

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 21, 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 April 7, 2008, Planning & Zoning Commission meeting and April 8, 2008, Planning & Zoning Commission Work Session 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 Conveyance Plat: Bar P Addition, Block 1, Lots 1 & 3 - Two conveyance lots on 5.1± acres located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p> <p>5b Preliminary Plat: Bar P Addition, Block 1, Lot 1 - General office building on one lot on 2.0± acres located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>	

<p>5c EH</p>	<p>Final Plat: Independence Hall Addition, Block A, Lot 1 - Rehabilitation care facility on one lot on 1.7± acres located on the west side of Independence Parkway, 130± feet south of Crickett Drive. Zoned Neighborhood Office with Specific Use Permit #559 for Household Care Institution. Neighborhood #18. Applicant: Collin Intervention to Youth, Inc.</p>
<p>5d TF</p>	<p>Preliminary Site Plan: 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 Retail. Neighborhood #68. Applicant: Krypton Solutions, LLC</p>
<p>5e TF</p>	<p>Conveyance Plat: Central Plano Industrial Park, Phase III, Block 7, Lot 1 & Block 10, Lot 4 - Two conveyance lots on 10.9± acres located on the south side of Summit Avenue, 830± feet west of Klein Road. Zoned Retail. Neighborhood #68. Applicant: Krypton Solutions, LLC</p>
<p>5f BT</p>	<p>Final Plat: Franklin Park at Canyon Creek, Block 1, Lot 1 - Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. Applicant: Franklin Park at Canyon Creek, Ltd.</p>
<p>5g BT</p>	<p>Preliminary Plat: Parkwood Place I in Legacy, Block A, Lot 2 - General office building on one lot on 6.7± acres located at the southeast corner of Tennyson Parkway and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Primera Companies, Inc.</p>
<p>5h BT</p>	<p>Final Plat: Village at Stonebriar, Block A, Lot 1R - Retail and restaurant on one lot on 7.3± acres located at the southeast corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment. Neighborhood #8. Applicant: Village at Stonebriar, LLC</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
<p>6A EH</p>	<p>Public Hearing: Zoning Case 2008-27 - Request to rezone 40.2± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway from Regional Employment to Planned Development-Regional Employment. Zoned Regional Employment. Applicant: Scarborough Parkway II, L.P.</p>

<p>6B EH</p>	<p>Public Hearing - Concept Plan: Cigna Point Addition, Block A, Lot 2 - A retail, office, and multifamily mixed-use development on one lot on 28.7± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway. Zoned Regional Employment. Neighborhood #53. Applicant: Scarborough Parkway II, L.P.</p>	
<p>7 BT</p>	<p>Public Hearing: Zoning Case 2008-43 - Request to rezone 2.2± acres located on the south side of 14th Street, 1,030± feet east of Los Rios Boulevard from Research/Technology Center to Light Industrial-1. Applicant: Diane Nelson Revocable Living Trust</p>	
<p>8 TF</p>	<p>Public Hearing: Zoning Case 2008-44 - Request for a Specific Use Permit for Private Street Subdivision on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Single-Family Residence-9, Patio Home & Single-Family Residence Attached. Applicant: HW Spring Creek Partners, L.P. & ZCB Spring Creek, L.P.</p>	
<p>9</p>	<p>Public Hearing: Public Hearing for several zoning cases that would repeal certain specific use permits for private clubs. A combined public hearing will be held for all of these cases. If you wish to speak on a particular case, please identify which one you wish to address. After the public hearing, the Commission may take action on these zoning cases in one motion, or a commissioner may request to take action individually on one or more of the requests.</p>	
<p>9A TF</p>	<p>Public Hearing: Zoning Case 2008-37 - Request to rescind Specific Use Permit #487 for Private Club on 0.1± acre located at the southwest corner of Bishop Road and Kincaid Road. Zoned Planned Development-65-Central Business-1. Applicant: City of Plano</p>	
<p>9B TF</p>	<p>Public Hearing: Zoning Case 2008-38 - Request to rescind Specific Use Permit #489 for Private Club on 0.1± acre located 80± feet south of Legacy Drive, 370± feet east of Dallas North Tollway. Planned Development-65-Central Business-1. Applicant: City of Plano</p>	
<p>9C EH</p>	<p>Public Hearing: Zoning Case 2008-39 - Request to rescind Specific Use Permit #490 for Private Club on 0.1± acre located on the east side of K Avenue, 75± feet south of 15th Street. Zoned Downtown Business/Government/Downtown Heritage Resource District. Applicant: City of Plano</p>	
<p>9D EH</p>	<p>Public Hearing: Zoning Case 2008-40 - Request to rescind Specific Use Permit #491 for Private Club on one lot on 0.1± acre located on the east side of Bishop Road, 340± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1. Applicant: City of Plano</p>	

<p>9E BT</p>	<p>Public Hearing: Zoning Case 2008-41 - Request to rescind Specific Use Permit #492 for Private Club on one lot on 0.1± acre located 80± feet south of Legacy Drive, 250± feet west of Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Applicant: City of Plano</p>
<p>9F BT</p>	<p>Public Hearing: Zoning Case 2008-42 - Request to rescind Specific Use Permit #504 for Private Club on one lot on 222.1± acres located on the north side of 14th Street, 800± feet east of Star Court. Zoned Agricultural. Applicant: City of Plano</p>
<p>10 TF</p>	<p>Public Hearing - Preliminary Replat: Legacy Central Theater Addition, Block A, Lots 2R & 8 - General and medical office buildings on two lots on 6.1± acres located on the west side of U.S. Highway 75, 580± feet north of Legacy Drive. Zoned Corridor Commercial. Neighborhood #13. Applicant: American Realty Trust, Inc.</p>
<p>11 EH</p>	<p>Public Hearing - Preliminary Replat: The Trails of Glenwood, Phase I, Block A, Lots 6, 7R, & 8-17 - 12 Single-Family Residence-6 lots on 3.0± acres located at the southeast corner of Cloverhaven Way and Bright Star Way. Zoned Single-Family Residence-6. Neighborhood #24. Applicant: The Stoddard Group, Ltd.</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
<p>12 KP</p>	<p>Request to Schedule Field Trip: Mixed Use/Urban Center Development - Request to schedule a half-day field trip followed by a work session to initiate discussion regarding a Policy Statement for the Comprehensive Plan relating to the location, design, and development of mixed-use and urban center projects. Applicant: City of Plano</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>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>	

**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

April 21, 2008

Agenda Item No. 5a

Revised Conveyance Plat: Bar P Addition, Block 1, Lots 1 & 3

Applicant: Bar P Joint Venture

Two conveyance lots on 5.1± acres located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

The purpose for this revised conveyance plat is to modify the property lines between Lot 1 and Lot 3.

Recommended for approval as submitted.

Agenda Item No. 5b

Preliminary Plat: Bar P Addition, Block 1, Lot 1

Applicant: Bar P Joint Venture

General office building on one lot on 2.0± acres located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

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

Agenda Item No. 5c

Final Plat: Independence Hall Addition, Block A, Lot 1

Applicant: Collin Intervention to Youth, Inc.

Rehabilitation care facility on one lot on 1.7± acres located on the west side of Independence Parkway, 130± feet south of Crickett Drive. Zoned Neighborhood Office with Specific Use Permit #559 for Household Care Institution. Neighborhood #18.

Recommended for approval as submitted.

Agenda Item No. 5d

Preliminary Site Plan: Central Plano Industrial Park, Phase III, Block 10, Lot 4
Applicant: Krypton Solutions, LLC

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 Retail. Neighborhood #68.

Recommended for approval as submitted.

Agenda Item No. 5e

Conveyance Plat: Central Plano Industrial Park, Phase III, Block 7, Lot 1 &
Block 10, Lot 4
Applicant: Krypton Solutions, LLC

Two conveyance lots on 10.9± acres located on the south side of Summit Avenue, 830± feet west of Klein Road. Zoned Retail. Neighborhood #68.

Recommended for approval as submitted.

Agenda Item No. 5f

Final Plat: Franklin Park at Canyon Creek, Block 1, Lot 1
Applicant: Franklin Park at Canyon Creek, Ltd.

Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65.

Recommended for approval as submitted.

Agenda Item No. 5g

Preliminary Plat: Parkwood Place I in Legacy, Block A, Lot 2
Applicant: Primera Companies, Inc.

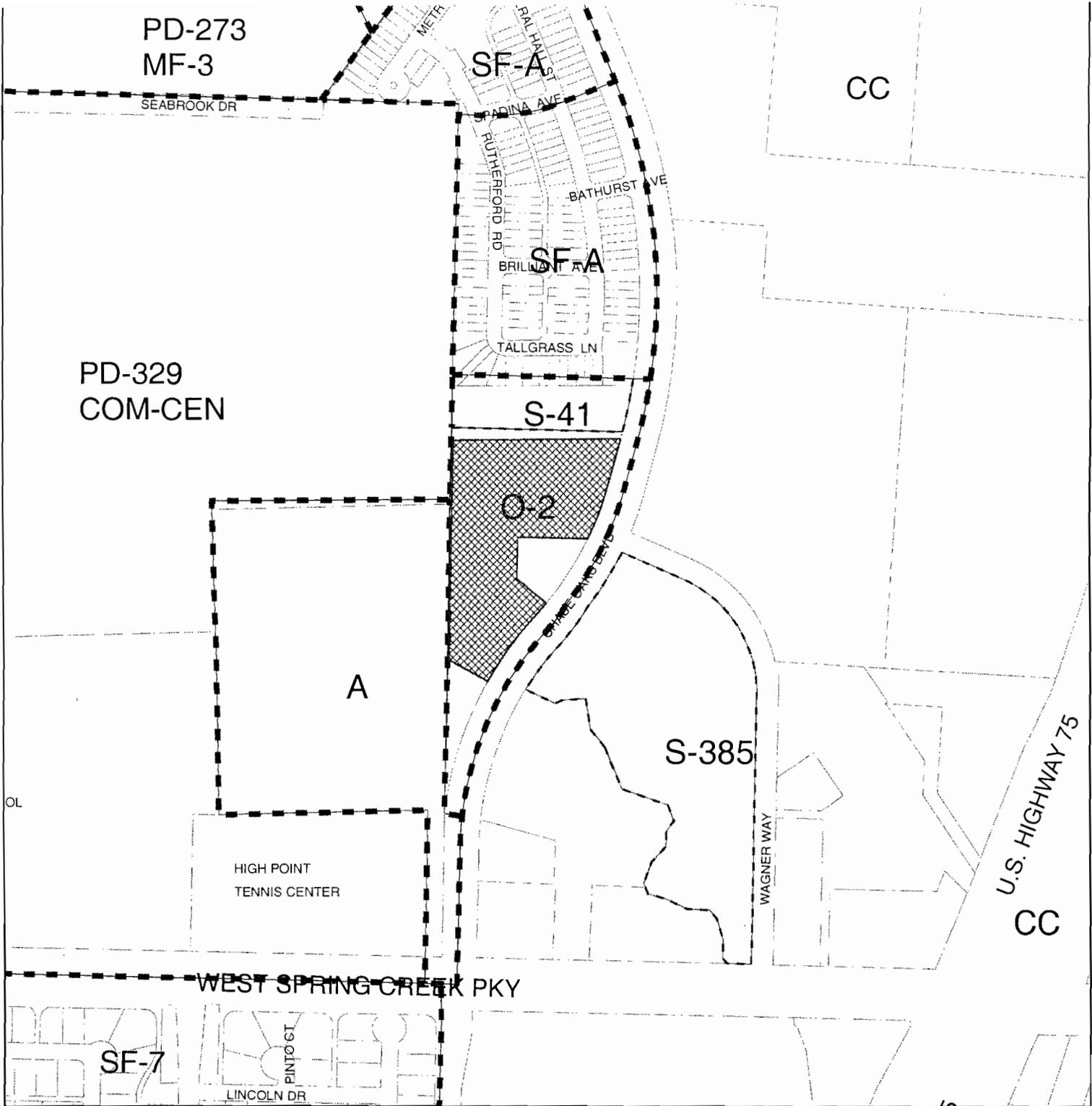
General office building on one lot on 6.7± acres located at the southeast corner of Tennyson Parkway and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #16.

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

Agenda Item No. 5h
Final Plat: Village at Stonebriar, Block A, Lot 1R
Applicant: Village at Stonebriar, LLC

Retail and restaurant on one lot on 7.3± acres located at the southeast corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment. Neighborhood #8.

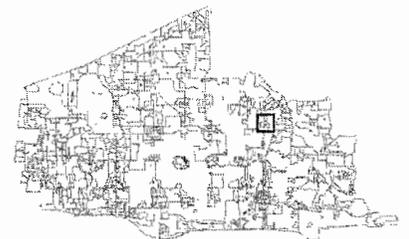
Recommended for approval as submitted.



Item Submitted: REVISED CONVEYANCE PLAT

Title: BAR P ADDITION
BLOCK 1, LOTS 1 & 3

Zoning: GENERAL OFFICE



○ 200' Notification Buffer



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS, Bar P Joint Venture is the owner of a tract of land situated in the Daniel Rowlett Survey, Abstract No. 738 in the City of Plano, Collin County, Texas and being a part of the called 5.698 acre parcel of land conveyed to Bar P Joint Venture by deed recorded in Volume 4122, Page 0786, Deed Records, Collin County, Texas, and being more particularly described by area and bounds as follows:

Beginning at a 1/2 inch iron rod set with yellow cap stamped "D.C.A. INC." for corner, and being the South corner of Lot 2, BAR P ADDITION, on addition to the City of Plano, Collin County, Texas according to the plat hereof recorded in instrument No. 2008-150, Plat Records, Collin County, Texas, and being the line in the Northwest line of Chase Oaks South 42 degrees 20 minutes 26 seconds West, a distance of 187.10 feet;

Thence North 07 degrees 05 minutes 54 seconds East, along the East line of said Chase Oaks Boulevard and along said curve to the right, an arc length of 48.11 feet to a 1/2 inch iron rod set with yellow cap stamped South 37 degrees 05 minutes 03 seconds West, a distance of 1,065.90 feet; a deflection of 15 degrees 17 minutes 46 seconds, and a chord that bears

Thence continuing along the Northwest line of said Chase Oaks Boulevard and along said curve to the left, an arc length of 244.27 feet;

Thence South 89 degrees 54 minutes 07 seconds East, along the South line of said Chase Oaks Boulevard, a distance of 502.97 feet to a City of Plano Concrete Monument set for corner, and being the North corner of said Lot 1, and being the Northwest corner of said Lot 2, of said BAR P ADDITION;

Thence North 07 degrees 05 minutes 54 seconds East, along the East line of said Texas Power and Light Company tract and along the East line of Lot 1, Block A, R.C. CLARK ADDITION, PLATS 180, on addition to the City of Plano, Collin County, Texas according to the plat hereof recorded in instrument No. 2008-150, Plat Records, Collin County, Texas, and being the North corner of said Lot 1, and being the Northwest corner of said Lot 2, of said BAR P ADDITION;

Thence South 89 degrees 54 minutes 07 seconds East, along the South line of said Chase Oaks Boulevard, a distance of 502.97 feet to a City of Plano Concrete Monument set for corner, and being the North corner of said Lot 1, and being the Northwest corner of said Lot 2, of said BAR P ADDITION;

Thence North 07 degrees 05 minutes 54 seconds West, along the North line of said Chase Oaks Boulevard, a distance of 137.36 feet to a 1 inch iron rod set for corner, and point being in a tangent curve to the right having a radius of 945.00 feet, a deflection of 10 degrees 35 minutes 35 seconds, and a chord that bears South 21 degrees 26 minutes 14 seconds West, a distance of 178.39 feet;

Thence continuing along the Northwest line of said Chase Oaks Boulevard and along said curve to the right, an arc length of 78.85 feet to a 1/2 inch iron rod set with yellow cap stamped "D.C.A. INC." for corner, and being the Northwest corner of Lot 2 of said BAR P ADDITION;

Thence North 87 degrees 07 seconds West, along the North line of said Lot 2, a distance of 210.00 feet to a 1/2 inch iron rod set with yellow cap stamped "D.C.A. INC." for corner, and being the Northwest corner of said Lot 2;

Thence South 09 degrees 08 minutes 54 seconds West, along the West line of said Lot 2, a distance of 125.00 feet to a 1/2 inch iron rod set with yellow cap stamped "D.C.A. INC." for corner, and being an exterior of said Lot 2;

Thence South 09 degrees 08 minutes 54 seconds East, along the Southwest line of said Lot 2, a distance of 113.56 feet to the Point of Beginning and containing 221,057.92 square feet of 3,024.86 acres of land

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That Bryan Connolly a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land described in the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2008.

Bryan Connolly Registered Professional Land Surveyor No. 5513

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2008.

Notary Public in and for Dallas County, Texas.

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2008 by the _____

Planning and Zoning Commission, City of Plano, Texas.

Chairman Planning & Zoning Commission

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2008.

