

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 18, 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 February 4, 2008, 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 Final Plat: Custer-Ridgeview Addition, Block 1, Lot 7 - Commercial pet sitting on one lot on 2.0± acres located on the south side of Kathryn Lane, 320± feet west of Custer Road. Zoned Retail. Neighborhood #3. Applicant: Fred Owens</p> <p>5b Final Plat: Legacy Town Center (North), Block A, Lot 1 - 390 multifamily units on one lot on 6.8± acres located at the northwest corner of Parkwood Boulevard and Robbie Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: Legacy North PT MFA I, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Revised Preliminary Site Plan: Granite Park Addition, Block B, Lots 6 & 7 - General office on two lots on 12.0± acres located at the southwest corner of Granite Parkway and State Highway 121. Zoned Central Business-1. Neighborhood #8. Applicant: Tollway/121 Partners, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Revised Preliminary Plat: Village at 121 Addition, Block 1, Lot 1 - Retail, restaurant, and indoor commercial amusement development on one lot on 53.7± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: 121 Village, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Revised Conveyance Plat: Village at 121 Addition, Block 1, Lots 1-5 - Retail and restaurant development on one lot and four conveyance lots on 84.1± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: 121 Village, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Final Plat: The Tribeca Addition, Block A, Lot 1 - 396 Multifamily Residence-1 units on one lot on 11.6± acres located on the west side of Ohio Drive, 245± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Tribeca Apartments, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TF</p>	<p>Public Hearing: Zoning Case 2007-16 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations) and Section 3.1000 (Screening, Fence, and Wall Regulations) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance regarding golf nets. Applicant: City of Plano</p>	<p>DENIED 8-0</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2007-61 - Request to rescind Specific Use Permit #207 for Private Club on one lot on 1.0± 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 3/25/08</p>
<p>8A TF</p>	<p>Public Hearing: Zoning Case 2008-01 - Request to rescind Specific Use Permit #367 for Private Club on one lot on 0.9± acre located on the north side of 18th Street, 200± feet west of K Avenue. Zoned Downtown Business/Government. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 3/25/08</p>
<p>8B TF</p>	<p>Public Hearing: Zoning Case 2008-02 - Request to rescind Specific Use Permit #372 for Private Club on one lot on 2.3± acres located on the east side of U.S. Highway 75, 1,660± feet north of Parker Road. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 3/25/08</p>

