

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**September 4, 2001**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>5:30 p.m. - Open Joint Work Session - City Council and Planning &amp; Zoning Commission - Council Chambers</b></p> <p><b>I. Discussion and Direction on Planning &amp; Zoning Commission Work Program Items and Priorities</b></p> <p><b>II. Council's Strategic Plan and Priorities</b></p> <p><b>Immediately Thereafter - Dinner - Building Inspections 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 Call to Order</b></p> <p><b>2 Approval of Agenda as Presented</b></p> <p><b>3 Approval of Minutes - None</b></p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>4a CDD Revised Preliminary Site Plan &amp; Concept Plan:</b> Granite Park, Block B, Lots 1-9 - An office and retail development on nine lots on 32.5± acres on the southeast corner of State Highway 121 and the Dallas North Tollway. Zoned Central Business-1 with Specific Use Permit #414. Neighborhood #8. <b>Applicant: Granite Properties</b></p> <p><b>4b CDD Preliminary Plat:</b> Granite Park, Block B, Lot 2 - A retail building on one lot on 3.7± acres on the northeast corner of the Dallas North Tollway and Granite Parkway. Zoned Central Business-1. Neighborhood #8. <b>Applicant: Granite Properties</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p> <p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>

<p><b>4c CDD</b></p>	<p><b>Final Plat:</b> Granite Park, Block B, Lot 3 - A restaurant with a private club on one lot on 1.8± acres on the east side of the Dallas North Tollway, 450± feet south of State Highway 121. Zoned Central Business-1 with Specific Use Permit #414. Neighborhood #8. <b>Applicant: Granite Properties</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4d CDD</b></p>	<p><b>Final Plat:</b> Granite Park, Block A, Lot 5 - An office building and parking structure on one lot on 6.2± acres on the southwest corner of Parkshore Drive and Granite Parkway. Zoned Central Business-1. Neighborhood #8. <b>Applicant: Granite Properties</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4e CHL</b></p>	<p><b>Site Plan:</b> Quality Towing - A proposed towing service office on one lot on 1.0± acre, east of K Avenue and 160± feet north of Pecan Lane. Zoned Light Commercial. Neighborhood #22. <b>Applicant: Quality Towing</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4f CHL</b></p>	<p><b>Final Plat:</b> Stoney Hollow Phase Six - 45 Single-Family-9, 120 Single-Family-7, and seven open space lots on 109.9± acres, 2,400± feet east of Parker Road and 750± feet north of Kite Meadow Drive. Zoned Planned Development-320-Single-Family-7/Single-Family-9. Neighborhood #51. <b>Applicant: H.K. Huie, Jr.</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4g CHL</b></p>	<p><b>Final Plat:</b> Alcatel USA Addition, Block A, Lots 1-4 - An office building complex on four lots on 103.9± acres on the southwest corner of Plano Parkway and Independence Parkway. Zoned Planned Development-380-Retail/Office-2, Planned Development-381-Retail/Office-2, and Light Industrial-1. Neighborhood #64. <b>Applicant: Alcatel USA, Inc.</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4h CHL</b></p>	<p><b>Revised Preliminary Site Plan:</b> Carrington Park, Block B, Lots 1R-5 - An existing hotel and a proposed hotel, medical offices, and restaurant on five lots on 9.5± acres on the northwest corner of Dallas North Tollway and Wedgewood Drive. Zoned Regional Employment. Neighborhood #40. <b>Applicant: Grae Ventures LLP</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4i CHL</b></p>	<p><b>Revised Site Plan:</b> Plano Day Care Addition, Block 1, Lot 1R - An existing day care center on one lot on 3.7± acres west of Ohio Drive, 500± feet south of Lorimar Drive. Zoned Retail with Specific Use Permit #119. Neighborhood #32. <b>Applicant: T.S.C. Investment</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4j CDL</b></p>	<p><b>Preliminary Plat:</b> Preston Ohio Addition, Block 1, Lot 2R - An office/warehouse building on one lot on 9.5± acres west of Ohio Drive, 182± feet south of Plano Parkway. Zoned Planned Development-402-Retail/Office-2. Neighborhood #55. <b>Applicant: 190 Ohio Business Park</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4k CDD</b></p>	<p><b>Final Plat:</b> Communication Park, Block 1, Lots 1R, 2, &amp; 3 - Three medical office buildings on three lots on 4.0± acres on the southeast corner of Windhaven Parkway and Communications Parkway. Zoned Regional Employment. Neighborhood #29. <b>Applicant: Wincom Limited Partnership</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>