Notary Public in and for Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT ME, Bar P Joint Venture, acting by and through the duly authorized agent Cory Mann, General Partner, does hereby adopt this plat designating the hereinafter described property as BAR P ADDITION, LOTS 1 & 3, BLOCK 1, in addition to the City of Plano, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, shown on this plat, are dedicated, for the public use forever, for the use of the streets and alleys shown thereon. The easements and public use areas, shown on this plat, are dedicated, for the public use forever, for the use of the streets and alleys shown thereon. The easements and public use areas, shown on this plat, are dedicated, for the public use forever, for the use of the streets and alleys shown thereon.

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Plano, (called "City"), subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns. The Drainage and Floodway Easement as shown and described by bearings and distances on Lot 1, Block 1, of the plat is called "Drainage and Floodway Easement". The Drainage and Floodway Easement is hereby dedicated to the public use forever, but including the following covenants with regard to the Drainage and Floodway Easement: The City shall not be responsible for the maintenance of the Drainage and Floodway Easement. The City shall not be responsible for the maintenance of the Drainage and Floodway Easement. The City shall not be responsible for the maintenance of the Drainage and Floodway Easement.

The area or areas shown on the plat as "VAM" (Visibility, Access, and Maintenance) easements are hereby given and granted to the City, its successors and assigns, as an easement in fee simple, for the purpose of maintaining the VAM easement. The City shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, and fixtures. The City may withdraw maintenance of the VAM easement of any time, the ultimate maintenance responsibility for the VAM easement shall remain with the owner. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The City, its successors, assigns, or agents, shall have the right and privilege of all times to enter upon the VAM easement of any part thereof for the purposes and with all rights and privileges set forth herein.

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain in good repair and condition the hard surface and shall be responsible for the maintenance of the hard surface. The undersigned shall be responsible for the maintenance of the hard surface and shall be responsible for the maintenance of the hard surface.

The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain in good repair and condition the hard surface and shall be responsible for the maintenance of the hard surface. The undersigned shall be responsible for the maintenance of the hard surface and shall be responsible for the maintenance of the hard surface.

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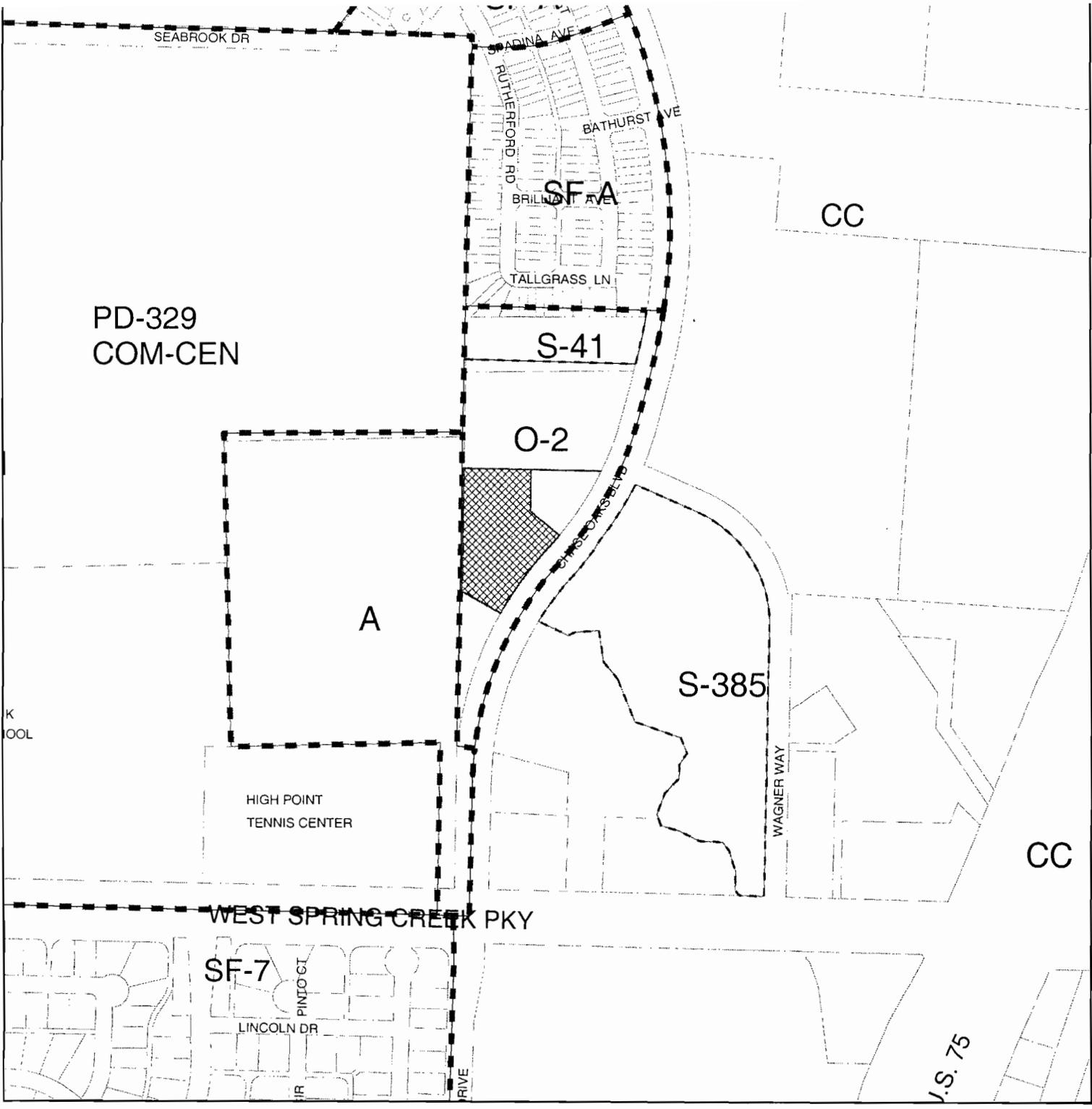
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PD-329
COM-CEN

S-41

O-2

A

S-385

CC

CC

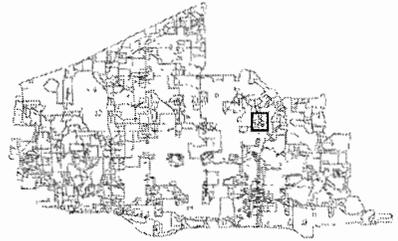
SF-7



Item Submitted: PRELIMINARY PLAT

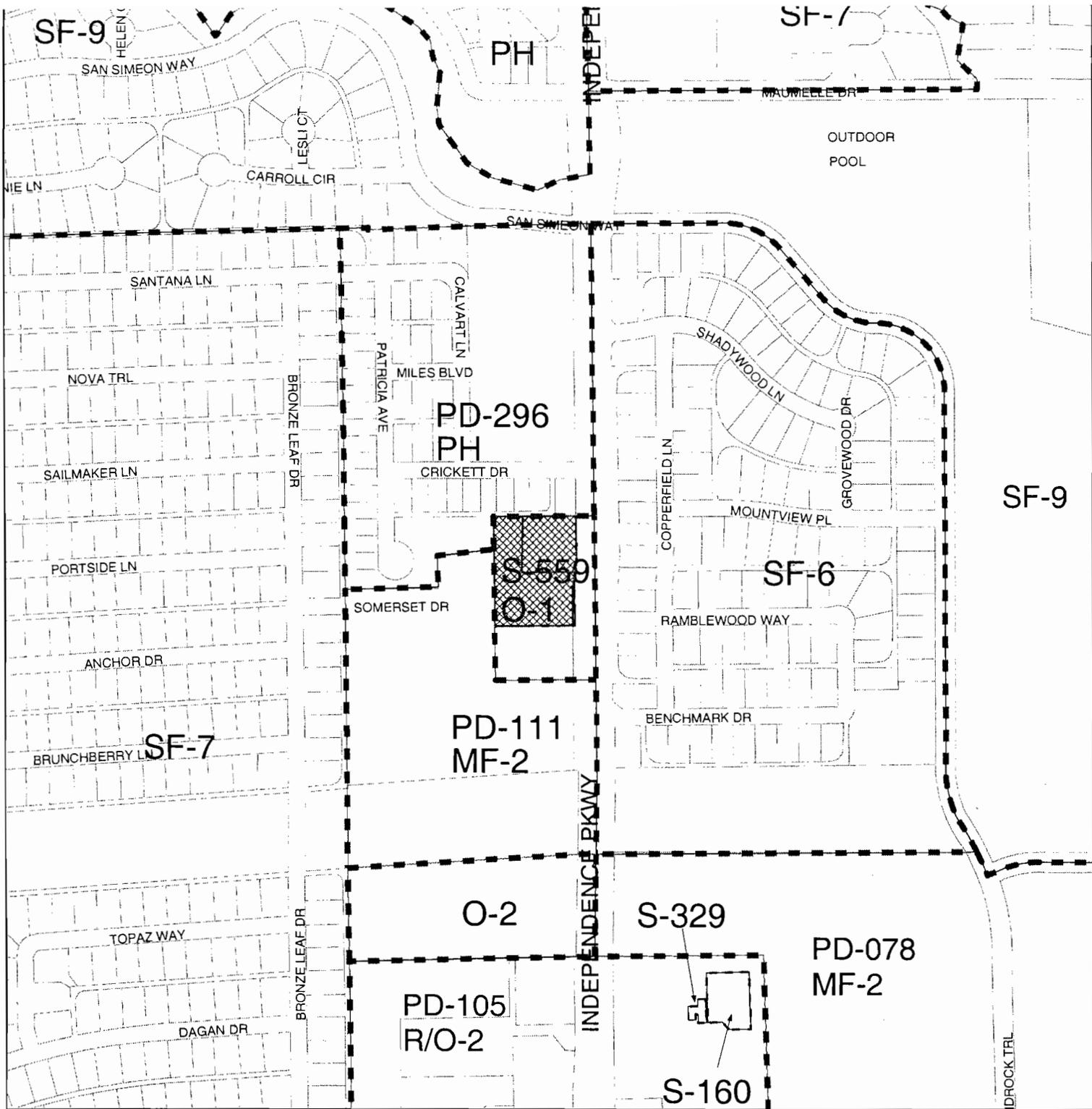
Title: BAR P ADDITION
BLOCK 1, LOT 1

Zoning: GENERAL OFFICE



○ 200' Notification Buffer

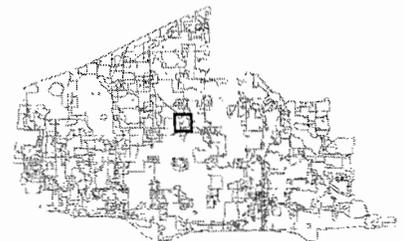




Item Submitted: FINAL PLAT

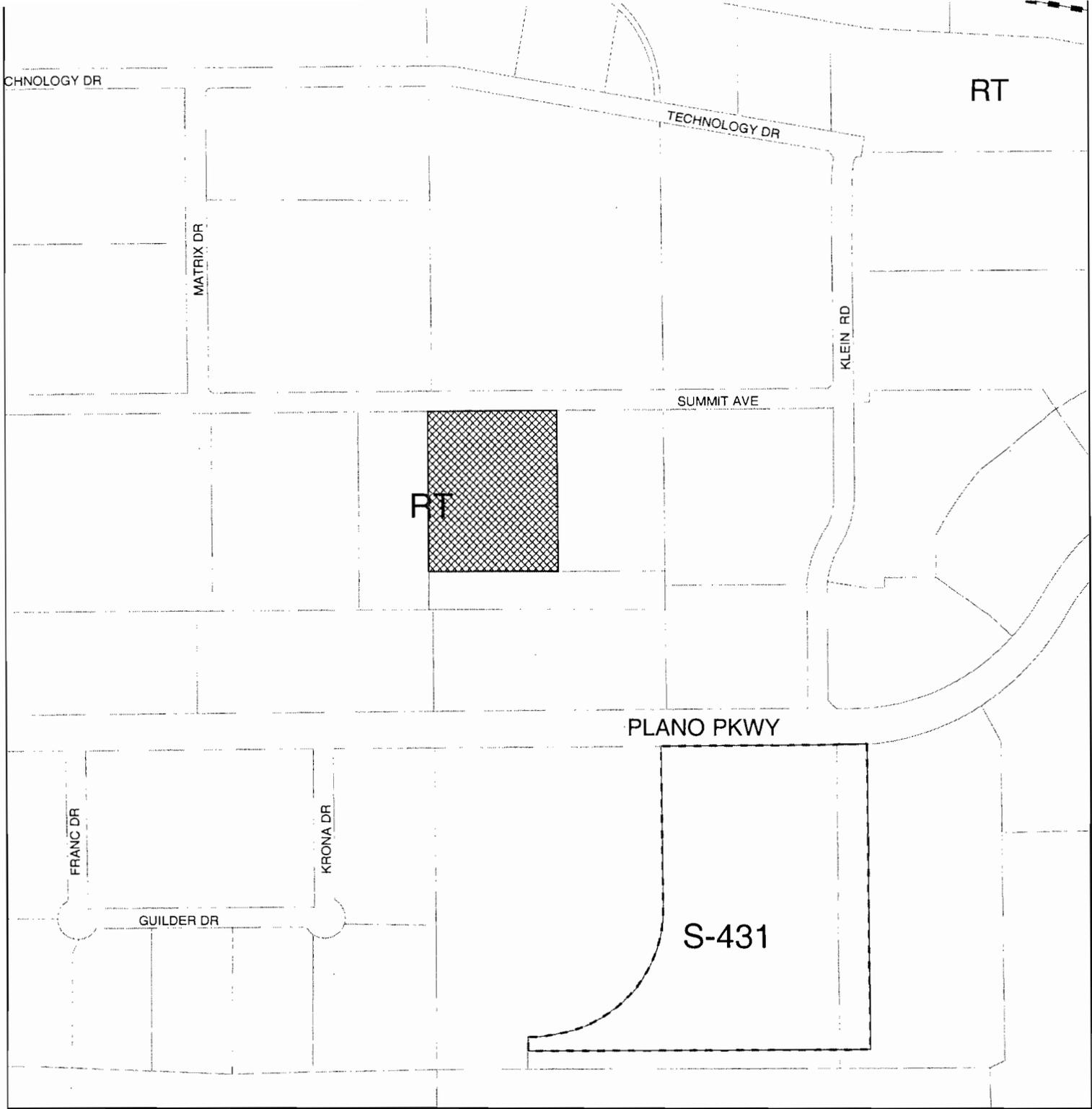
Title: INDEPENDENCE HALL ADDITION
BLOCK A, LOT 1

Zoning: NEIGHBORHOOD OFFICE w/SPECIFIC USE PERMIT #559



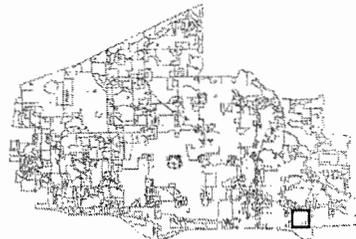
○ 200' Notification Buffer





Item Submitted: PRELIMINARY SITE PLAN

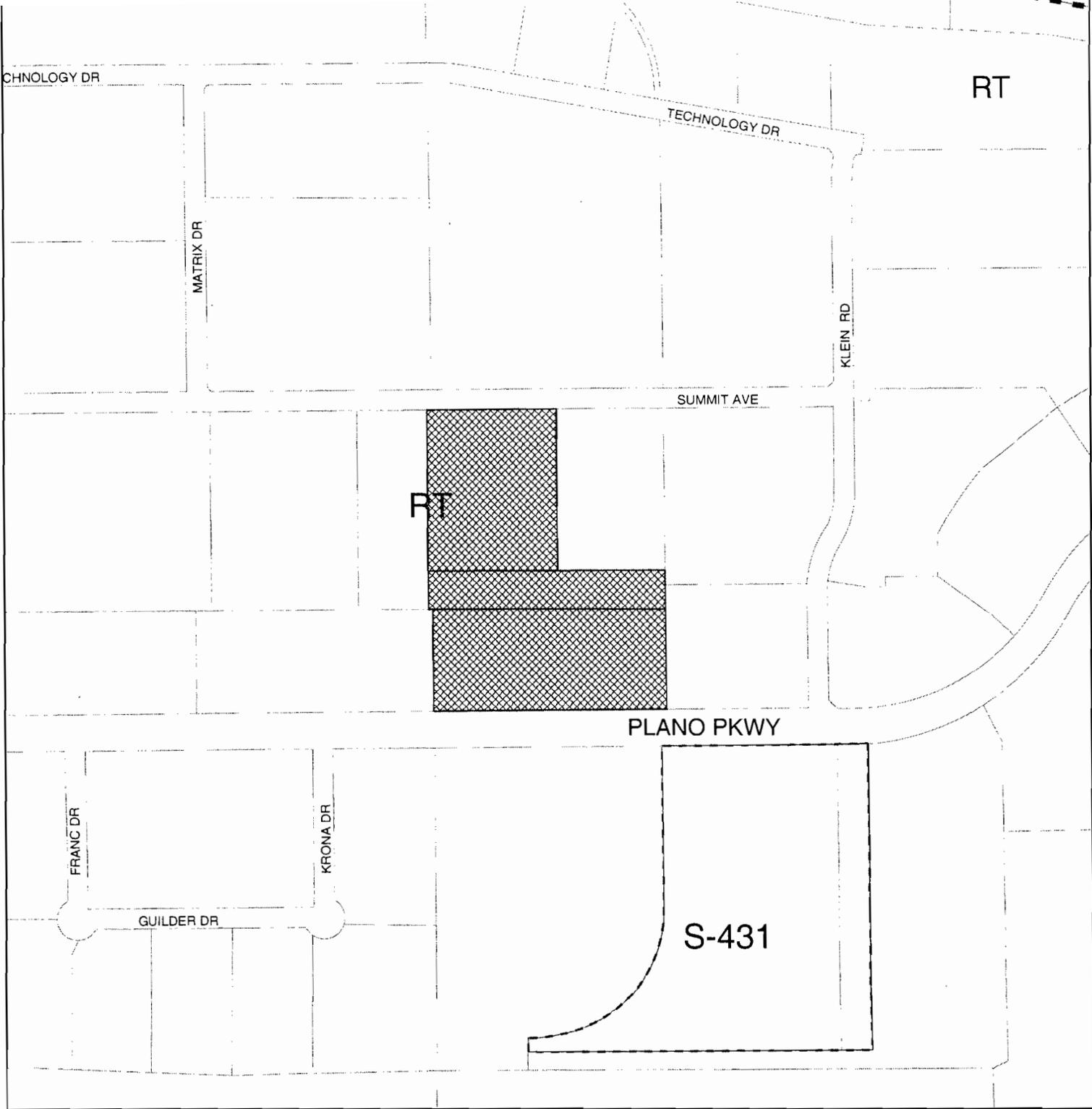
Title: CENTRAL PLANO INDUSTRIAL PARK, PHASE III
BLOCK 10, LOT 4



