

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

January 16, 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 - December 18, 2006, Meeting and January 2, 2007, 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: Capital One Addition, Block 1, Lot 2 - Office center on one lot on 22.7± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, LP</p> <p>BT</p> <p>5b Conveyance Plat: Capital One Addition, Block 1, Lots 1, 2, & 3 - Three conveyance lots on 74.2± acres located at the northwest corner of Dominion Parkway and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, LP</p> <p>BT</p> | |

| | |
|-------------------------------------|--|
| 5c BT | Final Plat: Coit Center Addition, Block A, Lot 2R - General office development on one lot on 3.2± acres located on the north side of Maplelawn Drive, 1,085± feet east of Coit Road. Zoned Commercial Corridor. Neighborhood #72. Applicant: North Texas Conference of the United Methodist Church |
| 5d BT | Preliminary Plat: Pasquinelli's Willow Crest, Phase 4 - 113 Single Family-A lots on 11.1± acres located at the northwest corner of McDermott Road and Empire Boulevard. Zoned Planned Development-177-Single-Family Residence Attached. Neighborhood #1. Applicant: Portrait Homes |
| 5e BT | Final Plat: Royal Addition, Block A, Lots 3R, 4R, & 6 - Retail center on three lots on 12.1± acres located at the northeast corner of U.S. Highway 75 and Exchange Drive. Zoned Corridor Commercial. Neighborhood #59. Applicant: Dennison Royal & Michael Royal et al |
| 5f EH | Preliminary Site Plan & Concept Plan: Headquarters Village, Block A, Lots 1 & 2 - Retail and office development and conceptual buildings one two lots on 9.6± acres located at the northeast corner of Preston Road and Razor Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Headquarters, LP |
| 5g EH | Conveyance Plat: Headquarters Village, Block A, Lots 1 & 2 - Two conveyance lots on 9.6± acres located at the northeast corner of Preston Road and Razor Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Headquarters, LP |
| 5h EH | Final Plat: Independence Hall Addition No. 2, Block 1, Lot 2 - A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 500± feet north of Spring Creek Parkway. Zoned Neighborhood Office. Neighborhood #18. Applicant: Texas TJS Group, LP |
| 5i EH | Final Plat: The Trails of Glenwood, Phase 1 - 66 Single Family Residence-6 lots, 83 Single-Family Residence-7 lots and 10 open spaces on 53.1± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven way. Zoned Single Family Residence-6 and Single-Family Residence-7. Neighborhood #24. Applicant: The Stoddard Group, Ltd. |
| 5j TE | Revised Conveyance Plat: Huffines Dodge Addition, Block A, Lots 3R & 4 - Two conveyance lots on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. Applicant: H. H. P. L. Limited |
| <u>END OF CONSENT AGENDA</u> | |

| | | |
|------------------|--|--|
| | <p><u>PUBLIC HEARINGS</u></p> | |
| <p>6 EH</p> | <p>Public Hearing: Zoning Case 2006-31 - Request for expansion of Specific Use Permit #571 for service contractor with storage yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Neighborhood #68. Applicant: Joe and Susana Hernandez</p> | |
| <p>7A TE</p> | <p>Public Hearing: Zoning Case 2006-35 - A request to rezone 3.0± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive from Planned Development-426-Retail/General Office to Planned Development-Light Industrial-1. Zoned Planned Development-426/Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. Applicant: H. H. P. L. Limited</p> | |
| <p>7B TE</p> | <p>Preliminary Site Plan & Concept Plan: Huffines Dodge Addition, Lots 3R & 4 - Automobile repair-major (automobile towing) and automobile storage on one lot and office/retail on one lot on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Neighborhood Planned Development-426-Retail/General Office with Specific Use Permit #384. Neighborhood #55. Applicant: H. H. P. L. Limited</p> | |
| <p>8 EH</p> | <p>Public Hearing - Preliminary Replat & Site Plan: Parkway Carmax Addition, Block A, Lot 2 - Automobile storage lot on one lot on 2.1± acres located on the east side of Fulgham Road, 573.8± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #55. Applicant: Carmax, Inc.</p> | |
| <p>9 EH</p> | <p>Public Hearing - Replat: Edwards Addition, Block A, Lots 1R, 2 & 3 - Three urban residential lots on 0.7± acre located at the southeast corner of 15th Street and O Avenue. Zoned Urban Residential. Neighborhood #60. Applicant: Walter F. Edwards</p> | |
| | <p><u>END OF PUBLIC HEARINGS</u></p> | |
| <p>10</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> | |

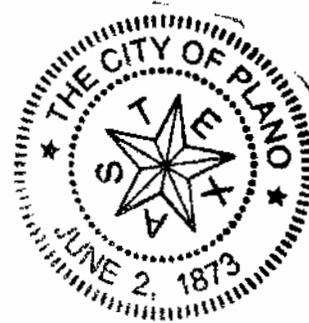
ACCESSIBILITY STATEMENT

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.

I certify that the above notice of meeting was posted on the bulletin board in the Municipal Building, 1520 Avenue K

Plano, Texas on the 12 day of Jan
20 07, at 5:00 o'clock PM

[Signature]
City Secretary



**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.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

January 16, 2007

Agenda Item No. 5a

Preliminary Plat: Capital One Addition, Block 1, Lot 2

Applicant: West Plano Land Company, LP

Office center on one lot on 22.7± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5b

Conveyance Plat: Capital One Addition, Block 1, Lots 1, 2, & 3

Applicant: West Plano Land Company, LP

Three conveyance lots on 74.2± acres located at the northwest corner of Dominion Parkway and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 5c

Final Plat: Coit Center Addition, Block A, Lot 2R

Applicant: North Texas Conference of the United Methodist Church

General office development on one lot on 3.2± acres located on the north side of Maplelawn Drive, 1,085± feet east of Coit Road. Zoned Commercial Corridor. Neighborhood #72.

Recommended for approval as submitted.

Agenda Item No. 5d
Preliminary Plat: Pasquinelli's Willow Crest, Phase 4
Applicant: Portrait Homes

113 Single Family-A lots on 11.1± acres located at the northwest corner of McDermott Road and Empire Boulevard. Zoned Planned Development-177-Single-Family Residence Attached. Neighborhood #1.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5e
Final Plat: Royal Addition, Block A, Lots 3R, 4R, & 6
Applicant: Dennison Royal & Michael Royal et al

Retail center on three lots on 12.1± acres located at the northeast corner of U.S. Highway 75 and Exchange Drive. Zoned Corridor Commercial. Neighborhood #59.

Recommended for approval as submitted.

Agenda Item No. 5f
Preliminary Site Plan & Concept Plan: Headquarters Village, Block A, Lots 1 & 2
Applicant: Headquarters, LP

Retail and office development and conceptual buildings one two lots on 9.6± acres located at the northeast corner of Preston Road and Razor Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 5g
Conveyance Plat: Headquarters Village, Block A, Lots 1 & 2
Applicant: Headquarters, LP

Two conveyance lots on 9.6± acres located at the northeast corner of Preston Road and Razor Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Recommended for approval as submitted.

Agenda Item No. 5h

Final Plat: Independence Hall Addition No. 2, Block 1, Lot 2

Applicant: Texas TJS Group, LP

A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 500± feet north of Spring Creek Parkway. Zoned Neighborhood Office. Neighborhood #18.

Recommended for approval as submitted.

Agenda Item No. 5i

Final Plat: The Trails of Glenwood, Phase 1

Applicant: The Stoddard Group, Ltd.

66 Single Family Residence-6 lots, 83 Single-Family Residence-7 lots and 10 open spaces on 53.1± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven way. Zoned Single Family Residence-6 and Single-Family Residence-7. Neighborhood #24.

Recommended for approval as submitted.

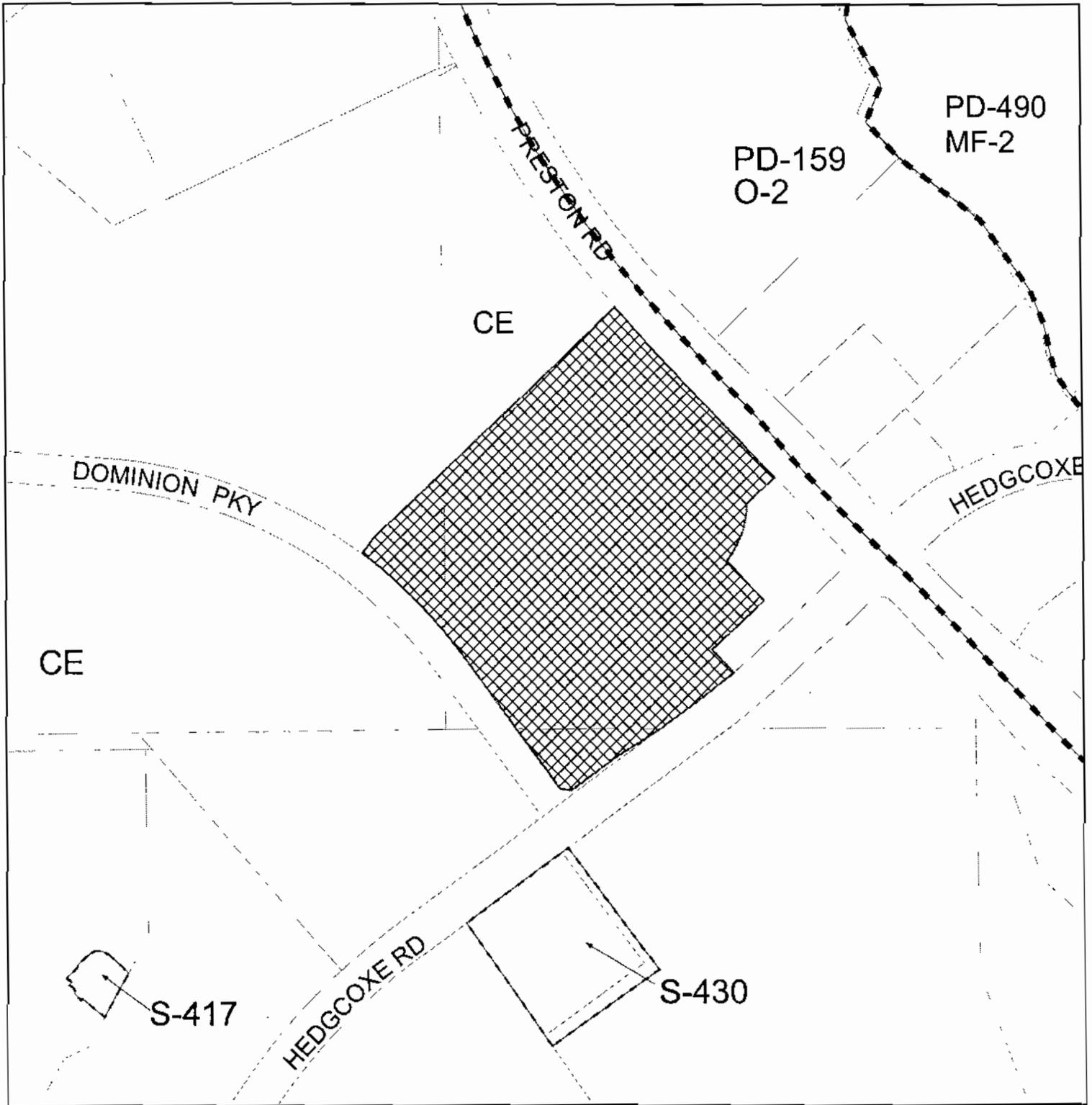
Agenda Item No. 5j

Revised Conveyance Plat: Huffhines Dodge Addition, Block A, Lots 3R & 4

Applicant: H. H. P. L. Limited

Two conveyance lots on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55.

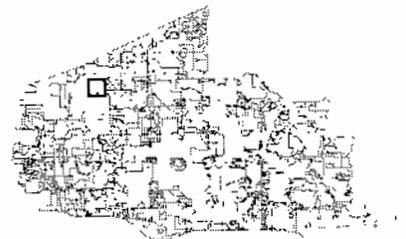
Recommended for approval as submitted.



