

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

November 5, 2007

| ITEM NO. | EXPLANATION | ACTION TAKEN |
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| | <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 15, 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 Revised Concept Plan: Palomino Crossing Addition, Block 1, Lots 1-12 - Retail, restaurant, and office on 12 lots on 55.0± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14. Applicant: Sealy Spring Creek Partners L.P.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |

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| <p>5b TF</p> | <p>Conveyance Plat: Palomino Crossing Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 55.0± acres located at the southeast corner of Spring Creek Parkway and State Highway 121. Zoned Commercial Employment. Neighborhood #14. Applicant: Sealy Spring Creek Partners L.P.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5c TF</p> | <p>Revised Site Plan: Capital One Addition, Block 1, Lots 2 & 3 - General office on two lots on 47.6± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Capital One</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5d TF</p> | <p>Revised Preliminary Plat: Capital One Addition, Block 1, Lots 2 & 3 - General office on two lots on 47.6± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Capital One</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5e TF</p> | <p>Preliminary Plat: Communications Parkway Substation, Block 1, Lot 1 - Electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment with Specific Use Permit #586. Neighborhood #26. Applicant: Oncor Electric Delivery Company</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5f BT</p> | <p>Preliminary Plat: Oak Point Park & 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. Applicant: City of Plano</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5g EH</p> | <p>Revised Site Plan: Frito-Lay National Headquarters, Block 1, Lot 1 - General offices on one lot on 218.2± acres located generally at the southeast corner of Headquarters Drive and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: Frito-Lay, Inc.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5h EH</p> | <p>Final Plat: Stream Data Center, Block A, Lot 1 - Warehouse on one lot on 20.0± acres located on the west side of Pinecrest Drive, 91± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Pinecrest R.T.F. 1 L.P.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>5i EH</p> | <p>Final Plat: Turnpike Commons, Block 1, Lot 1 - Office-showroom/warehouse building on one lot on 3.3± acres located at the northeast corner of Wyngate Boulevard and Wynwood Drive. Zoned Research/Technology Center. Neighborhood #68. Applicant: Wynwood Resources, Ltd.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |

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| <p>5j EH</p> | <p>Revised Preliminary Site Plan: Baylor Medical Center of Plano, Block A, Lot 1R - Hospital and medical office buildings on one lot on 22.5± acres located at the southeast corner of Allied Drive and Alliance Boulevard. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164. Neighborhood #55. Applicant: Baylor Healthcare Systems</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>6 EH</p> | <p>Public Hearing: Zoning Case 2007-47 - Request to rescind Specific Use Permit #165 for Private Club on one lot on 0.9± acre located on the east side of U.S. Highway 75, 808± feet north of Parker Road. Zoned Corridor Commercial. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |
| <p>7 EH</p> | <p>Public Hearing: Zoning Case 2007-48 - Request to rescind Specific Use Permit #176 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 838± feet north of Parker Road. Zoned Corridor Commercial. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |
| <p>8 TF</p> | <p>Public Hearing: Zoning Case 2007-49 - Request to rescind Specific Use Permit #178 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 1,450± feet south of 15th Street. Zoned Corridor Commercial. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |
| <p>9 TF</p> | <p>Public Hearing: Zoning Case 2007-50 - Request to rescind Specific Use Permit #182 for Private Club on one lot on 2.0± acres located at the northeast corner of U.S. Highway 75 and Plano Parkway. Zoned Corridor Commercial. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |
| <p>10 TE</p> | <p>Public Hearing: Zoning Case 2007-51 - Request to rescind Specific Use Permit #201 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 393± feet north of Enterprise Drive. Zoned Corridor Commercial. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |
| <p>11 TE</p> | <p>Public Hearing: Zoning Case 2007-52 - Request to rescind Specific Use Permit #202 for Private Club on one lot on 0.1± acre located at the northwest corner of Parker Road and Silverstone Drive. Zoned Planned Development-90-Retail. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |
| <p>12 BT</p> | <p>Public Hearing: Zoning Case 2007-53 - Request to rescind Specific Use Permit #204 for Private Club on one lot on 1.5± acres located on the east side of U.S. Highway 75, 380± feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |

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| <p>13 BT</p> | <p>Public Hearing: Zoning Case 2007-54 - Request to rescind Specific Use Permit #205 for Private Club on one lot on 1.9± acres located on the north side of 15th Street, 168± feet west of U.S. Highway 75. Zoned Planned Development-469-Corridor Commercial. Applicant: City of Plano</p> | <p>APPROVED 8-0, WILL BE FORWARDED TO CC ON 11/27/07</p> |
| <p>14 EH</p> | <p>Public Hearing: Zoning Case 2007-55 - Request to amend Planned Development-185-Regional Commercial development standards on 14.8± acres located at the northeast corner of Parker Road and Dallas North Tollway. Zoned Planned Development-185-Regional Commercial. Applicant: Haggard Enterprises Limited</p> | <p>TABLED 8-0 UNTIL 11/19/07 P&Z MEETING</p> |
| <p>15 BT</p> | <p>Public Hearing - Replat: All Star Skate Addition, Block A, Lot 1R - Commercial amusement (indoor) on one lot on 3.1± acres located on the south side of 14th Street, 400± feet east of Jupiter Road. Zoned Retail with Specific Use Permit #482. Neighborhood #68. Applicant: Branom Properties</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>16 BT</p> | <p>Public Hearing - Replat: E.I.G. II Addition, Block 1, Lot 2R - Office and warehouse building on one lot on 2.0± acres located south of 10th Street, 208± feet west of N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: OCS Family Limited Partnership</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>17 BT</p> | <p>Public Hearing - Replat: Grainger Addition, Block 1, Lot 1R - Warehouse/Distribution center on one lot on 2.5± acres located on the north side of Plano Parkway, 415± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. Applicant: W. W. Grainger, Inc.</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>18 BT</p> | <p>Public Hearing - Preliminary Replat: United National Bank Addition, Block 1, Lots 1R & 2R - Retail building and bank on two lots on 3.2± acres located at the northeast corner of Parker Road and Premier Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Comerica Bank and CVS Caremark Corporation</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>19 EH</p> | <p>Public Hearing - Revised Preliminary Replat & Revised Site Plan: United City Center Addition, Block 1, Lot 3R - Retail building on one lot on 0.7± acre located at the southeast corner of 15th Street and Independence Parkway. Zoned Planned Development-125-Retail/General Office. Neighborhood #65. Applicant: Agnich Independence, LP</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |
| <p>20 TF</p> | <p>Public Hearing - Replat: The Shops at Legacy Town Center (North), Block C, Lots 1R & 5 - Retail, restaurant, office, and multifamily residential on two lots on 13.0± acres located at the northeast corner of Dallas Parkway and Legacy Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Karahan Companies</p> | <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> |

END OF PUBLIC HEARINGS

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Discussion and Direction: Comprehensive Plan Update - Discussion and direction on the update of the Land Use and Transportation Elements of the Comprehensive Plan. **Applicant: City of Plano**

**DISCUSSION
HELD**

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Discussion: Discontinuation of Impact Fee Program - The Planning & Zoning Commission will convene as the Impact Fee Advisory Committee. **Applicant: City of Plano**

**DISCUSSION
HELD**

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Discussion and Direction: Selection of 2008 Work Session Meeting Dates - Discussion and direction on the selection of Planning & Zoning Commission work session dates and times for 2008. **Applicant: City of Plano**

**DISCUSSION
HELD**

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Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

**DISCUSSION
HELD**

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.