

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**April 7, 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 February 26, 2008, Planning &amp; Zoning Commission Training Session, and March 10, 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 &amp; Concept Plan:</b> All Storage Plano Addition, Block A, Lots 1 &amp; 2 - Mini-warehouse/Public storage on two lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. <b>Applicant:</b> <b>L.W.D. Partners, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b BT</b></p>	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> Arbor Hills Addition, Block A, Lots 1 &amp; 2 - Veterinary clinic and general office buildings on two lots on 6.6± acres located on the east side of Spring Creek Parkway, 3,400± feet west of Tennyson Parkway. Zoned Neighborhood Office with Specific Use Permit #585 for Veterinary Clinic and Kennel (Indoor Pens). Neighborhood #14. <b>Applicant: Plano Pet Care</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5c BT</b></p>	<p><b>Conveyance Plat:</b> Arbor Hills Addition, Block A, Lots 1 &amp; 2 - Two conveyance lots on 6.6± acres located on the east side of Spring Creek Parkway, 3,400± feet west of Tennyson Parkway. Zoned Neighborhood Office with Specific Use Permit #585 for Veterinary Clinic and Kennel (Indoor Pens). Neighborhood #14. <b>Applicant: Plano Pet Care</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d BT</b></p>	<p><b>Preliminary Plat:</b> Fire Station #13 Addition, Block A, 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>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5e BT</b></p>	<p><b>Revised Site Plan:</b> One-Ninety and Jupiter Addition, Block A, Lot 6 - Church on one lot on 19.6± acres located on the north side of State Highway 190, 1,150± feet east of Jupiter Road. Zoned Research/Technology Center and Light Industrial-1. Neighborhood #68. <b>Applicant: North Dallas Community Bible Fellowship.</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5f EH</b></p>	<p><b>Preliminary Plat:</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>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5g EH</b></p>	<p><b>Revised Preliminary Plat:</b> Creekside Homes in Legacy, Block A, Lot 2 - Day care center on one lot on 1.4± acres located at the southeast corner of Whitestone Lane and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: SAIMA, LLP</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5h EH</b></p>	<p><b>Revised Site Plan:</b> Creekside Homes in Legacy, Block A, Lot 2 - Day care center on one lot on 1.4± acres located at the southeast corner of Whitestone Lane and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: SAIMA, LLP</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5i EH</b></p>	<p><b>Preliminary Plat:</b> The Trails of Glenwood, Phase 2 - 111 Single-Family Residence-7 and 60 Single-Family Residence-6 lots on 45.7± acres located generally at the northeast corner of Los Rios Boulevard and Fitzgerald Drive. Zoned Single-Family Residence-7 and Single-Family Residence-6. Neighborhood #24. <b>Applicant: The Stoddard Group, Ltd.</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p><b>5j EH</b></p>	<p><b>Preliminary Plat:</b> The Trails of Glenwood, Phase 3 - 113 Single-Family Residence-7 and 62 Single-Family Residence-6 lots on 100.2± acres located at the northwest corner of future Acorn Drive and future Cadillac Drive. Zoned Single-Family Residence-6 and Single-Family Residence-7. Neighborhood #24. <b>Applicant: The Stoddard Group, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5k EH</b></p>	<p><b>Final Plat:</b> Denbury Addition, Block 1, Lot 2R - General office building on one lot on 5.1± acres located at the southeast corner of Tennyson Parkway and Windcrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: KDC-Plano Investments I, L.P.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5l TF</b></p>	<p><b>Final Plat:</b> Capital One Addition, Block 1, Lot 2 - General office on one lot on 22.7± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: West Plano Land Company, L.P.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5m TF</b></p>	<p><b>Final Plat:</b> Legacy at Willow Bend Retirement Community Addition, Block A, Lot 1 - Continuing care facility on one lot on 28.0± acres located at the northeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office. Neighborhood #17. <b>Applicant: Legacy Senior Communities, Inc.