Zoning: RESEARCH/TECHNOLOGY CENTER/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

○ 200' Notification Buff





Item Submitted: CONVEYANCE PLAT

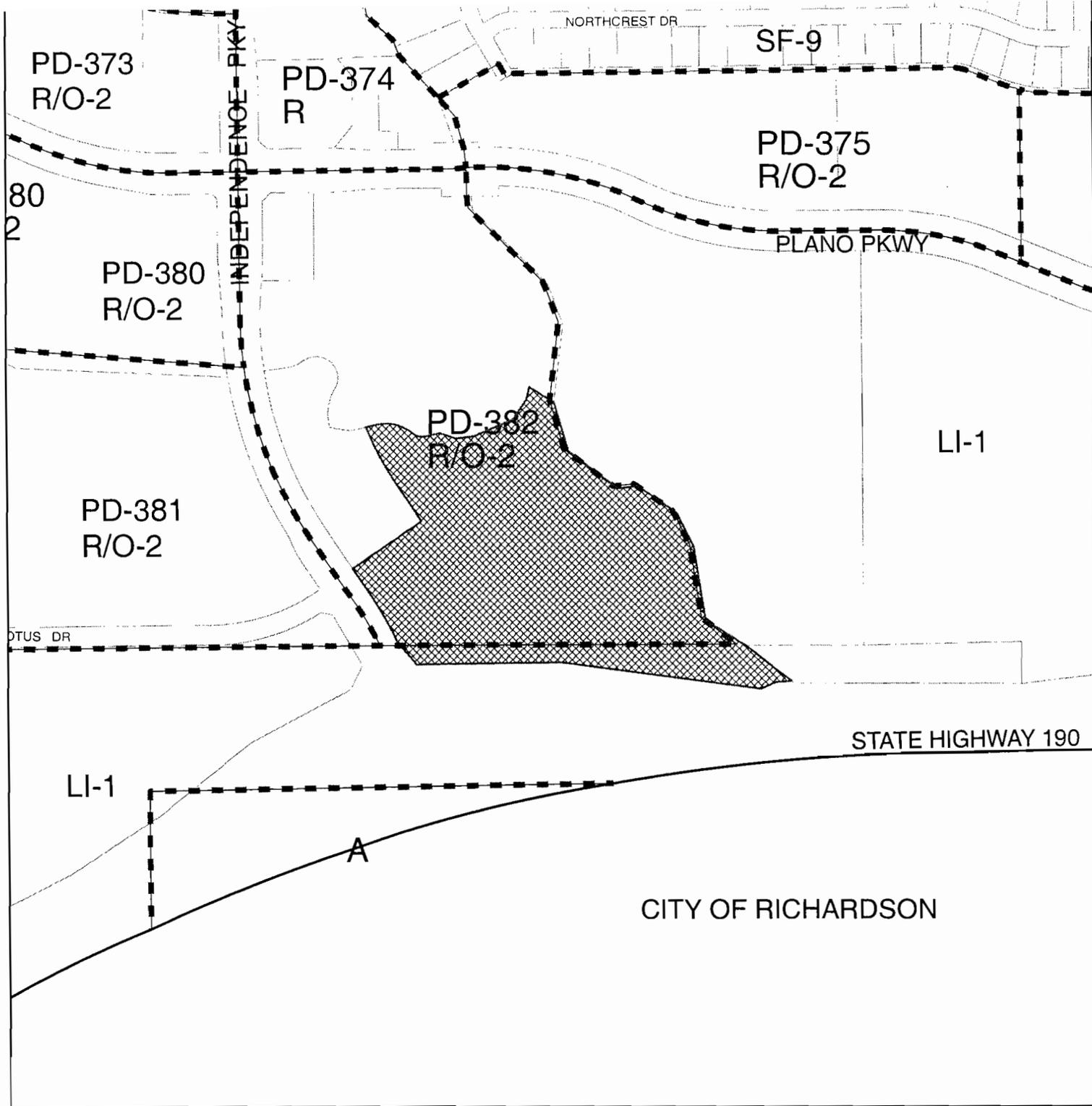
Title: CENTRAL PLANO INDUSTRIAL PARK, PHASE III
BLOCK 7, LOT 1 & BLOCK 10, LOT 4



Zoning: RESEARCH/TECHNOLOGY CENTER/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

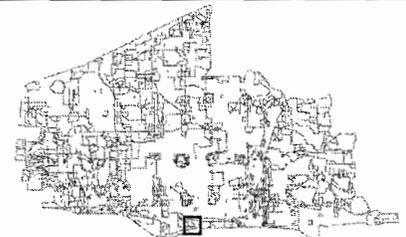
○ 200' Notification Buff





Item Submitted: FINAL PLAT

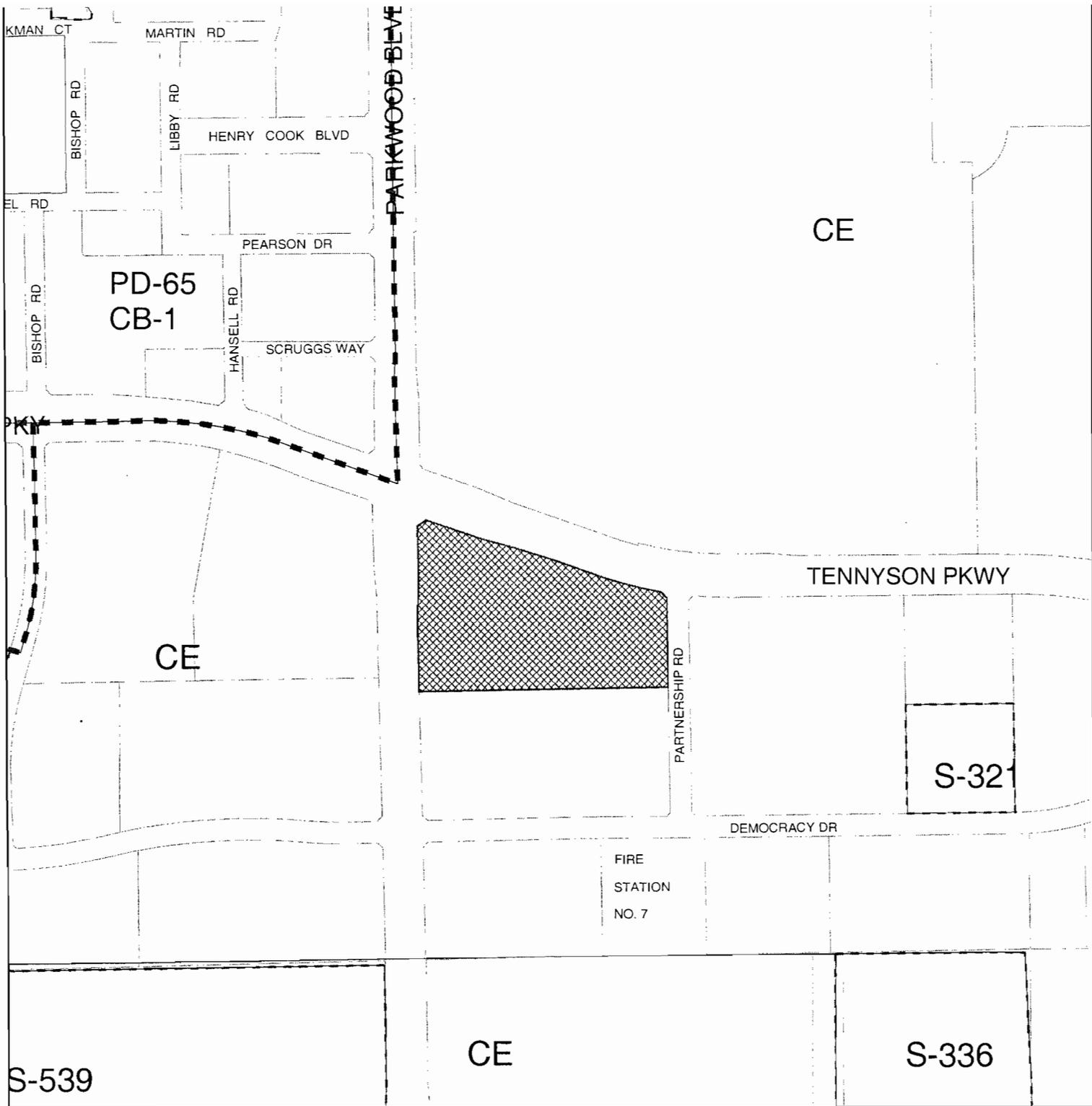
Title: FRANKLIN PARK AT CANYON CREEK
BLOCK 1, LOT 1



○ 200' Notification Buffer

Zoning: PLANNED DEVELOPMENT-382-RETAIL/GENERAL OFFICE &
LIGHT INDUSTRIAL-1/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

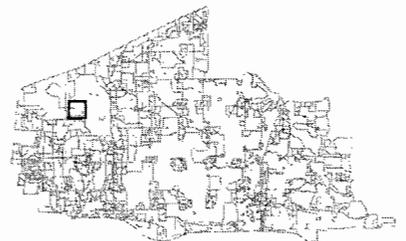




Item Submitted: PRELIMINARY PLAT

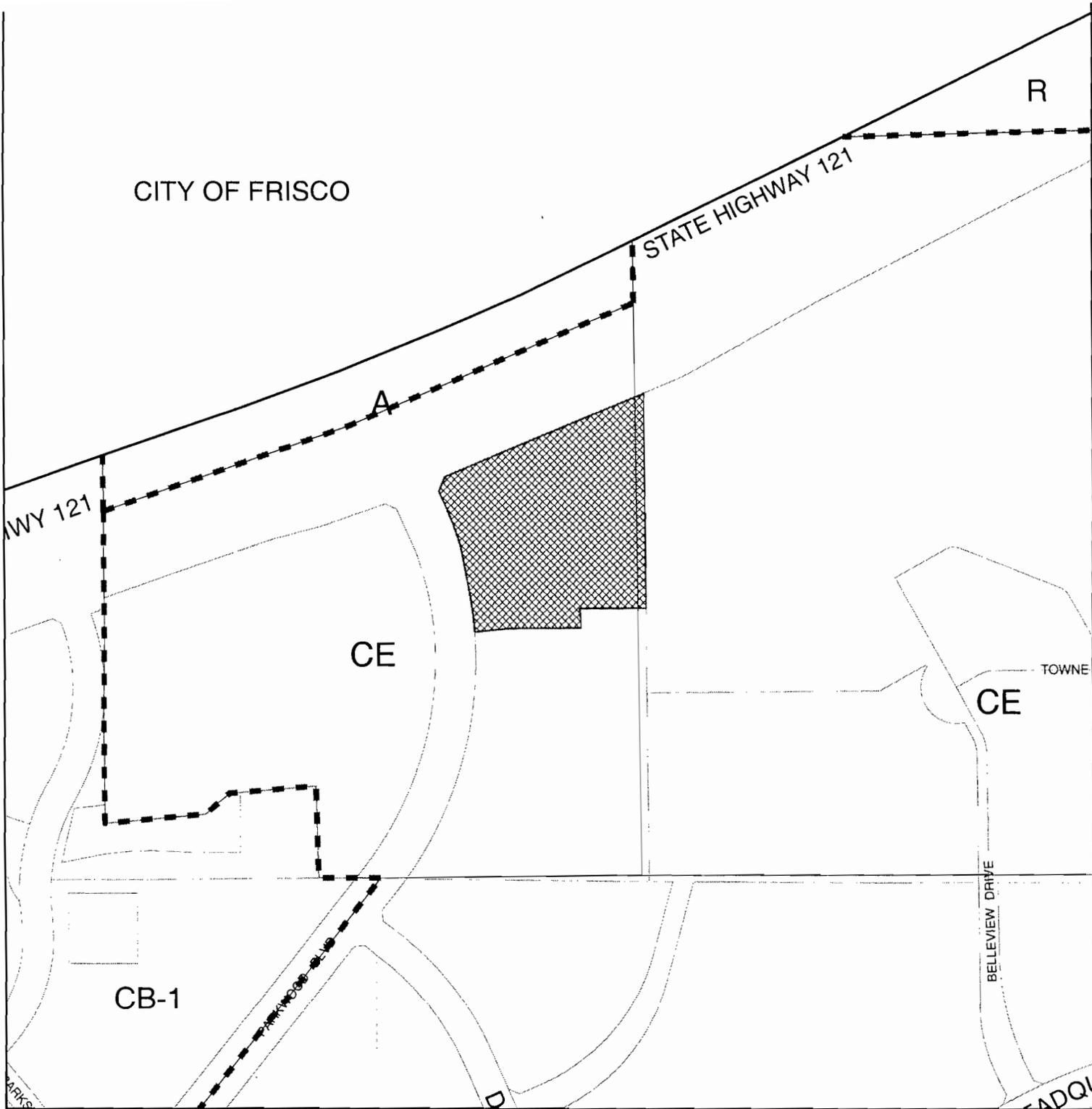
Title: PARKWOOD PLACE I IN LEGACY BLOCK A, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



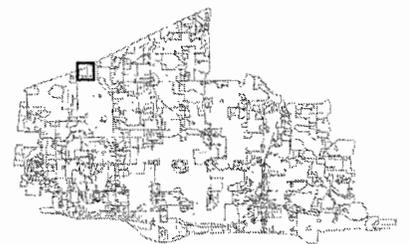
○ 200' Notification Buffer





Item Submitted: FINAL PLAT

Title: VILLAGE AT STONEBRIAR
BLOCK A, LOT 1R



Zoning: COMMERCIAL EMPLOYMENT/
STATE HIGHWAY 121 OVERLAY DISTRICT

○ 200' Notification Buffer

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 6A

Public Hearing: Zoning Case 2008-27

Applicant: Scarborough Parkway II, L.P.

DESCRIPTION:

Request to rezone 40.2± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. Zoned Regional Employment.

REMARKS:

This item was tabled at the April 7, 2008, Planning & Zoning Commission meeting. It must be removed from the table.

The applicant is requesting to rezone 40.2± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway from Regional Employment (RE) to Planned Development-Regional Employment (PD-RE). The RE district is intended to provide for office and limited manufacturing uses that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions.

This request proposes an office, hotel, and retail planned development district. The original petition for rezoning included a request to add multifamily use as an additional allowed use. Since the April 4, 2008, Planning & Zoning Commission meeting, the applicant has amended the petition to remove the request for multifamily use. A concept plan, Cigna Point Addition, Block A, Lot 2, accompanies this request as agenda item 6B. Response letters we received for this zoning case are attached under separate cover. Also attached under separate cover is a Traffic Impact Analysis submitted as a part of the rezoning petition.

Surrounding Land Use and Zoning

The area of the request is currently undeveloped. The property to the north is a proposed office development, and is zoned RE. To the east, across Parkwood Boulevard are residences zoned Single-Family Residence-9 and Single-Family Residence-7. To the south, across Plano Parkway, are two new car dealers zoned Planned Development-211-Light Commercial with Specific Use Permit #561 for New Car Dealer. To the west of the property, across the Dallas North Tollway, the zoning is Regional Commercial (RC). The property is partially developed as New Car Dealer and Mini-Warehouse/Public Storage.

