

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**June 2, 2008**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:00 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>6:30 p.m. - Recognition of Student Planning Project Participants - Training Room A</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 13, 2008, Planning &amp; Zoning Commission Work Session and May 19, 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>Revised Site Plan:</b> 544 Partners Addition, Block A, Lot 1 - Religious facility on one lot on 4.0± acres located on the north side of 14th Street, 500± feet east of Los Rios Boulevard. Zoned Planned Development-29-Light Industrial-1. Neighborhood #51. <b>Applicant: Mission of the Sacred Heart of Jesus Catholic Church</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b TF</b></p>	<p><b>Revised Preliminary Site Plan:</b> Parker Road Early Childhood School Addition, Block A, Lot 1 - Public school on one lot on 12.9± acres located at the southeast corner of Parker Road and San Gabriel Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50. <b>Applicant: Plano Independent School District</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5c BT</b></p>	<p><b>Preliminary Plat:</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: West Plano Land Company, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d BT</b></p>	<p><b>Conveyance Plat:</b> All Storage Plano Addition, Block A, Lots 1 &amp; 2 - Two conveyance 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: West Plano Land Company, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5e BT</b></p>	<p><b>Revised Preliminary Site Plan:</b> Christ United Methodist Church, Block 1, Lot 1R - Religious facility on one lot on 14.1± acres located at the southwest corner of Parker Road and Coit Road. Zoned Single-Family Residence-7. Neighborhood #43. <b>Applicant: Christ United Methodist Church</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5f BT</b></p>	<p><b>Revised Preliminary Site Plan:</b> Greenway 190 Addition, Block A, Lot 2 - Convenience store with gas pumps on one lot on 1.1± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. <b>Applicant: Greenway 190 Parkway, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5g EH</b></p>	<p><b>Preliminary Plat:</b> Hope Center Addition, Block A, Lot 2 - General office building on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office. Neighborhood #66. <b>Applicant: The Hope Center Foundation</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 2008-52</b> - Request to rescind Specific Use Permit #7 for Private Club on 0.7± acre located at the northeast corner of U.S. Highway 75 and Republic Drive. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 06/23/08</p>
<p><b>6B TF</b></p>	<p><b>Zoning Case 2008-54</b> - Request to rescind Specific Use Permit #551 for Private Club on 0.1± acre located on the west side of Bishop Road, 500± 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 CC ON 06/23/08</p>
<p><b>6C BT</b></p>	<p><b>Zoning Case 2008-55</b> - Request to rescind Specific Use Permit #557 for Private Club on 0.1± acre located 180± feet west of Preston Road, 1,000± feet north of Lorimar Drive. Zoned Planned Development-447-Retail/Multifamily Residence-2. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 06/23/08</p>
<p><b>6D BT</b></p>	<p><b>Zoning Case 2008-56</b> - Request to rescind Specific Use Permit #562 for Private Club on 0.1± acre located 100± feet west of U.S. Highway 75, 75± feet south of Enterprise Drive. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 06/23/08</p>
<p><b>6E EH</b></p>	<p><b>Zoning Case 2008-57</b> - Request to rescind Specific Use Permit #556 for Private Club on 44.3± acres located at the southwest corner of Spring Creek Parkway and Jupiter Road. Zoned General Office. <b>Applicant: City of Plano</b></p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC ON 06/23/08</p>
<p><b>7 EH</b></p>	<p><b>Public Hearing - Replat:</b> Granite Park, Phase III, Block B, Lot 6R - General office on one lot on 12.0± acres located at the southwest corner of Granite Parkway and State Highway 121. Zoned Central Business-1. Neighborhood #8. <b>Applicant: Tollway/121 Partners, Ltd.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>8 KP</b></p>	<p><b>Discussion and Direction:</b> Research/Technology Center District - Discussion and direction on proposed use categories and development standards for a Planned Development (PD) district for 189.57± acres of the Research/Technology Center (RT) district located on the west side of Rowlett Creek, on the south side of 14th Street, 990± feet east of Los Rios Boulevard, on the north side of the Cotton Belt Railroad and the east side of Bradshaw Drive, and extending 920± feet south of Plano Parkway to the Plano city limits line. <b>Applicant: City of Plano</b></p>	<p>DISCUSSION HELD</p>
<p><b>9</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.