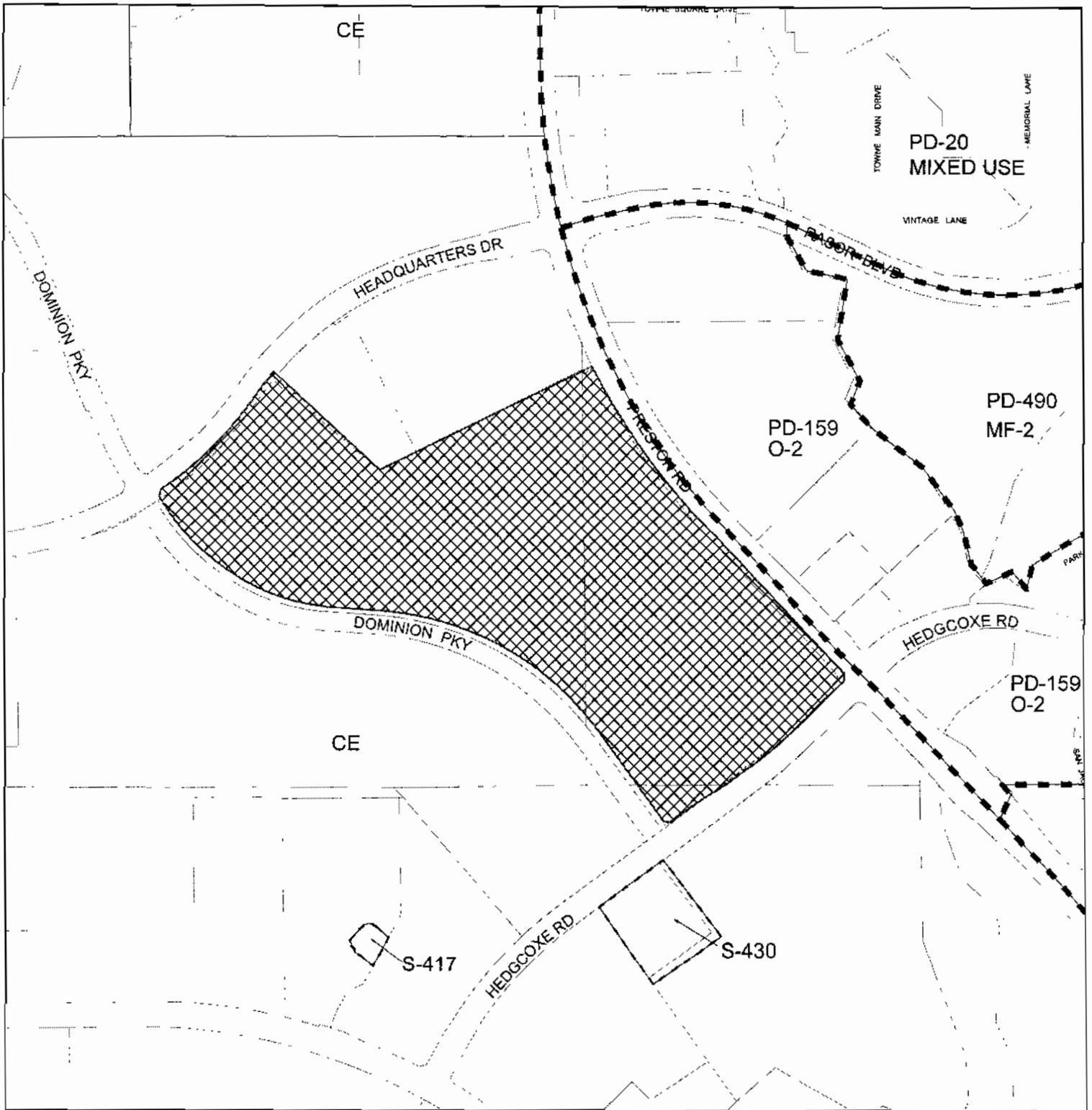
Item Submitted: PRELIMINARY PLAT

Title: CAPITAL ONE ADDITION
BLOCK 1, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



Item Submitted: CONVEYANCE PLAT

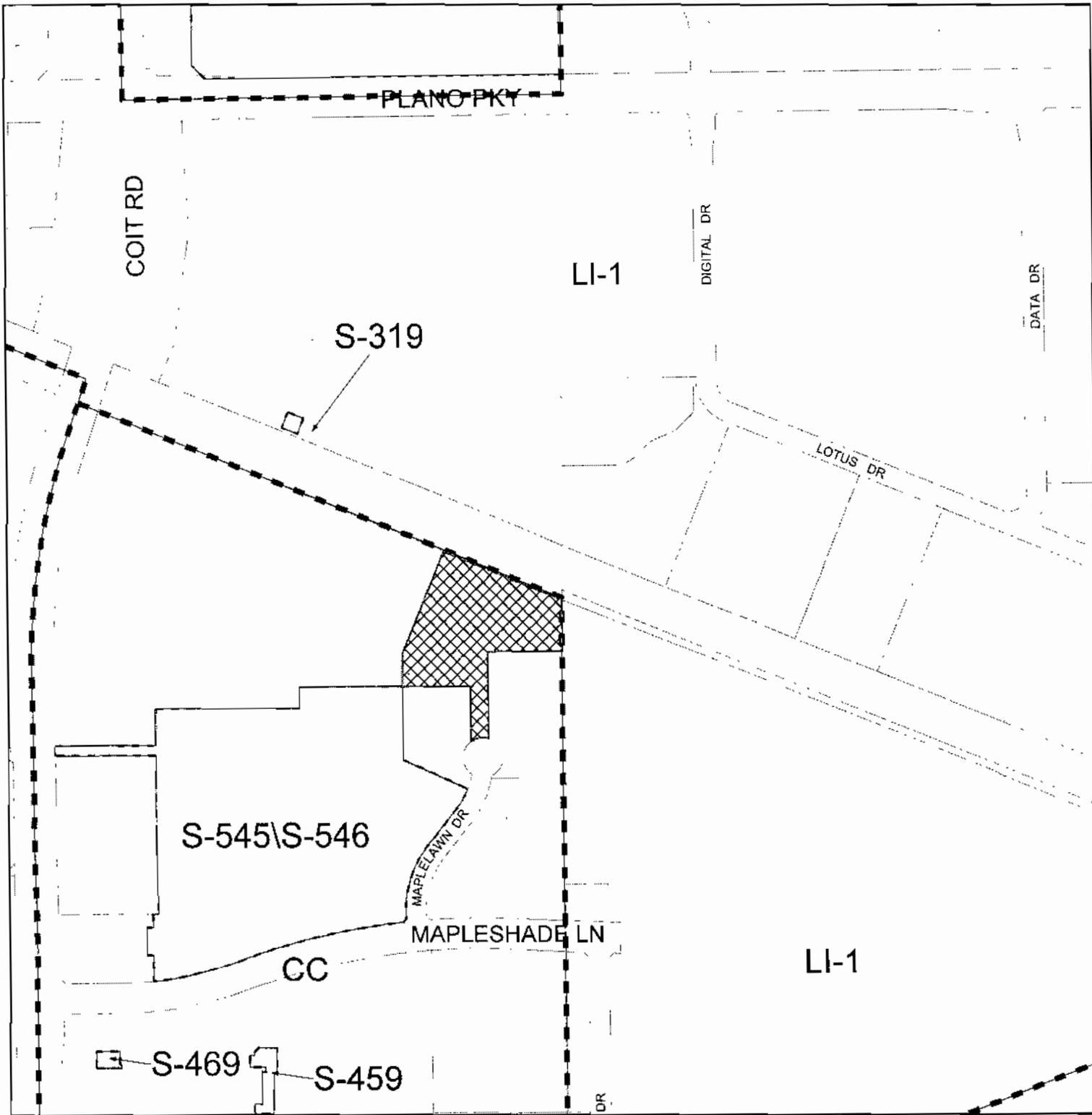
Title: CAPITAL ONE ADDITION
BLOCK 1, LOTS 1, 2, & 3

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

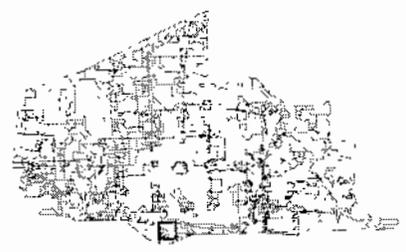




Item Submitted: FINAL PLAT

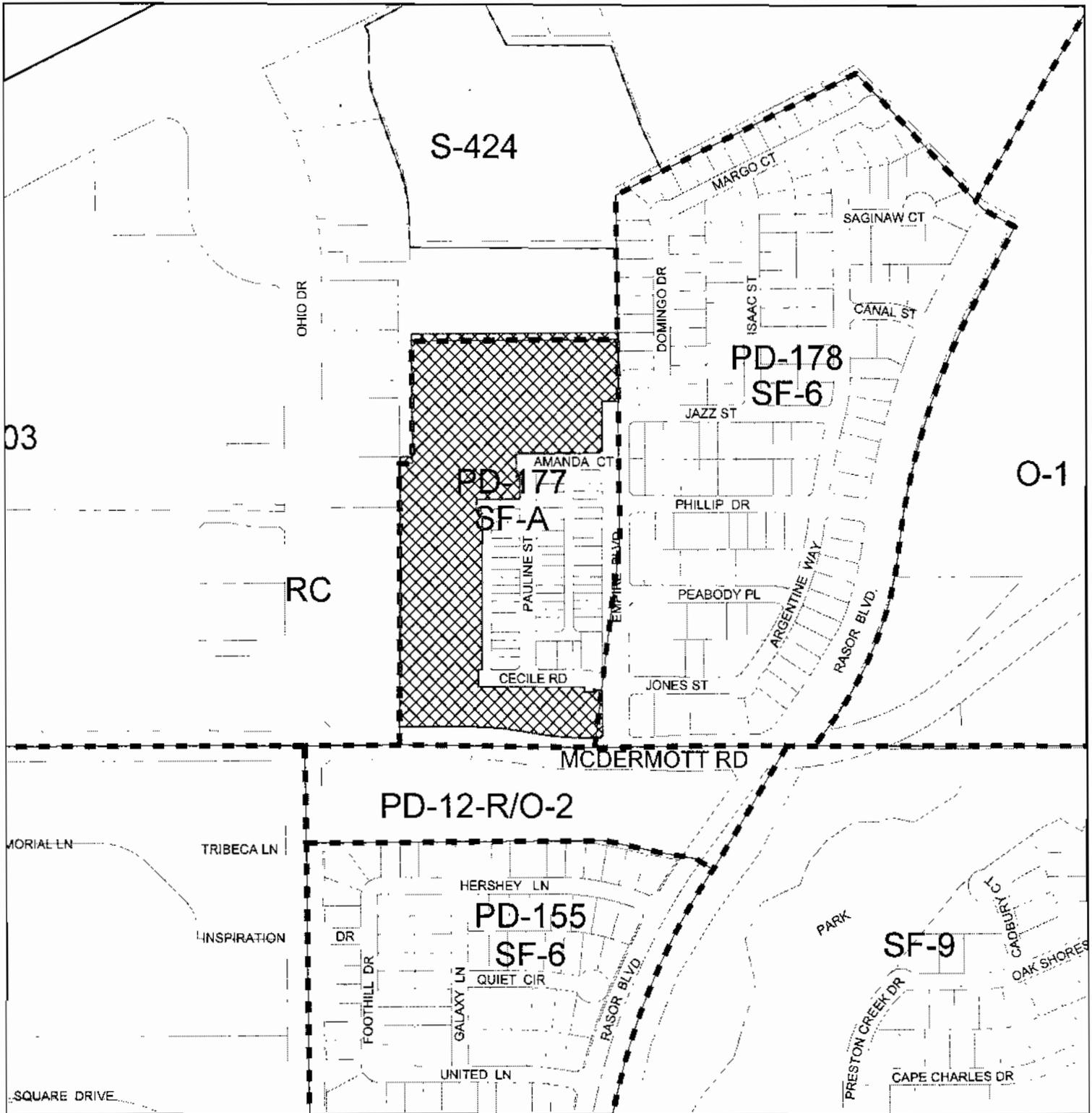
Title: COIT CENTER ADDITION
BLOCK A, LOT 2R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer





Item Submitted: PRELIMINARY PLAT

Title: PASQUINELLI'S WILLOW CREST, PHASE 4

Zoning: PLANNED DEVELOPMENT-177-
SINGLE-FAMILY RESIDENCE ATTACHED



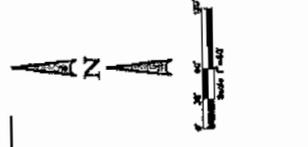
○ 200' Notification Buffer



Winkelmann
 Surveyors & Engineers, Inc.
 1000 N. 1st St., Suite 100
 Lincoln, NE 68502
 Phone: 402-441-1111
 Fax: 402-441-1112

OWNER
 PASQUINELLI PORTLAND HOMES
 4888 HEDBERG ROAD, SUITE 110
 LINCOLN, NE 68516
 402-441-8922

PRELIMINARY PLAT
 PASQUINELLI'S WILLOW CREST, PHASE 4
 113 RESIDENTIAL LOTS - 5 HOA LOTS
 11.0803 ACRES



NOTES:

