

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 21, 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 551.071 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 April 7, 2008, Planning & Zoning Commission meeting and April 8, 2008, Planning & Zoning Commission Work Session 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 Revised Conveyance Plat: Bar P Addition, Block 1, Lots 1 & 3 - Two conveyance lots on 5.1± acres located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p> <p>5b Preliminary Plat: Bar P Addition, Block 1, Lot 1 - General office building on one lot on 2.0± acres located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Final Plat: Independence Hall Addition, Block A, Lot 1 - Rehabilitation care facility on one lot on 1.7± acres located on the west side of Independence Parkway, 130± feet south of Crickett Drive. Zoned Neighborhood Office with Specific Use Permit #559 for Household Care Institution. Neighborhood #18. Applicant: Collin Intervention to Youth, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d TF</p>	<p>Preliminary Site Plan: Central Plano Industrial Park, Phase III, Block 10, Lot 4 - Manufacturing-light intensity on one lot on 4.1± acres located on the south side of Summit Avenue, 830± feet west of Klein Road. Zoned Retail. Neighborhood #68. Applicant: Krypton Solutions, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e TF</p>	<p>Conveyance Plat: Central Plano Industrial Park, Phase III, Block 7, Lot 1 & Block 10, Lot 4 - Two conveyance lots on 10.9± acres located on the south side of Summit Avenue, 830± feet west of Klein Road. Zoned Retail. Neighborhood #68. Applicant: Krypton Solutions, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5f BT</p>	<p>Final Plat: Franklin Park at Canyon Creek, Block 1, Lot 1 - Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. Applicant: Franklin Park at Canyon Creek, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5g BT</p>	<p>Preliminary Plat: Parkwood Place I in Legacy, Block A, Lot 2 - General office building on one lot on 6.7± acres located at the southeast corner of Tennyson Parkway and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Primera Companies, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5h BT</p>	<p>Final Plat: Village at Stonebriar, Block A, Lot 1R - Retail and restaurant on one lot on 7.3± acres located at the southeast corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment. Neighborhood #8. Applicant: Village at Stonebriar, LLC</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>6A EH</p>	<p>Public Hearing: Zoning Case 2008-27 - Request to rezone 40.2± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway from Regional Employment to Planned Development-Regional Employment. Zoned Regional Employment. Applicant: Scarborough Parkway II, L.P.</p>	<p>DENIED 5-3</p>

<p>6B EH</p>	<p>Public Hearing - Concept Plan: Cigna Point Addition, Block A, Lot 2 - A retail, office, and multifamily mixed-use development on one lot on 28.7± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway. Zoned Regional Employment. Neighborhood #53. Applicant: Scarborough Parkway II, L.P.</p>	<p>DENIED 5-3</p>
<p>7 BT</p>	<p>Public Hearing: Zoning Case 2008-43 - Request to rezone 2.2± acres located on the south side of 14th Street, 1,030± feet east of Los Rios Boulevard from Research/Technology Center to Light Industrial-1. Applicant: Diane Nelson Revocable Living Trust</p>	<p>APPROVED 6-2, WILL BE FORWARDED TO CC ON 5/12/08</p>
<p>8 TF</p>	<p>Public Hearing: Zoning Case 2008-44 - Request for a Specific Use Permit for Private Street Subdivision on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Single-Family Residence-9, Patio Home & Single-Family Residence Attached. Applicant: HW Spring Creek Partners, L.P. & ZCB Spring Creek, L.P.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 5/12/08</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>Public Hearing: Zoning Case 2008-37 - Request to rescind Specific Use Permit #487 for Private Club on 0.1± acre located at the southwest corner of Bishop Road and Kincaid Road. Zoned Planned Development-65-Central Business-1. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 5/12/08</p>
<p>9B TF</p>	<p>Public Hearing: Zoning Case 2008-38 - Request to rescind Specific Use Permit #489 for Private Club on 0.1± acre located 80± feet south of Legacy Drive, 370± feet east of Dallas North Tollway. Planned Development-65-Central Business-1. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 5/12/08</p>
<p>9C EH</p>	<p>Public Hearing: Zoning Case 2008-39 - Request to rescind Specific Use Permit #490 for Private Club on 0.1± acre located on the east side of K Avenue, 75± feet south of 15th Street. Zoned Downtown Business/Government/Downtown Heritage Resource District. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 5/12/08</p>
<p>9D EH</p>	<p>Public Hearing: Zoning Case 2008-40 - Request to rescind Specific Use Permit #491 for Private Club on one lot on 0.1± acre located on the east side of Bishop Road, 340± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 5/12/08</p>

<p>9E BT</p>	<p>Public Hearing: Zoning Case 2008-41 - Request to rescind Specific Use Permit #492 for Private Club on one lot on 0.1± acre located 80± feet south of Legacy Drive, 250± feet west of Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 5/12/08</p>
<p>9F BT</p>	<p>Public Hearing: Zoning Case 2008-42 - Request to rescind Specific Use Permit #504 for Private Club on one lot on 222.1± acres located on the north side of 14th Street, 800± feet east of Star Court. Zoned Agricultural. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 5/12/08</p>
<p>10 TF</p>	<p>Public Hearing - Preliminary Replat: Legacy Central Theater Addition, Block A, Lots 2R & 8 - General and medical office buildings on two lots 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. Applicant: American Realty Trust, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 EH</p>	<p>Public Hearing - Preliminary Replat: The Trails of Glenwood, Phase I, Block A, Lots 6, 7R, & 8-17 - 12 Single-Family Residence-6 lots on 3.0± acres located at the southeast corner of Cloverhaven Way and Bright Star Way. Zoned Single-Family Residence-6. Neighborhood #24. Applicant: The Stoddard Group, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 KP</p>	<p>Request to Schedule Field Trip: 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. Applicant: City of Plano</p>	<p>FIELD TRIP SCHEDULED</p>
<p>13</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>DISCUSSION HELD</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>		

**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.