Proposed Planned Development Stipulations

The requested zoning is PD-RE. There are two primary parts of this request: land use and design standards.

Land Use - The applicant proposes to change the zoning **from RE to PD-RE** to remove the restrictions on retail and restaurant development. The RE district allows certain restaurant, retail and service uses, but limits them to ten percent of the gross floor area of a building. If a development has multiple buildings, the amount of space for these uses cannot exceed ten percent of the combined floor area of all constructed buildings. Examples of retail uses allowed in the RE district include Antique Shop, Convenience Store, Florist Shop, Grocery/Food Store, and Pet Shop.

Design Standards - The request proposes a mixed-use development oriented along a north-south central roadway.

The request is for PD-RE zoning with the following stipulations:

1. Retail and service uses may be constructed as freestanding buildings. Retail and service uses are not subject to the maximum 10 percent floor area for constructed buildings and site plan requirements of the RE district.
2. Freestanding restaurants may be any size and are not subject to the minimum 5,000 square feet of gross floor area requirement of the RE district. Restaurants shall not have drive-through lanes.
3. Freestanding parking structures accessory to hotel use shall conform to the general RE height and setback standards of the RE district and shall not be subject to the RE hotel setback standards.
4. A 30-foot wide landscape edge shall be provided along Parkwood Boulevard. The landscape edge standards and improvements shall be those specified for the Dallas North Tollway Overlay District.
5. Except as otherwise provided herein, retail and services uses allowed by right and by SUP in the Retail (R) district shall be allowed by right and by SUP on the property.

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as Major Corridor Development (MCD). Development in these corridors is expected to include a mix of commercial, office, and technical production uses.

Adequacy of Public Facilities - Water and sanitary sewer services are available via extensions of existing on site services and via extensions from Parkwood Boulevard, Plano Parkway, and the Dallas North Tollway frontage road.

Traffic Impact Analysis (TIA) - A TIA has been reviewed by the city's Traffic Engineering Division. The change in trip generation potential of the proposed development is negligible compared to the trip generation potential of build out at the existing zoning. The TIA includes calculations for multifamily residential use that was a part of the original proposal; however, the Traffic Engineering Division has stated the substitution of office use for the residential component would have a negligible affect on potential traffic generation and levels of service. Following this staff report is a letter from Jeff Green, Senior Transportation Engineer, that summarizes his assessment of the TIA.

ISSUES:

Creation of RE and RC

The RE and RC zoning classifications were created in 2000. Previously, the land along the Dallas North Tollway was zoned Tollway Employment (TE) and Tollway Commercial (TC). The areas zoned TE and TC were intended to reflect the original zoning of the properties. In 1996, the time the zoning in the Tollway corridor was revised and standardized, TC zoning was placed on properties with zoning that at the time included substantial retail rights. All other areas were zoned TE, and only allowed retail uses if they were developed as part of another building and not exceeding 10% of the building's total floor area. The intent was to prevent the construction of freestanding retail buildings in TE districts and to limit the amount of retail development in the corridor. This proposal is contrary to the intent of the original TE and subsequent RE zoning districts.

Rezoning Land for Retail Use

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of retail zoning.

The requested change in zoning could add a significant amount of retail development in the Plano Parkway/Dallas North Tollway area. To the north of this proposal on the north and south sides of Park Boulevard are existing superstores and retail shopping centers.

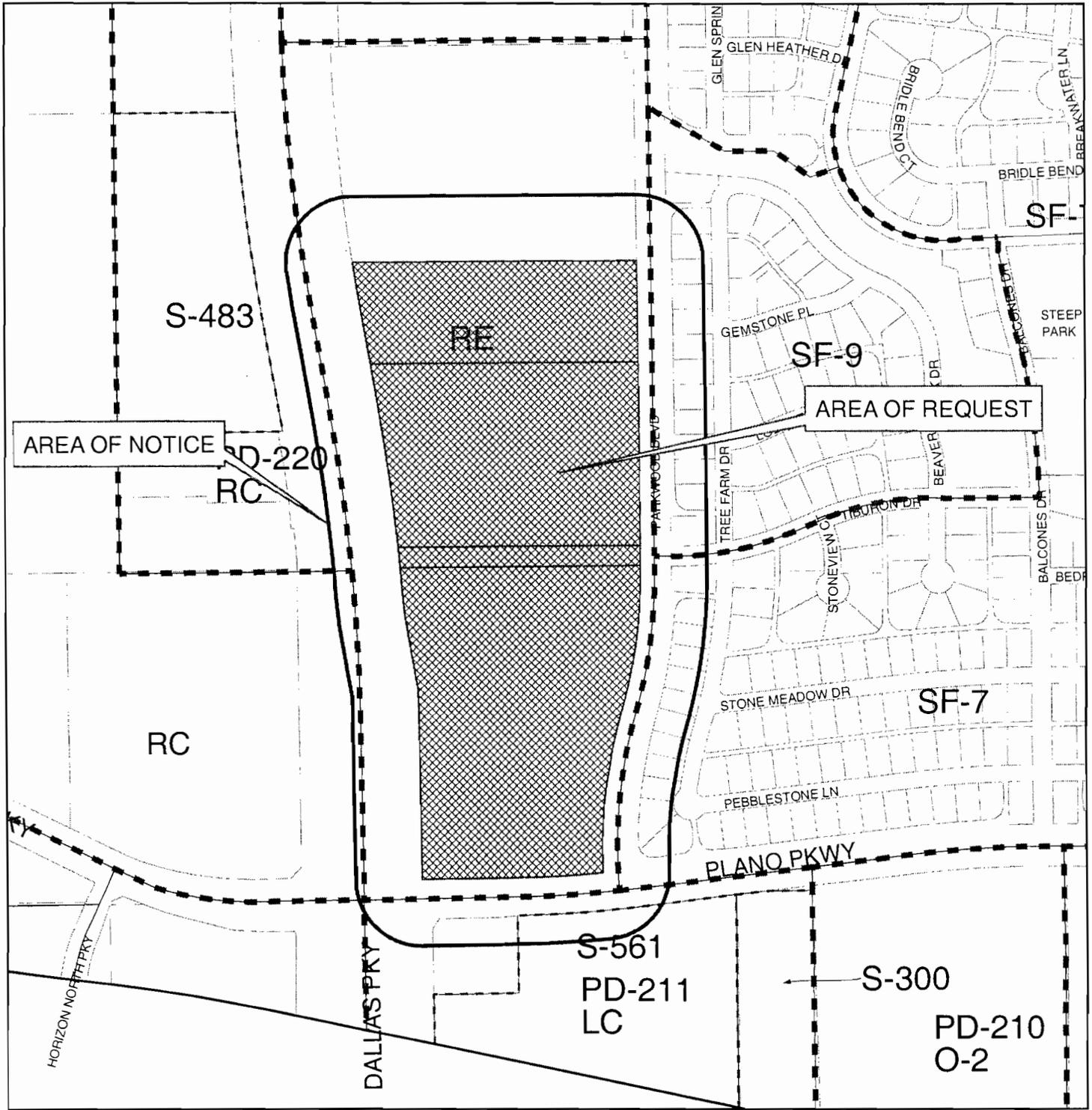
The additional retail use proposed with this zoning request would further increase the overabundance of retail zoning in Plano.

SUMMARY:

The applicant is requesting to rezone 28.5± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. The proposal is contrary to the intent of the RE zoning. The Retail Study advises against rezoning additional land for retail use. Therefore, staff recommends denial of the proposed zoning request.

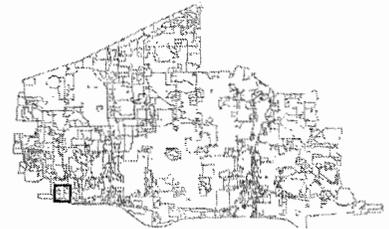
RECOMMENDATIONS:

Recommended for denial.



Zoning Case #: 2008-27

Existing Zoning: REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



April 3, 2008

MEMO

To: Tom Elgin, Development Review Manager

From: Jeff Green, P.E., Senior Traffic Engineer *gdy*

Subject: 53/TIA for Zoning Case 2008-27 (NEC of Dallas North Tollway at Plano Parkway)

The subject tract is located north of Plano Parkway east of the Dallas North Tollway and west of Parkwood Boulevard. It is approximately 42 acres. Traffic Impacts for Zoning cases are evaluated using the city's TransCAD travel forecasting computer model. Proposed possible land uses associated with a given zoning request are compared to assumed land uses for that area within the model dataset, and adjustments are made. The data is then used to generate a new traffic assignment for the entire city network. The volumes from that assignment represent "Proposed Traffic." The intersection levels of service from the proposed traffic are then compared to the levels of service from the base model conditions to determine the degree of impact a given request has on the assumed buildout roadway system.

The proposed uses for the subject tract are very similar to the land uses which were already assumed for this property, so the traffic volumes that result from the proposed traffic assignment were not significantly different from the base traffic assignment volumes. Even though the TransCad model does not use ITE trip generation rates to calculate volumes, the proposed zoning actually generates less daily trips than the existing zoning (16,456 daily trips versus 21,467 daily trips) based on ITE trip rates.

All of the intersections in the study area were shown to operate at Level of Service "D" or better under both existing and proposed traffic conditions, except the two Dallas Parkway/Plano Parkway intersections. Those show projected levels of service of "E" and "F" under both base and proposed conditions. The proposed zoning contributes between only 1.5% and 3.1% of the total traffic projected at these intersections.

Based on the review of this study, staff agrees with the conclusions of the traffic study that the proposed development can be successfully accommodated by the area roadway system, and the traffic generated by the proposed zoning does not create a significant negative impact on area intersection delays.

Xc: Lloyd E. Neal, P.E., Transportation Division Manager
Eric Hill, Planner

RECEIVED

APR 17 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

The proposed planned development district amendments include adding multifamily residences as an allowable use, removing limitations on retail and restaurant size, allocation, and location, and increasing the landscape edge width along Parkwood Boulevard.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

This item will be heard on **April 7, 2008, 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.

An amendment is as good as a lie. Please be faithful to us.

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

Cliff McQuinter
Name (Please Print)

Signature

1301 Tree Farm Drive,
Address
EH Plano, Texas 75093

3-29-08
Date

RECEIVED

MAR 31 2008

PLANNING DEPT.

REPLY FORM

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



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1. Apt unit will look down my house & yard and pools.
My privacy will be interfered by Apt residents.

2. We, current residents on Parkwood, already suffer increased ~~theft~~ crimes. ~~we~~ I don't want any more crimes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below. *We already got enough problems after the walonart.*

Young Yi
Name (Please Print)

[Signature]
Signature

1533 Tree Farm, Plano Tx
Address
75093
EH

3/26/08
Date

REPLY FORM

RECEIVED
MAR 31 2008
PLANNING DEPT

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



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Infon Chen
Name (Please Print)

[Signature]
Signature

1309 Tree Farm Dr. Plano, TX 75093
Address
EH

3/29/2008
Date

REPLY FORM

RECEIVED

MAR 31 2008

PLANNING DEPT.

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



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Li-hua, Grace Chen
Name (Please Print)

[Signature]
Signature

1309 Tree Farm Dr. Plano TX 75093 3-28-2008
Address Date

EH

RECEIVED

MAR 7 8 2008

PLANNING DEPT.

REPLY FORM

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



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Michael Sedighi
Name (Please Print)

Signature

1501 Tree Farm Dr.
Address
EH

3/26/08
Date

RECEIVED

MAR 27 2008

PLANNING DEPT

REPLY FORM

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



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Irene Cooper
Name (Please Print)

Irene Cooper
Signature

1321 Tree Farm Dr.
Address
Plano, TX 75043
EH

3/24/08
Date

REPLY FORM

RECEIVED
MAR 26 2008
PLANNING DEPT

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



Dear Commissioners:

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There is absolutely no reason to change the zoning. The original zoning is in place for a reason and should not be amended on the whim of a builder/developer's wants/or proposed need. Protect the residents of the "All-American" City.

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

MATTHEW SIGN
Name (Please Print)

[Signature]
Signature

1549 Tree Farm Dr. 75093
Address
EH

3/24/08
Date

RECEIVED

MAY 23 2008

PLANNING DEPT.

REPLY FORM

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



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Increased traffic on roads already congested!

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

JUDITH A Schreiber
Name (Please Print)

Judith A Schreiber
Signature

1513 TREE FARM DR, PLANO, TX
Address
EH 75093

3/23/08
Date

REPLY FORM

RECEIVED

MAR 20 2008

PLANNING DEPT.

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



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This item will be heard on **April 7, 2008, 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.

Ted Reeder
Name (Please Print)

[Signature]
Signature

1505 Tree Farm Drive
Address
PLANO, TX 75093
EH

March 24, 2008
Date

REPLY FORM

RECEIVED

APR 7 2008

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

The proposed planned development district amendments include adding multifamily residences as an allowable use, removing limitations on retail and restaurant size, allocation, and location, and increasing the landscape edge width along Parkwood Boulevard.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

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

Julia Rivard
Name (Please Print)

Julia Rivard
Signature

1417 Tree Farm DR
Address
EH

3/23/08
Date

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway from Regional Employment to Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

The proposed planned development district amendments include adding multifamily residences as an allowable use, removing limitations on retail and restaurant size, allocation, and location, and increasing the landscape edge width along Parkwood Boulevard.

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

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Dont want Apartments zoned for that
piece of land

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

Chris Edwards
Name (Please Print)

Chris Edwards
Signature

1509 Tree Farm Drive
Address
EH

3-20-08
Date

RECEIVED
MAR 21 2008
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway from Regional Employment to Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

The proposed planned development district amendments include adding multifamily residences as an allowable use, removing limitations on retail and restaurant size, allocation, and location, and increasing the landscape edge width along Parkwood Boulevard.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

XXX

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

This item will be heard on **April 7, 2008, 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.

We want No Zoning Changes. The proposed development adds traffic Parkwood can't handle. Apartments and Restaurants are not appropriate uses of this land.

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

TONIA BIGGS
Name (Please Print)

T. M. Biggs
Signature

1413 TREE FARM DRIVE
Address
EH

3-20-08
Date

Please Please help us stop this inappropriate use of *this land!*

REPLY FORM

RECEIVED
MAR 21 2008
PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway from Regional Employment to Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

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I am against this rezoning because it will create too much thru traffic in my neighborhood. No to multifamily, higher buildings staring into my home + large than current zoning Retail + Restaurant

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

LORI JILL GROVES
Name (Please Print)

[Signature]
Signature

1313 Tree Farm Dr.
Address
EH PLANO TX 75093

3/18/08
Date

RECEIVED

MAR 20 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

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

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

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

Kirk R. Williams

Name (Please Print)

5400 Renaissance Tower
1201 Elm Street

Dallas, TX 75270

EH

Kirk R. Williams

Signature

3/18/08

Date

REPLY FORM

RECEIVED

MAR 18 2008

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

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

KAREN WERRA
Name (Please Print)

[Signature]
Signature

1409 TREE FARM DR
Address
EH

3/18/08
Date

RECEIVED

MAR 29 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

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I AM OPPOSED TO ANY REZONING OF THE ABOVE
CITED PROPERTY BECAUSE IT COULD ALLOW FOR SCHOOL
CROWDING, MULTI FAMILY HOUSING, INCREASE USE OF OUR PRIVATE
AREAS & PARK, DECREASE HOME VALUES AND INCREASE LOCAL TRAFFIC.

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

LAIRD F. SCHALLER
Name (Please Print)

Laird F Schaller
Signature

1553 TREE FARM
Address
PLANO TX 75093
EH

3/16/08
Date

RECEIVED
MAR 7 1 2008
PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway **from** Regional Employment **to** Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

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This item will be heard on **April 7, 2008, 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.

PLEASE SEE ATTACHED LETTER.
THANK YOU.

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

STEVEN S. BROOKS
Name (Please Print)

Steven S. Brooks
Signature

1541 TREE FARM
Address
EH

3/18/08
Date

RECEIVED

MAR 20 2008

PLANNING DEPT

*Steven S. & Cynthia J. Brooks
1541 Tree Farm Drive
Plano, TX 75093*

March 17, 2008

Jean Callison
c/ojcallison@plano.gov

RE: Zoning Case 2008-27
40.2 acres of land bounded on the east by Parkwood Blvd,
on the west by the North Dallas Tollway, and
on the south by Plano Parkway

Jean,

Cynthia and I are 15 year residents of the Stone Lake Estates neighborhood of Plano, Texas. Our neighborhood and home is located adjacent to the east and within 200 feet of the property referenced above. It is our understanding that the owners of the referenced property are seeking approval to amend the zoning plan currently approved for the subject property. We are opposed to any such plans.

We do not object to the owners right to develop their property under the present zoning restrictions. However, in this case, we believe that the proposed zoning change will accommodate the property developers at the expense of the homeowners in the surrounding neighborhoods. We do not believe that amending the existing zoning restrictions will enhance the quality of life in our neighborhood.

