MEETING</p>
<p>6 GA</p>	<p>Public Hearing: Zoning Case 2002-68 - A request to amend the Zoning Ordinance to establish a Transit Overlay District. Applicant: City of Plano.</p>	<p>TABLED 8-0, UNTIL THE 02/17/03 P&Z MEETING</p>

<p>7 GA</p>	<p>Public Hearing: Zoning Case 2002-69 - Request to apply the Transit Overlay District to 54.8± acres. The area of the request includes property on the northwest and southwest corners of Park Boulevard and K Avenue, and extends west to include property along Exchange Drive to a point 450± feet east of U.S. Highway 75. Zoned Planned Development-23-Light Commercial and Corridor Commercial with Specific Use Permits #123, 126, 127, 158, and 310. Neighborhood #59. Applicant: City of Plano</p>	<p>NO ACTION COULD BE TAKEN ON THIS ITEM</p>
<p>8 CDL</p>	<p>Public Hearing - Replat: Collin Creek Free Will Baptist Church, Block A, Lots 1R & 2 - A church on one lot on 2.7± acres and one lot for park purposes on 0.3± acre on the north side of Parker Road, 675± feet east of P Avenue. Zoned Agricultural. Neighborhood #37. Applicant: Collin Creek Free Will Baptist Church</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>9 CDL</p>	<p>Public Hearing - Preliminary Replat: Hearthside Addition, Block 1, Lot 1R - A medical office building on one lot on 0.9± acre on the south side of Plano Parkway, 212± feet west of Allied Drive. Zoned Planned Development-350-Retail/Office-2. Neighborhood #55. Applicant: Jerry Huffman Custom Builders</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>10 CHL</p>	<p>Revised Site Plan: Messiah Lutheran Church, Block A, Lot 1 - A church campus with multi-level buildings and proposed athletic fields on one lot on 14.0± acres on the northwest corner of Plano Parkway and Westwood Drive. Zoned Planned Development-377-Retail/Office-2. Neighborhood #66. Tabled 01/06/03. Applicant: Messiah Lutheran Church</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 TE</p>	<p>Request to Call Public Hearing - A request to call a public hearing to amend the Zoning Ordinance regulations for accessory building regulations. Applicant: City of Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 SS</p>	<p>Discussion and Direction: 14th Street Corridor Land Use and Zoning Comparisons - The proposed rezoning considerations are for properties along the south side of 14th Street from Millard Street to Shiloh Road. This project is in response to the Planning & Zoning Commission's work program to improve the consistency between the zoning and the Comprehensive Plan. Applicant: City of Plano</p>	<p>DISCUSSION HELD</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 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.