

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**September 17, 2007**

<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 55.071 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 - August 20, 2007, 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> Capital One Addition, Block 1, Lot 1 - Bank on one lot on 2.4± acres located at the northwest corner of Hedgcoxe Road and Preston Road. Zoned Commercial Employment. Neighborhood #8. <b>TF</b> <b>Applicant: Capital One National Association</b></p> <p><b>5b</b> <b>Revised Preliminary Site Plan:</b> John Paul II High School, Block 1, Lot 1 - Parochial secondary school on one lot on 35.0± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1 with Specific Use Permit #514. Neighborhood #64. <b>Applicant: John Paul II High School</b> <b>TF</b></p>	

<p><b>5c TF</b></p>	<p><b>Preliminary Plat:</b> Sharon Addition, Block A, Lots 1 &amp; 2 - Two Planned Development-95-Single-Family Residence-20 lots on 2.0± acres located on the west side of Pecan Lane, 1,300± feet east of K Avenue. Zoned Planned Development-95-Single-Family Residence-20. Neighborhood #22. <b>Applicant: Sharon Leonard</b></p>
<p><b>5d TF</b></p>	<p><b>Preliminary Plat:</b> The Village at Stonebriar, Block A, Lots 1R, 3, 4, &amp; 5 - Retail building on four lots on 7.3± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Village at Stonebriar, L.L.C.</b></p>
<p><b>5e TF</b></p>	<p><b>Revised Conveyance Plat:</b> The Village at Stonebriar, Block A, Lots 1R &amp; 2R - Two conveyance lots on 17.4± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Village at Stonebriar, L.L.C.</b></p>
<p><b>5f EH</b></p>	<p><b>Revised Site Plan:</b> Hinckley Addition, Block A, Lot 1 - Religious facility on one lot on 5.9± acres located at the northwest corner of Los Rios Boulevard and Ridgetop Lane. Zoned Planned Development-320-Estate Development. Neighborhood #50. <b>Applicant: The Church of Jesus Christ of Latter-Day Saints</b></p>
<p><b>5g EH</b></p>	<p><b>Concept Plan:</b> Village at 121 Addition, Block 1, Lot 1 - Mixed use development on one lot on 84.1± acres located at the southwest corner of Preston Road and State Highway 121. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Youngshik Kim Trust and Sa Eun Kim Trust</b></p>
<p><b>5h EH</b></p>	<p><b>Conveyance Plat:</b> Village at 121 Addition, Block 1, Lot 1 - One conveyance lot on 84.1± acres located at the southwest corner of Preston Road and State Highway 121. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Youngshik Kim Trust and Sa Eun Kim Trust</b></p>
<p><b>5i BT</b></p>	<p><b>Preliminary Site Plan:</b> Oak Point Park &amp; Nature Preserve, Block B, Lot 1 - Park on one lot on 155.6± acres located at the southeast corner of Jupiter Road and Los Rios Boulevard. Zoned Agricultural. Neighborhood #24. <b>Applicant: City of Plano</b></p>
<p><b>5j BT</b></p>	<p><b>Preliminary Plat:</b> One-Ninety and Jupiter Addition, Block A, Lot 6 - Religious facility on one lot on 19.6± acres located on the north side of State Highway 190, 1,150± feet east of Jupiter Road. Zoned Research/Technology Center &amp; Light Industrial-1. Neighborhood #68. <b>Applicant: North Dallas Community Bible Fellowship</b></p>

