

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**May 19, 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 551.071 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 May 5, 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>	
<b>5a EH</b>	<p><b>Preliminary Plat:</b> Arbor Hills Addition, Block A, Lot 1 - Veterinary clinic/kennel (indoor pens) on one lot on 4.6± 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/Kennel (indoor pens). Neighborhood #14. <b>Applicant: Plano Pet Care</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<b>5b EH</b>	<p><b>Final Plat:</b> Legacy Central Theater Addition, Block A, Lot 6 - Retail building on one lot on 1.3± acres located on the west side of U.S. Highway 75, 370± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: Fairview Farm Land Co.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5c EH</b></p>	<p><b>Revised Site Plan:</b> Plano Animal Shelter Addition, Block 1, Lot 1 - Kennel (indoor pens) on one lot on 2.2± acres located on the west side of Plano Parkway, 440± feet south of Commerce Drive. Zoned Light Industrial-1. Neighborhood #55. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d TF</b></p>	<p><b>Preliminary Plat:</b> 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 Research/Technology Center. Neighborhood #68. <b>Applicant: Krypton Solutions, L.L.C.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5e TF</b></p>	<p><b>Site Plan:</b> Custer/190 Addition, Block A, Lot 4 - General and medical office building on one lot on 1.3± acres located on the west side of Custer Road, 350± feet north of Plano Parkway. Zoned Planned Development-376-Retail/General Office. Neighborhood #65. <b>Applicant: Plano Turnpike Investments, Ltd.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5f TF</b></p>	<p><b>Preliminary Plat:</b> Custer/190 Addition, Block A, Lot 4 - General and medical office building on one lot on 1.3± acres located on the west side of Custer Road, 350± feet north of Plano Parkway. Zoned Planned Development-376-Retail/General Office. Neighborhood #65. <b>Applicant: Plano Turnpike Investments, Ltd.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5g TF</b></p>	<p><b>Revised Preliminary Site Plan:</b> Percy/Christon Addition, Block 1, Lots 1R &amp; 5R - Bank and retail on two lots on 11.3± acres located at the northeast corner of Wagner Way and Spring Creek Parkway. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Spring Creek Plano Retail, L.P.</b></p>	<p>WITHDRAWN 7-0</p>
<p><b>5h TF</b></p>	<p><b>Preliminary Plat:</b> FTK Addition, Block A, Lot 1 - Service contractor (no storage yard) on one lot on 0.7± acre located at the southeast corner of K Avenue and Pecan Lane. Zoned Light Commercial. Neighborhood #22. <b>Applicant: FTK Interests, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5i TF</b></p>	<p><b>Revised Site Plan:</b> John Paul II Addition, Block 1, Lot 1R - Parochial secondary school on one lot on 36.7± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. <b>Applicant: Pope John Paul II High School</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> <b>TF</b>     <b>Public Hearing:</b> Zoning Case 2008-51 - Request to amend Subsection 2.821 (BG - Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance pertaining to the regulations limiting the number of multifamily dwelling units per block and the requirement for a maximum 60% first floor residential use along street frontage within the Downtown Business/Government zoning district. <b>Applicant: City of Plano</b></p> <p><b>7</b> <b>EH</b>     <b>Public Hearing - Replat:</b> Boardwalk Motor Cars Addition, Block A, Lot 2R - New car dealer on one lot on 9.2± acres located on the south side of Plano Parkway, 260± feet east of Dallas North Tollway. Zoned Planned Development-211-Light Commercial with Specific Use Permit #561. Neighborhood #53. <b>Applicant: West Plano Parkway, Ltd.</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p> <p><b>8</b> <b>EH</b>     <b>Revised Site Plan:</b> Texaco Addition No. 1, Block 1, Lot 1 - Convenience store with gas pumps on one lot on 0.7± acre located at the northwest corner of U.S. Highway 75 and 15th Street. Zoned Corridor Commercial. Neighborhood #66. <b>Applicant: 7-Eleven, Inc.</b></p> <p><b>9</b>     <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 style="text-align: center;"><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>	<p><b>APPROVED 7-0, WILL BE FORWARDED TO CC 05/27/08</b></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>DISCUSSION HELD</b></p>
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**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.