

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**January 22, 2008**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</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 55.071 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/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the January 7, 2008, Planning &amp; Zoning Commission Meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Revised Preliminary Site Plan:</b> Bar P Addition, Block 1, Lots 1-4 - General office buildings on four lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,030± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. <b>Applicant: Bar PJV</b></p> <p><b>5b</b> <b>Preliminary Site Plan:</b> Granite Park, Block C, Lot 1 - General office buildings on one lot on 15.9± acres located at the northeast corner of Granite Parkway and Parkshore Drive. Zoned Central Business-1 &amp; Commercial Employment. Neighborhood #8. <b>Applicant: Tollway/121 Partners, Ltd.</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5c EH</b></p>	<p><b>Preliminary Site Plan:</b> Parkway Professional Center, Block 1, Lot 1 - General and medical office buildings on one lot on 5.0± acres located on the west side of the Dallas North Tollway, 630± feet south of Spring Creek Parkway. Zoned Regional Employment. Neighborhood #26. <b>Applicant: BSA TX-372P, L.P.</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5d BT</b></p>	<p><b>Preliminary Site Plan:</b> Fire Station 13, Block 1, Lot 1 - Fire station on one lot on 2.4± acres located on the west side of Corporate Drive, 544± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5e TF</b></p>	<p><b>Preliminary Plat:</b> G &amp; H Headquarters Addition, Block A, Lot 1 - General office buildings on one lot on 5.8± acres located on the north side of Headquarters Drive, 550± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: West Plano Land Company, L.P.</b></p>	<p><b>APPROVED 6-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5f TF</b></p>	<p><b>Site Plan:</b> Parkway Hills Addition, Block A, Lot 10 - General office building on one lot on 1.4± acres located on the east side of Dallas North Tollway, 1,800± feet south of Parker Road. Zoned Regional Employment. Neighborhood #41. <b>Applicant: K &amp; F Resources, Inc.</b></p>	<p><b>APPROVED 5-0, 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>6 SS</b></p>	<p><b>Public Hearing:</b> Comprehensive Plan Revision - Request to amend the Economic Development Element of the Comprehensive Plan. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 6-0, WILL BE FORWARDED TO CC 02/11/08</b></p>
<p><b>7</b></p>	<p><b>Public Hearing:</b> 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><b>7A EH</b></p>	<p>Zoning Case 2007-69 - Request to rescind Specific Use Permit #258 for Private Club on one lot on 0.1± acre located on the north side of Park Boulevard, 1,370± feet east of Preston Road. Zoned Retail. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 6-0, WILL BE FORWARDED TO CC 02/11/08</b></p>
<p><b>7B EH</b></p>	<p>Zoning Case 2007-70 - Request to rescind Specific Use Permit #260 for Private Club on one lot on 2.3± acres located on the north side of Plano Parkway, 200± feet east of U.S. Highway 75. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 6-0, WILL BE FORWARDED TO CC 02/11/08</b></p>

<p><b>7C TF</b></p>	<p>Zoning Case 2007-71 - Request to rescind Specific Use Permit #264 for Private Club on one lot on 1.3± acres located on the east side of Preston Road, 550± feet north of Parker Road. Zoned Planned Development 184-Retail/Office-2. <b>Applicant: City of Plano</b></p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CC 02/11/08</p>
<p><b>7D BT</b></p>	<p>Zoning Case 2007-72 - Request to rescind Specific Use Permit #274 for Private Club on one lot on 1.0± acre located 390± feet north of 15th Street, 755± feet west of U.S. Highway 75. Zoned Planned Development-474-Corridor Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CC 02/11/08</p>
<p><b>7E BT</b></p>	<p>Zoning Case 2007-73 - Request to rescind Specific Use Permit #305 for Private Club on one lot on 1.2± acres located on the west side of Preston Road, 670± feet south of Park Boulevard. Zoned Retail. <b>Applicant: City of Plano</b></p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CC 02/11/08</p>
<p><b>8 BT</b></p>	<p><b>Public Hearing - Replat:</b> Mervyn's Distribution Center, Block 1, Lots 1R and 3 - Warehouse on two lots on 36.8± acres located at the southwest corner of Stewart Avenue and Plano Parkway. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: MDS Texas Realty I, L.P.</b></p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>9</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	<p>DISCUSSION HELD</p>
<p><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 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.