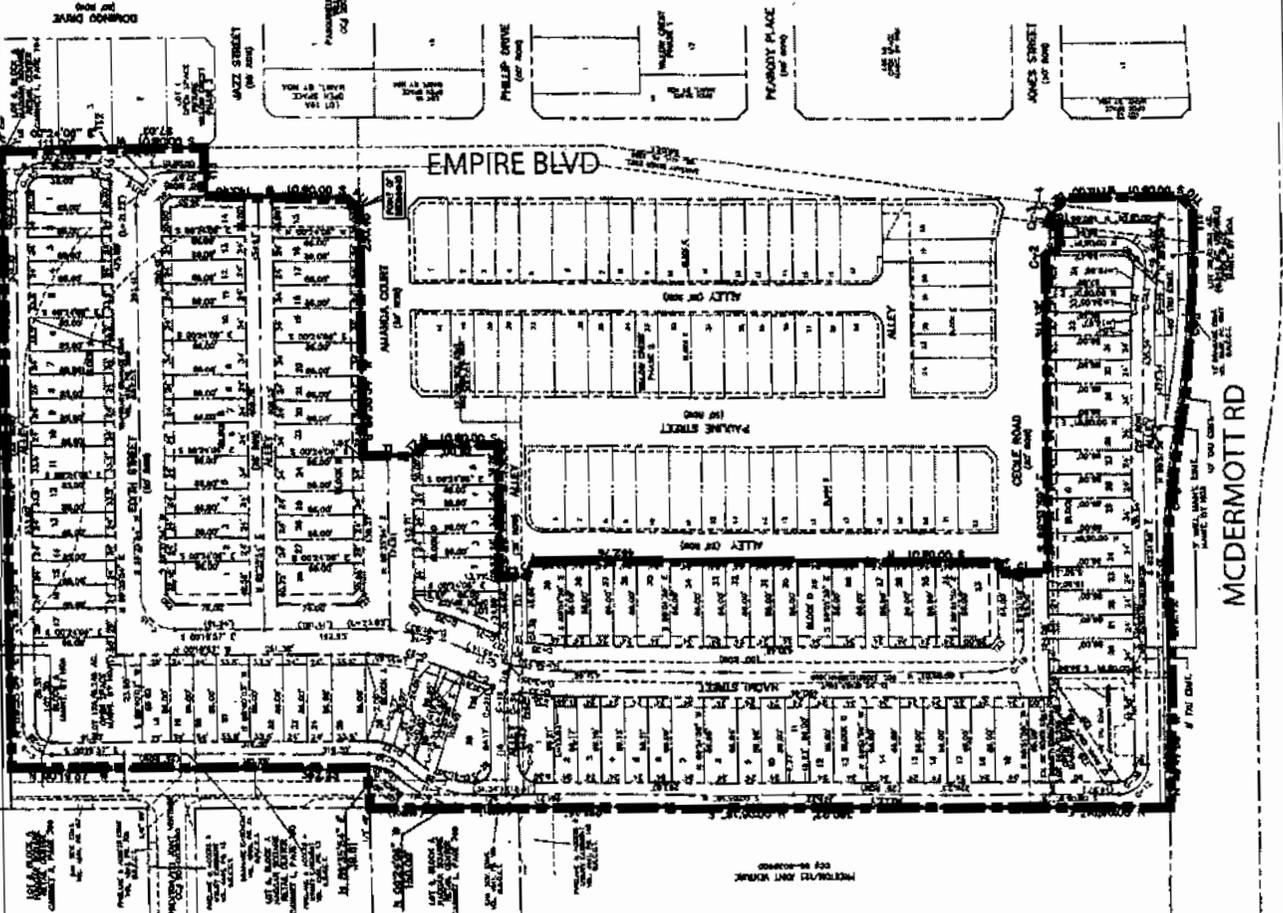
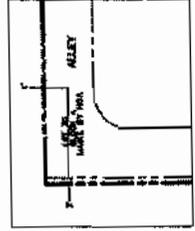
1. THIS PLAT IS BASED ON THE SURVEY OF THE PASQUINELLI PORTLAND HOMES, PHASE 4, 11.0803 ACRES, LOTS 1-113, SUBDIVISION 113, PLAT NO. 113-177-SF-A, DATED 08/14/2003, BY WINKELMANN SURVEYORS & ENGINEERS, INC.
2. ALL LOTS HAVE BEEN SURVEYED AND FOUND TO BE ACCURATE.
3. THE CITY OF LINCOLN HAS REVIEWED THIS PLAT AND HAS GRANTED A PLAT FOR THE CITY OF LINCOLN.
4. THIS PLAT IS BASED ON THE SURVEY OF THE PASQUINELLI PORTLAND HOMES, PHASE 4, 11.0803 ACRES, LOTS 1-113, SUBDIVISION 113, PLAT NO. 113-177-SF-A, DATED 08/14/2003, BY WINKELMANN SURVEYORS & ENGINEERS, INC.

CURVE TABLE

| CHAIN | RADIUS | DEG. | ARC LENGTH | CHORD | BEARING |
|-------|--------|-------|------------|--------|-----------------|
| 1 | 100.00 | 90.00 | 157.08 | 100.00 | N 00° 00' 00" E |
| 2 | 100.00 | 90.00 | 157.08 | 100.00 | E 00° 00' 00" S |
| 3 | 100.00 | 90.00 | 157.08 | 100.00 | S 00° 00' 00" W |
| 4 | 100.00 | 90.00 | 157.08 | 100.00 | W 00° 00' 00" N |

TANGENT TABLE

| CHAIN | BEARING | TANGENT | SECANT | CHORD |
|-------|-----------------|---------|--------|--------|
| 1 | N 00° 00' 00" E | 100.00 | 100.00 | 157.08 |
| 2 | E 00° 00' 00" S | 100.00 | 100.00 | 157.08 |
| 3 | S 00° 00' 00" W | 100.00 | 100.00 | 157.08 |
| 4 | W 00° 00' 00" N | 100.00 | 100.00 | 157.08 |



NOTE: THE CITY OF LINCOLN HAS REVIEWED THIS PLAT AND HAS GRANTED A PLAT FOR THE CITY OF LINCOLN. THE CITY OF LINCOLN HAS REVIEWED THIS PLAT AND HAS GRANTED A PLAT FOR THE CITY OF LINCOLN.

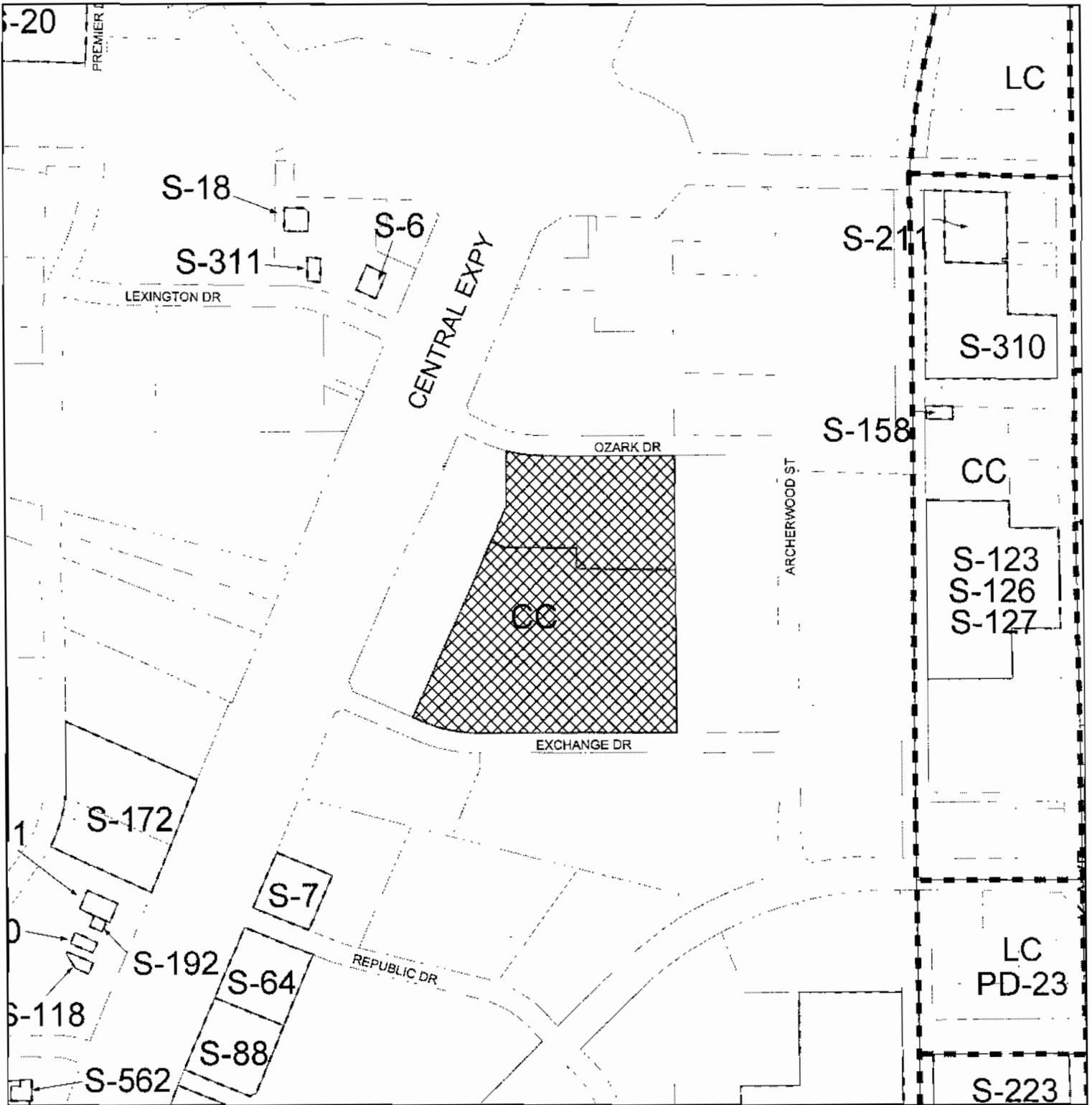
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 153
 PRELIMINARY PLAT
 PASQUINELLI'S WILLOW CREST, PHASE 4
 113 RESIDENTIAL LOTS - 5 HOA LOTS
 DEVELOPED AT PD-177-SF-A STANDARDS
 11.0803 ACRES

WINKELMANN SURVEYORS & ENGINEERS, INC.
 1000 N. 1st St., Suite 100
 Lincoln, NE 68502
 Phone: 402-441-1111
 Fax: 402-441-1112

CITY OF LINCOLN
 1000 N. 1st St., Suite 100
 Lincoln, NE 68502
 Phone: 402-441-1111
 Fax: 402-441-1112

PLAT NO. 113-177-SF-A
 PASQUINELLI'S WILLOW CREST, PHASE 4
 113 RESIDENTIAL LOTS - 5 HOA LOTS
 DEVELOPED AT PD-177-SF-A STANDARDS
 11.0803 ACRES

PRELIMINARY PLAT
 PASQUINELLI'S WILLOW CREST, PHASE 4
 113 RESIDENTIAL LOTS - 5 HOA LOTS
 DEVELOPED AT PD-177-SF-A STANDARDS
 11.0803 ACRES



