

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**March 10, 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 March 3, 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>Preliminary Site Plan:</b> Cigna Point Addition, Block A, Lot 1 - General office building on one lot on 13.0± acres located on the east side of the Dallas North Tollway, 1,860± feet north of Plano Parkway. Zoned Regional Employment. Neighborhood #53. <b>Applicant: Scarborough Parkway II, L.P.</b></p> <p><b>5b</b> <b>Conveyance Plat:</b> Cigna Point Addition, Block A, Lots 1 &amp; 2 - Two conveyance lots on 41.7± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway. Zoned Regional Employment. Neighborhood #53. <b>Applicant: Scarborough Parkway II, L.P.</b></p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5c TF</b></p>	<p><b>Final Plat:</b> The Shops at Legacy Town Center (North), Block C, Lot 4 &amp; Block D, Lot 1 - General office and restaurant building on one lot and parking garage on one lot on 3.2± acres located at the northeast corner of the Dallas North Tollway and Legacy Circle. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: Nodenble Associates, L.L.C.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d EH</b></p>	<p><b>Revised Preliminary Site Plan:</b> Lincoln at Town Square, Block A, Lots 4R, 5 &amp; 6 - Retail and general office buildings on three lots on 4.0± acres located at the northwest corner of Ohio Drive and Rasor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Habib S. Alaidroos</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6</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>6A EH</b></p>	<p><b>Zoning Case 2008-19</b> - Request to rescind Specific Use Permit #443 for Private Club on one lot on 1.5± acres located on the east side of U.S. Highway 75, 1,200± feet north of Parker Road. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>
<p><b>6B EH</b></p>	<p><b>Zoning Case 2008-20</b> - Request to rescind Specific Use Permit #445 for Private Club on one lot on 0.2± acre located 1,070± feet west of Dallas North Tollway and 790± feet north of Park Boulevard. Zoned Regional Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>
<p><b>6C TF</b></p>	<p><b>Zoning Case 2008-21</b> - Request to rescind Specific Use Permit #446 for Private Club on one lot on 1.3± acres located on the east side of Dallas North Tollway, 1,600± feet south of Parker Road. Zoned Regional Employment. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>
<p><b>6D TF</b></p>	<p><b>Zoning Case 2008-22</b> - Request to rescind Specific Use Permit #447 for Private Club on one lot on 0.2± acre located 1,430± feet north of Park Boulevard and 895± feet west of Dallas North Tollway. Zoned Regional Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>
<p><b>6E BT</b></p>	<p><b>Zoning Case 2008-23</b> - Request to rescind Specific Use Permit #456 for Private Club on one lot on 2.0± acres located on the west side of U.S. Highway 75, 840± feet north of Ruisseau Drive. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>

<p><b>6F TF</b></p>	<p><b>Zoning Case 2008-24</b> - Request to rescind Specific Use Permit #457 for Private Club on one lot on 2.2± acres located on the north side of Park Boulevard, 500± feet west of Dallas North Tollway. Zoned Regional Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>
<p><b>6G BT</b></p>	<p><b>Zoning Case 2008-25</b> - Request to rescind Specific Use Permit #458 for Private Club on one lot on 0.2± acre located at the southeast corner of Legacy Drive and Bishop Road. Zoned Planned Development-65-Central Business-1. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>
<p><b>6H BT</b></p>	<p><b>Zoning Case 2008-26</b> - Request to rescind Specific Use Permit #460 for Private Club on one lot on 0.1± acre located on the west side of Bishop Road, 180± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO 04/14/08 CC</p>
<p><b>7 BT</b></p>	<p><b>Public Hearing - Replat:</b> Haggard Square Retail Center, Block A, Lots 10R &amp; 11R - Car wash and retail on two lots on 2.5± acres located on the east side of Ohio Drive, 215± feet south of State Highway 121. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Carwash USA</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>8 BT</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Walton Park Square Addition, Block 1, Lot 1R - Retail center on one lot on 17.7± acres located on the west side of Preston Road, 317± feet south of Park Boulevard. Zoned Retail. Neighborhood #54. <b>Applicant: CLNR P&amp;P L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>9 EH</b></p>	<p><b>Public Hearing - Replat:</b> Parkway Carmax Addition, Block A, Lot 2 - Automobile storage on one lot on 2.1± acres located on the east side of Fulgham Road, 570± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #55. <b>Applicant: Carmax, Inc.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>10 TF</b></p>	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> Legacy Central Theater Addition, Block A, Lots 2R &amp; 8 - General office on one lot and medical office lot on 6.1± acres located on the west side of U.S. Highway 75, 580± feet north of Legacy Drive. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: American Realty Trust, Inc.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>11</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>

**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 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.