

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

June 16, 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 June 2, 2008, Planning & Zoning Commission 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 Site Plan: Preston Park South Addition, Phase 2, Block A, Lot 2 - Retail building on one lot on 1.9± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-186-Retail/General Office with Specific Use Permits #268 & #269 for Private Club and Restaurant. Neighborhood #55. Applicant: Old Shepard Place II, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5b EH</p>	<p>Concept Plan: Cigna Point Addition, Block A, Lot 2 - Office, hotel, and retail buildings on one lot on 28.6± acres located at the northeast corner of Dallas North Tollway and West Plano Parkway. Zoned Planned Development-200-Regional Employment. Neighborhood #53. Applicant: Scarborough Parkway II, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5c BT</p>	<p>Revised Site Plan: Prestonwood Park Addition, Block A, Lot 6 - Bank on one lot on 0.9± acre located at the northeast corner of Midway Road and Park Boulevard. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Uptown Midway, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d TF</p>	<p>Conveyance Plat: Fairview Premier Phase II Addition, Block 1, Lot 1 - Conveyance lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Fairview Farm Land Co., Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e TF</p>	<p>Revised Preliminary Site Plan: Percy/Christon Addition, Block 1, Lots 1R & 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. Applicant: Spring Creek Plano Retail, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TF</p>	<p>Public Hearing: Zoning Case 2008-58 - Request for Specific Use Permit for Used Car Dealer on 0.2± acre located on the east side of J Avenue, 360± feet north of 12th Street. Zoned Light Commercial. Applicant: Clyde Hanniwalt</p>	<p>WITHDRAWN 7-0</p>
<p>7</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>7A TF</p>	<p>Zoning Case 2008-53 - Request to rescind Specific Use Permit #68 for Private Club on 0.1± acre located 40± feet south of Park Boulevard, 215± feet east of Chisholm Place. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 7/28/08</p>

<p>7B EH</p>	<p>Zoning Case 2008-59 - Request to rescind Specific Use Permit #391 for Private Club on 0.1± acre located 169± feet west of Preston Road, 1,050± feet south of Spring Creek Parkway. Zoned Planned Development-447-Retail/Multifamily Residence-2. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 7/28/08</p>
<p>7C BT</p>	<p>Zoning Case 2008-60 - Request to rescind Specific Use Permit #451 for Private Club on 2.3± acres located 488± feet west of Dallas North Tollway, 785± feet north of Park Boulevard. Zoned Regional Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 7/28/08</p>
<p>7D TF</p>	<p>Zoning Case 2008-61 - Request to rescind Specific Use Permit #79 for Private Club on 0.1± acre located 945± feet west of U.S. Highway 75, 1,135± feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 7/28/08</p>
<p>8 BT</p>	<p>Public Hearing - Replat: Harrington Homeplace, Block C, Lots 25R & 32R - One Single-Family Residence-7 lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. Zoned Planned Development-183-Single-Family Residence-6/Single-Family Residence-7. Neighborhood #32. Applicant: Harrington Homeplace HOA</p>	<p>NO ACTION TAKEN</p>
<p>9 BT</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Beaty Early Childhood School, Block A, Lot 1R - Public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. Neighborhood #50. Applicant: Plano Independent School District</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 BT</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Performance Addition, Block 1, Lot 1R - Existing new car dealer on one lot on 5.8± acres located on the west side of Preston Road, 500± feet south of Plano Parkway. Zoned Planned Development-201-Light Commercial. Neighborhood #54. Applicant: Ironwood Partners, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 TF</p>	<p>Public Hearing - Replat & Revised Site Plan: Cadbury/Schweppes Addition, Block A, Lot 1 - General office with parking garage on one lot on 19.7± acres located at the southeast corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Dr. Pepper/Seven Up, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Pearson Early Childhood School, Block A, Lot 1 - Public school on one lot on 6.7± acres located at the southeast corner of Lookout Trail and Eagle Pass. Zoned Single-Family Residence-7. Neighborhood #36. Applicant: Plano Independent School District</p>	<p>NO ACTION TAKEN</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		

<p>13 TF</p>	<p>Preliminary Site Plan: Fairview Premier Phase II Addition, Block 1, Lot 1 - Kennel (indoor pens)/commercial pet sitting and medical office buildings on one lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Fairview Farm Land Co., Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>14 TF</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to amend the Zoning Ordinance to formulate regulations to prohibit electronic billboard signage. Applicant: City of Plano</p>	<p>APPROVED 7-0, PUBLIC HEARING TO BE HELD</p>
<p>15 KP</p>	<p>Discussion and Direction: Mixed-Use Policy Statement - Discussion and direction on a mixed-use policy statement to amend the City of Plano Comprehensive Plan. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>16</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>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.