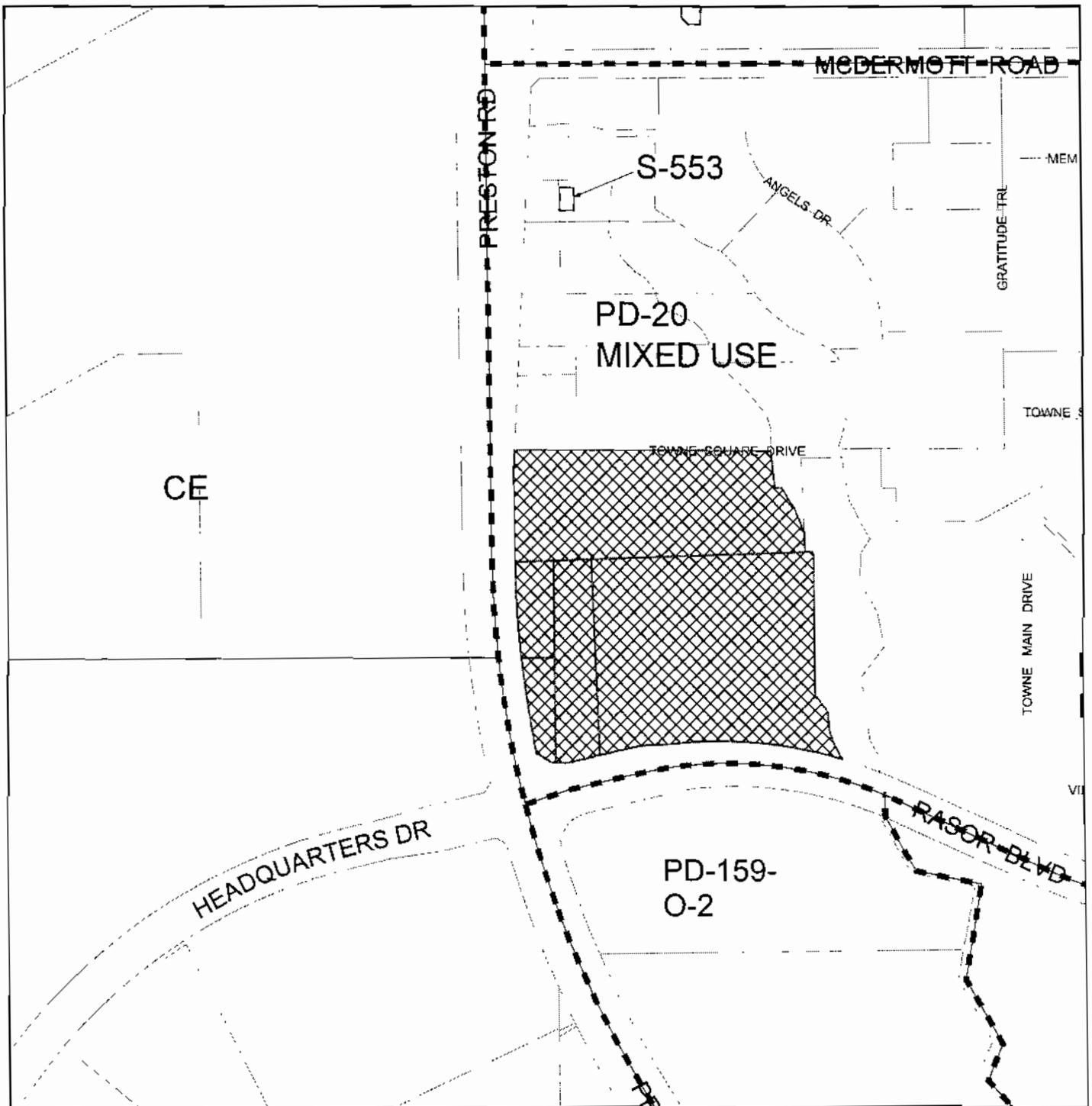
Item Submitted: FINAL PLAT

Title: ROYAL ADDITION NO. 2
BLOCK A, LOTS 3R, 4R, & 6

Zoning: CORRIDOR COMMERCIAL



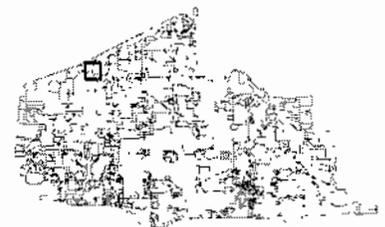
○ 200' Notification Buffer



Item Submitted: PRELIMINARY SITE PLAN & CONCEPT PLAN

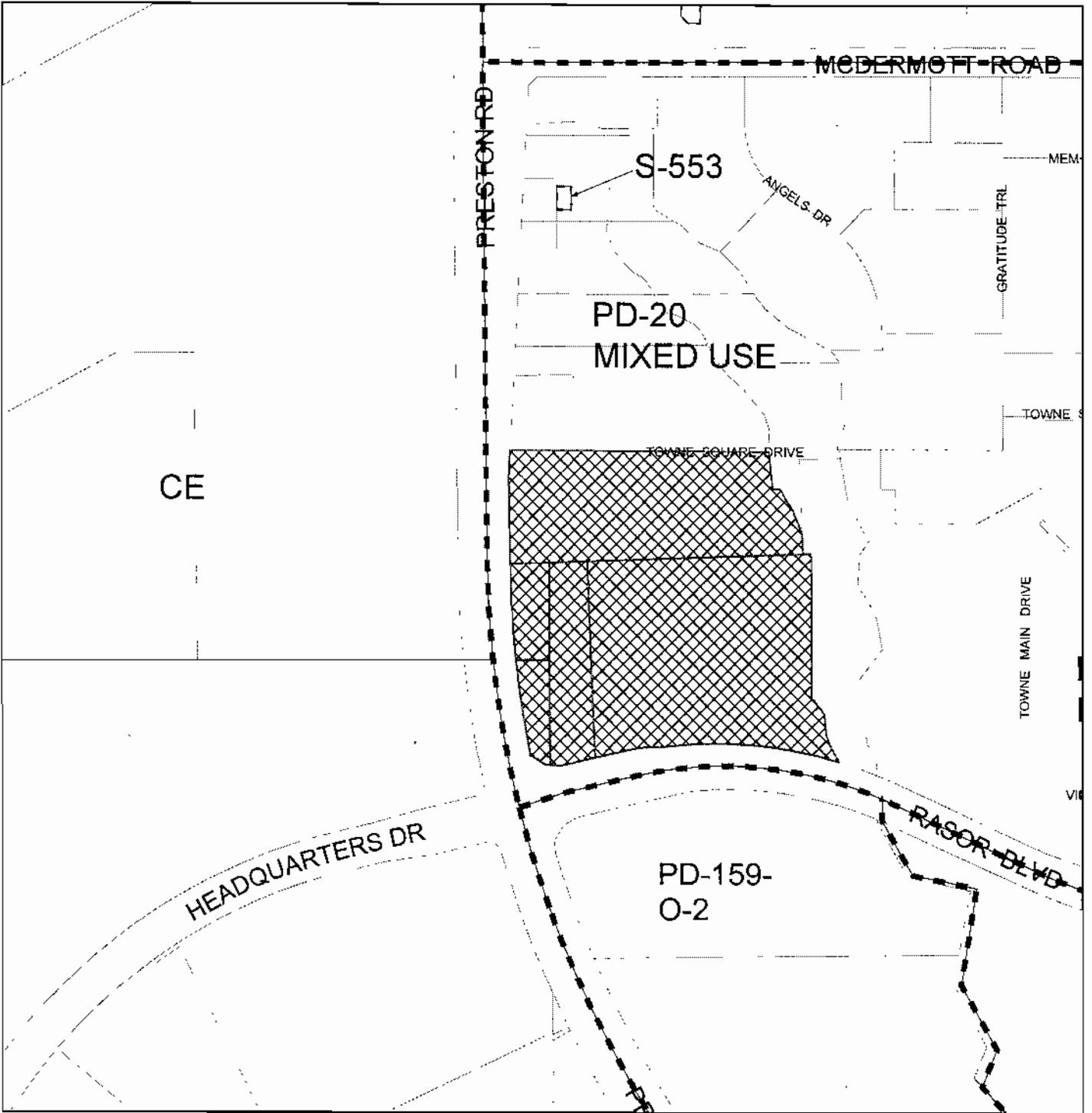
Title: HEADQUARTERS VILLAGE BLOCK A, LOTS 1 & 2

Zoning: PLANNED DEVELOPMENT-20-MIXED USE



○ 200' Notification Buffer

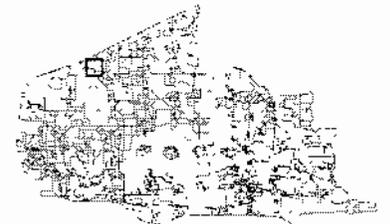




Item Submitted: CONVEYANCE PLAT

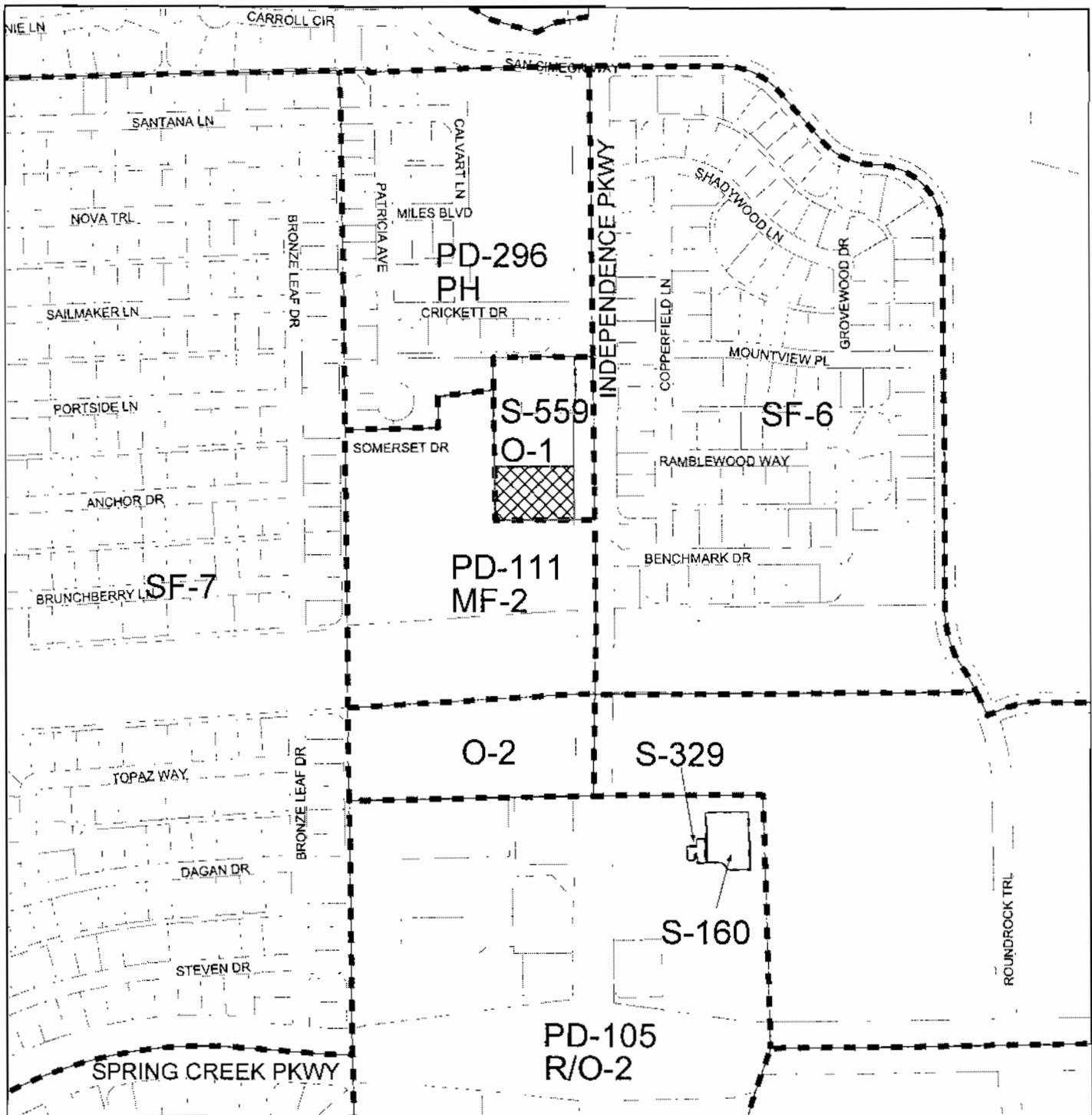
Title: HEADQUARTERS VILLAGE
BLOCK A, LOTS 1 & 2

Zoning: PLANNED DEVELOPMENT-20-
MIXED USE



○ 200' Notification Buffer





Item Submitted: FINAL PLAT

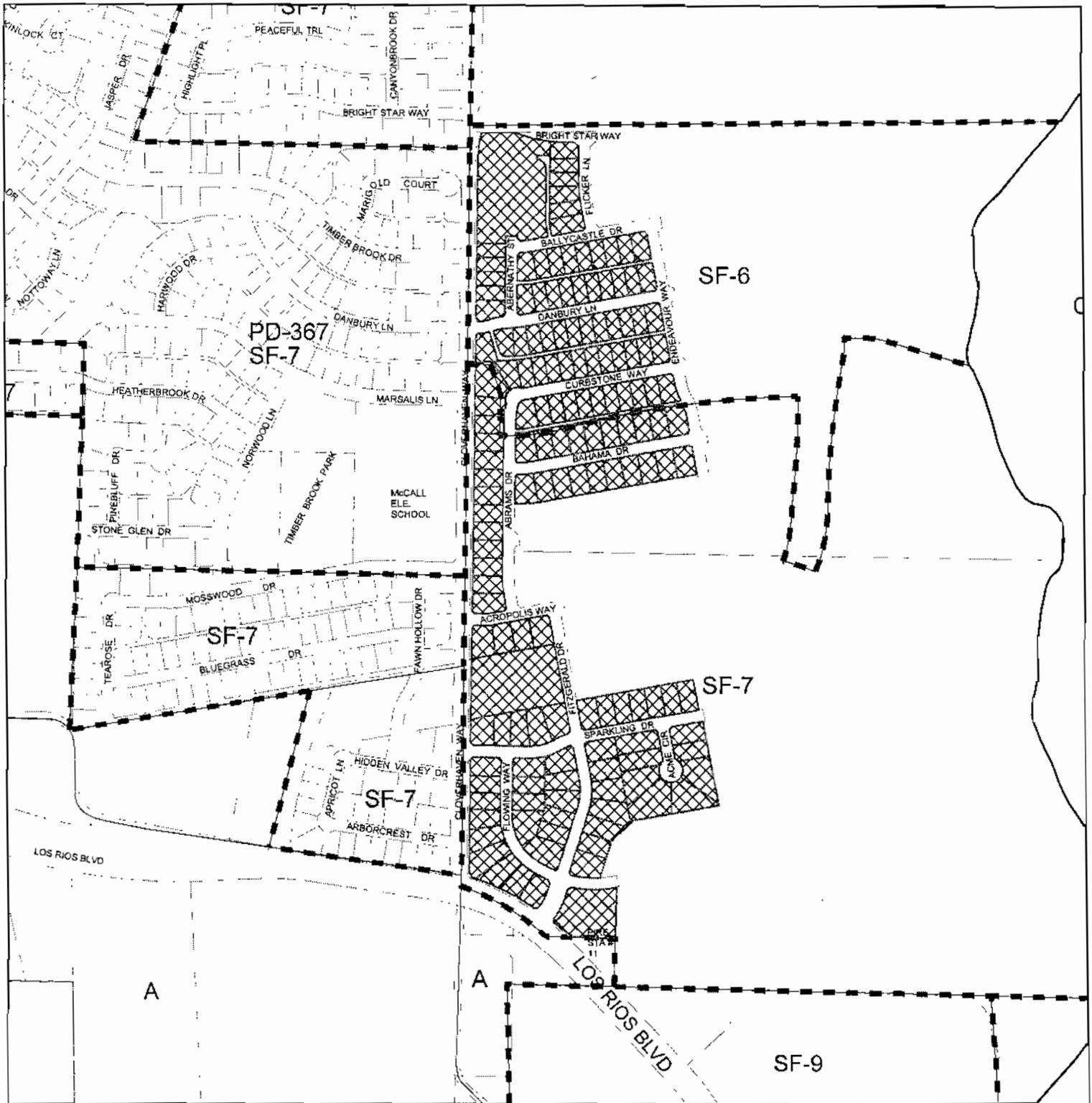
Title: INDEPENDENCE HALL ADDITION NO. 2
BLOCK 1, LOT 2