Thank you for considering our concerns. We trust that you and the City Council will make every effort to work with the property developers such that they may proceed with their plans in compliance with the existing zoning parameters.

Sincerely,

Steven S. Brooks

Cc: mayorevans@plano.gov
Shep.stal@gte.net
scottjohnson@plano.gov
Loretta@plano.gov
smagnuson@plano.gov
hlarosilicre@plano.gov
leedunlap@plano.gov

Eric Hill

From: William Press [wapress@pressmail.org]
Sent: Friday, March 28, 2008 4:53 PM
To: Pat Evans; shep.stahel@gte.net; Scott Johnson; Loretta Ellerbe; Sally Magnuson; Harry LaRosiliere; Jean Callison; Lee Dunlap; Eric Hill
Subject: Zoning change

I want to make my feelings known about the planned zoning change for the land at the northeast corner of Plano Parkway and the Dallas North Tollway. It is my understanding that this land has been zoned "regional employment" for many years. I have learned that a developer wants to change that zoning to "planned development" which would permit construction of retail, banks, and 215 apartments as well as the previously permitted development of office buildings and hotels. I am opposed to such rezoning.

As a resident of the general area, I see absolutely no need for additional retail. The area along the Tollway to the north, up as far as Spring Creek Parkway, already has or has planned ample retail, both small, large, and "mega" stores. Plano already has more retail space than the, now slowly growing, population can support. Closed and failing stores can be seen everywhere. The recent decline in sales tax revenue will not be mended by throwing more retailers into the current difficulty.

Furthermore, I cannot understand the need for more retail banking facilities. The number of stand alone bank branches within only a mile or two of the intersection in question, plus those inside supermarkets, staggers the mind. How these banks can support the capital and operational expenses cannot be explained to me by anyone I have asked in the banking business. Perhaps they are supporting such costs with the high lending cost that are having such an impact on the current economy.

Additionally, the requested substantial number of additional apartments in the area is likely to have a significant impact on the adjacent home property values, which then impacts school and other tax revenues. It also places significant stress on the local elementary and secondary schools, which could not have planned for an increase in residential population of this magnitude.

I hope you will all join me in opposition to this requested zoning change.

Sincerely,

William A. Press
2624 Wake Forest Drive
Plano, TX 75093
972-403-8293
wapress@pressmail.org

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-27. Request to rezone 40.2± acres located at the northeast corner of Dallas North Tollway and Plano Parkway from Regional Employment to Planned Development-Regional Employment. Zoned Regional Employment. The requested zoning is Planned Development-Regional Employment. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and on-site conditions.

The proposed planned development district amendments include adding multifamily residences as an allowable use, removing limitations on retail and restaurant size, allocation, and location, and increasing the landscape edge width along Parkwood Boulevard.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-27.

This item will be heard on **April 7, 2008, 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.

I am against allowing residential, retail and restaurants because of the attendant increases in traffic, noise, light and potential crime. I purchased my property with the expectation of the current zoning remaining intact. I am very concerned about the impact of the zoning change on my quiet enjoyment and use of my property and the value of my property.
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Mark A. Taken
Name (Please Print)

[Signature]
Signature

1537 Tree Farm Dr.
Address
EH

4-7-08
Date

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 6B

Public Hearing - Concept Plan: Cigna Point Addition, Block A, Lot 2

Applicant: Scarborough Parkway II, L.P.

DESCRIPTION:

A retail, office, and multifamily mixed-use development on one lot on 28.7± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway. Zoned Regional Employment. Neighborhood #53.

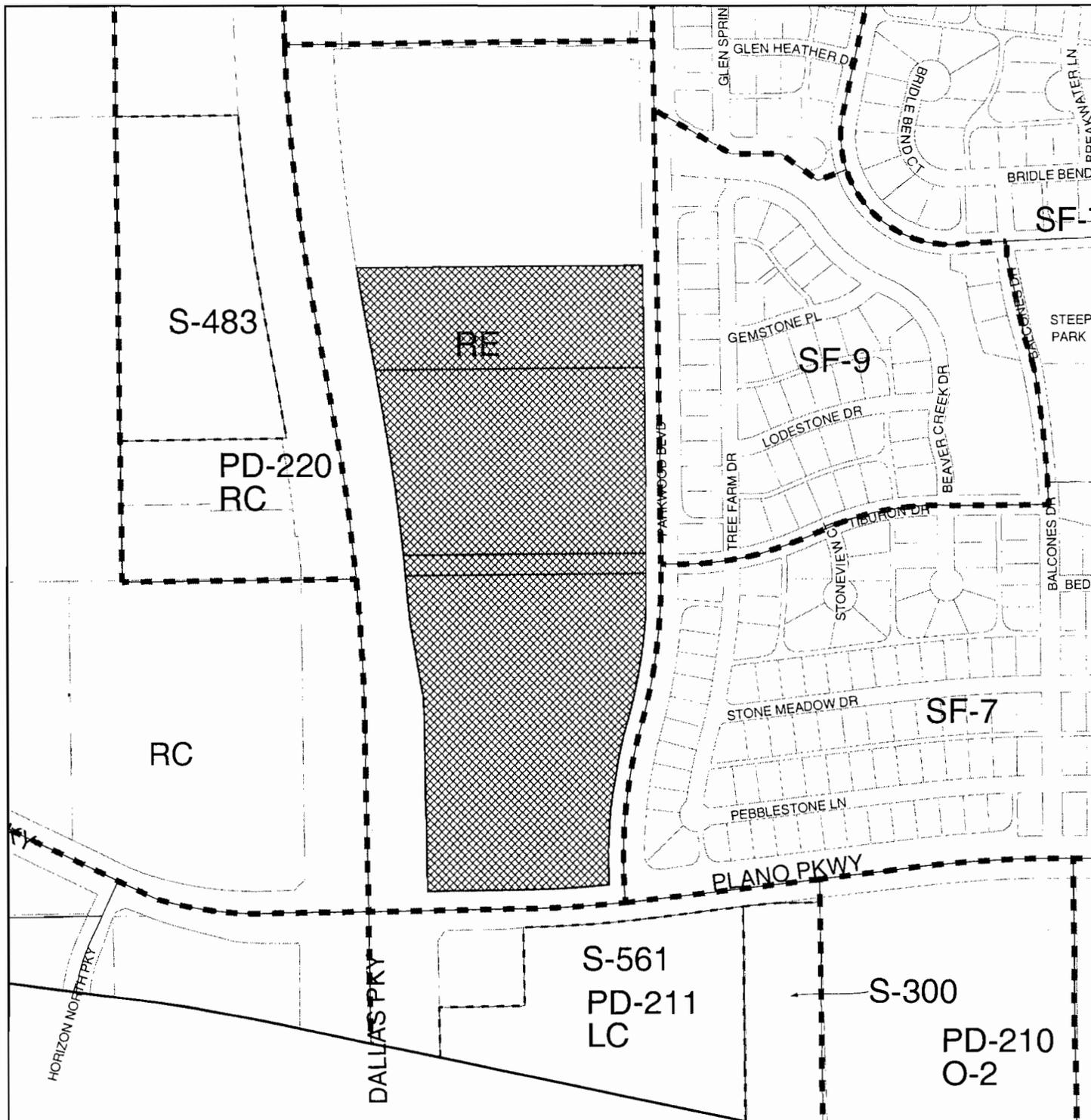
REMARKS:

This concept plan is associated with Zoning Case 2008-27. The plan proposes a retail, office, hotel, and multifamily residential mixed-use development. The majority of the buildings are oriented to the Dallas North Tollway and Parkwood Boulevard and connected with pedestrian walkways along a central north-south roadway with on-street parking. Parking is a mix of surface and structured parking.

The concept plan incorporates amendments to the zoning proposed in Zoning Case 2008-27. For the same reasons staff is recommending against approval of the zoning case, we are recommending against approval of the concept plan.

RECOMMENDATION:

Recommended for denial.



Item Submitted: CONCEPT PLAN

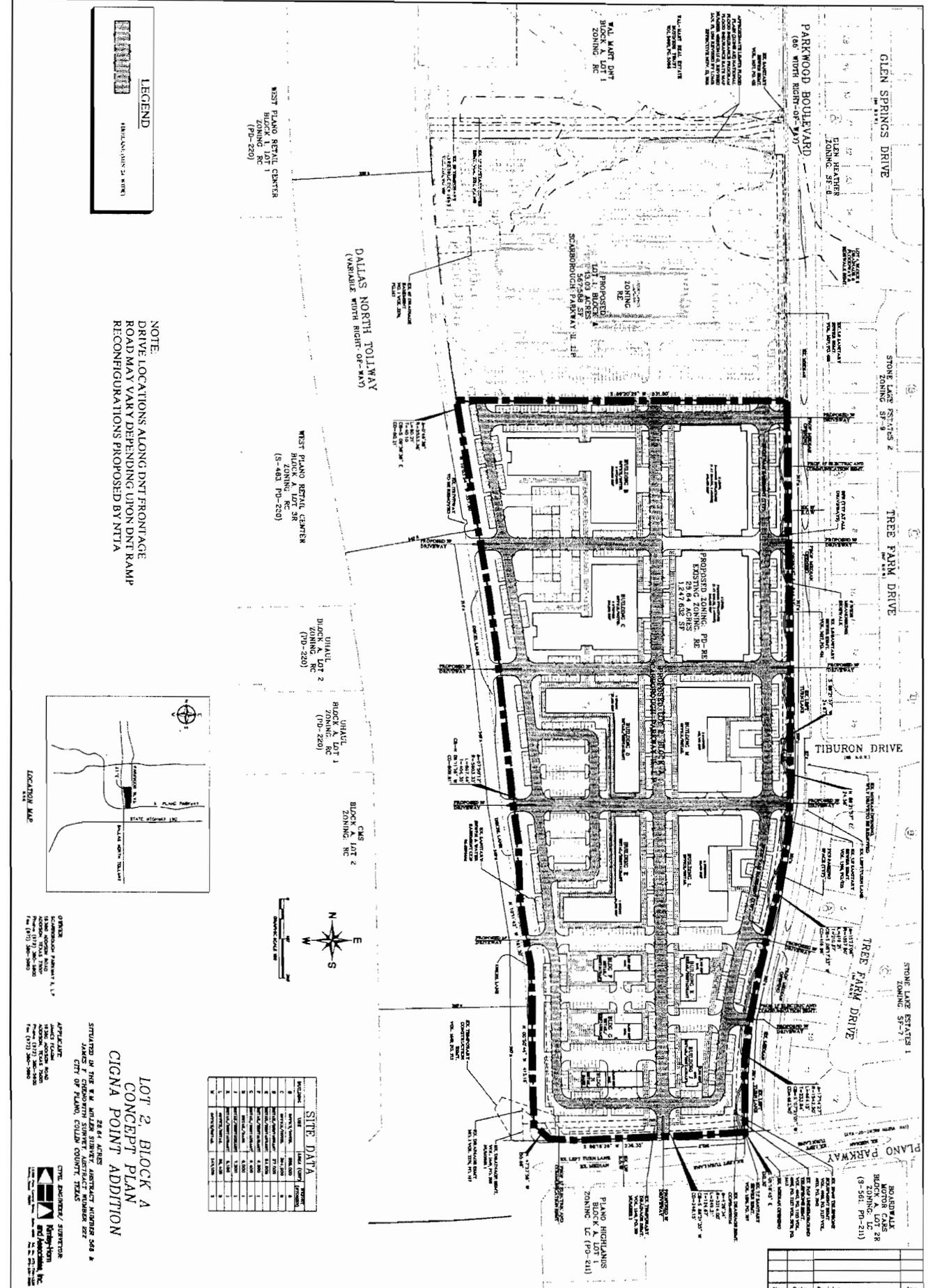
Title: CIGNA POINT ADDITION
BLOCK A, LOT 2

Zoning: REGIONAL EMPLOYMENT/
DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer

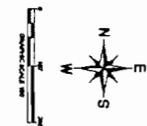
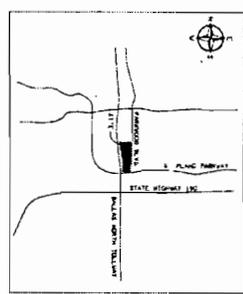




LEGEND

1.000' = 1" (AS SHOWN)

NOTE
 DRIVE LOCATIONS ALONG DNT FRONTAGE
 ROAD MAY VARY DEPENDING UPON DNT RAMP
 RECONFIGURATIONS PROPOSED BY NTA



SITE DATA

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	LOT 2, BLOCK A	1,247,632	100%
2	LOT 1, BLOCK A	1,247,632	100%
3	LOT 3, BLOCK A	1,247,632	100%
4	LOT 4, BLOCK A	1,247,632	100%
5	LOT 5, BLOCK A	1,247,632	100%
6	LOT 6, BLOCK A	1,247,632	100%
7	LOT 7, BLOCK A	1,247,632	100%
8	LOT 8, BLOCK A	1,247,632	100%
9	LOT 9, BLOCK A	1,247,632	100%
10	LOT 10, BLOCK A	1,247,632	100%
11	LOT 11, BLOCK A	1,247,632	100%
12	LOT 12, BLOCK A	1,247,632	100%
13	LOT 13, BLOCK A	1,247,632	100%
14	LOT 14, BLOCK A	1,247,632	100%
15	LOT 15, BLOCK A	1,247,632	100%
16	LOT 16, BLOCK A	1,247,632	100%
17	LOT 17, BLOCK A	1,247,632	100%
18	LOT 18, BLOCK A	1,247,632	100%
19	LOT 19, BLOCK A	1,247,632	100%
20	LOT 20, BLOCK A	1,247,632	100%

**LOT 2, BLOCK A
 CONCEPT PLAN
 CIGNA POINT ADDITION**

2844 AGNES
 SITUATED BY THE S.W. CORNER, STREET ADDRESS NUMBER 2844 &
 JAMES T. CHANDLER STREET, ADDRESS NUMBER 222
 CITY OF PLANO, COUNTY OF COLLIN, TEXAS

OWNER
 1840 AGNES ROAD
 PLANO, TEXAS 75075
 TEL: (972) 380-2800
 FAX: (972) 380-2800

ARCHITECT
 1840 AGNES ROAD
 PLANO, TEXAS 75075
 TEL: (972) 380-2800
 FAX: (972) 380-2800

CIVIL ENGINEER/SURVEYOR

 Kimley-Horn
 and Associates, Inc.
 1840 AGNES ROAD
 PLANO, TEXAS 75075
 TEL: (972) 380-2800
 FAX: (972) 380-2800

Scale: 1" = 100'

Designed by: MAC
 Drawn by: MAC
 Checked by: LRO
 Date: APRIL 2008
 Project No: 064404001

SHEET 1 of 1

CONCEPT PLAN

**CIGNA POINT DEVELOPMENT
 PLANO, TEXAS**

**Kimley-Horn
 and Associates, Inc.**

13700 Park Central Drive, Suite 1800
 Dallas, Texas 75244
 Tel. No. (972) 770-1300
 Fax No. (972) 770-3820

No.	Date	Revisions	App.

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 7

Public Hearing: Zoning Case 2008-43

Applicant: Diane Nelson Revocable Living Trust

DESCRIPTION:

Request to rezone 2.2± acres located on the south side of 14th Street, 1,030± feet east of Los Rios Boulevard **from** Research/Technology Center **to** Light Industrial-1.

REMARKS:

The applicant is requesting to rezone 2.2± acres of property located on the south side of 14th Street, 1,030± feet east of Los Rios Boulevard from Research/Technology Center (RT) to Light Industrial-1 (LI-1).

The subject property is currently developed with a single-family residence with agriculture related accessory buildings. The existing RT zoning district is intended to create a low-density employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several uses in a campus environment. The applicant has a pending lease agreement with the neighboring property owner to the west (Allied Waste Services) to use the property for storage of trailers, plastic residential waste containers, and metal commercial waste containers pending approval of the requested rezoning.

The requested LI-1 zoning 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.

Surrounding Land Use and Zoning

To the north, across 14th Street, there is a vacant property, and a property that is developed as a private recreation facility; the vacant property is zoned Planned Development-29-Light Industrial-1 (PD-29-LI-1), and the developed property is zoned Planned Development-82-Neighborhood Office (PD-82-O-1).

East and south of the subject property, is a residential development currently zoned RT that is a non-conforming use with respect to the zoning. The property to the west is a materials recovery (recycling) facility. The northern portion of this property is zoned LI-1 while the southern portion is zoned Light Industrial-2 (LI-2).

Conformance to the Comprehensive Plan

Future Land Use Plan - The Future Land Use Plan designates this property as RT. This request is not in conformance with the Future Land Use Plan.

Adequacy of Public Facilities - Water service is available. However, sanitary sewer service is not available. At such time when the property is platted and the land use changes, the property owner shall be responsible for extending sanitary sewer service to the property.

Traffic Impact Analysis (TIA) - A TIA is not required for this request since the amount/intensity of the proposed light industrial use would not generate traffic in excess of 5,000 trips per day.

