

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 2, 2006

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 55.071 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 - September 18, 2006, 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 EH Preliminary Site Plan & Concept Plan: Alcatel USA Addition, Block A, Lots 4R & 6 - General office buildings on two lots on 20.3± 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. Applicant: Alcatel USA Sourcing, L.P.</p> <p>5b EH Preliminary Plat: Mt. Olive Church Addition, Block A, Lot 1 - A church on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Mt. Olive Church of Plano</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

5c EH	Preliminary Plat: Stream Data Center, Block A, Lot 1 - A storage/wholesale warehouse for a data processing center on one lot on 20.0± acres located on the west side of Pinecrest Drive, 706± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Stream Realty	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5d EH	Revised Site Plan: Custer Park Shopping Center, Block A, Lot 4 - A grocery store with a proposed fuel station on one lot on 5.9± acres located on the west side of Custer Road, 500± feet south of Parker Road. Zoned Planned Development-90-Retail with Specific Use Permit #280 for Commercial Antenna Support Structure. Neighborhood #45. Applicant: The Kroger Co.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5e EH	Revised Site Plan: Grace Community Church, Block A, Lot 1R - A church on one lot on 14.4± acres located at the northwest corner of Hedcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7 & Single-Family Residence-6. Neighborhood #8. Applicant: Jones & Carter	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5f BT	Revised Site Plan: Spring Creek First United Methodist Church Addition, Block 1, Lot 1 - A church on one lot on 27.2± acres located at the northwest corner of Parker Road and Spring Creek Parkway. Zoned Single-Family Residence-9. Neighborhood #38. Applicant: First United Methodist Church	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5g CDD	Preliminary Plat: Dance Studio on North Custer Addition, Block A, Lot 1 - A dance studio on one lot on 1.7± acres located on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial. Neighborhood #3. Applicant: Gulf Coast Package, Ltd.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5h CDD	Preliminary Site Plan & Concept Plan: Parkway Centre Addition, Phase 5, Block C, Lots 5, 6, & 7 - A retail center and bank on two lots on 11.7± acres located at the northwest corner of Chapel Hill Boulevard and Dallas North Tollway. Zoned Regional Employment and Regional Commercial. Neighborhood #40. Applicant: Dallas North Tollway Partnership	APPROVED 7-0, NO FURTHER ACTION REQUIRED
<u>END OF CONSENT AGENDA</u>		
<u>PUBLIC HEARINGS</u>		
6 SS	Public Hearing: Comprehensive Plan Revision - Request to amend the Utilities Element of the Comprehensive Plan. Applicant: City of Plano	APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/23/06
7A CDD	Public Hearing: Zoning Case 2006-22 - Request for a Specific Use Permit for Day Care Center on one lot on 0.1± acre located 110± north of Chapel Hill Boulevard and 1,418± feet east of Midway Road. Zoned Regional Commercial. Applicant: Kiddin' Around Property Management Corporation	APPROVED 6-1, WILL BE FORWARDED TO CITY COUNCIL ON 10/23/06

<p>7B CDD</p>	<p>Revised Site Plan: The Shops at Willow Bend, Block 2, Lot 3 - A day care center and medical offices on one lot on 3.7± acres located on the north side of Chapel Hill Boulevard, 1,418± feet east of Midway Road. Zoned Regional Commercial. Neighborhood #40. Applicant: Kiddin' Around Property Management Corporation</p>	<p>APPROVED 6-1, NO FURTHER ACTION REQUIRED</p>
<p>8 BT</p>	<p>Public Hearing: Zoning Case 2006-23 - Request to rezone 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway from Light Commercial to Patio Home. Zoned Light Commercial. Applicant: FTL Associates, Ltd.</p>	<p>TABLED 7-0, UNTIL 11/06/06 P&Z MEETING</p>
<p>9 CDD</p>	<p>Public Hearing: Zoning Case 2006-25 - Request to rezone 8.0± acres located at the southeast corner of Los Rios Boulevard and El Santo Road from General Office to Single-Family Residence Attached. Zoned General Office with Specific Use Permit #13 for Private Club and Country Club. Applicant: Los Rios Country Club, LP</p>	<p>TABLED 7-0, UNTIL 10/16/06 P&Z MEETING</p>
<p>10 BT</p>	<p>Public Hearing - Replat & Revised Site Plan: Carlisle Elementary School, Block A, Lot 1R - A public primary school on one lot on 16.6± acres located at the southwest corner of Maumelle Drive and Old Orchard Drive. Zoned Single-Family Residence-9. Neighborhood #19. Applicant: Plano I.S.D.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 BT</p>	<p>Public Hearing - Replat & Revised Site Plan: Cavender's Boot City Addition, Block 1, Lot 1R - Retail development on one lot on 2.5± acres located at the southwest corner of Ruisseau Drive and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #36. Applicant: Fairview Farm Land Co., LTD.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 JZ</p>	<p>Request to Call a Public Hearing: Haggard Addition - Request to call a public hearing to consider designating the Haggard Addition as a Heritage Resource District. The property is zoned Single-Family Residence-7 (SF-7) and is bounded on the north by 22nd Street, the east by I Avenue, the south by the southern lot lines of lots facing 19th Street, and on the west by G Avenue and Alpine Street. Applicant: City of Plano</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</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.