Zoning: NEIGHBORHOOD OFFICE



○ 200' Notification Buffer

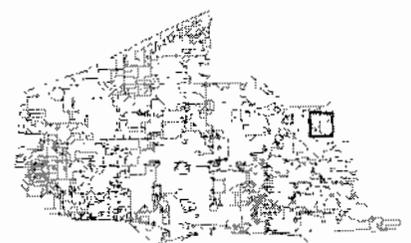




Item Submitted: FINAL PLAT

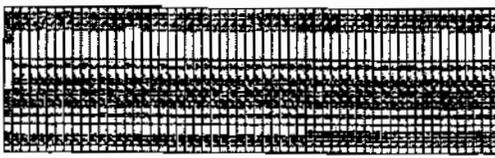
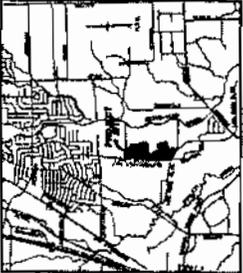
Title: THE TRAILS OF GLENWOOD, PHASE 1

Zoning: SINGLE-FAMILY RESIDENCE-6 & SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer





A
FINAL PLAN
OF
THE TRAILS OF GLENWOOD
PHASE 1
66 SINGLE FAMILY LOTS DEVELOPED AT SP-8 STANDARDS
83 SINGLE FAMILY LOTS DEVELOPED AT SP-7 STANDARDS

OUT OF THE
 A. M. BETFIELD SURVEY, ABSTRACT NO. 412
 AND THE J. G. SIMMONDS SURVEY, ABSTRACT NO. 822
 IN THE
 CITY OF PLANO, COLLIN COUNTY, TEXAS

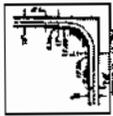
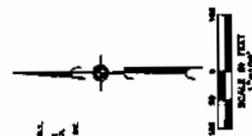
23,078 ACRES
148 LOTS / 10 OPEN SPACES

OWNER/DEVELOPER:
 11405 DALLAS, TX 75241
 (972) 331-8800
 CONTACT: BILL SMITH

ENGINEER/SURVEYOR:
Carter-Burgess
 2000 W. PARKWAY, SUITE 100
 PLANO, TEXAS 75075
 (972) 331-1200

JANUARY 2007

THIS PLAN FILED IN COUNTY OF COLLIN COUNTY, TEXAS
 THIS PLAN FILED IN COUNTY OF COLLIN COUNTY, TEXAS
 THIS PLAN FILED IN COUNTY OF COLLIN COUNTY, TEXAS

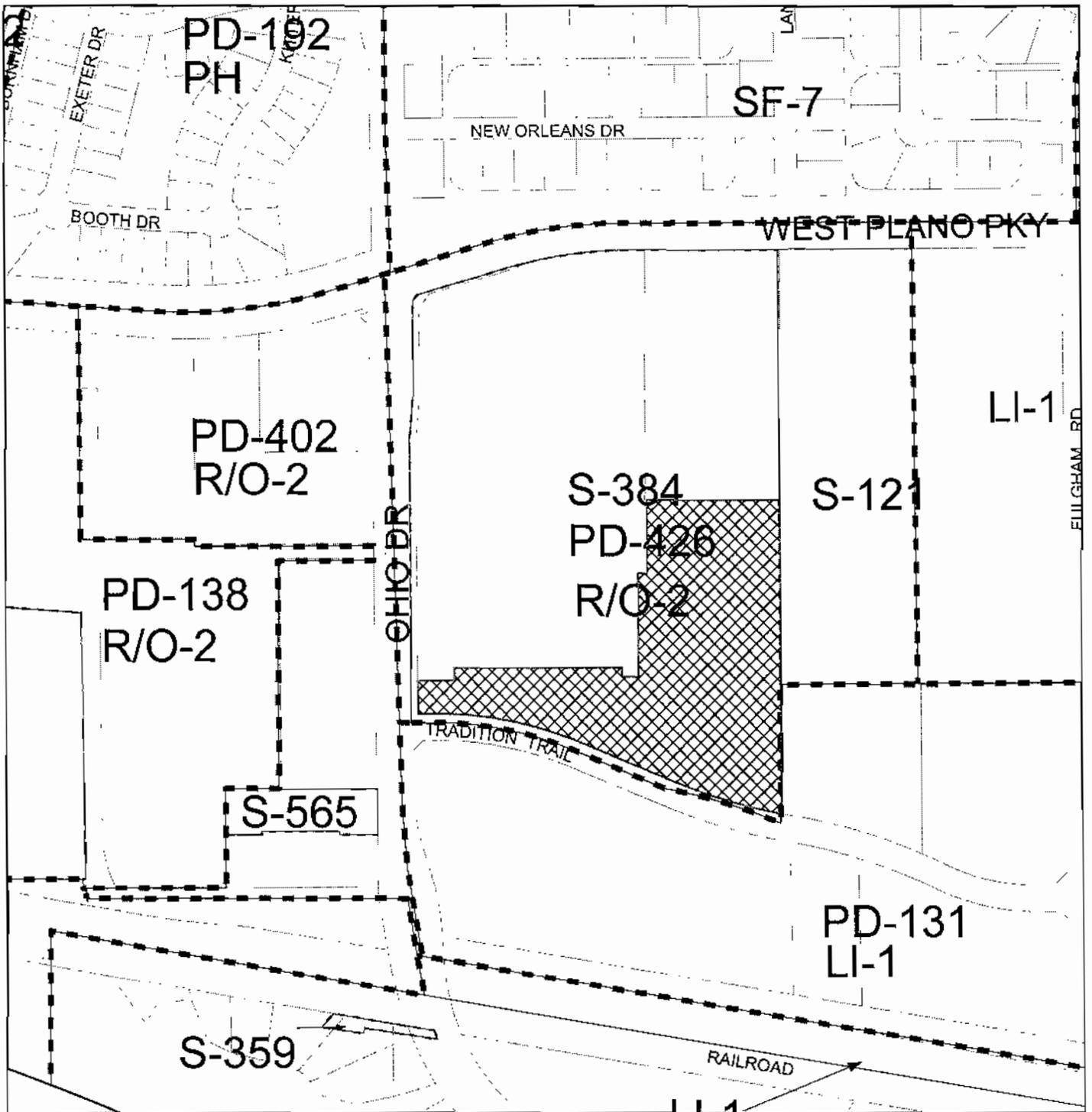


NOTES:

1. THIS PLAN IS THE FINAL PLAN FOR THE DEVELOPMENT OF THE TRAILS OF GLENWOOD PHASE 1, 66 SINGLE FAMILY LOTS DEVELOPED AT SP-8 STANDARDS AND 83 SINGLE FAMILY LOTS DEVELOPED AT SP-7 STANDARDS, AS SHOWN ON THE ATTACHED LOTS AND OPEN SPACES.
2. THE LOTS AND OPEN SPACES SHOWN ON THIS PLAN ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THE ATTACHED PLANS.
3. THE LOTS AND OPEN SPACES SHOWN ON THIS PLAN ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THE ATTACHED PLANS.
4. THE LOTS AND OPEN SPACES SHOWN ON THIS PLAN ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THE ATTACHED PLANS.
5. THE LOTS AND OPEN SPACES SHOWN ON THIS PLAN ARE SUBJECT TO THE EXISTING EASEMENTS AND RIGHTS OF WAY SHOWN ON THE ATTACHED PLANS.

LEGEND:

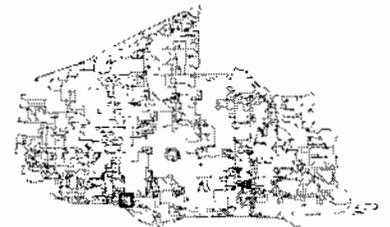
- 1. LOT
- 2. OPEN SPACE
- 3. DRIVEWAY
- 4. SIDEWALK
- 5. CURB
- 6. STREET LIGHT
- 7. UTILITY
- 8. FENCE
- 9. TREE
- 10. SHrub
- 11. SAND
- 12. GRAVEL
- 13. ASPHALT
- 14. CONCRETE
- 15. BRICK
- 16. STONE
- 17. WOOD
- 18. METAL
- 19. GLASS
- 20. PLASTER
- 21. GYPSUM
- 22. STUCCO
- 23. BRICK
- 24. STONE
- 25. WOOD
- 26. METAL
- 27. GLASS
- 28. PLASTER
- 29. GYPSUM
- 30. STUCCO
- 31. BRICK
- 32. STONE
- 33. WOOD
- 34. METAL
- 35. GLASS
- 36. PLASTER
- 37. GYPSUM
- 38. STUCCO
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- 84. PLASTER
- 85. GYPSUM
- 86. STUCCO
- 87. BRICK
- 88. STONE
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Item Submitted: REVISED CONVEYANCE PLAT

Title: HUFFINES DODGE ADDITION
BLOCK A, LOTS 3R & 4

Zoning: PLANNED DEVELOPMENT-426-
RETAIL/GENERAL OFFICE
w/SPECIFIC USE PERMIT #384



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

January 16, 2007

Agenda Item No. 6

Public Hearing: Zoning Case 2006-31

Applicant: Joe and Susana Hernandez

DESCRIPTION:

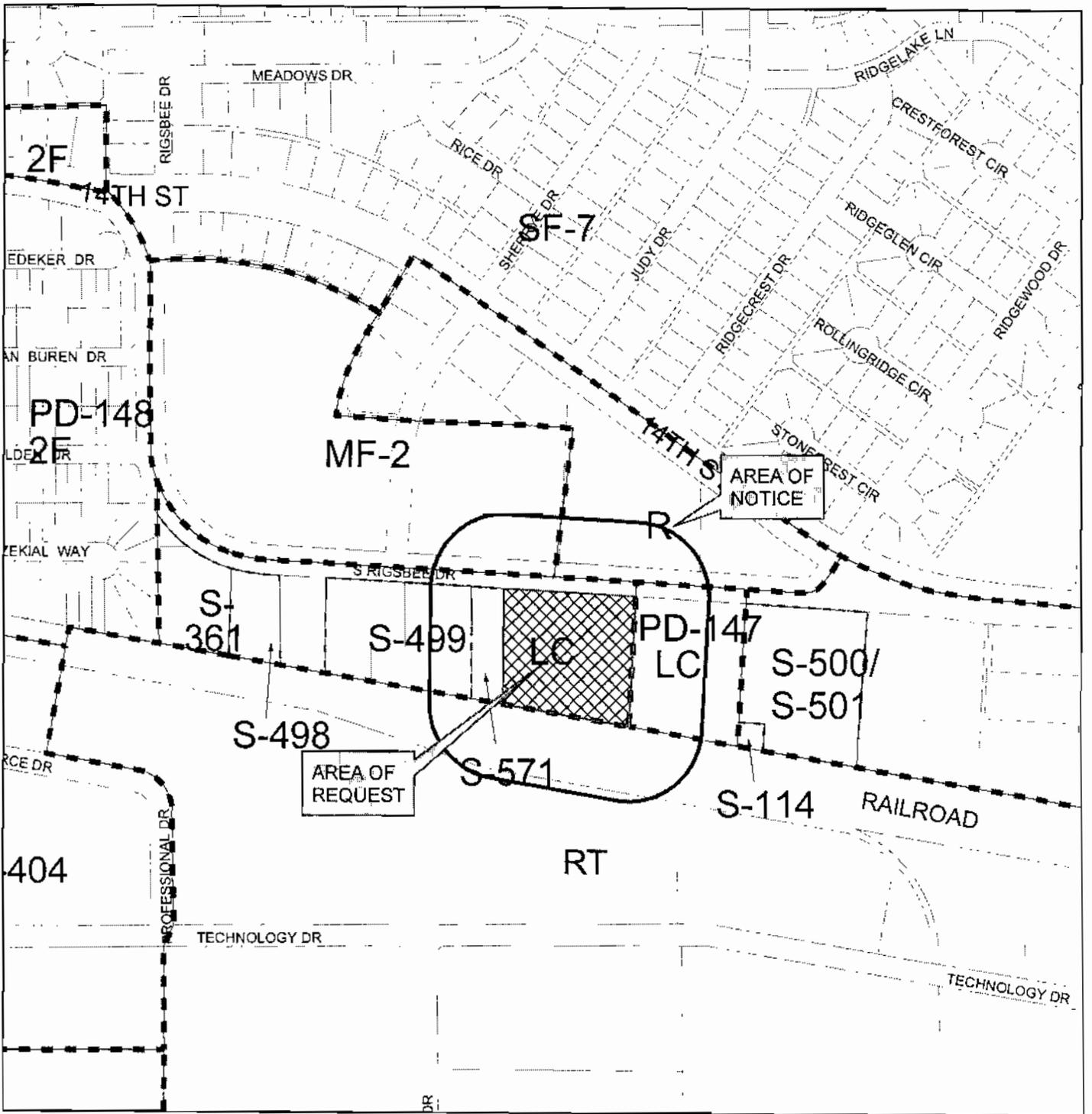
Request for expansion of Specific Use Permit #571 for service contractor with storage yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Neighborhood #68. Tabled 01/02/07.

