

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

November 3, 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 October 20 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: Baylor Medical Center of Plano, Block A, Lot 1R - Hospital and medical offices on one lot on 22.3± acres located at the southeast corner of Plano Parkway and Allied Drive. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164. Neighborhood #55. Applicant: Baylor Health Care System</p> <p>5b BM Preliminary Site Plan and Concept Plan: Hedgcoxe-Custer Addition, Block A, Lots 3, 4, & 5 - Retail, medical office buildings and open space on three lots on 15.4± acres located generally at the southeast corner of Custer Road and Hedgcoxe Road. Zoned Retail. Neighborhood #12. Applicant: Millennium Group Management LLC</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>5c BM</p>	<p>Preliminary Site Plan and Concept Plan: Trinity Presbyterian Church Addition, Block A, Lots 1R, 2R & 4 - Religious facility on one lot on 10.8± acres located at the northwest corner of Hedgcoxe Road and Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4. Applicant: Trinity Presbyterian Church</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Preliminary Plat: Wells Brothers Addition, Block A, Lot 2 - Retail 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. Neighborhood #32. Applicant: Wells Brothers Grain Co, Inc.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Preliminary Plat: Custer/190 Addition, Block A, Lot 3R - Religious facility with day care and medical office on one lot on 2.6± acres located at the northwest corner of Custer Road and Plano Parkway. Zoned Planned Development-376-Retail/General Office. Neighborhood #65. Applicant: IILM, Inc.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Site Plan: Custer/190 Addition, Block A, Lot 3R - Religious facility with day care and medical office on one lot on 2.6± acres located at the northwest corner of Custer Road and Plano Parkway. Zoned Planned Development-376-Retail/General Office. Neighborhood #65. Applicant: IILM, Inc.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5g TF</p>	<p>Final Plat: Central Plano Industrial Park, Phase III, Block 10, Lot 4 - Manufacturing - Light-intensity on one lot on 4.1± acres located on the south side of Summit Avenue, 830± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. Applicant: Krypton Solutions L.L.C.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>5h TF</p>	<p>Preliminary Plat: Legacy Town Center (North), Block A, Lots 4R & 5 - 293 multifamily residential units on one lot and one open space lot on 6.1± acres located at the northeast corner of Bishop Road and Bozeman Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: Columbus Realty Partners, Ltd.</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>6A TF</p>	<p>Public Hearing: Zoning Case 2008-68 - Request to rezone 58.4± acres located at the southwest corner of Preston Road and Spring Creek Parkway from Planned Development-447-Retail/Multifamily Residence-2 to Planned Development-Retail. Zoned Planned Development-447-Retail/Multifamily Residence-2. Applicant: City of Plano</p>	<p>DENIED 4-2</p>
<p>6B</p>	<p>Revised Concept Plan: Lakeside Market, Phases 1 & 2 - Multi-use</p>	<p>DENIED 6-0</p>

<p>TF</p>	<p>development on seven lots on 49.5± acres located at the southwest corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-447- Retail/Multifamily Residence-2. Neighborhood #31. Applicant: LSM Center Partners, LP</p>	
<p>7 TF</p>	<p>Public Hearing: Zoning Case 2008-70 - Request 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. Zoned Planned Development-447-Retail/Multifamily Residence-2. Applicant: City of Plano</p>	<p>DENIED 6-0</p>
<p>8 BM</p>	<p>Public Hearing - Replat: Avignon Windhaven, Phase I, Block H, Lot 10R - One open space lot on 1.5± acres located at the northeast corner of Jacqueline Drive and Cadence Lane. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. Applicant: Windhaven Partners, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>9 BM</p>	<p>Public Hearing - Replat: Trinity Presbyterian Church Addition, Block A, Lots 1R, 2R, & 4 - Religious facility on three lots on 16.2± acres located at the northwest corner of Hedgcoxe Road and Ohio Drive. Zoned Planned Development-159-General Office. Neighborhood #4. Applicant: Trinity Presbyterian Church</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>10 EH</p>	<p>Public Hearing - Preliminary Replat: Wells Brothers Addition, Block A, Lot 1R - Retail on one lot on 5.6± 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 #32. Applicant: Wells Brothers Grain Company, Inc.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>11 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Capital Wire and Cable Addition, Block 1, Lot 1R - Warehouse buildings on one lot on 17.9± acres located on the south side of 10th Street, 300± feet west of J Place. Zoned Light Industrial-1. Neighborhood #67. Applicant: Tenth Street BSF, L.L.C.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 TE</p>	<p>Discussion: Private Club Regulations and Proposed Amendments - 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.