

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

January 7, 2008

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 55.071 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 4, 2007, Planning & Zoning Commission Work Session, and December 17, 2007, 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 BT Revised Site Plan: Greenway 190 Addition, Block A, Lots 1 & 2 - Two retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. Applicant: Greenway 190 Parkway, LP</p> <p>5b BT Preliminary Plat: Ruisseau Village, Phase II, Block 1, Lot 2 - Car dealership on one lot on 4.2± acres located at the southeast corner of Ruisseau Drive and Premier Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Corinth Properties</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c BT</p>	<p>Final Plat: Bar P Addition, Block 1, Lot 2 - General office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Santo Pascal, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d TF</p>	<p>Final Plat: The Luminator Addition, Block A, Lot 2 - Office/Warehouse building on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: 1300 East Plano Parkway L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Revised Site Plan: Citizens, Block A, Lot 1 - General office buildings on one lot on 27.0± acres located at the southeast corner of Parkwood Boulevard and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8. Applicant: PepsiCo Inc.</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>6 BT</p>	<p>Public Hearing: Zoning Case 2007-66 - Request for a Specific Use Permit for 80-foot Commercial Antenna Support Structure on one lot on 0.1± acre located at the southwest corner of 14th Street and Shiloh Road. Zoned Light Commercial. Applicant: Plano Independent School District</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2007-67 - Request for a Specific Use Permit for Winery on one lot on 0.1± acre located at the northeast corner of McDermott Road and Preston Road. Zoned Regional Commercial. Applicant: D’Vine Wine</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>8 BT</p>	<p>Public Hearing: Zoning Case 2007-68 - Request for a Specific Use Permit for Kennel with Indoor Pens and Commercial Pet Sitting on one lot on 0.1± acre located at the southeast corner of Los Rios Boulevard and Park Boulevard. Zoned General Office with Specific Use Permit #484 for Veterinary Clinic and Specific Use Permit #57 for Restaurant. Applicant: Park Boulevard Center Limited</p>	<p>APPROVED 5-2, WILL BE FORWARDED TO CC 01/28/08</p>
<p>9</p>	<p>Public Hearing: Public Hearing for several zoning cases that would repeal certain specific use permits for private clubs. A combined public hearing will be held for all of these cases. If you wish to speak on a particular case, please identify which one you wish to address. After the public hearing, the Commission may take action on these zoning cases in one motion, or a commissioner may request to take action individually on one or more of the requests.</p>	
<p>9A TF</p>	<p>Zoning Case 2007-58 - Request to rescind Specific Use Permit #137 for Private Club on one lot on 1.4± acres located at the northeast corner of U.S. Highway 75 and Park Boulevard. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>

<p>9B EH</p>	<p>Zoning Case 2007-59 - Request to rescind Specific Use Permit #195 for Private Club on one lot on 0.1± acre located 240± feet north of Park Boulevard, 75± feet west of Ohio Drive. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>9C TF</p>	<p>Zoning Case 2007-60 - Request to rescind Specific Use Permit #206 for Private Club on one lot on 0.1± acre located at the southwest corner of U.S. Highway 75 and Enterprise Drive. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>9D EH</p>	<p>Zoning Case 2007-61 - Request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± acre located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>9E TE</p>	<p>Zoning Case 2007-62 - Request to rescind Specific Use Permit #212 for Private Club on one lot on 2.2± acres located at the northwest corner of Preston Road and Park Boulevard. Zoned Planned Development-68-Retail. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>9F TE</p>	<p>Zoning Case 2007-63 - Request to rescind Specific Use Permit #216 for Private Club on one lot on 2.3± acres located on the west side of U.S. Highway 75, 270± feet north of 15th Street. Zoned Planned Development-469-Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>9G BT</p>	<p>Zoning Case 2007-64 - Request to rescind Specific Use Permit #224 for Private Club on one lot on 2.1± acres located at the southwest corner of U.S. Highway 75 and 16th Street. Zoned Planned Development-469-Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>9H BT</p>	<p>Zoning Case 2007-65 - Request to rescind Specific Use Permit #257 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 230± feet south of 18th Street. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 01/28/08</p>
<p>10 TF</p>	<p>Public Hearing - Preliminary Replat: Kings Gate Addition, Block B, Lots 10R, 11, & 12 - Two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. Applicant: MFF Realty, Inc. and Robert Peterson</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>11 TF</p>	<p>Preliminary Site Plan: 544 Coit Addition, Block A, Lot 2 - Bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43. Applicant: SRCB Estate, Inc.</p>	<p>DENIED 7-0</p>

<p>12</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 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>DISCUSSION HELD</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 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 45 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.