REMARKS:

This applicant is requesting that this item remain on the table until the Monday, February 19, 2007, Planning & Zoning Commission meeting to allow additional time to address staff comments.

RECOMMENDATION:

Recommended the Planning & Zoning Commission accept the applicant's request for this item to remain on the table until the Monday, February 19, 2007, meeting.



Zoning Case #: 2006-31

Existing Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 16, 2007

Agenda Item No. 7A

Public Hearing: Zoning Case 2006-35

Applicant: H. H. P. L. Limited

DESCRIPTION:

A request to rezone 3.0± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive **from** Planned Development-426-Retail/General Office **to** Planned Development-Light Industrial-1. Zoned Planned Development-426/Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55.

REMARKS:

The current zoning is Planned Development-426-Retail/General Office (PD-426-R/O-2) with Specific Use Permit #384 (SUP #384) for New and Used Car Dealer. The Retail (R) district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The General Office (O-2) district is intended to allow for a variety of low-, mid- and high-rise office developments providing for professional, financial, medical and similar services to local residents, corporate offices for regional and national operations, and major centers of employment for Plano and surrounding communities. A Planned Development (PD) district provides the ability to amend use, height, setback and other requirements at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions. PD-426-R/O-2 contains provisions for increased landscape edge width along Ohio Drive, building setback requirements, maximum floor area ratio, and maximum area for retail development, and permits new and used care dealer uses with approval of a SUP.

The requested zoning is to expand the existing Planned Development-131-Light Industrial-1 (PD-131-LI-1) to include this property. The purpose of the request is to permit construction of an automobile towing (automobile repair - major) and automobile storage business.

The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. PD 131-LI-1 contains a provision for increased landscape edge width along Ohio Drive. A concept plan & preliminary site plan accompanies this request as Agenda Item 7B.

Surrounding Land Use and Zoning

Properties to the north of the request are zoned PD-426-R/O-2 and have been developed as new and used car dealers. Properties to the south and east are zoned PD-131-LI-1 and have been partially developed as office-showroom/warehouse, wholesale/storage warehouse, new and used car dealer, automobile storage, service yard of a governmental agency (North Texas Tollway Authority) uses. To the west, across Ohio Drive, the properties are zoned Planned Development-138-Retail/Office-2 and have been developed as retail, office, automobile parking lot, and convenience store with gas pumps uses.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Low Intensity Office and Light Industrial land use designations. The proposed zoning is in conformance with the Future Land Use Plan.

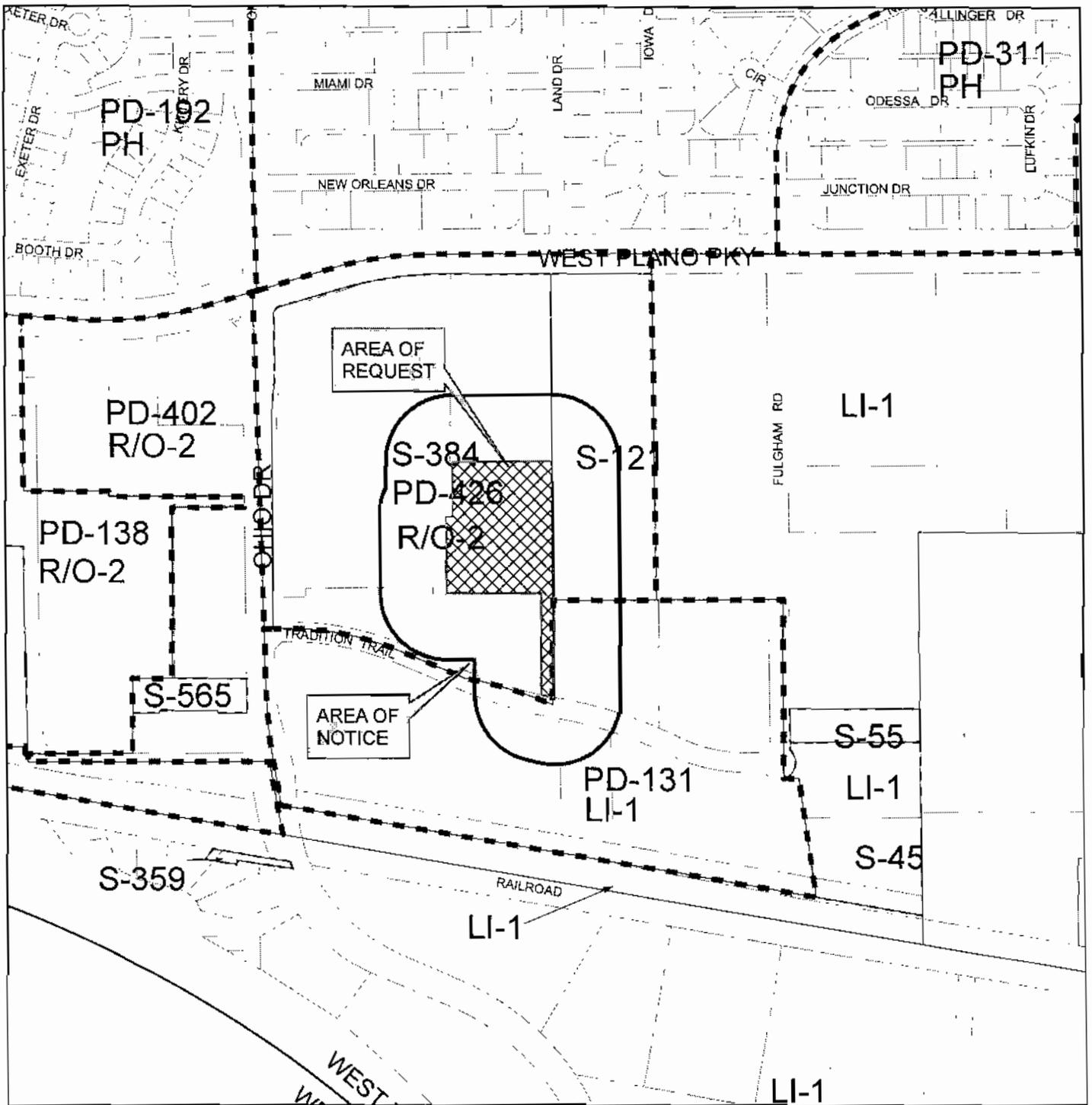
Adequacy of Public Facilities - Water and sanitary sewer services are available to the site.

Traffic Impact Analysis (TIA) - A TIA is not required for this zoning request since the proposed zoning generates less than 5000 vehicle trips per day.

The proposed PD-131-LI-1 zoning is an extension of an adjacent zoning district. The allowable uses within PD-131-LI-1 are consistent to and compatible with the uses of existing developed properties. The site is physically appropriate for PD-131-LI-1 uses.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2006-35

Existing Zoning: PLANNED DEVELOPMENT-426-RETAIL/
GENERAL OFFICE w/SPECIFIC USE PERMIT #384



○ 200' Notification Buffer



NOTES AND RECORDS DISCUSSION

1. THIS SITE IS LOCATED IN THE NORTHWEST CORNER OF THE SECTION 36, T12N, R10E, S12W, IN THE MARTHA MCBRIDE SURVEY, A-553, CITY OF PLANO, COLLIN COUNTY, TEXAS.

2. THE TOTAL AREA OF THE SITE IS 3000 ACRES.

3. THE SITE IS BOUND BY THE MARTHA MCBRIDE SURVEY TO THE NORTH AND WEST, AND BY THE TRADITION TRAIL TO THE SOUTH AND EAST.

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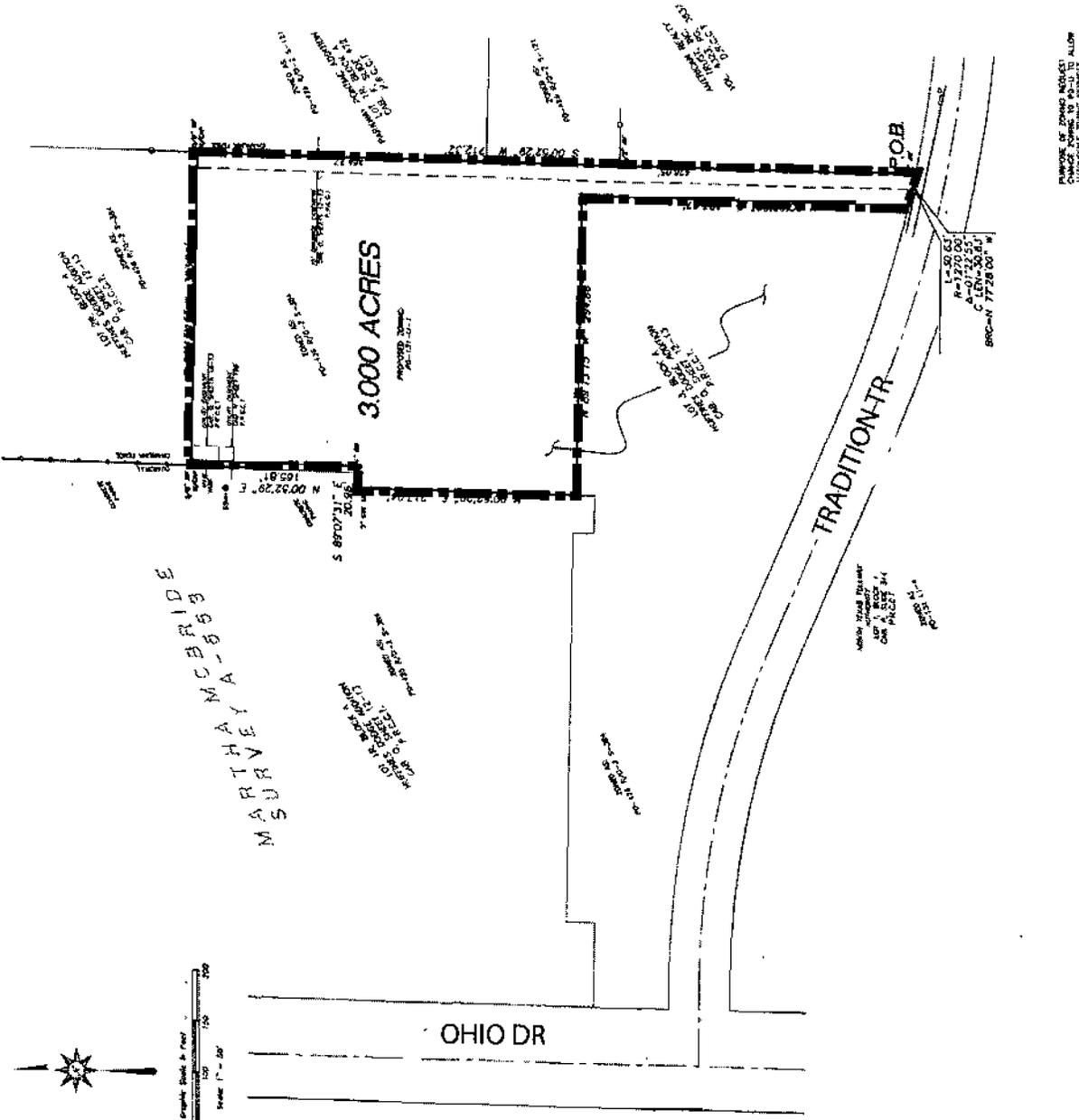
100. THE SITE IS BOUND BY THE TRADITION TRAIL TO THE SOUTH AND EAST.

OWNER:
 HUNTER, LIMITED
 10000 WEST 104TH STREET
 PLANO, TEXAS 75075
 (972) 941-0000
 (972) 260-9940

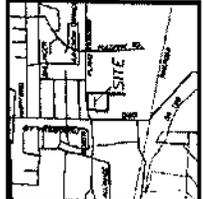
ATTORNEY:
 HUNTER, LIMITED
 10000 WEST 104TH STREET
 PLANO, TEXAS 75075
 (972) 941-0000
 (972) 260-9940

ZONING CASE NO. 2000-35

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|--|------|----------|------|
| DATE | | REVISION | |
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| PATE SURVEYORS | | | |
| A DIVISION OF PATE ENGINEERS, INC. | | | |
| ZONING EXHIBIT | | | |
| 3000 ACRES | | | |
| PART OF THE MARTHA MCBRIDE SURVEY, A-553 IN THE MARTHA MCBRIDE SURVEY, A-553 CITY OF PLANO, COLLIN COUNTY, TEXAS | | | |
| SCALE | DATE | BY | CHK. |
| | | | |
| PROJECT NO.: 0636-01-02-310 | | | |



REVISIONS TO THIS EXHIBIT SHALL BE MADE BY THE SURVEYOR.



