

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 1, 2004

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 - February 2, 2004 Regular Meeting and February 16, 2004, Pre-Meeting and Regular Meeting</p> <p><u>CONSENT AGENDA</u></p> <p>4a CDL Revised Preliminary Site Plan & Revised Concept Plan: Custer-Ridgeview Addition, Block 1, Lots 1-5 - A proposed indoor kennel, existing car wash, minor automotive repair and retail, and future retail on five lots on 8.7± acres on the northwest corner of Custer Road and Ridgeview Drive. Zoned Retail. Neighborhood #3. Applicant: Doggie Zen Den</p> <p>4b CHL Revised Preliminary Plat: Oak Point Park & Nature Preserve, Block A, Lot 1 - A municipal park on one lot on 42.5± acres on the east side of Spring Creek Parkway, 3,200± feet north of Parker Road. Zoned Agricultural. Neighborhood #38. Applicant: City of Plano</p> <p>4c CDL Final Plat: Preston Ohio Addition, Block 1, Lots 3R & 6 - An office-showroom/warehouse development on two lots on 1.8± acres on the west side of Ohio Drive, 700± feet north of S.H. 190. Zoned Planned Development-402-Retail/Office-2. Neighborhood #55. Applicant: Plano/190</p>	<p></p> <p>IF APPROVED, NO FURTHER ACTION REQUIRED</p> <p>IF APPROVED, NO FURTHER ACTION REQUIRED</p> <p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>4d CDL</p>	<p>Preliminary Site Plan: Whitestone Addition, Block A, Lots 1 & 5 - A general and medical office development on two lots on 6.7± acres on the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Golan Custom Homes</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>4e CHL</p>	<p>Preliminary Plat: Jefflyn Properties III Addition, Block A, Lot 1 - A proposed one-story general office building on one lot on 1.1± acres east of Coit Road, 370± feet south of McDermott Road. Zoned Planned Development-261-Retail. Neighborhood #5. Applicant: 2001-Coit McDermott Joint Venture</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>4f CHL</p>	<p>Final Plat: Legacy Town Center (South), Block G, Lot 2 & Block I, Lot 3 - 255 multi-family residential units on two lots on 5.7± acres on the northwest corner of Parkwood Boulevard and Pearson Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Columbus Realty Partners, Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>5 CDL</p>	<p>Public Hearing: Zoning Case 2004-03 - Request to rezone 10.9± acres on the east side of Ohio Drive, 600± feet south of McDermott Road from Planned Development-21-Retail (PD-21-R) to Retail (R). Neighborhood #1. Applicant: City of Plano</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 03/22/04</p>
<p>6 CDL</p>	<p>Public Hearing: Zoning Case 2004-05 - A request for a Specific Use Permit (SUP) for a Private Club at an existing restaurant on one lot on 0.1± acre on the west side of Parkwood Boulevard, 220± feet south of Parker Road. Zoned Regional Commercial (RC). Neighborhood #41. Applicant: Weitzman Group</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 03/22/04</p>
<p>7 CHL</p>	<p>Public Hearing: Zoning Case 2004-06 - A request for a Specific Use Permit (SUP) for a New Car Dealer on one lot on 21.8± acres on the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment (CE). Neighborhood #16. Applicant: Classic BMW</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 03/22/04</p>
<p>8 CHL</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Prestonwood Park Addition, Block A, Lot 12R - A proposed retail development on one lot on 1.0± acre at the southeast corner of Midway Road and Plano Parkway. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Whisenant Investments</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>9 CHL</p>	<p>Public Hearing - Replat & Revised Site Plan: Robinson Addition, Block 1, Lot 3R - An existing public high school on one lot on 49.3± acres on the west side of Preston Meadow Drive, 380± feet south of Legacy Drive. Zoned Single-Family-7. Neighborhood #17. Applicant: Plano Independent School District</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>10 CDL</p>	<p>Public Hearing - Replat: Kings Ridge Addition, Block C, Lots 4R-9R - Five single-family residential lots and one open space lot on 6.8± acres on the south side of Whisperfield Drive and Round Springs Lane at the intersection of Crown Forest Drive. Zoned Single-Family-7 and Single-Family-9. Neighborhood #25. Applicants: Ward Olgreen, Jorey Chernett, David Weissinger, Shahzad Razmzan, Edward O'Donnell, & Kings Ridge Addition Homeowners Association, Inc.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>11 CDL</p>	<p>Public Hearing - Preliminary Replat: Eden Garden Assisted Living, Block 2, Lot 1 - A proposed medical office development on one lot on 4.8± acres on the east side of Midway Road, 700± feet south of Parker Road. Zoned Planned Development-463-Office-1. Neighborhood #40. Applicant: Kinsman Ventures LLC</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12A CHL</p>	<p>Preliminary Site Plan & Concept Plan: Evergreen at Plano Parkway, Block 1, Lots 1 & 2 - A proposed four-story, 250-unit independent living facility on one lot on 11.2± acres and a future two-story general office development on one lot on 0.9± acre at the southeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-382-Retail/Office-2 (PD-382-R/O-2). Neighborhood #65. Tabled 02/16/04. Applicant: Churchill Residential, Inc.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>12B CHL</p>	<p>Conveyance Plat: Evergreen at Plano Parkway, Block 1, Lots 1 & 2 - A proposed four-story, 250-unit independent living facility on one lot on 11.2± acres and a future two-story general office development on one lot on 0.9± acre at the southeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-382-Retail/Office-2. Neighborhood #65. Applicant: Churchill Residential, Inc.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>13 CDL</p>	<p>Request for a Waiver to the Façade Plan Requirements: Signature Plaza, Block A, Lots 1, 2, & 7 - A proposed grocery store and retail center on three lots on 12.9± acres on the southeast corner of S.H. 121 and Coit Road. Zoned Regional Commercial (RC). Neighborhood #2. Applicants: Regency Realty Group, Inc., & Kroger</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>14 TE</p>	<p>Request to Call a Public Hearing - A request to call a public hearing to consider Zoning Ordinance amendments to the Single-Family-Residence-20 zoning district regulations (Section 2-803) and/or Front Yard Regulations (Section 3-500) with regard to the front yard setback standards for the Single-Family-20 zoning district. Applicant: City of Plano</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</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 that 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 on 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;
 - 30 minutes for all other speakers, to be divided as follows:
 - ♦ 15 minutes for a representative of a homeowners association or other group with:
 - ♦ 3 minutes each for additional speakers; and
 - 5 minutes for applicant rebuttal.

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.