<p><b>4l CDL</b></p>	<p><b>Concept Plan:</b> Custer Creek Center - Future minor automotive repair shop, convenience store with pumps, two restaurants and one drive-thru restaurant on five lots on 8.5± acres on the southwest corner of Custer Road and State Highway 121. Zoned Regional Commercial. Neighborhood #3. <b>Applicant: Collincroft Joint Venture</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4m CHL</b></p>	<p><b>Site Plan &amp; Final Plat:</b> Bozeman Addition, Block 1, Lot 1 - A proposed office on one lot on 0.5± acre on the west side of K Avenue, 250± feet north of 16th Street. Zoned Business Government with Historic Designation-19. Neighborhood #59. <b>Applicant: Bozeman Enterprises Inc.</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4n CDL</b></p>	<p><b>Preliminary Plat &amp; Conveyance Plat:</b> Hedgcoxe-Custer Addition, Block A, Lots 1-3 - A retail building (pharmacy) with a drive-thru window on one lot, a conveyance lot, and a lot for a public park on 16.5± acres on the southeast corner of Hedgcoxe Road and Custer Road. Zoned Retail. Neighborhood #12. <b>Applicant: Pentagon Property Management</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4o CDD</b></p>	<p><b>Revised Preliminary Site Plan &amp; Revised Concept Plan:</b> Haggar Square Addition - A retail development on nine lots on 48.3± acres on the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial with Specific Use Permit #424. Neighborhood #1. <b>Applicant: Ohio 121 Land Holding I</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>4p CDD</b></p>	<p><b>Preliminary Plat &amp; Revised Conveyance Plat:</b> Wyatt Elementary School, Block A, Lots 2R &amp; 3 - A pharmacy with a drive-thru on one lot on 1.7± acres on the southeast corner of McDermott Road and Coit Road. Zoned Planned Development-261-Retail. Neighborhood #5. <b>Applicant: Plano Independent School District (PISD)</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>5 TE</b></p>	<p><b>Public Hearing:</b> Zoning Case 2001-18 - Request to amend Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses) of Article 2 and related sections of the Zoning Ordinance to consider allowing arcades in the Regional Commercial and Regional Employment districts with approval of a specific use permit. Tabled 08/06/01. <b>Applicant: City of Plano</b></p>	<p><b>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 09/24/01</b></p>
<p><b>6 CHL</b></p>	<p><b>Public Hearing:</b> Zoning Case 2001-12 - A request for a Specific Use Permit (SUP) for an Arcade at an existing regional theater on one lot on 18.0± acres, on the east side of the Dallas North Tollway, 1,130± feet north of Parker Road. Zoned Regional Employment (RE) with SUP #366. <b>Applicant: Cinemark USA, Inc.</b></p>	<p><b>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 09/24/01</b></p>

<p><b>7 CHL</b></p>	<p><b>Public Hearing:</b> Zoning Case 2001-33 - A request to amend Planned Development-82-Office-1 (PD-82-O-1) on 34.9± acres located north of 14th Street (FM 544), 490± feet east of Los Rios Boulevard. This request proposes to amend the existing development stipulations to add soccer fields as an allowable Outdoor Commercial Amusement use. Zoned Planned Development-82-Office-1 with Specific Use Permit #375 for a Private Club. Neighborhood #62. <b>Applicant: Golfcraft I Limited Partnership</b></p>	<p><b>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 09/24/01</b></p>
<p><b>8 CHL</b></p>	<p><b>Public Hearing - Preliminary Replat</b> St. Andrew Addition, Block 1, Lot 2R - A church expansion on an existing church campus on one lot on 21.2± acres at the northwest corner of West Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family-7. Neighborhood #53. <b>Applicant: St. Andrew United Methodist Church</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9 CDD</b></p>	<p><b>Public Hearing - Replat:</b> Plano Medical Plaza, Block 1, Lots 1R &amp; 2 - A hospital and a medical office building on two lots on 27.1± acres on the northeast corner of 15th Street and Coit Road. Zoned Planned Development-129-Office-2 with Specific Use Permit #105 and Planned Development-137-Office-2. Neighborhood #56. <b>Applicant: Columbia HCA</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>10 CDD</b></p>	<p><b>Public Hearing - Replat:</b> Plano Medical Development, Block 1, Lot 1 - A medical office building on one lot on 5.9± acres on the north side of 15th Street, 650± feet east of Coit Road. Zoned Planned Development-129-Office-2 with Specific Use Permit #105. Neighborhood #56. <b>Applicant: Cambridge Medical Center of Plano</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>11 TE</b></p>	<p><b>Public Hearing - Replat:</b> Lexington Drive Addition, Block 1, Lot 1R - A retail building on one lot on 0.6± acre at the southwest corner of U.S. Highway 75 (Central Expressway) and Lexington Drive. Zoned Corridor Commercial. Neighborhood #47. <b>Applicant: D/G #28, LTD.</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>12 CDL</b></p>	<p><b>Public Hearing - Revised Site Plan &amp; Replat:</b> Haggar Square Retail Addition, Block A, Lot 3R - A building materials sales center on one lot on 11.5± acres on the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial with Specific Use Permit #424 for Building Materials Sales. Neighborhood #1. <b>Applicant: The Home Depot</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>13 CDL</b></p>	<p><b>Public Hearing - Revised Site Plan &amp; Replat:</b> Kemp Homestead No. 1, Block A, Lot 1 - A building materials sales center on one lot on 11.4± acres south of Park Boulevard, 700± feet west of Dallas North Tollway. Zoned Regional Commercial with Specific Use Permit #427 for Building Materials Sales. Neighborhood #52. <b>Applicant: The Home Depot</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>

<p><b>14 CDL</b></p>	<p><b>Public Hearing - Replat:</b> Kings Gate, Block A, Lot 26R - A single-family residential lot on 2.1± acres on the southwest corner of Old Gate Road and High Gate Road. Zoned Single-Family-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. <b>Applicant: Mark A. Rand</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>15 CDL</b></p>	<p><b>Preliminary Site Plan:</b> McCollum Addition, Block 1, Lot 1 - An auto parts sales building on one lot on 0.9± acre on the northeast corner of K Avenue and 19th Street. Zoned Retail. Neighborhood #60. <b>Applicant: O'Reilly Auto Parts</b></p>	<p><b>IF APPROVED, NO FURTHER ACTION REQUIRED</b></p>
<p><b>16 TE</b></p>	<p><b>Selection of Future Work Session Dates</b></p> <p style="text-align: center;"><b>ACCESSIBILITY STATEMENT</b></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 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.