<p><b>5k BT</b></p>	<p><b>Site Plan:</b> One-Ninety and Jupiter Addition, Block A, Lot 6 - Religious facility on one lot on 19.6± acres located on the north side of State Highway 190, 1,150± feet east of Jupiter Road. Zoned Research/Technology Center &amp; Light Industrial-1. Neighborhood #68. <b>Applicant: North Dallas Community Bible Fellowship</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 EH</b></p>	<p><b>Public Hearing: Zoning Case 2007-21</b> - Request to amend Subsection 2.820 (Corridor Commercial) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance pertaining to residential setback requirements of the Corridor Commercial zoning district. <b>Applicant: City of Plano</b></p>	
<p><b>7 TF</b></p>	<p><b>Public Hearing: Zoning Case 2007-23</b> - Request to rescind Specific Use Permit #35 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 1,837± feet north of Plano Parkway. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	
<p><b>8 TE</b></p>	<p><b>Public Hearing: Zoning Case 2007-24</b> - Request to rescind Specific Use Permit #37 for Private Club on one lot on 1.2± acres located on the northeast corner of U.S. Highway 75 and Central Parkway. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	
<p><b>9 TE</b></p>	<p><b>Public Hearing: Zoning Case 2007-25</b> - Request to rescind Specific Use Permit #52 for Private Club on one lot on 1.3± acres located on the east side of U.S. 75, 275± feet north of Central Parkway. Zoned Corridor Commercial. <b>Applicant: City of Plano</b></p>	
<p><b>10 BT</b></p>	<p><b>Public Hearing: Zoning Case 2007-26</b> - Request to rescind Specific Use Permit #56 for Private Club on one lot on 0.6± acre located on the southwest corner of Custer Road and Parker Road. <b>Applicant: City of Plano</b></p>	
<p><b>11 EH</b></p>	<p><b>Public Hearing: Zoning Case 2007-27</b> - Request to rescind Specific Use Permit #60 for Private Club on multiple lots on 346.5± acres generally bounded by Parker Road on the north, Tate Avenue and Winding Hollow Lane on the east, King Isle Drive on the west, and State Highway 190 on the south. Zoned Single-Family Residence-9, Planned Development-221-Multifamily Residence-1, Single-Family Residence-7, Planned Development-190-General Office, Planned Development-208-Neighborhood Office, and Planned Development-327-Patio Home with Specific Use Permit #60. Applicant: <b>City of Plano</b></p>	

<p><b>12 BT</b></p>	<p><b>Public Hearing: Zoning Case 2007-28</b> - Request to rescind Specific Use Permit #63 for Private Club on one lot on 1.6± acres located on the north side of Central Parkway East, 213.2± feet east of U.S. Highway 75. <b>Applicant: City of Plano</b></p>
<p><b>13 TF</b></p>	<p><b>Public Hearing: Zoning Case 2007-29</b> - A request for a Specific Use Permit for Private Club on one lot on 0.1± acre located on the east side of Bishop Road, 301± feet north of Lunsford Road. Zoned Planned Development-65-Central Business-1. <b>Applicant: Inland Southwest Management</b></p>
<p><b>14 EH</b></p>	<p><b>Public Hearing - Replat:</b> Alcatel USA Addition, Block A, Lots 4R &amp; 6 - General office buildings on two lots on 20.2± acres located at the northwest corner of State Highway 190 and Independence Parkway. Zoned Light Industrial-1, Agricultural, and Planned Development-381-Retail/General Office. Neighborhood #64. <b>Applicant: WDS 190, L.P.</b></p>
<p><b>15 TF</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Parker Coit Addition, Block 1, Lots 1R &amp; 2 - Fire station, public safety buildings, and retail buildings on two lots on 6.5± acres located on the north side of Parker Road, 500± feet west of Coit Road. Zoned Planned Development-31-Retail with Specific Use Permit #400. Neighborhood #32. <b>Applicant: City of Plano</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
<p><b>16 PJ</b></p>	<p><b>Discussion and Direction:</b> Height Regulations for Auditoriums and Sanctuaries - Discussion and direction on height regulations for auditoriums and sanctuaries as contained in Section 3.800 (Height Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance. <b>Applicant: City of Plano</b></p>
<p><b>17 JZ</b></p>	<p><b>Discussion and Direction</b> - Commission Project List - Review of topics identified by the Planning &amp; Zoning Commission for further consideration at a future date. <b>Applicant: City of Plano</b></p>
<p><b>18</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>

**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.