LEGEND

--- PROPOSED SITE BOUNDARY
 --- EXISTING SITE BOUNDARY
 --- EXISTING TRADITION TRAIL
 --- EXISTING OHIO DR.
 --- EXISTING UTILITY LINES
 --- EXISTING EASEMENTS
 --- EXISTING RIGHT-OF-WAY LINES
 --- EXISTING ADJACENT PARCELS
 --- EXISTING ADJACENT TRACTS

REPLY FORM

RECEIVED
JAN 04 2007
PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners:



This letter is regarding Zoning Case 2006-35. The property contains 3.2± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. The requested zoning is Planned Development-171-Light Industrial-1 (PD-171-LI-1). The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. PD-171-LI-1 stipulates a 30-foot wide landscape edge along Ohio Drive. The request does not propose to remove SUP #384 for New and Used Car Dealer.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-35.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-35.

This item will be heard on JANUARY 16, 2007, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

S. RAY HUFFINES
Name (Please Print)

S. Ray Huffines
Signature

4500 W PLANO PKWY PLANO, TX 75093
Address

28 DECEMBER 2006
Date

TE

REPLY FORM

RECEIVED
JAN 05 2007
PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners:



This letter is regarding Zoning Case 2006-35. The property contains 3.2± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. The requested zoning is Planned Development-171-Light Industrial-1 (PD-171-LI-1). The LI-1 district is intended to provide areas for light manufacturing firms engaged in processing, assembling, warehousing, research and development, and incidental services that are developed in accordance with the same performance standards applicable to all other zoning districts. PD-171-LI-1 stipulates a 30-foot wide landscape edge along Ohio Drive. The request does not propose to remove SUP #384 for New and Used Car Dealer.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-35.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-35.

This item will be heard on **JANUARY 16, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Fin Ewing, III
Name (Please Print)
4464 W. Plano Parkway
Plano, TX 75093
Address

[Signature]
Signature
1/4/07
Date

TE

CITY OF PLANO
PLANNING & ZONING COMMISSION

January 16, 2007

Agenda Item No. 7B

Preliminary Site Plan & Concept Plan: Huffines Dodge Addition, Lots 3R & 4

Applicant: H. H. P. L. Limited

DESCRIPTION:

Automobile repair-major (automobile towing) and automobile storage on one lot and office/retail on one lot on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Neighborhood Planned Development-426-Retail/General Office with Specific Use Permit #384. Neighborhood #55.

REMARKS:

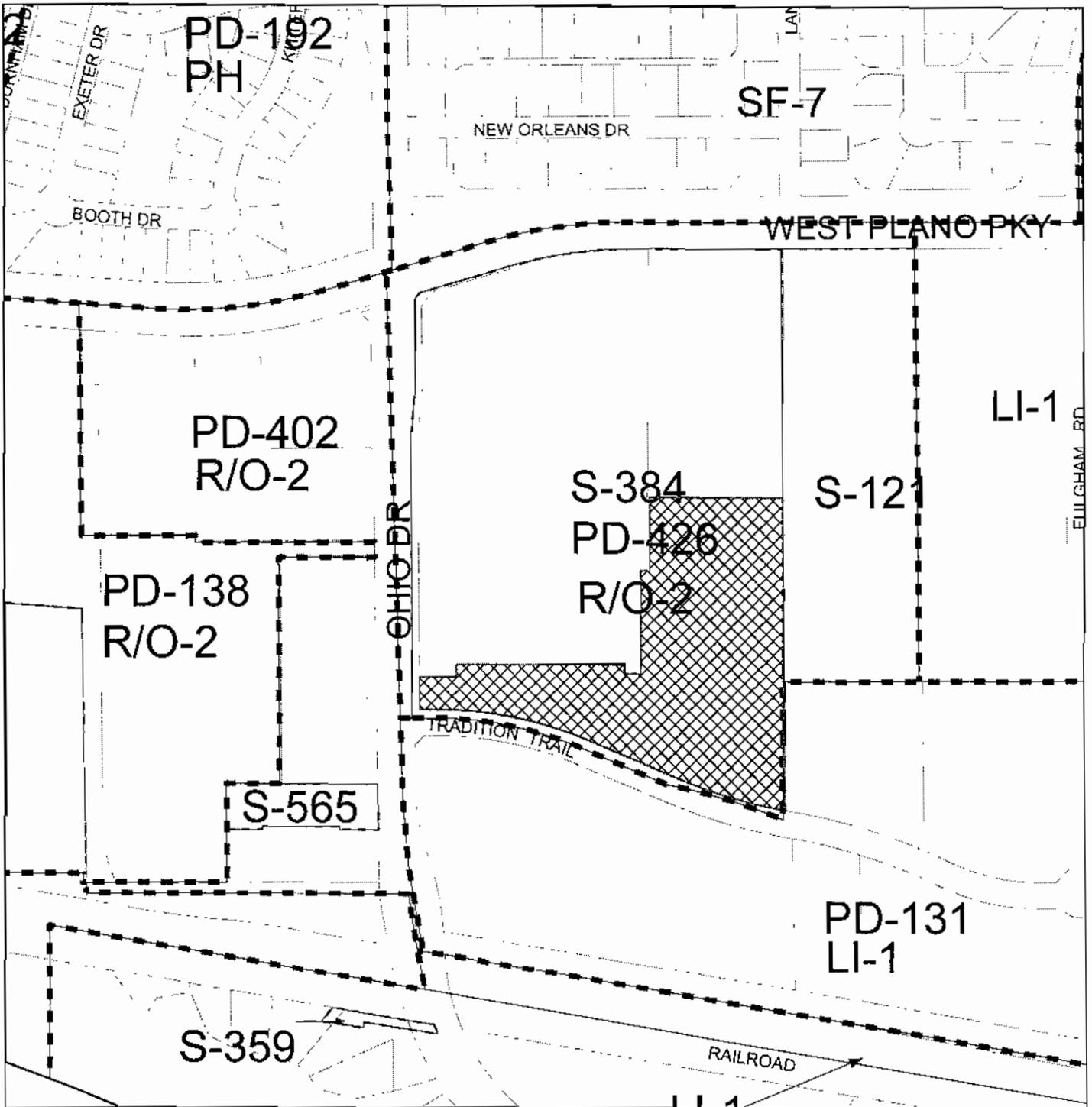
The applicant has submitted this preliminary site plan and concept plan in conjunction with Zoning Case 2006-35.

The preliminary site plan for Lot 3R reflects the applicant's request to rezone the property to Planned Development-131-LI-1. Lot 3R shows the proposed automobile towing and automobile storage development. The flag-shaped lot complies with lot area and lot frontage requirements. Vehicle access, circulation, and provided parking are adequate. The proposed building complies with building setback, height, and other zoning requirements of PD-131-LI-1.

The concept plan for Lot 4 shows a potential office and retail development. The office and retail development complies with the standards of Planned Development-426-Retail/Office-2.

RECOMMENDATION:

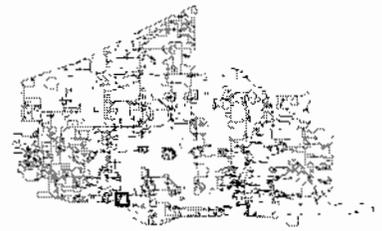
Recommended for approval subject to City Council approval of Zoning Case 2006-35.



Item Submitted: CONCEPT PLAN & PRELIMINARY SITE PLAN

Title: HUFFINES DODGE ADDITION BLOCK A, LOTS 3R & 4

Zoning: PLANNED DEVELOPMENT-426-RETAIL/GENERAL OFFICE w/SPECIFIC USE PERMIT #384



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

January 16, 2007

Agenda Item No. 8

Public Hearing - Preliminary Replat & Site Plan: Parkway Carmax Addition, Block A,
Lot 2

Applicant: Carmax, Inc.

DESCRIPTION:

Automobile storage lot on one lot on 2.1± acres located on the east side of Fulgham Road, 573.8± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #55.

REMARKS:

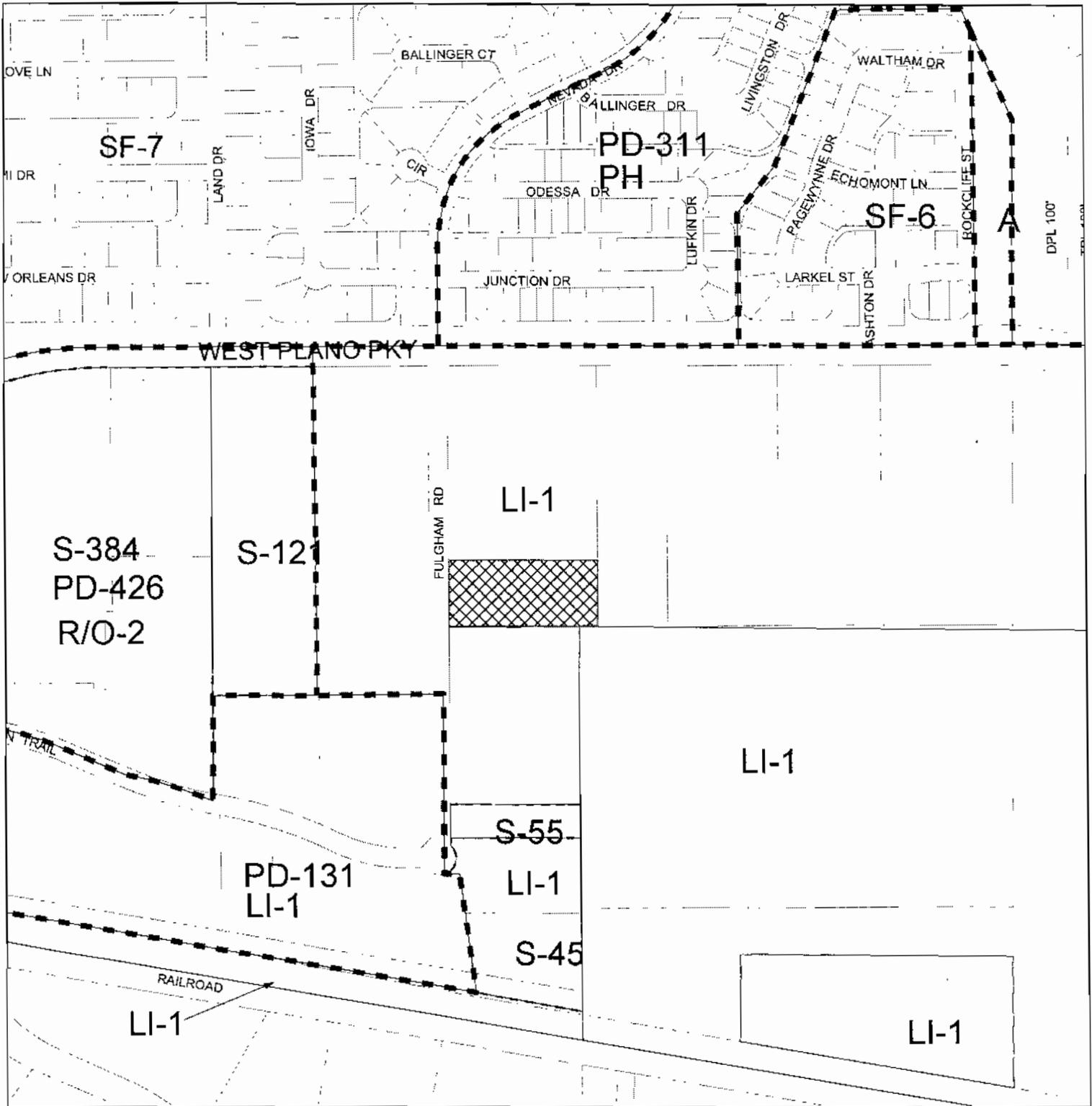
The purpose of the preliminary replat is to dedicate easements necessary for development.

The purpose of the site plan is to construct an automobile storage lot.

