

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

August 18, 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 August 4, 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 Final Plat: Normandy Estates - 49 Patio Home lots, 38 Single-Family Residence Attached lots, 52 Single-Family Residence-9 lots and seven open space lots on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Single-Family Residence-9, Patio Home, and Single-Family Residence Attached with Specific Use Permit #594 for Private Street Subdivision. Neighborhood #15. Applicant: HW Spring Creek Partners, LP and ZCB Spring Creek, L.P.</p>	<p>NO ACTION TAKEN DUE TO LACK OF QUORUM</p>

<p>5b EH</p>	<p>Concept Plan & Preliminary Site Plan: Private Data Center, Block A, Lots 1 & 2 - Warehouse buildings for data center on two lots on 11.6± acres located on the south side of Headquarters Drive, 90± feet west of Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant: Stream Realty Acquisition, LLC</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5c EH</p>	<p>Preliminary Site Plan: Wells Brothers Addition, Block A, Lot 2 - Automobile parts sales building on one lot on 0.9± acre located on the west side of K Avenue, 1,300± feet south of Spring Creek Parkway. Zoned Corridor Commercial with Specific Use Permit #416 for Truck/Bus Leasing. Neighborhood #37. Applicant: Wells Brothers Grain Company, Inc.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Revised Preliminary Site Plan: Wells Brothers Addition, Block A, Lot 1 - Retail, office, and warehouse buildings on one lot on 5.9± acres located on the west side of K Avenue, 1,300± feet south of Spring Creek Parkway. Zoned Corridor Commercial with Specific Use Permit #416 for Truck/Bus Leasing. Neighborhood #37. Applicant: Wells Brothers Grain Company, Inc.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Final Plat: Tennyson Parkway Office Center, Block A, Lot 3 - Hotel on one lot on 2.7± acres located on the west side of Dallas North Tollway, 400± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Neighborhood #15. Applicant: HAC Plano Partners, L.P.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5f BT</p>	<p>Preliminary Site Plan: West Park Preston Addition, Block A, Lot 1R - Bank on one lot on 1.6± acres located at the northeast corner of Park Boulevard and Prestwick Road. Zoned Planned Development-68-Retail/Preston Road Overlay District. Neighborhood #42. Applicant: Frost Bank</p>	<p>APPROVED 5-0, 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 - Preliminary Replat & Revised Site Plan: Beal Bank Addition, Block A, Lot 1R - General office and storage buildings on one lot on 24.9± acres located at the southwest corner of the Dallas North Tollway and Legacy Drive. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #15. Applicant: Beal Service Corporation</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>7 TF</p>	<p>Public Hearing - Replat: Kings Gate, Block B, Lots 10R, 11 & 12 - Two Single-Family Residence-20 lots and one common area lot for private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. Applicant: MFF Ranch & Robert Peterson</p>	<p>WITHDRAWN 5-0</p>

<p>8 BT</p>	<p>Public Hearing - Preliminary Replat & Site Plan: Exchange Business Center, Block 2, Lot 5R - Office-showroom/Warehouse on one lot on 2.4± acres located on the south side of Guildler Drive, 246± feet west of Kroma Drive. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Applicant: Ondracek Properties</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>9 TF</p>	<p>Request to Call a Public Hearing - A request to remove 50.0± acres located at the southwest corner of Preston Road and Spring Creek Parkway from Planned Development-447-Retail/Multifamily Residence-2 and to call a public hearing to rezone this property to a Planned Development-Retail zoning district. Applicant: City of Plano</p>	<p>APPROVED 5-0, PUBLIC HEARING TO BE HELD</p>
<p>10 TF</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to rezone 12.0± acres located on the east side of Bay Water Drive, 230± feet south of Spring Creek Parkway from Planned Development-447-Retail/Multifamily Residence-2 to Multifamily Residence-2. Applicant: City of Plano</p>	<p>APPROVED 5-0, PUBLIC HEARING TO BE HELD</p>
<p>11 KP</p>	<p>Discussion and Direction: Mixed-Use Policy Statement - Discussion and direction on the development of a mixed-use policy statement that will be adopted as part of the City of Plano Comprehensive Plan. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>12 TF</p>	<p>Discussion and Direction: Golf Nets - This item is a request for discussion and direction regarding golf nets. Applicant: City of Plano</p>	<p>DISCUSSION HELD</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>

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.