

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

November 4, 2002

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - 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 - October 21, 2002, Pre-Meeting and Meeting</p> <p><u>CONSENT AGENDA</u></p> <p>4a Phase II Land Study: The Grand Estates of Breckenridge - 31 single-family residential lots and one open space lot on 8.0± acres, 280± feet south of Tribune Way, west of Brand Road to Park Vista Road. Zoned Single-Family-7. Neighborhood #70. Applicant: Grand Acquisition, Inc.</p> <p>4b Final Plat: Spring Creek First United Methodist Church Addition, Block 1, Lot 1 - A church campus on one lot on 27.3± acres on the northwest corner of Parker Road and Spring Creek Parkway. Zoned Single-Family-9. Neighborhood #38. Applicant: First United Methodist Church of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>4c CDL</p>	<p>Preliminary Plat & Revised Conveyance Plat: Hedgcoxe-Custer Addition Block A, Lots 2 & 3 - A small cleaning shop/retail building on one lot on 1.0± acre and a conveyance lot on 11.8± acres on the south side of Hedgcoxe Road, 255± feet east of Custer Road. Zoned Retail. Neighborhood #12. Applicant: Tunad Enterprises</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4d CDD</p>	<p>Final Plat: The Shops at Willow Bend, Block 1, Lots 7 & 11 - A general office building and a restaurant with a private club on two lots on 3.8± acres on the northwest corner of the Dallas North Tollway and Park Boulevard. Zoned Regional Commercial with Specific Use Permit #461 for a Private Club. Neighborhood #40. Applicants: Brinker International and Omni Group</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>4e CHL</p>	<p>Preliminary Plat: Amini Addition, Block A, Lot 1 - A retail, office, and mini-warehouse development in two phases on one lot on 3.3± acres south of 14th Street, 500± feet east of Rigsbee Drive. Zoned Light Industrial-1. Neighborhood #68. Applicant: Bahman (Ben) Amini</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 CHL</p>	<p>Public Hearing: Zoning Case 2002-40 - A request for a Specific Use Permit (SUP) for a Private Club in conjunction with an existing restaurant on 0.1± acre, 245± feet east of Alma Road, 235± feet south of Parker Road. Zoned Planned Development-69-Retail. Neighborhood #47. Applicant: PM Realty Group</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/25/02</p>
<p>6 CHL</p>	<p>Public Hearing: Zoning Case 2002-45 - A request for a Specific Use Permit (SUP) for a Private Club in conjunction with a proposed restaurant on 0.2± acre, on the west side of U.S. Highway 75, 2,200± feet south of Heritage Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Central TLC, Ltd.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/25/02</p>
<p>7 CHL</p>	<p>Public Hearing: Zoning Case 2002-49 - A request to rezone 20.0± acres on the north side of 14th Street, 500± feet east of Los Rios Boulevard from Planned Development-82-Office-1 with Specific Use Permit #375 and Planned Development-29-Light Industrial-1 to Planned Development-29-Light Industrial-1. Zoned Planned Development-82-Office-1 with Specific Use Permit #375 and Planned Development-29-Light Industrial-1. Neighborhood #62. Applicant: Highway 544 Limited Partnership</p>	<p>WITHDRAWN 7-0</p>

<p>8 CDL</p>	<p>Public Hearing: Zoning Case 2002-53 - A request for a Specific Use Permit (SUP) for an Arcade on one lot on 2.4± acres on the south side of 14th Street, 500± feet east of Jupiter Road. Zoned Retail and Planned Development-24-Light Commercial. Neighborhood #68. Applicant: Plano Lanes, Inc./All Star Skate</p>	<p>APPROVED 6-1, WILL BE FORWARDED TO CITY COUNCIL ON 11/25/02</p>
<p>9A CDD</p>	<p>Public Hearing: Zoning Case 2002-54 - A request for a Specific Use Permit (SUP) for a New Car Dealer on one lot on 9.3± acres on the west side of the Dallas North Tollway, 1,360± feet north of Plano Parkway. Zoned Planned Development-220-Regional Commercial (PD-220-RC). Neighborhood #52. Applicant: Sewell Village Cadillac</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/25/02</p>
<p>9B CDD</p>	<p>Preliminary Site Plan: West Plano Retail Center, Block 1, Lot 3 - A new car dealer on one lot on 9.3± acres on the west side of the Dallas North Tollway, 1,360± feet north of Plano Parkway. Zoned Planned Development-220-Regional Commercial. Neighborhood #52. Applicant: Sewell Village Cadillac</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 CHL</p>	<p>Public Hearing: Zoning Case 2002-55 - A request to rezone 23.0± acres north of Ridgeview Drive, 1,100± feet west of Independence Parkway from Planned Development-479-Office-2 (PD-479-O-2) to Planned Development-479-Office-2/Single-Family-Attached (PD-479-O-2/SF-A). Zoned Planned Development-479-Office-2. Neighborhood #2. Applicant: Tom Clark</p>	<p>APPROVED 6-1, WILL BE FORWARDED TO CITY COUNCIL ON 11/25/02</p>
<p>11 CDL</p>	<p>Public Hearing - Replat: Central Center Shopping Center, Block A, Lots 2R & 4 - A major automotive repair building and a restaurant with a drive-thru on two lots on 3.2± acres on the west side of U.S. Highway 75, 500± feet north of Enterprise Drive. Zoned Corridor Commercial with Specific Use Permit #172 for Outdoor Commercial Amusement. Neighborhood #47. Applicant: Mount Worthscott Plano, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12 CDL</p>	<p>Public Hearing - Preliminary Replat: Preston Ohio Addition, Block 1, Lots 3 & 6 - An office-showroom/warehouse development on two lots on 1.8± acres on the west side of Ohio Drive, 700± feet north of State Highway 190. Zoned Planned Development-402-Retail/Office-2. Neighborhood #55. Applicant: Plano/190, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 CHL</p>	<p>Public Hearing - Replat: Kings Gate Addition, Block B, Lot 1R - A single-family residential lot on 1.5± acres on the southwest corner of High Gate Road and Old Gate Road. Zoned Single-Family-20 with Specific Use Permit #281. Applicant: Oliver and Nasrin Hormozi</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		

<p>14 MW</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to amend the Zoning Ordinance to add Heritage designation to establish the proposed Downtown Heritage Resource District. Applicant: City of Plano</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>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
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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.