

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 15, 2007

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 for the October 1, 2007, 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 Preliminary Plat: Lincoln R&D in Legacy Phase IV, Block A, Lot 1 - TF General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 750± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: West Plano Land Company, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>5b TF</p>	<p>Preliminary Site Plan: One-Ninety and Jupiter Addition, Block A, Lot 4R - Hotel on one lot on 3.7± acres located on the north side of State Highway 190, 2,150± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Magnolia Lodging Development</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5c TF</p>	<p>Revised Conveyance Plat: One-Ninety and Jupiter Addition, Block A, Lots 4R, 7, & 8 - Three conveyance lots on 11.7± acres located on the north side of State Highway 190, 2,300± feet east of Jupiter Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Magnolia Lodging Development</p>	<p>APPROVED 6-0, 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: Zoning Case 2007-39 - Request to rescind Specific Use Permit #110 for Private Club on one lot on 0.1± acre located on the east side of Coit Road, 475± feet north of Park Boulevard. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2007-40 - Request to rescind Specific Use Permit #111 for Private Club on one lot on 0.1± acre located on the north side of Plano Parkway, 1,100± feet east of Alma Drive. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>
<p>8 EH</p>	<p>Public Hearing: Zoning Case 2007-41 - Request to rescind Specific Use Permit #115 for Private Club on one lot on 0.1± acre located on the north side of Park Boulevard, 755± feet west of Ohio Drive. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>
<p>9 TF</p>	<p>Public Hearing: Zoning Case 2007-42 - Request to rescind Specific Use Permit #123 for Private Club on one lot on 4.2± acres located on the west side of K Avenue, 603± feet north of Park Boulevard. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>
<p>10 TE</p>	<p>Public Hearing: Zoning Case 2007-43 - Request to rescind Specific Use Permit #125 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 768± feet south of Ruisseau Drive. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>
<p>11 TE</p>	<p>Public Hearing: Zoning Case 2007-44 - Request to rescind Specific Use Permit #136 for Private Club on one lot on 0.1± acre located at the southwest corner of Preston Road and Park Boulevard. Zoned Retail. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>

<p>12 BT</p>	<p>Public Hearing: Zoning Case 2007-45 - Request to rescind Specific Use Permit #153 for Private Club on one lot on 3.7± acres located on the north side of Plano Parkway, 251± feet east of Preston Road. Zoned Planned Development-194-General Office. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>
<p>13 BT</p>	<p>Public Hearing: Zoning Case 2007-46 - Request to rescind Specific Use Permit #154 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 794± feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/12/07</p>
<p>14 BT</p>	<p>Public Hearing - Preliminary Replat: Park West Plaza, Phase II, Block A, Lot 3R - Retail on one lot on 4.3± acres located at the northeast corner of Coit Road and Park Boulevard. Zoned Retail with Specific Use Permit #183 for Arcade. Neighborhood #44. Applicant: ASG Real Estate Co.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>15 EH</p>	<p>Public Hearing - Replat: Independence Crossing, Block A, Lot 2R - Bank on one lot on 1.3± acres located at the northeast corner of Hedgoxe Road and Independence Parkway. Zoned Retail. Neighborhood #6. Applicant: Wal-Mart Stores Texas L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>16 KP</p>	<p>Discussion and Direction: Research/Technology Center District - Discussion and direction regarding boundaries for the Research/Technology Center zoning district allowed uses, and other regulations. The Research/Technology Center zoning district includes approximately 1,100± acres of land in far southeastern Plano. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>17</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 style="text-align: center;">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>	<p>DISCUSSION HELD</p>

**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.