

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**July 2, 2001**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Building Inspection Training Room</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</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes - May 24, 2001 Work Session and June 18, 2001 Meeting</p> <p><b><u>CONSENT AGENDA</u></b></p>	
<b>4a CDL</b>	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> Hedgcoxe-Custer Addition, Block A, Lots 1 &amp; 2 - A proposed retail building on one lot on 1.6± acres and two proposed restaurants and five proposed retail buildings on one lot on 12.8± acres on the southeast corner of Hedgcoxe Road and Custer Road. Zoned Retail. Neighborhood #12. <b>Applicant: Juzar M. Hasta</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<b>4b CDL</b>	<p><b>Revised Preliminary Site Plan:</b> McDermott Pavilion, Block A, Lots 1-5 - A proposed retail building on one lot on 3.0± acres, an existing bank with drive-thru, restaurant with drive-thru, and retail pharmacy with drive-thru, and a future retail building on four lots on 9.7± acres on the northwest corner of McDermott Road and Custer Road. Zoned Retail. Neighborhood #3. <b>Applicant: McDermott Pavilion, L.P.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>4c CDL</b></p>	<p><b>Preliminary Plat:</b> CABOT tech @ PLANO, Block 24, Lot 1R - An office/warehouse building and an office/limited assembly and manufacturing building on one lot on 13.8± acres south of Plano Parkway, 1,800± feet west of Shiloh Road. Zoned Research Technology. Neighborhood #68. <b>Applicant: IDI</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4d CDL</b></p>	<p><b>Final Plat:</b> Ohio-Hedgcoxe Addition, Block A, Lot 1 - A convenience store with a drive-thru and gasoline pumps on one lot on 1.0± acres on the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Retail. Neighborhood #4. <b>Applicant: American Galaxy, Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4e CDL</b></p>	<p><b>Final Plat &amp; Conveyance Plat:</b> Chisholm Place Retail No. 1, Block A, Lots 2-5 - A small dry-cleaning shop on one lot on 1.2± acres and three conveyance lots on 6.7± acres on the south side of Park Boulevard, 160± feet east of Alma Drive. Zoned Corridor Commercial. Neighborhood #58. <b>Applicant: Ali Habibpour and Haleh Habibpour</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4f CHL</b></p>	<p><b>Preliminary Site Plan:</b> Montessori Children’s House - A proposed day care center on one lot on 1.2± acres on the southwest corner of Hedgcoxe Road and Georgetown Drive. Zoned Single-Family-7/Planned Residential Development-2 w/Specific Use Permit No. 137 for a day care center. Neighborhood #12. <b>Applicant: Montessori Children’s House</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4g CHL</b></p>	<p><b>Final Plat:</b> V. Keith Sockwell Educator Development Center - A public school professional development center on one lot on 5.8± acres on the northwest corner of Plano Parkway and Chapel Hill Boulevard. Zoned Regional Commercial. Neighborhood #40. <b>Applicant: Plano Independent School District</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4h CHL</b></p>	<p><b>Final Plat:</b> Blue Chip Addition, Block A, Lots 2R &amp; 6 - A retail center and a medical office development on two lots on 5.3± acres, north of Spring Creek Parkway, and 250± feet east of Coit Road. Zoned Retail. Neighborhood #18. <b>Applicant: Spring Creek Retail Development, Ltd. and CareNow Spring Creek, Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4i CHL</b></p>	<p><b>Preliminary Plat:</b> Center for American and International Law, Block 1, Lot 1 - A proposed two-story office building on one lot on 7.0± acres on the southwest corner of Tennyson Parkway and Democracy Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Southwestern Legal Foundation</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4j CDD</b></p>	<p><b>Revised Conveyance Plat:</b> Park Place Center Block A, Lots 5-7 - Three conveyance lots on 13.9± acres located on the north side of West Park Boulevard, 700± feet west of Plano Parkway. Zoned Planned Development-112-Retail. Neighborhood #40. <b>Applicant: Plano Development, LLC</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		