<p>8C EH</p>	<p>Public Hearing: Zoning Case 2008-03 - Request to rescind Specific Use Permit #373 for Private Club on one lot on 0.1± acre located on the north side of Spring Creek Parkway, 625± feet west of Coit Road. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 3/25/08</p>
<p>8D EH</p>	<p>Public Hearing: Zoning Case 2008-04 - Request to rescind Specific Use Permit #392 for Private Club on one lot on 0.7± acre located at the northwest corner of Park Boulevard and Ohio Drive. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 3/25/08</p>
<p>8E TE</p>	<p>Public Hearing: Zoning Case 2008-05 - Request to rescind Specific Use Permit #397 for Private Club on one lot on 0.2± acre located on the west side of Dallas North Tollway, 1,340± feet north of Parker Road. Zoned Regional Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 3/25/08</p>
<p>8F TE</p>	<p>Public Hearing: Zoning Case 2008-06 - Request to rescind Specific Use Permit #401 for Private Club on one lot on 1.5± acres located on the west side of Dallas North Tollway, 1,200± feet north of Parker Road. Zoned Regional Commercial. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 3/25/08</p>
<p>8G BT</p>	<p>Public Hearing: Zoning Case 2008-07 - Request to rescind Specific Use Permit #405 for Private Club on one lot on 0.1± acre located 380± feet west of Coit Road, 750± feet north of Spring Creek Parkway. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED,8-0, WILL BE FORWARDED TO CC 3/25/08</p>
<p>8H BT</p>	<p>Public Hearing: Zoning Case 2008-08 - Request to rescind Specific Use Permit #408 for Private Club on one lot on 0.2± acre located 50± feet west of Preston Road, 50± feet north of Lorimar Drive. Zoned Planned Development-447-Retail/Multifamily Residence-2. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC 3/25/08</p>
<p>9 TE</p>	<p>Public Hearing: Zoning Case 2008-09 - Request to rezone 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive from Planned Development-131-Light Industrial-1 and Planned Development-426-Retail/General Office to Planned Development-426-Retail/General Office. Zoned Planned Development-131-Light Industrial-1 and Planned Development-426-Retail/General Office. Applicant: H. H. P. L. Limited</p>	<p>TABLED 8-0 TO THE 03/03/08 P&Z MEETING</p>
<p>10 TF</p>	<p>Public Hearing - Replat: Children’s Medical Center Legacy Campus, Block A, Lot 1 - Hospital and medical offices on one lot on 56.1± acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Children’s Medical Center</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>11 TF</p>	<p>Public Hearing - Preliminary Replat: Hinckley Addition, Block A, Lots 1R & 3 - Church on one lot and vacant lot on 5.9± acres located on the west side of Los Rios Boulevard, 80± feet south of Trail Walker Drive and generally on the north side of Ridgetop Lane. Zoned Planned Development-320-Estate Development. Neighborhood #50. Applicant: The Church of Jesus Christ of Latter-Day Saints</p>	<p>WITHDRAWN 8-0,</p>
<p>12 EH</p>	<p>Public Hearing - Replat: Pointe West Addition, Block A, Lots 3R-9R, 11R, 19R, 20R, 22R-28R, Block B, Lots 1R-4R & Block C, Lots 6R-10R - 32 Single-Family Residence-6 lots on 4.5± acres located at the northwest corner of Windhaven Parkway and Garden Gate Drive. Zoned Single-Family Residence-6. Neighborhood #26. Applicant: Plano Pointe West, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>13 EH</p>	<p>Public Hearing - Replat: Regency Park Addition, Block A, Lots 3R-9R, Block B, Lots 2R-7R, 10R-15R, Block C, Lots 1R-5R, & Block D, Lots 3R, 4R, 10R-16R - 41 Single-Family Residence-6 lots on 5.8± acres located generally on the east side of Ohio Drive, 220± feet south of McDermott Road. Zoned Planned Development-155-Single-Family Residence-6. Neighborhood #4. Applicant: Regency Park, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>14 BT</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Church of Christ on McDermott Road Addition, Block 1, Lot 1R - Church on one lot on 12.0± acres located at the southwest corner of McDermott Road and Clifford Drive. Zoned Single-Family Residence-6. Neighborhood #5. Applicant: Church of Christ on McDermott Road</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>15 BT</p>	<p>Public Hearing - Replat: Parker Square Addition, Block 2, Lot 3R - Tire dealer on one lot on 1.3± acres located on the south side of Park Boulevard, 150± feet west of K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59. Applicant: Halle Properties, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>16 BT</p>	<p>Public Hearing - Replat: United National Bank Addition, Block 1, Lots 1R & 2R - Retail on one lot on 1.9± acres located at the northeast corner of Parker Road and Premier Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Comerica Bank</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>17 BT</p>	<p>Preliminary Site Plan: Gulf Oil Addition No. 1, Block 1, Lot 1R - Convenience store with gas pumps on one lot on 1.3± acres located at the southeast corner of Plano Parkway and K Avenue. Zoned Light Industrial-1. Neighborhood #68. Applicant: Quik Trip Corporation</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>18 TE</p>	<p>Request to Waive the Two-Year Waiting Period: Planned Development-131-Light Industrial-1 - Request to waive the two-year waiting period for consideration of a rezoning request for 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive from Planned Development-131-Light Industrial-1 and Planned Development-426-Retail/General Office to Planned Development-426-Retail/General Office. Zoned Planned Development-131-Light Industrial-1 and Planned Development-426-Retail/General Office. Neighborhood #55. Applicant: H. H. P. L. Limited</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>19</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>

**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.