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5n TF</b></p>	<p><b>Preliminary Site Plan:</b> Palomino Crossing Addition, Block 1, Lot 1 - General office building on one lot on 11.6± acres located on the north side of Headquarters Drive, 220± feet east of Plano Parkway. Zoned Commercial Employment. Neighborhood #14. <b>Applicant: Sealy Spring Creek Partners, L.P.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5o TF</b></p>	<p><b>Revised Preliminary Site Plan:</b> Central Legacy Plaza, Block 1, Lots 1R &amp; 4 - Retail, restaurant, general and medical office development on two lots on 15.3± acres located at the southwest corner of U.S. Highway 75 and Legacy Drive. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Central Legacy Investments, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5p TE</b></p>	<p><b>Site Plan:</b> Huffines Dodge Addition, Block A, Lot 3R - Long-term care facility on one lot on 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office. Neighborhood #55. <b>Applicant: H. H. P. L. Limited</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5q TE</b></p>	<p><b>Revised Conveyance Plat:</b> Huffines Dodge Addition, Block A, Lots 3R &amp; 4R - Two conveyance lots on 6.9± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. <b>Applicant: H. H. P. L. Limited</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		

<b><u>PUBLIC HEARINGS</u></b>		
<b>6 TF</b>	<b>Public Hearing:</b> Zoning Case 2008-18 - Request for Specific Use Permit for Truck/Bus Leasing on one lot on 0.7± acre located on the west side of K Avenue, 500± feet south of Legacy Drive. Zoned Corridor Commercial. <b>Applicant: Plano Auto Hospital</b>	<b>DENIED 8-0</b>
<b>7 EH</b>	<b>Public Hearing:</b> Zoning Case 2008-27 - Request to rezone 40.2± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway <b>from</b> Regional Employment <b>to</b> Planned Development-Regional Employment. Zoned Regional Employment. <b>Applicant: Scarborough Parkway II, L.P.</b>	<b>TABLED 8-0 UNTIL THE 04/21/08 P&amp;Z MEETING</b>
<b>8</b>	<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.	
<b>8A BT</b>	<b>Zoning Case 2008-08</b> - Request to rescind Specific Use Permit #408 for Private Club on one lot on 0.2± acre located on the west side of Preston Road, 112± feet north of Lorimar Drive. Zoned Planned Development-447-Retail/Multifamily Residence-2. <b>Applicant: City of Plano</b>	<b>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</b>
<b>8B EH</b>	<b>Zoning Case 2008-28</b> - Request to rescind Specific Use Permit #461 for Private Club on one lot on 2.9± acres located at the northwest corner of Park Boulevard and the Dallas North Tollway. Zoned Regional Commercial. <b>Applicant: City of Plano</b>	<b>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</b>
<b>8C TF</b>	<b>Zoning Case 2008-29</b> - Request to rescind Specific Use Permit #462 for Private Club on one lot on 0.1± acre located on the west side of Bishop Road, 220± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1. <b>Applicant: City of Plano</b>	<b>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</b>
<b>8D EH</b>	<b>Zoning Case 2008-30</b> - Request to rescind Specific Use Permit #464 for Private Club on one lot on 0.1± acre located on the north side of 15th Street, 50± feet west of K Avenue. Zoned Downtown Business/Government w/Heritage Resource Designation #26. <b>Applicant: City of Plano</b>	<b>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</b>
<b>8E TF</b>	<b>Zoning Case 2008-31</b> - Request to rescind Specific Use Permit #466 for Private Club on one lot on 0.2± acre located on the south side of Legacy Drive, 245± feet east of Bishop Road. Zoned Planned Development-65-Central Business-1. <b>Applicant: City of Plano</b>	<b>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</b>

<p><b>8F TF</b></p>	<p><b>Zoning Case 2008-32</b> - Request to rescind Specific Use Permit #472 for Private Club on one lot on 1.1± acres located on the east side of U.S. Highway 75, 1,300± feet north of Parker Road. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</p>