<b><u>PUBLIC HEARINGS</u></b>		
<b>5 TE</b>	<b>Public Hearing:</b> Zoning Case 2000-86 - Request to amend Subsection 2-809 (Single-Family-Attached) of Section 2-800 (District Charts) of Article 2 of the Zoning Ordinance and related sections pertaining to the area, yard and bulk requirements, and other development standards for Single-Family-Attached (SF-A) uses. Tabled 12/04/00, 01/16/01, 02/19/01, 04/16/01 and 06/18/01. <b>Applicant: City of Plano</b>	<b>TABLED 7-0, UNTIL THE 08/20/01 P&amp;Z MEETING</b>
<b>6 TE</b>	<b>Public Hearing:</b> Zoning Case 2000-87 - Request to amend the Subdivision Ordinance, Section 5.4 (Streets and Thoroughfares) f. (Access from Residential Subdivisions or Additions) of Article V (Requirements for Public Improvements, Reservations, and Design) and related sections of the Subdivision Ordinance pertaining to residential lot frontage standards. Tabled 12/04/00, 01/16/01, 02/19/01, 04/16/01 and 06/18/01. <b>Applicant: City of Plano</b>	<b>TABLED 7-0, UNTIL THE 08/20/01 P&amp;Z MEETING</b>
<b>7A CHL</b>	<b>Public Hearing:</b> Zoning Case 2001-13 - A request to rezone 35.5± acres north of Ridgeview Drive, 700± feet west of Independence Parkway from Single-Family-Attached (SF-A) to Planned Development-Single-Family-Attached (PD-SF-A). Zoned Single-Family-Attached. Neighborhood #2. Tabled 06/04/01 and 06/18/01. <b>Applicant: Pasquinelli Portrait Homes, LP</b>	<b>APPROVED 6-1, WILL BE FORWARDED TO CITY COUNCIL ON 07/23/01</b>
<b>7B CHL</b>	<b>Phase I Land Study &amp; Preliminary Site Plan:</b> - Pasquinelli's Westbrook at Ridgeview 221 proposed Single-Family-Attached residential lots, an amenity center, and multiple open space lots on 35.5± acres north of Ridgeview Drive, 700± feet west of Independence Parkway. Zoned Single-Family-Attached (SF-A). Neighborhood #2. Tabled 06/04/01 & 06/18/01. <b>Applicant: Pasquinelli Portrait Homes, LP</b>	<b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b>
<b>8 TE</b>	<b>Public Hearing:</b> Zoning Case 2001-22 - Request to amend the zoning of Planned Development-173-Estate Development (PD-173-ED) on 29.1± acres located due east of San Gabriel Drive at Ranch Estates Drive. This zoning case proposes to amend the existing development stipulations to add standards for fences within the required front yard setback. Zoned PD-173-ED. Neighborhood #50. <b>Applicant: City of Plano</b>	<b>NO ACTION TAKEN DUE TO INCORRECT NOTIFICATION</b>
<b>9 TE</b>	<b>Public Hearing:</b> Zoning Case 2001-21 - Request to amend the Zoning Ordinance, Subsection 2-802 (ED - Estate Development) of Section 2-800 (District Charts) of Article 2, Subsection 3-1002 (Fence and Wall Regulations in Residential Districts) of Section 3-1000 (Screening, Fence and Wall Regulations) of Article 3, and related sections of the Zoning Ordinance pertaining to fences. <b>Applicant: City of Plano</b>	<b>TABLED 7-0, UNTIL THE 08/06/01 P&amp;Z MEETING</b>

<p><b>10 LN</b></p>	<p><b>Public Hearing:</b> Amendment to the Thoroughfare Standards Rules and Regulations - A request to revise the Thoroughfare Standards Rules and Regulations, Section I, Subsection G, Subpart 4 (Spring Creek Parkway Design Standards), adding engineering standards for median openings on Spring Creek Parkway. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 6-1, WILL BE FORWARDED TO CITY COUNCIL ON 07/23/01</b></p>
<p><b>11 CDL</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> R. W. Carpenter Middle School, Block A, Lot 1 - An existing public middle school on one lot on 17.9± acres on the northwest corner of Rainier Road and Cross Bend Road. Zoned Single-Family-7. Neighborhood #35. <b>Applicant: Plano Independent School District</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>12 CDD</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Plano Transit Village, Phase II, Block A, Lot 1 and Block B, Lot 1 - A mixed use development including retail space, 227 multi-family units, and a parking structure on two lots on 3.5± acres on the southwest corner of L Avenue and 15th Street. Zoned Business Government. Neighborhood #60. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>13 CDD</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Jupiter Tech Addition, Block A, Lots 2 &amp; 3 - A convenience store with gas pumps on one lot and one vacant lot on 4.4± acres on the northeast corner of Jupiter Road and Summit Avenue. Zoned Planned Development-7-Light Industrial-1. Neighborhood #68. <b>Applicant: QuikTrip Corporation</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>14 CHL</b></p>	<p><b>Public Hearing - Replat &amp; Conveyance Plat:</b> Parkway Hills Addition, Block A, Lots 5R &amp; 8 - A three-story office building and a two-story parking structure on one lot and a proposed restaurant on one lot on 8.0± acres on the west side of Parkwood Boulevard at Nassau Drive. Zoned Regional Employment. Neighborhood #41. <b>Applicant: RJW Tollway, L.P.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>15 CHL</b></p>	<p><b>Public Hearing - Revised Site Plan &amp; Replat:</b> Preston Road Office Park, Block A, Lot 1R Two existing one-story general office buildings and a proposed two-story general office building on one lot on 4.8± acres on the northwest corner of Preston Road and Charles Place. Zoned Office-1. Neighborhood #32. <b>Applicant: Coit Park, Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>16 CDL</b></p>	<p><b>Preliminary Site Plan:</b> Walgreen's Shiloh Addition, Block A, Lots 1 &amp; 2 - A proposed retail building on one lot on 1.8± acres and a proposed restaurant on one lot on 1.1± acres on the southwest corner of Park Boulevard and Shiloh Road. Zoned Retail. Neighborhood #61. Tabled 06/18/01. <b>Applicant: Lido Wu</b></p>	<p><b>APPROVED 5-2, NO FURTHER ACTION REQUIRED</b></p>
<p><b>17 TE</b></p>	<p><b>Determination of Future Work Session Dates</b></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.