ISSUES:

The requested LI-1 zoning district allows for a variety of industrial uses. It is not uncommon for industrial uses to have operations that include elevated noise levels, dust and debris, potential for odor, and open storage. Open storage is permitted as a primary use, by right in the LI-1 district. It is allowed on a gravel surface and is only required to be screened from view of public streets. Screening may consist of masonry walls, chain link or wrought iron fences supplemented with landscaping, or a solid landscape screen. Open storage is not required to be screened from adjacent properties.

Adjacent to the east and south of the subject property, there is an existing residential development that is zoned RT. Given that property's nonresidential zoning, the Zoning Ordinance does not require any screening protection from the operations associated with light industrial uses.

The applicant is intending to lease the subject property to the adjacent land owner to the west (Allied Waste Services) to use the property for storage of trailers, plastic residential waste containers and metal commercial waste containers. The storage of these items is permitted on a gravel surface thus potentially resulting in an increase in noise and dust associated with transferring the containers and trailers to and from this area of the site. The development would be required to screen the storage operations from view from 14th Street only. The requested rezoning would allow for the expansion of this existing industrial use adjacent to the existing residential development.

The subject property is located within an overall area presently zoned RT in which the City Council has asked staff to consider rezoning. For several months, staff has been conducting work sessions and public hearings with the Planning & Zoning Commission and Council. The Commission recently recommended denial of a portion of the RT

district being rezoned to Light Commercial (LC) and the Council concurred with the Commission's recommendation. This subject property was included in that rezoning. However, the Commission discussed it would be willing to consider individual rezoning requests for properties presently zoned RT. Currently, the existing RT zoning for the subject property serves as a transition between the existing LI-1 and LI-2 zoned property to the west and the existing residential development zoned RT to the east and south.

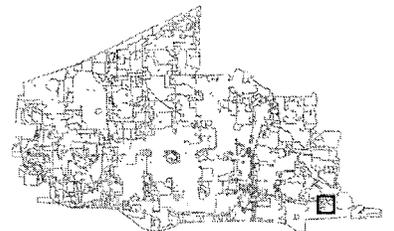
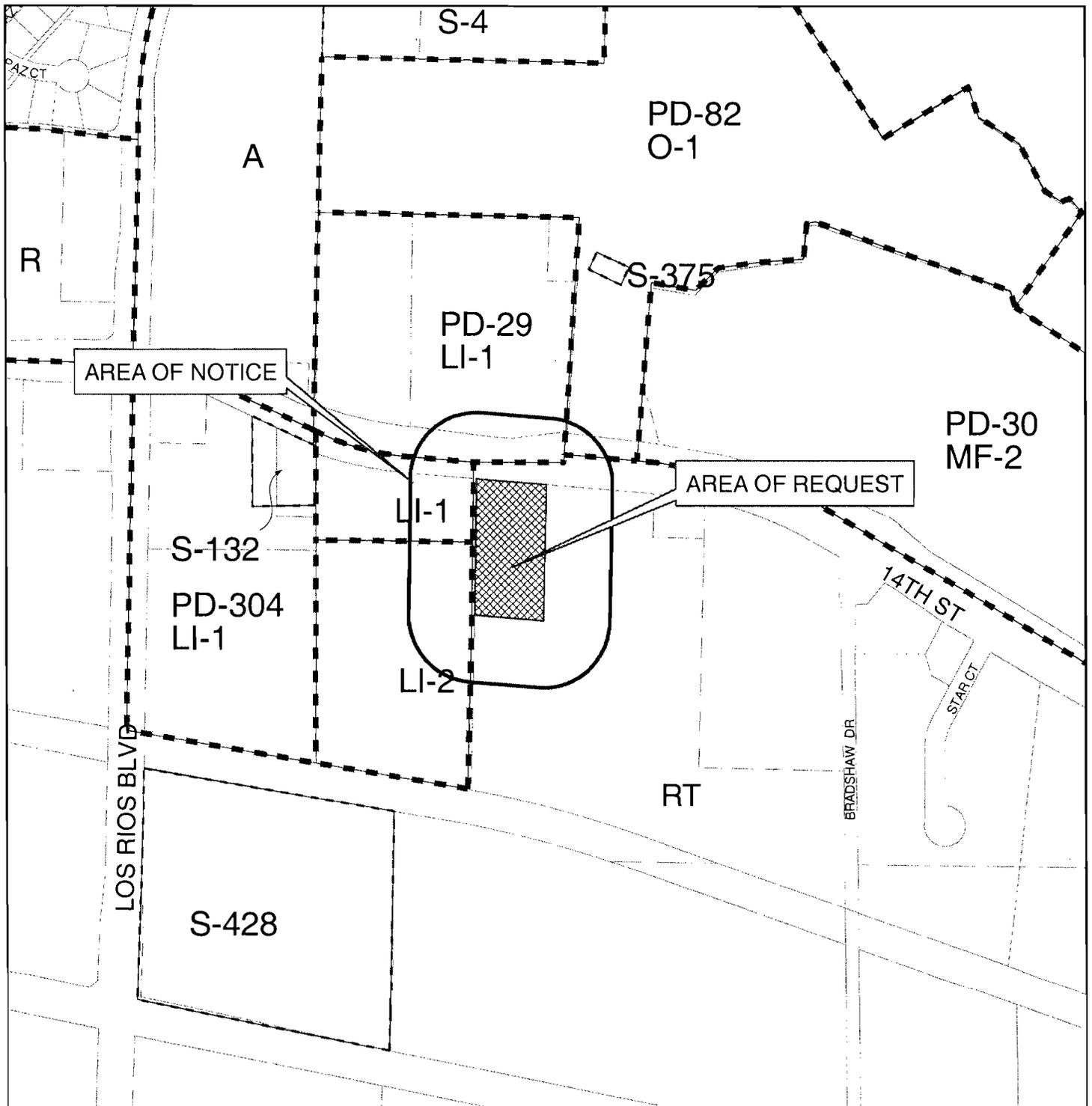
SUMMARY:

The applicant is requesting to rezone 2.2± acres of property located on the south side of 14th Street from RT to LI-1. The Future Land Use Plan designates this property as RT. This request is not in conformance with the Future Land Use Plan. Sanitary sewer service is not available and will have to be extended to the property. The requested LI-1 zoning district allows for a variety of industrial uses. It is not uncommon for industrial uses to have operations that have associated dust and debris, odors, and open storage. The Zoning Ordinance does not require any screening protection from the operations associated with light industrial uses. The proposed LI-1 zoning is incompatible with the adjacent residential use.

RECOMMENDATION:

Recommended for denial.

Alternately, the Planning & Zoning Commission may consider tabling this request so its consideration runs concurrently with the Commission's forthcoming review of the appropriate zoning for other portions of the RT zoning district.



Zoning Case #: 2008-43

Existing Zoning: RESEARCH/TECHNOLOGY CENTER

○ 200' Notification Buffer





March 27, 2008

Collin County Land Company
Kathy Webster
670 N Hwy 289
Prosper Texas 75078

RE: Nelson Property

Dear Kathy:

Allied Waste Services is interested in leasing the Nelson Property adjacent to the east of our current property located at 4200 East 14th Street in Plano Texas 75074 with the change in current zoning to Light Industrial or Light Commercial. We desire to use the land for storage of metal commercial containers, plastic residential containers and trailers. As outlined in the lease we would put up a privacy fence across the front with an entrance gate on the West side from our property. We would remove all of the old buildings, if desired by landowner, excluding the house. Please feel free to call me if you have any questions.

Thanks,

A handwritten signature in cursive script that reads 'Reid Donaldson'.

Reid Donaldson
General Manager
Allied Waste Services

RECEIVED

APR 10 2008

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-43. The property is 2.2± acres located on the south side of 14th Street, 1,030± feet east of Los Rios Boulevard. The requested zoning is Light Industrial-1 (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.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-43.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-43.

This item will be heard on **April 21, 2008, 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.

I believe the requested zoning is much more appropriate than RT for the size. Allied and I have agreed upon terms for them to lease the property.

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

Darlene Carpenter
Name (Please Print)

Darlene Carpenter
Signature

4400 E. 14th St.
Address

4/8/2008
Date

Plano, Tx. 75074
TMF

CITY OF PLANO

PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 8

Public Hearing: Zoning Case 2008-44

Applicant: HW Spring Creek Partners, L.P. & ZCB Spring Creek, L.P.

DESCRIPTION:

Request for a Specific Use Permit for Private Street Subdivision on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Single-Family Residence-9, Patio Home & Single-Family Residence Attached.

REMARKS:

The applicant proposes to develop a gated, single-family residential subdivision with privately owned and maintained streets and alleys. A subdivision may be developed with private streets instead of public streets if it complies with the requirements of the Subdivision Ordinance, and if an SUP is granted for a Private Street Development. Subdivisions developed with private streets must have a mandatory property owners association. The association will own and be responsible for maintenance of the private streets and alleys, and association documents must be filed of record before final plat approval. The applicant has not yet submitted association documents for city review. Approval of this request should be subject to submission, City Attorney approval, and filing of the association documents prior to final plat approval for any phase of this development.

In 1994, City Council adopted guidelines for consideration of private, gated subdivisions. A copy of the Private Street Subdivision Guidelines is attached under separate cover.

Conformance to the Private Street Guidelines

Following is an evaluation of the request based upon the Private Street Guidelines:

1. Request for private street subdivisions will require the granting of a specific use permit as allowed by the Zoning Ordinance. The applicant has submitted this request.

2. A private street subdivision should be located in an area that is surrounded on at least three sides, and in any event not less than approximately 75% of the perimeter, by natural barriers or similar barriers created by man. Examples of natural barriers would be creeks and floodplains. Examples of similar barriers created by man would be a golf course or park. Non-qualifying barriers include screening walls, roadways, man-made drainage ditches or berms, utility easements, and rights-of-way. Approximately 50% of the perimeter is surrounded by natural barriers including a lake at the northeast corner and a creek along most of the northern border. The remainder of the site is bounded by Spring Creek Parkway and Tennyson Parkway. The intent of this guideline is to define appropriate locations for private street subdivisions as those properties that are already separated from adjacent properties. The boundaries of the property are fixed; though this site doesn't strictly comply with this requirement, the proposed subdivision meets the intent of the guideline.
3. A private street subdivision may not cross an existing or proposed thoroughfare as shown on the city's most recent Thoroughfare Plan. The layout of the subdivision complies with this standard.
4. A private street subdivision may not disrupt or cross an existing or proposed City of Plano public pedestrian pathway, hike and bike trail, or park as shown on the City's most recent Park Plan. The subdivision is consistent with this standard.
5. A private street subdivision should provide a minimum of 50 feet of frontage in order to access an existing or proposed Type D thoroughfare or larger as shown on the City's Thoroughfare Plan. Primary access to the private street subdivision should come from this type of roadway. This subdivision will have access from Spring Creek Parkway, a Type B+ thoroughfare, and Tennyson Parkway, a Type C thoroughfare. The request complies with this standard.
6. No more than two gated street entrances may face a thoroughfare (Type D or larger) within any one mile segment. When the guidelines were created, this standard was intended to create a minimum separation distance between gated subdivisions. The layout of this subdivision proposes one primary entrance gate and one secondary gate for exiting and emergency use only. The distance between gated entrances is approximately 1,300 feet. There are no other gated subdivisions within a mile of this request. The request complies with the intent of this standard.
7. Any proposed private street subdivision adjacent to an existing public street subdivision that can be reasonably connected, including the need to build a bridge or culvert for example, should not be approved as a private street subdivision. The two developments should be connected as public street subdivisions. To the north of this property, generally across the creek, is the Frito Lay Headquarters. There is no adjacent vacant land that would support an additional residential subdivision; therefore, this standard does not apply.

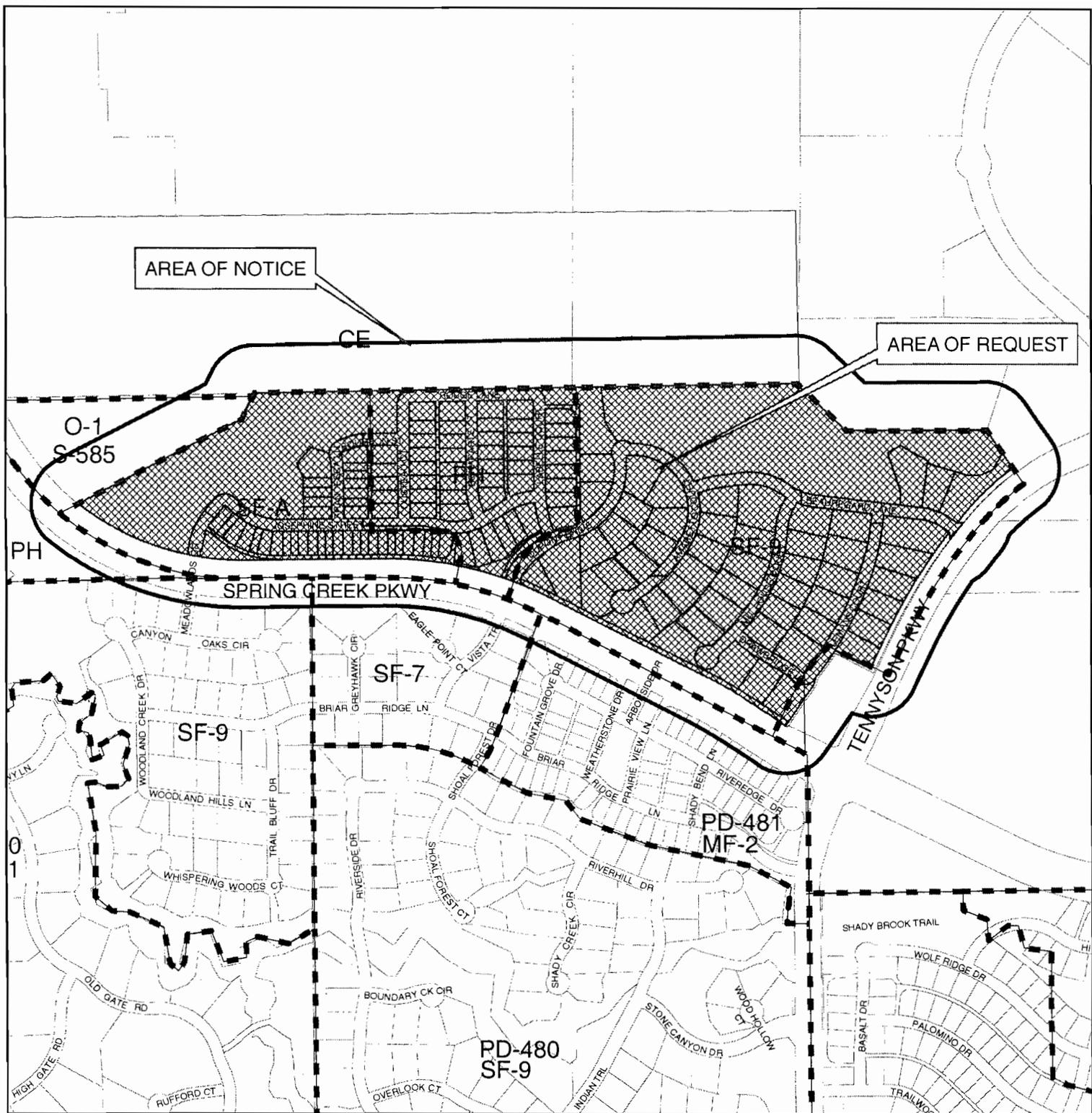
SUMMARY:

This request substantially complies with the criteria in the Private Street Guidelines.

RECOMMENDATION:

Recommended for approval subject to:

1. Engineering and Fire Department approval of the design and access control for the gated entryways.
2. Submission, City Attorney approval, and filing of the property owner association documents providing maintenance for private streets and other private improvements prior to final plat approval for any phase of this development.



Zoning Case #: 2008-44

Existing Zoning: SINGLE-FAMILY RESIDENCE ATTACHED, PATIO HOME, & SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer



REPLY FORM

RECEIVED

APR 11 2008

PLANNING DEPT

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-44. This is a request for a Specific Use Permit (SUP) for Private Street Subdivision on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Single-Family Residence-9, Patio Home and Single-Family Residence-Attached. The requested zoning is for a SUP for Private Street Subdivision. A Private Street is defined as a private vehicular access way shared by and serving two or more lots, which is not dedicated to the public and is not publicly maintained.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-44.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-44.

This item will be heard on **April 21, 2008, 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.

Randall Tucker
Name (Please Print)

R.D. Tucker
Signature

6721 Fountain Grove Dr.
Address
Plano, Tx 75024

4-7-08
Date

EH

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 9A

Public Hearing: Zoning Case 2008-37

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #487 for Private Club on 0.1± acre located at the southwest corner of Bishop Road and Kincaid Road. Zoned Planned Development-65-Central Business-1.