<p><b>8G EH</b></p>	<p><b>Zoning Case 2008-33</b> - Request to rescind Specific Use Permit #476 for Private Club on one lot on 1.6± acres located on the north side of Park Boulevard, 300± feet west of Preston Road. Zoned Planned Development-68-Retail. <b>Applicant: City of Plano</b></p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</p>
<p><b>8H BT</b></p>	<p><b>Zoning Case 2008-34</b> - Request to rescind Specific Use Permit #479 for Private Club on one lot on 0.1± acre located on the north side of Granite Parkway, 290± feet east of Dallas North Tollway. Zoned Central Business-1. <b>Applicant: City of Plano</b></p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</p>
<p><b>8I BT</b></p>	<p><b>Zoning Case 2008-35</b> - Request to rescind Specific Use Permit #485 for Private Club on one lot on 0.3± acre located at the northwest corner of Bishop Road and Martin Road. Zoned Planned Development-65-Central Business-1. <b>Applicant: City of Plano</b></p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 04/28/08</p>
<p><b>9 BT</b></p>	<p><b>Public Hearing - Replat:</b> Coit/Ridgeview Apartments, Block 1, Lot 1R - 200 multifamily residences on one lot on 11.1± acres located at the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2. <b>Applicant: DCO Riachi at One21 LP</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>10 BT</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Gulf Oil Addition, 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. <b>Applicant: Quiktrip Corporation</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>11 BT</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Sigler Elementary Addition, Block A, Lot 1R - Public primary school on one lot on 9.8± acres located on the south side of Janwood Drive, 130± feet east of Edgefield Drive. Zoned Single-Family Residence-7. Neighborhood #66. <b>Applicant: Plano Independent School District</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>12 EH</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Kingdom Hall Addition, Block A, Lot 1R - Church on one lot on 2.2± acres located on the south side of Hedcoxe Road, 180± feet west of Georgetown Drive. Zoned Single-Family Residence-7/Planned Residential Development-2. Neighborhood #12. <b>Applicant: Chisholm Trail Congregation of Jehovahs Witnesses</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><b>13 TF</b></p>	<p><b>Public Hearing - Replat:</b> Carpenter Plaza Shopping Center Addition, Block A, Lot 1R - Bank on one lot on 1.0± acre located at the southeast corner of Legacy Drive and Independence Parkway. Zoned Planned Development-115-Retail/General Office. Neighborhood #19. <b>Applicant: Whisenant Carpenter, LP</b></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p><b>14 TE</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Huffines Dodge Addition, Block A, Lots 1R &amp; 3R - Long-term care facility and new car dealer on two lots on 16.0± acres located on the southeast corner of Plano Parkway and Ohio Drive and on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. <b>Applicant: H. H. P. L. Limited</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>15 EH</b></p>	<p><b>Public Hearing - Replat:</b> Stream Data Center, Block A, Lot 2R - Medical offices on one lot on 9.8± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Harrod Properties</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>16 JZ</b></p>	<p><b>Request to Schedule Field Trip -</b> Mixed Use/Urban Center Development - Request to schedule a half-day field trip followed by a work session to initiate discussion regarding a policy statement for the Comprehensive Plan relating to the location, design, and development of mixed-use and urban center projects. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 6-2,</b></p>
<p><b>17 TE</b></p>	<p><b>Request to Call a Public Hearing -</b> A request to call a public hearing to amend the Downtown Business/Government zoning district standard that limits the quantity of multifamily residences per block to 200 dwelling units and the standard that, within a sub-area of the Downtown Business/Government district, limits residential use for the first floor of buildings to no more than 60% of the total street frontage. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 8-0, PUBLIC HEARING TO BE HELD</b></p>
<p><b>18</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><b>DISCUSSION HELD</b></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.