RECOMMENDATIONS:

Preliminary Replat - Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

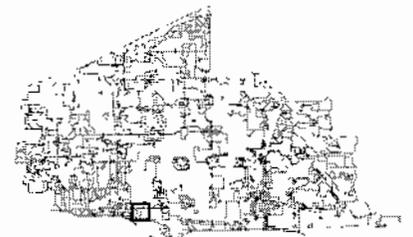
Site Plan - Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & SITE PLAN

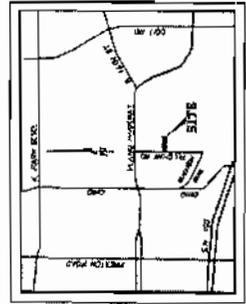
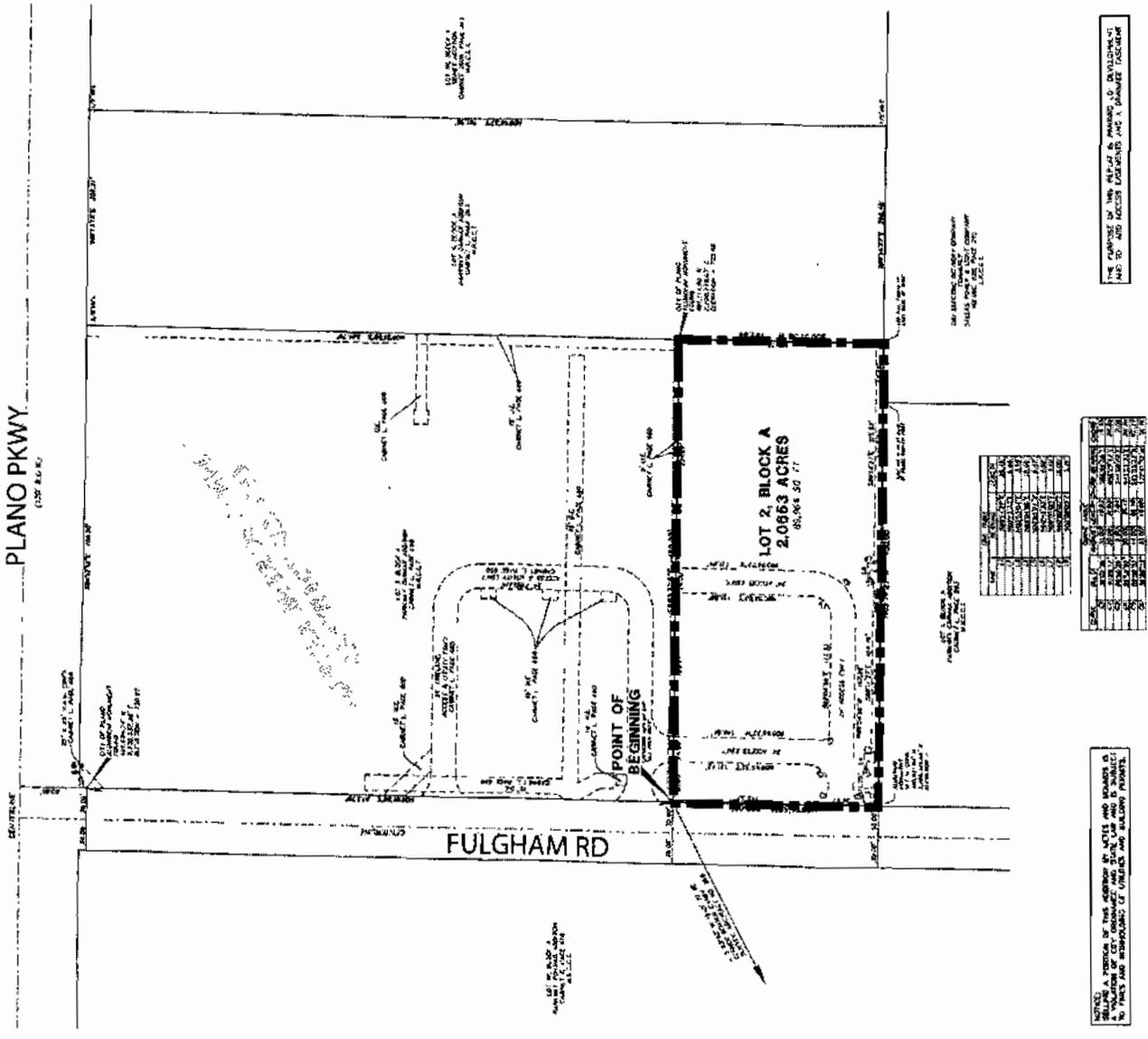
Title: PARKWAY CARMAX ADDITION
BLOCK A, LOT 2

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer

PLANO PKWY.
(250' R.W.)



Location Map (N.T.S.)

STATE OF TEXAS
COUNTY OF COLLIER
CITY OF PLANO

BEING 2.0663 ACRES OUT OF MARATHA GERRIE SURVEY, ABSTRACT NO. 583 CITY OF PLANO, COLLIER COUNTY, TEXAS

SECTION 2, BLOCK A

POINT OF BEGINNING

PLANO PKWY.

FULGHAM RD.

MAYFIELD DR.

LOT 2, BLOCK A

2.0663 ACRES

65,848 SQ. FT.

PRELIMINARY REPLAT

LOT 2, BLOCK A

PARKWAY CARMAX ADDITION

BEING 2.0663 ACRES OUT OF MARATHA GERRIE SURVEY, ABSTRACT NO. 583 CITY OF PLANO, COLLIER COUNTY, TEXAS

SECTION 2, BLOCK A

POINT OF BEGINNING

PLANO PKWY.

FULGHAM RD.

MAYFIELD DR.

LOT 2, BLOCK A

2.0663 ACRES

65,848 SQ. FT.

PRELIMINARY REPLAT

LOT 2, BLOCK A

PARKWAY CARMAX ADDITION

BEING 2.0663 ACRES OUT OF MARATHA GERRIE SURVEY, ABSTRACT NO. 583 CITY OF PLANO, COLLIER COUNTY, TEXAS

SECTION 2, BLOCK A

POINT OF BEGINNING

PLANO PKWY.

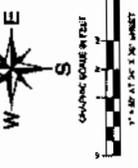
FULGHAM RD.

MAYFIELD DR.

LOT 2, BLOCK A

2.0663 ACRES

65,848 SQ. FT.



LEGEND

ALL INFORMATION ON THIS REPLAT IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, TEXAS.

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ALL INFORMATION ON THIS REPLAT IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF COLLIER COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF COLLIER

CITY OF PLANO

SECTION 2, BLOCK A

POINT OF BEGINNING

PLANO PKWY.

FULGHAM RD.

MAYFIELD DR.

LOT 2, BLOCK A

2.0663 ACRES

65,848 SQ. FT.

PRELIMINARY REPLAT

LOT 2, BLOCK A

PARKWAY CARMAX ADDITION

BEING 2.0663 ACRES OUT OF MARATHA GERRIE SURVEY, ABSTRACT NO. 583 CITY OF PLANO, COLLIER COUNTY, TEXAS

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PLANO PKWY.

FULGHAM RD.

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LOT 2, BLOCK A

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65,848 SQ. FT.

PRELIMINARY REPLAT

LOT 2, BLOCK A

PARKWAY CARMAX ADDITION

BEING 2.0663 ACRES OUT OF MARATHA GERRIE SURVEY, ABSTRACT NO. 583 CITY OF PLANO, COLLIER COUNTY, TEXAS

SECTION 2, BLOCK A

POINT OF BEGINNING

PLANO PKWY.

FULGHAM RD.

MAYFIELD DR.

LOT 2, BLOCK A

2.0663 ACRES

65,848 SQ. FT.

PRELIMINARY REPLAT

LOT 2, BLOCK A

PARKWAY CARMAX ADDITION

BEING 2.0663 ACRES OUT OF MARATHA GERRIE SURVEY, ABSTRACT NO. 583 CITY OF PLANO, COLLIER COUNTY, TEXAS

SECTION 2, BLOCK A

POINT OF BEGINNING

PLANO PKWY.

FULGHAM RD.

MAYFIELD DR.

LOT 2, BLOCK A

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65,848 SQ. FT.

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CITY OF PLANO
PLANNING & ZONING COMMISSION

January 16, 2007

Agenda Item No. 9

Public Hearing - Replat: Edwards Addition, Block A, Lots 1R, 2 & 3

Applicant: Walter F. Edwards

DESCRIPTION:

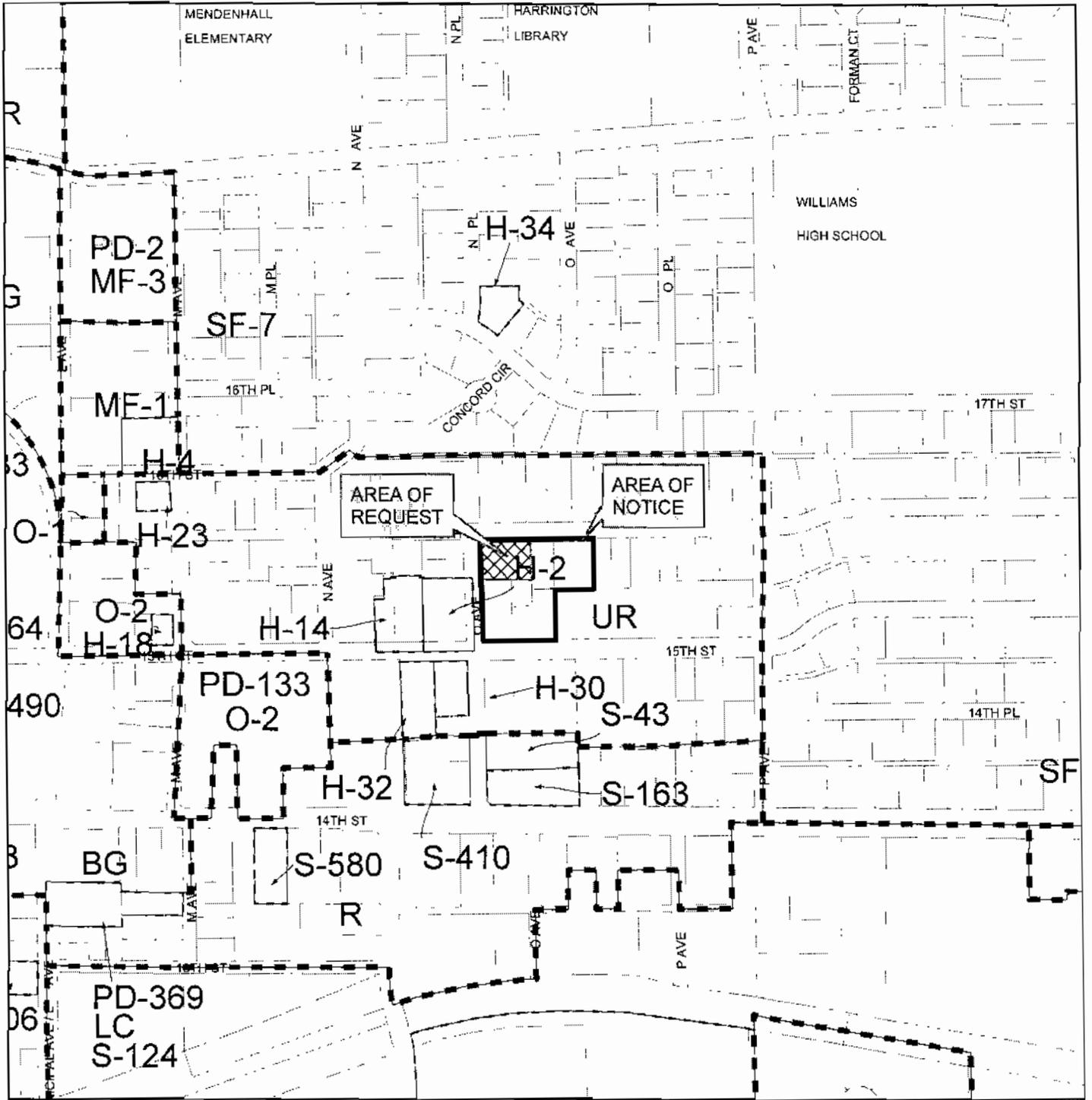
Three urban residential lots on 0.7± acre located at the southeast corner of 15th Street and O Avenue. Zoned Urban Residential. Neighborhood #60.

REMARKS:

The purpose of the replat is to subdivide one lot into three.

RECOMMENDATIONS:

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: EDWARDS ADDITION
BLOCK A, LOTS 1R, 2, & 3

Zoning: URBAN RESIDENTIAL



○ 200' Notification Buffer



RECEIVED
JAN 04 2007
PLANNING DEPT

REPLY FORM

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Edwards Addition, Block A, Lots 1R, 2, & 3. The property is on one lot on 0.7± acre located at the southeast corner of 15th Place and O Avenue. Neighborhood #60. The purpose for this replat is to subdivide one lot into three.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the replat as explained above for **Edwards Addition, Block 2, Lots 1R, 2 & 3**

I am **AGAINST** the replat as explained above for **Edwards Addition, Block 2, Lots 1R, 2 & 3**

This item will be heard on January 16, 2007, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

See notes on other page

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

JOAN R. AGLOS
Name (Please Print)

[Signature]
Signature

1009 Well Meadow Lane
Address

12-31-06
Date

McKenny Dr 75071
EH Managing partner

OAKVIEW RENTALS LP

To: ERIC, VILL

REPLY FORM

RECEIVED
JAN 04 2007
PLANNING DEPT.

Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Edwards Addition, Block A, Lots 1R, 2, & 3. The property is on one lot on 0.7± acre located at the southeast corner of 15th Place and O Avenue. Neighborhood #60. The purpose for this replat is to subdivide one lot into three.

*****PLEASE TYPE OR USE BLACK INK*****

I am **FOR** the replat as explained above for **Edwards Addition, Block 2, Lots 1R, 2 & 3**

I am **AGAINST** the replat as explained above for **Edwards Addition, Block 2, Lots 1R, 2 & 3**

This item will be heard on **January 16, 2007, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

OUR PARTNERSHIP OWNS ALL THE LAND SURROUNDING THIS LOT (THREE LOTS IN TOTAL) I WOULD LIKE TO SEE THE FOLLOWING OCCUR AS A CONDITION OF APPROVAL:

1. REMOVAL OF DEAD TREE LIMBS HANGING ON MY PROPERTY(S)
2. TRIM THE TREES OFF ALL CHAIN LINK FENCES
3. STRAIGHTEN THE CHAIN LINK FENCE AROUND SUBJECT PROPERTY

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

JOAN R ABLES

Name (Please Print)

[Signature]

Signature

1004 Well Meadow Lane, McKinney

Address

TX 75071

12-31-06

Date

EH DARKVIEW RENTALS LP

(INSTALL)

4. FRENCH DRAINS AT SOUTH BORDER OF PROPERTY TO DRAIN AWAY FROM MY BUILDINGS (NOT TO MY BUILDINGS).