REMARKS:

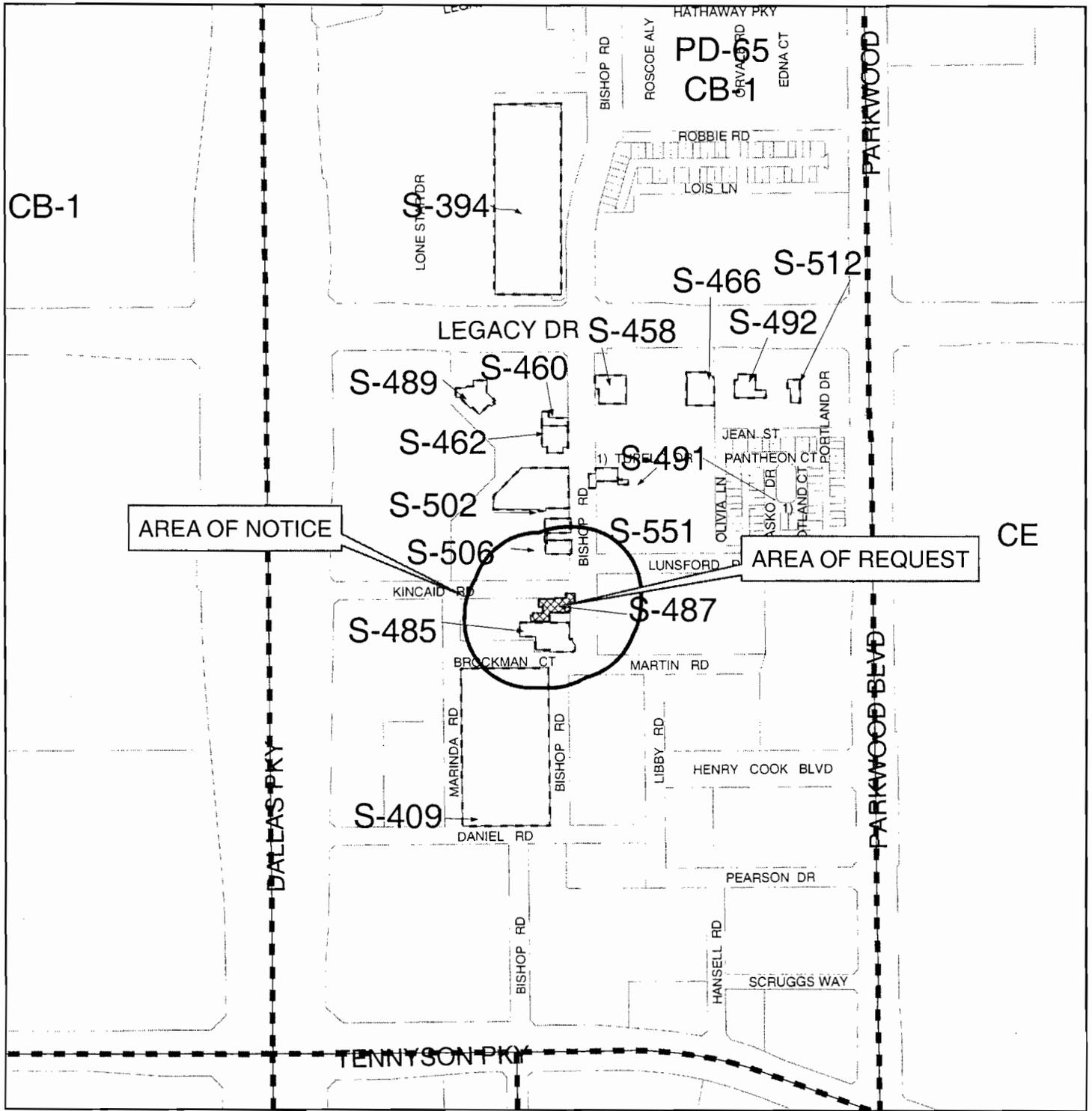
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #487 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Naan Restaurant operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

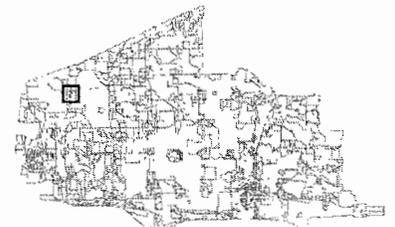
Recommended for approval as submitted.



Zoning Case #: 2008-37

Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1
 w/SPECIFIC USE PERMIT #487/
 DALLAS NORTH TOLLWAY OVERLAY DISTRICT

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 9B

Public Hearing: Zoning Case 2008-38

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #489 for Private Club on 0.1± acre located 80± feet south of Legacy Drive, 370± feet east of Dallas North Tollway. Planned Development-65-Central Business-1.

REMARKS:

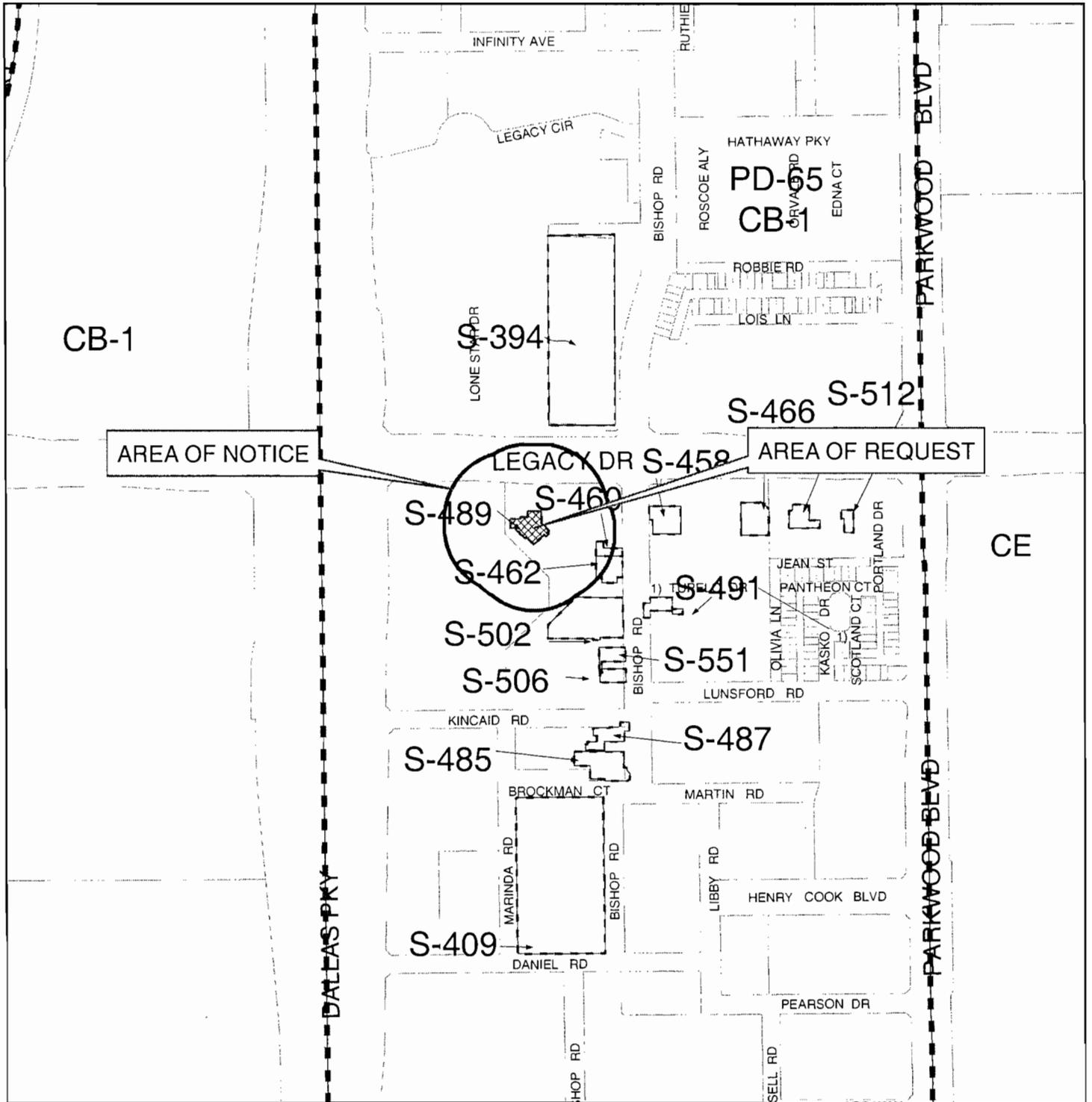
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #489 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Café Express, LLC - Legacy operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-38

Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1
 w/SPECIFIC USE PERMIT #489/
 DALLAS NORTH TOLLWAY OVERLAY DISTRICT



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 9C

Public Hearing: Zoning Case 2008-39

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #490 for Private Club on 0.1± acre located on the east side of K Avenue, 75± feet south of 15th Street. Zoned Downtown Business/Government/Downtown Heritage Resource District.

REMARKS:

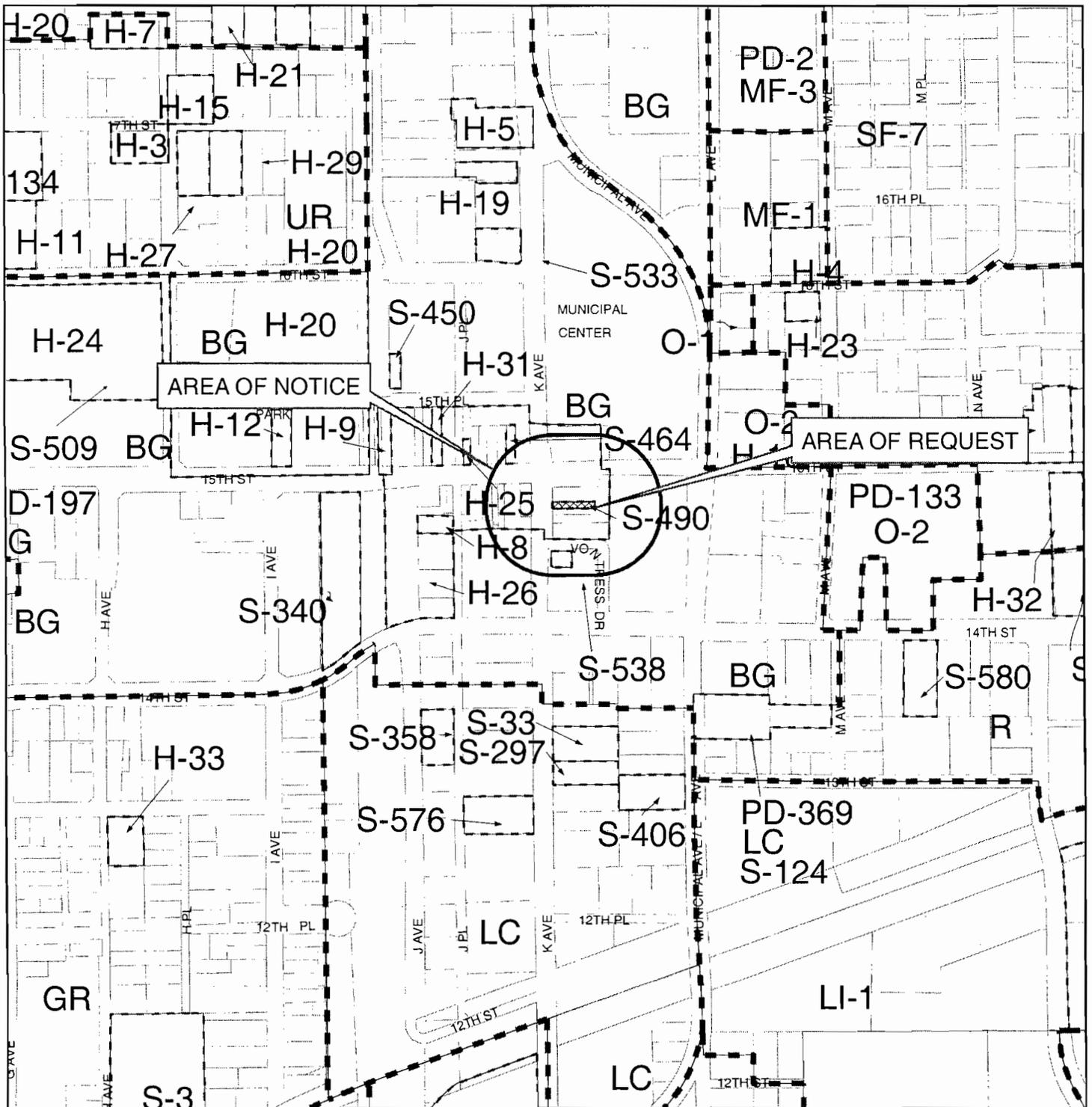
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #490 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Kelly's Eastside operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded, since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

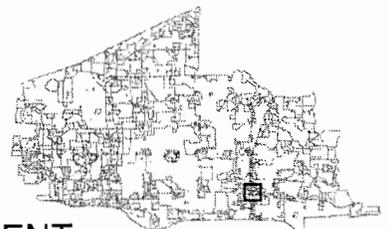
Recommended for approval as submitted.



Zoning Case #: 2008-39

Existing Zoning: DOWNTOWN BUSINESS/GOVERNMENT
w/SPECIFIC USE PERMIT #490/
DOWNTOWN HERITAGE RESOURCE DISTRICT

○ 200' Notification Buffer



RECEIVED

APR 29 2008

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2008-39. This is a request to rescind Specific Use Permit #490 for Private Club on one lot on 0.1± acre located on the east side of K Avenue, 75± feet south of 15th Street. Zoned Downtown Business/Government w/Heritage Resource Designation #26. The requested zoning is to rescind SUP #490 for Private Club and retain the underlying BG zoning district. The BG zoning will remain unchanged.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-39.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2008-39.

This item will be heard on **April 21, 2008, 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.

GERALDINE Stabbs
Name (Please Print)

Geraldine Stabbs
Signature

812 PARK ST.
Address
St. Marys Ga. 31558
EH

4-5-08
Date

CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 9D

Public Hearing: Zoning Case 2008-40

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #491 for Private Club on one lot on 0.1± acre located on the east side of Bishop Road, 340± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1.

REMARKS:

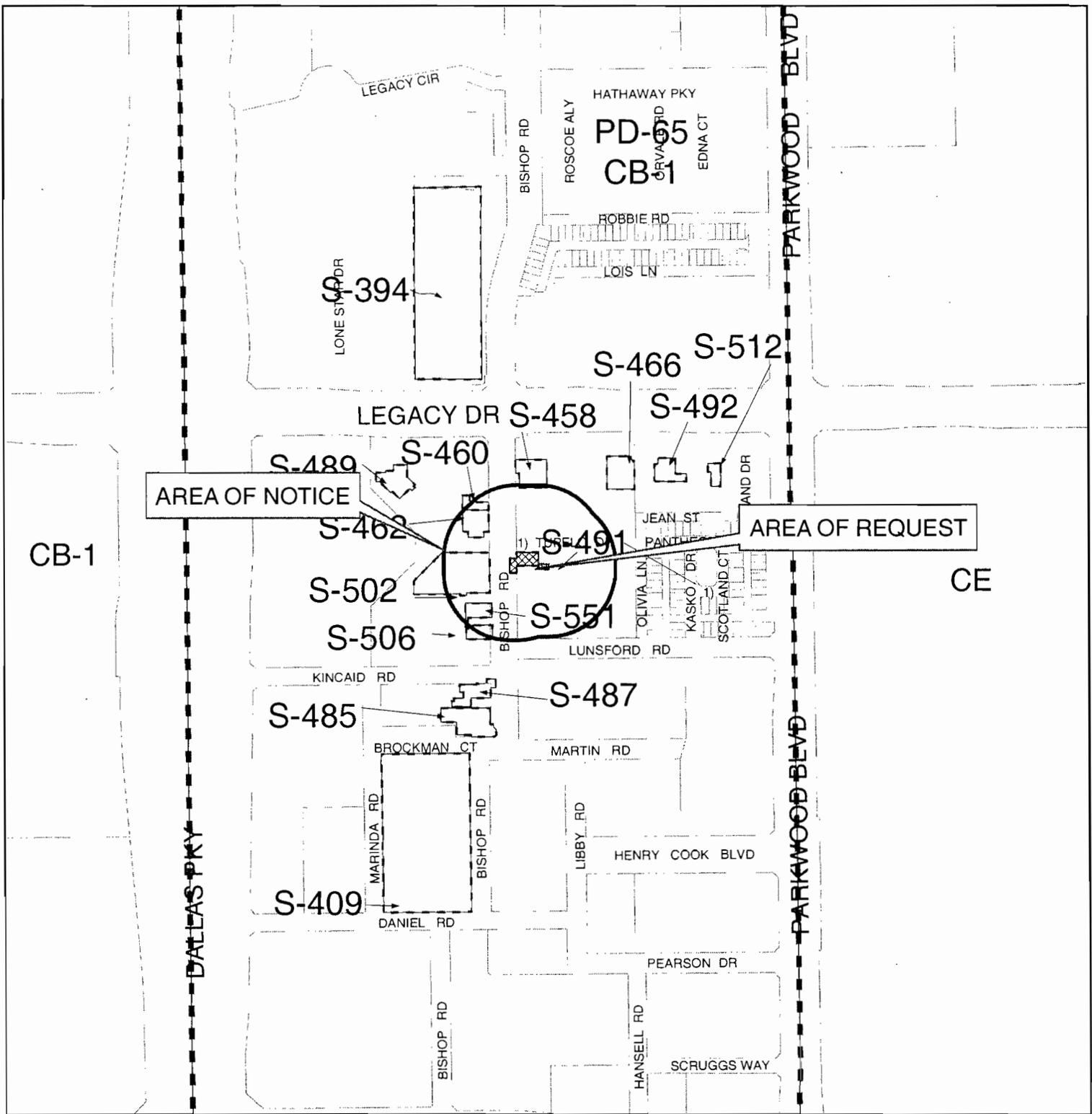
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #491 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for a Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

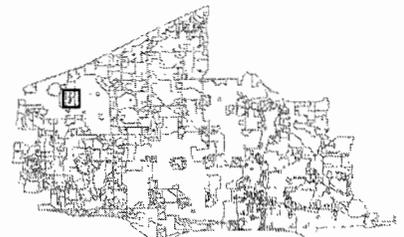
Main Street Bistro & Bakery operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded, since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received a response from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-40



Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1
 w/SPECIFIC USE PERMIT #491/
 DALLAS NORTH TOLLWAY OVERLAY DISTRICT

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 9E

Public Hearing: Zoning Case 2008-41

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #492 for Private Club on one lot on 0.1± acre located 80± feet south of Legacy Drive, 250± feet west of Parkwood Boulevard. Zoned Planned Development-65-Central Business-1.

