

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

November 19, 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 November 5, 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 Site Plan: Dallas North Shopping Center, Block A, Lot 2R - TF Bank on one lot on 0.9± acre located at the southwest corner of 15th Street and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #66. Applicant: Ordodi Trust</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5b BT</p>	<p>Final Plat: Fellowship Bible Church-North Addition, Block A, Lot 1 - Religious facility on one lot on 27.7± acres located at the northeast corner of Chase Oaks Boulevard and Legacy Drive. Zoned Planned Development-277-Retail/General Office. Neighborhood #13. Applicant: Chase Oaks Church</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5c BT</p>	<p>Revised Conveyance Plat: Ruisseau Village, Phase II, Block 1, Lots 2R & 3 - Two conveyance lots on 7.6± acres located at the southwest corner of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Corinth Properties</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BT</p>	<p>Preliminary Site Plan and Concept Plan: Ruisseau Village, Phase II, Block 1, Lots 2 & 3 - New car dealer and concept lot on 7.6± acres located at the southwest corner of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Corinth Properties</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Final Plat: Morgan Village Retail Center, Block A, Lot 1 - Minor auto repair building on one lot on 0.8± acre located on the east side of Ohio Drive, 500± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1. Applicant: B.P.D.T. Venture One, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Preliminary Site Plan: Village 121 Addition, Block 1, Lot 1 - Retail and restaurant development on one lot on 53.4± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Yongshik Kim Trust and Sa Eun Kim Trust</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g EH</p>	<p>Revised Conveyance Plat: Village 121 Addition, Block 1, Lots 1-5 - Five conveyance lots on 84.1± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Yongshik Kim Trust and Sa Eun Kim Trust</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>6 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: Cencor Realty Services</p>	<p>TABLED 7-0 TO THE 12/3/07 P&Z COMMISSION MEETING</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2007-56 - Request for Specific Use Permit for Arcade on 1.1± acres located on the west side of U.S. Highway 75, 860± feet north of Plano Parkway. Zoned Corridor Commercial. Applicant: Amazing Jakes</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 12/10/07</p>

<p>8 EH</p>	<p>Public Hearing: Zoning Case 2007-57 - Request for Specific Use Permit for Day Care Center on 0.5± acre located 100± feet west of N Avenue, 370± feet south of Plano Parkway. Zoned Light Industrial-1. Applicant: University of Gymnastics</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 12/10/07</p>
<p>9 EH</p>	<p>Public Hearing - Replat: The Creeks of Willow Bend Phase 4, Block A, Lot 13R & Block D, Lot 1R - One Single-Family Residence-9 lot and one open space lot on 6.5± acres located generally at the northeast corner of Chaucer Court and Mountain Laurel Lane. Zoned Single-Family Residence-9. Neighborhood #42. Applicant: Abid Abedi</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: 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>11 TF</p>	<p>Public Hearing - Replat: P.R. Garrett Addition, Block 8, Lots 3R & 4 - Two General Residential lots on 0.2± acre located on the west side of F Avenue, 80± feet south of 13th Street. Zoned General Residential. Neighborhood #67. Applicant: Chicago Legacy Group, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12 TF</p>	<p>Public Hearing - Replat: Kings Ridge Addition, Block B, Lots 1R & 10R - One Single-Family Residence-7 lot and one open space lot on 1.7± acres located generally at the northwest corner of McKamy Trail and Round Springs Lane. Zoned Single-Family Residence-7 and Single-Family Residence-9. Neighborhood #25. Applicant: Scott Shamblin</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 BT</p>	<p>Public Hearing - Replat: Dicker Center Phase A, Block A, Lot 4R - Medical office on one lot on 4.0± acres located at the southwest corner of West 15th Street and Medical Avenue. Zoned Planned Development-129-General Office. Neighborhood #64. Applicant: McCreek Partners, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>14 BT</p>	<p>Public Hearing - Preliminary Replat and Revised Site Plan: Park Place Addition, Block 1, Lots 1R & 2R - Car dealership on two lots on 7.8± acres located at the southwest corner of Plano Parkway and Preston Road. Zoned Light Commercial with Specific Use Permit #537. Neighborhood #54. Applicant: Park Place Motorcars</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>15 BT</p>	<p>Public Hearing - Replat: Prestonwood Park Addition, Block A, Lots 1R & 14 - Car wash and retail on two lots on 4.5± acres located on the north side of Park Boulevard and on the east side of Midway Road. Zoned Planned Development-12-Retail. Neighborhood #40. Applicant: Regency Centers LP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>16</p>	<p>Nomination and Election of 1st and 2nd Vice Chair - Nomination</p>	<p>ELECTIONS</p>

<p>TE</p> <p>17</p>	<p>and election of the 1st and 2nd Vice Chairs. Applicant: City of Plano</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>HELD</p> <p>DISCUSSION HELD</p>
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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.