

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**July 21, 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 July 7, 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 Plat:</b> Fairview Premier Phase II Addition, Block 1, Lot 1 - Kennel (indoor pens)/Commercial pet sitting 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. <b>TF</b> <b>Applicant: Fairview Farm Land Co., Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b BT</b></p>	<p><b>Revised Conveyance Plat:</b> Palomino Crossing Addition, Block 1, Lots 1R &amp; 2R - Two conveyance lots on 55.0± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14. <b>Applicant: Sealy Spring Creek Partners, L.P.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5c BT</b></p>	<p><b>Final Plat:</b> Preston Creek Shopping Center Addition No. 2, Block A, Lot 2 - Shopping center on one lot on 5.2± acres located at the northeast corner of Preston Road and Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: HSG Preston Creek Retail Center, Ltd.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5d BT</b></p>	<p><b>Final Plat:</b> Windhaven Park, Block 1, Lot 1 - Bank on one lot on 1.7± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #26. <b>Applicant: Guaranty Bank</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5e EH</b></p>	<p><b>Preliminary Site Plan:</b> Morgan Village Retail Center Addition, Block A, Lot 2R - Retail on one lot on 1.2± acres located on the east side of Ohio Drive, 280± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Dick Ferrell Company</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5f EH</b></p>	<p><b>Revised Concept Plan:</b> Morgan Village Retail Center Addition, Block A, Lots 2R, 3, &amp; 4 - Retail on three lots on 2.6± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Dick Ferrell Company</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5g EH</b></p>	<p><b>Revised Conveyance Plat:</b> Morgan Village Retail Center Addition, Block A, Lots 2R, 3, &amp; 4 - Three conveyance lots on 2.6± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Dick Ferrell Company</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5h EH</b></p>	<p><b>Concept Plan &amp; Preliminary Site Plan:</b> Daltex-Mapleshade Addition, Block 2, Lots 1R &amp; 2 - General offices and hotel on two lots on 5.0± acres located on the south side of Mapleshade Lane, 1,500± feet west of Coit Road. Zoned Corridor Commercial. Neighborhood #71. <b>Applicant: Daltex-Mapleshade, Inc.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><b>5i EH</b></p>	<p><b>Revised Conveyance Plat:</b> Daltex-Mapleshade Addition, Block 2, Lots 1R &amp; 2 - Two conveyance lots on 5.0± acres located on the south side of Mapleshade Lane, 1,500± feet west of Coit Road. Zoned Corridor Commercial. Neighborhood #71. <b>Applicant: Daltex-Mapleshade, Inc.</b></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p><b>5j EH</b></p>	<p><b>Final Plat:</b> Preston One Addition, Block A, Lot 2R - General office building on one lot on 6.0± acres located on the east side of Preston Road, 275± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. <b>Applicant: Texas GSA Holdings</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p> <p><b><u>PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>6 KP</b></p>	<p><b>Public Hearing:</b> Zoning Case 2008-62 - Request to rezone 189.6± acres 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 Plano's city limit line, from Research/Technology Center (RT) to Planned Development-Research Technology Center (PD-RT). Zoned Research/Technology Center. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 4-3, WILL BE FORWARDED TO CC 8/11/08</b></p>
<p><b>7 TF</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Percy/Christon Addition, Block 1, Lots 1R &amp; 5R - Bank and retail on two lots on 11.4± acres located at the northwest corner of Spring Creek Parkway and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Spring Creek Plano Retail, LP</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>8 TF</b></p>	<p><b>Public Hearing - Preliminary Replat:</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><u>END OF PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9 TF</b></p>	<p><b>Preliminary Site Plan:</b> L.A. Davis Addition, Block 3, Lots 18R &amp; 19R - Religious facility on two lots on 0.5± acre located on the east side of F Avenue, 360± feet south of 11th Street. Zoned General Residential. Neighborhood #67. <b>Applicant: Avenue F Church of Christ</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>10</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>

**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.