

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 6, 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 September 15, 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 BM Revised Site Plan: All Storage Plano Addition, Block A, Lot 1 - Mini-warehouse/public storage on one lot on 4.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. Applicant: L.W.D. Partners, Ltd.</p> <p>5b BM Revised Preliminary Plat: All Storage Plano Addition, Block A, Lot 1 & 2 - Mini-warehouse/public storage on two lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. Applicant: L.W.D. Partners, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c BM</p>	<p>Preliminary Plat: Preston/Hedgcoxe Addition, Block B, Lot 2 - Medical and general offices on one lot on 5.6± acres located on the west side of San Jacinto Place, 380± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9. Applicant: Fagin Investments III, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d TF</p>	<p>Site Plan: One-Ninety and Jupiter Addition, Block A, Lot 5 - Restaurant on one lot on 1.0± acre located on the north side of State Highway 190, 325± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. Applicant: Briar Oaks Properties, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e TF</p>	<p>Preliminary Plat: One-Ninety and Jupiter Addition, Block A, Lot 5 - Restaurant on one lot on 1.0± acre located on the north side of State Highway 190, 325± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. Applicant: Briar Oaks Properties, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f TF</p>	<p>Preliminary Site Plan: Renner SVC Substation, Block 1, Lot 1 - Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #55. Applicant: Oncor Electric Delivery Company</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g TF</p>	<p>Revised Preliminary Site Plan: The Village at Stonebriar, Block A, Lot 1R - Retail buildings on one lot on 7.3± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. Applicant: Village at Stonebriar, LLC</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>6A EH</p>	<p>Public Hearing: Zoning Case 2008-65 - Request to rezone 119.9± acres located at the northeast corner of State Highway 190 and Renner Road from Research/Technology Center to Planned Development-Retail. Zoned Research/Technology Center. Applicants: Briar Oaks Properties, Ltd., Greenbriar Properties, Ltd., John G. Brittingham Charitable Remainder Unitrust No. 2, Wynnwood Resources, Ltd., & Patrick E. Hillary, Jr.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/27/08</p>
<p>6B EH</p>	<p>Concept Plan: Turnpike Commons Addition, Block 1, Lot 3 - Multiple uses on one lot on 119.9± acres located at the northeast corner of State Highway 190 and Renner Road. Zoned Research/Technology Center. Neighborhood #68. Applicants: Briar Oaks Properties, Ltd., Greenbriar Properties, Ltd., John G. Brittingham Charitable Remainder Unitrust No. 2, Wynnwood Resources, Ltd., & Patrick E. Hillary, Jr.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>7 EH</p>	<p>Public Hearing: Zoning Case 2008-66 - Request for a Specific Use Permit for Gymnastics/Dance Studio on one lot on 1.2± acres located on the north side of Summit Avenue, 500± feet east of Jupiter Road. Zoned Light Industrial-1. Applicant: Mike Epperson</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 10/13/08</p>
<p>8 EH</p>	<p>Public Hearing - Replat: The Lincoln at Towne Square Addition, Block 1, Lots 4R, 5 & 6 - Retail and office buildings on three lots on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Saturn Asset Management, LLP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Toll Road Office Park, Block 1, Lot 3R - Bank on one lot on 0.9± acre located at the southwest corner of Park Boulevard and Dallas North Tollway. Zoned Planned Development-220-Regional Commercial. Neighborhood #52. Applicant: Bank of America</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 BM</p>	<p>Public Hearing - Replat: Prestonwood Addition, Block 1, Lot 1R - Religious facility on one lot on 135.6± acres located at the northwest corner of Park Boulevard and Midway Road. Zoned Planned Development-85-Retail/General Office. Neighborhood #40. Applicant: Prestonwood Baptist Church</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: Congregation Anshai Torah, Block A, Lot 1 - Religious facility on one lot on 7.1± acres located at the northwest corner of Willow Bend Drive and Parker Road. Zoned Single-Family Residence-20. Neighborhood #30. Applicant: Congregation Anshai Torah</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 TF</p>	<p>Revised Site Plan: Cap Wire East Addition, Block 1, Lot 1R - Service contractor (with outside storage) and office-showroom/warehouse on one lot on 1.8± acres located on the west side of J Place, 280± feet south of 10th Street. Zoned Light Commercial with Specific Use Permit #517 for Contract Construction. Neighborhood #67. Applicant: 7012 LP dba Time Square</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 PJ</p>	<p>Appeal of the Director of Planning's Interpretation of the Zoning Ordinance - Appeal of the Director of Planning's Interpretation of the Appropriate Use Classification for Paintless Dent Repair. Applicant: Bahman Moghadam</p>	<p>INTERPRETATION UPHELD AND APPEAL DENIED 5-2</p>
<p>14 LN</p>	<p>Introduction and Discussion: Planning & Zoning Commission Assumption of Transportation Advisory Committee Responsibilities. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>

<p>15 KP</p>	<p>Discussion and Direction: Consideration of Residential Uses in a Portion of the Research/Technology Center Zoning District. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>16 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to consider amendments to the Zoning Ordinance regarding the Board of Adjustment. The proposed amendments may include revisions to the composition, authority, jurisdiction, action, and administrative procedures of the Board of Adjustment. Applicant: City of Plano</p>	<p>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</p>
<p>17 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to consider amendments to the Zoning Ordinance regarding special vehicle storage. The proposed amendments may include revisions to the definition for special vehicles, and to the parking location, pavement, and other standards related to special vehicle storage. Applicant: City of Plano</p>	<p>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</p>
<p>18 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to consider Zoning Ordinance amendments regarding Day Care Center use. The proposed amendments may include revised definitions, supplemental regulations, and schedule of permitted uses (use charts). Applicant: City of Plano</p>	<p>APPROVED 7-0, PUBLIC HEARING TO BE CALLED</p>
<p>19</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>		

PLANNING & ZONING COMMISSION

October 6, 2008

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**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.