REMARKS:

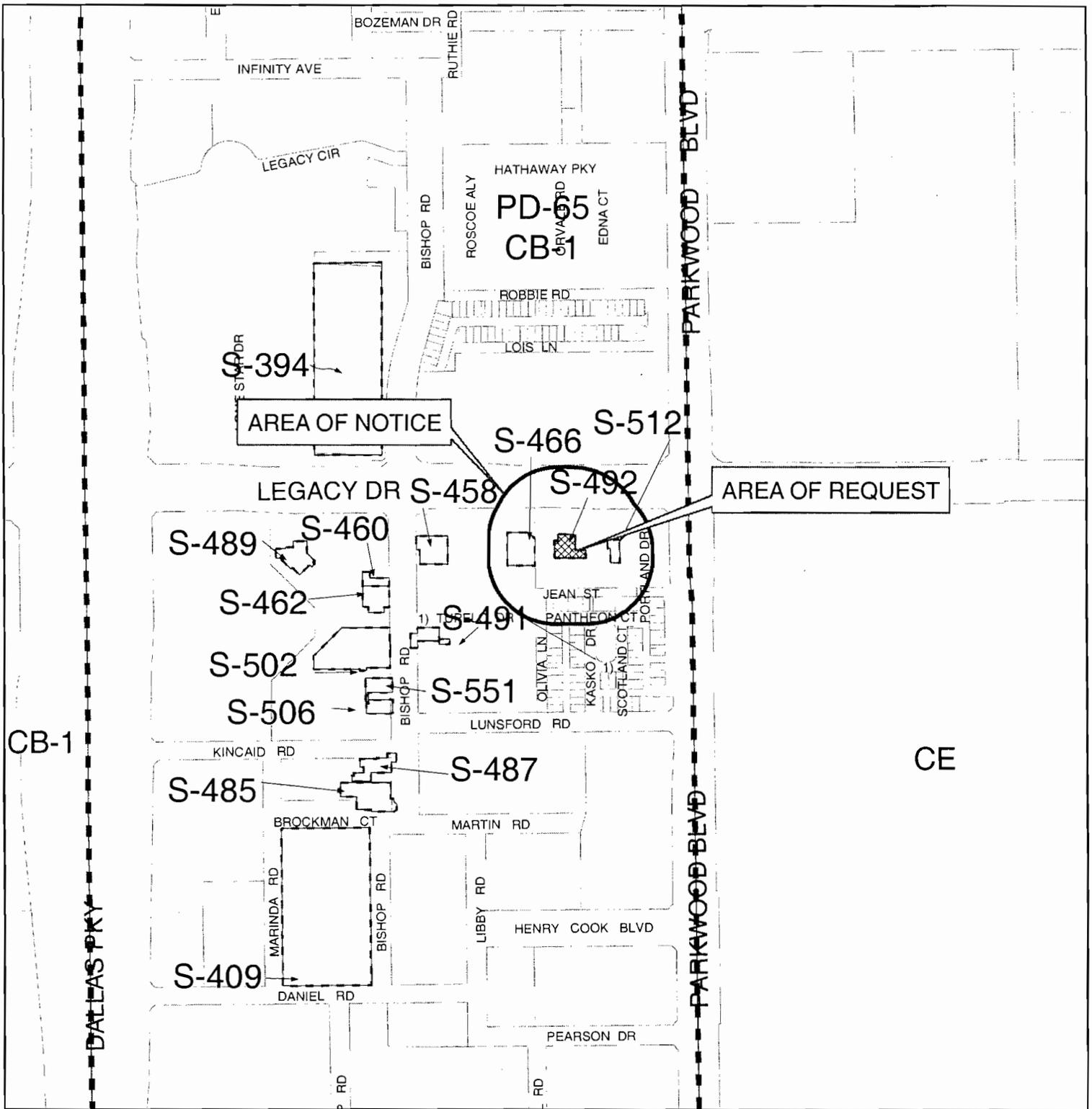
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #492 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

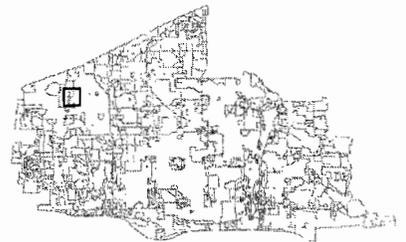
Plano Samui Thai Cuisine operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded, since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received any responses from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2008-41



Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1
 w/SPECIFIC USE PERMIT #492/
 DALLAS NORTH TOLLWAY OVERLAY DISTRICT

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 9F

Public Hearing: Zoning Case 2008-42

Applicant: City of Plano

DESCRIPTION:

Request to rescind Specific Use Permit #504 for Private Club on one lot on 222.1± acres located on the north side of 14th Street, 800± feet east of Star Court. Zoned Agricultural.

REMARKS:

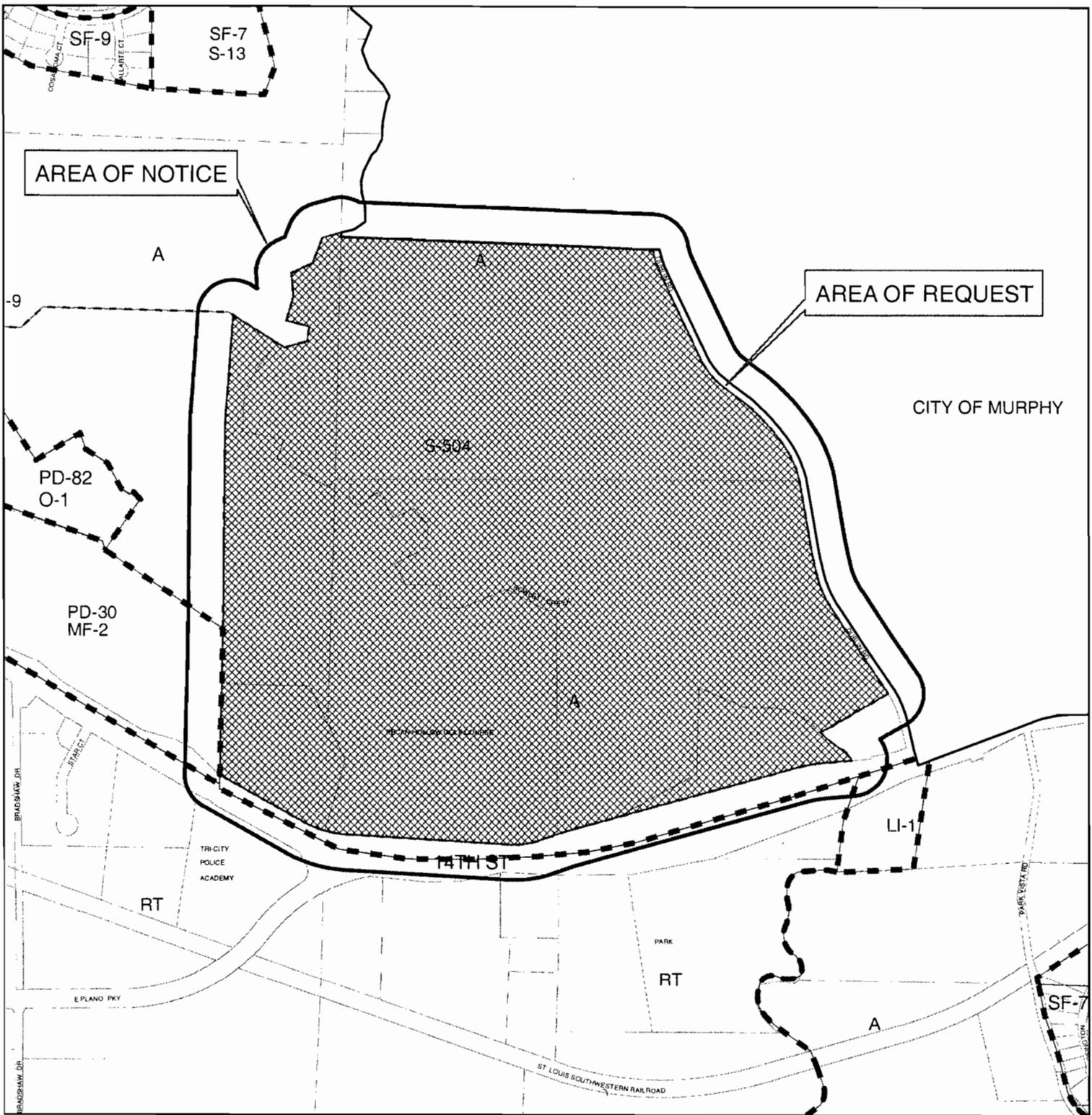
This is a city-initiated zoning request to rescind Specific Use Permit (SUP) #504 for Private Club. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Prior to the May 2005 election, a restaurant in Plano desiring to serve alcoholic beverages had to obtain SUP approval for Private Club from the City of Plano and had to obtain a Private Club Permit from the Texas Alcoholic Beverage Commission (TABC). The election gave restaurants another option to serve alcoholic beverages by acquiring a Mixed Beverage Permit (with a Food and Beverage Certificate) directly from TABC. With the Mixed Beverage Permit, an SUP is no longer necessary.

Pecan Hollow Golf Course operates with a Mixed Beverage Permit from TABC. Therefore, for "housekeeping" purposes, staff recommends that the Private Club SUP be rescinded, since the SUP is not necessary for the restaurant to sell alcoholic beverages. Staff has not received any responses from the property owner as to whether or not they concur with the removal of the SUP.

RECOMMENDATION:

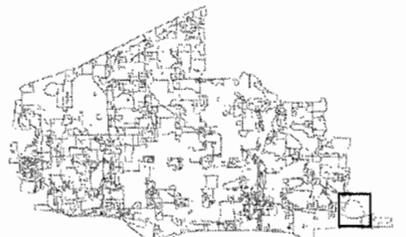
Recommended for approval as submitted.



Zoning Case #: 2008-42

Existing Zoning: AGRICULTURAL w/SPECIFIC USE PERMIT #504

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 10

Public Hearing - Preliminary Replat: Legacy Central Theater Addition, Block A,
Lots 2R & 8

Applicant: American Realty Trust, Inc.

DESCRIPTION:

General and medical office buildings on two lots on 6.1± acres located on the west side of U.S. Highway 75, 580± feet north of Legacy Drive. Zoned Corridor Commercial. Neighborhood #13.

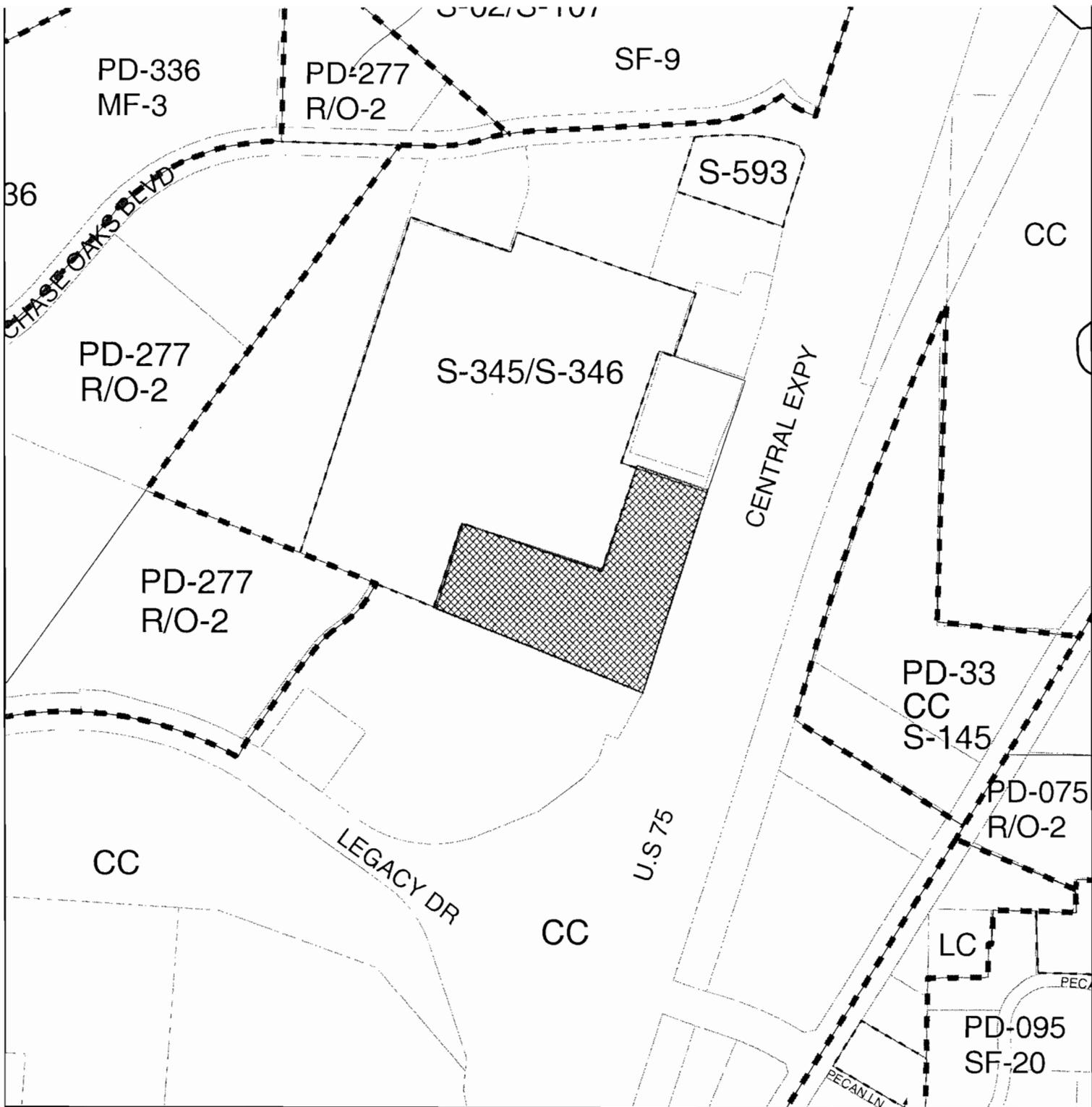
REMARKS:

The purpose of the preliminary replat is to subdivide the property into two lots and dedicate easements necessary for development.

RECOMMENDATION:

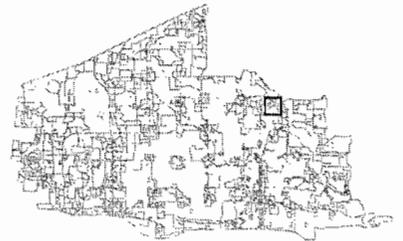
Recommended for approval subject to:

- 1) Additions and/or alterations to the engineering plans as required by the Engineering Department; and
- 2) Acquisition and dedication of off site fire lane, access, and utility easements.



Item Submitted: PRELIMINARY REPLAT

Title: LEGACY CENTRAL THEATER ADDITION
BLOCK A, LOTS 2R & 8



Zoning: CORRIDOR COMMERCIAL

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 11

Public Hearing - Preliminary Replat: The Trails of Glenwood, Phase I, Block A,
Lots 6, 7R, & 8-17

Applicant: The Stoddard Group, Ltd.

DESCRIPTION:

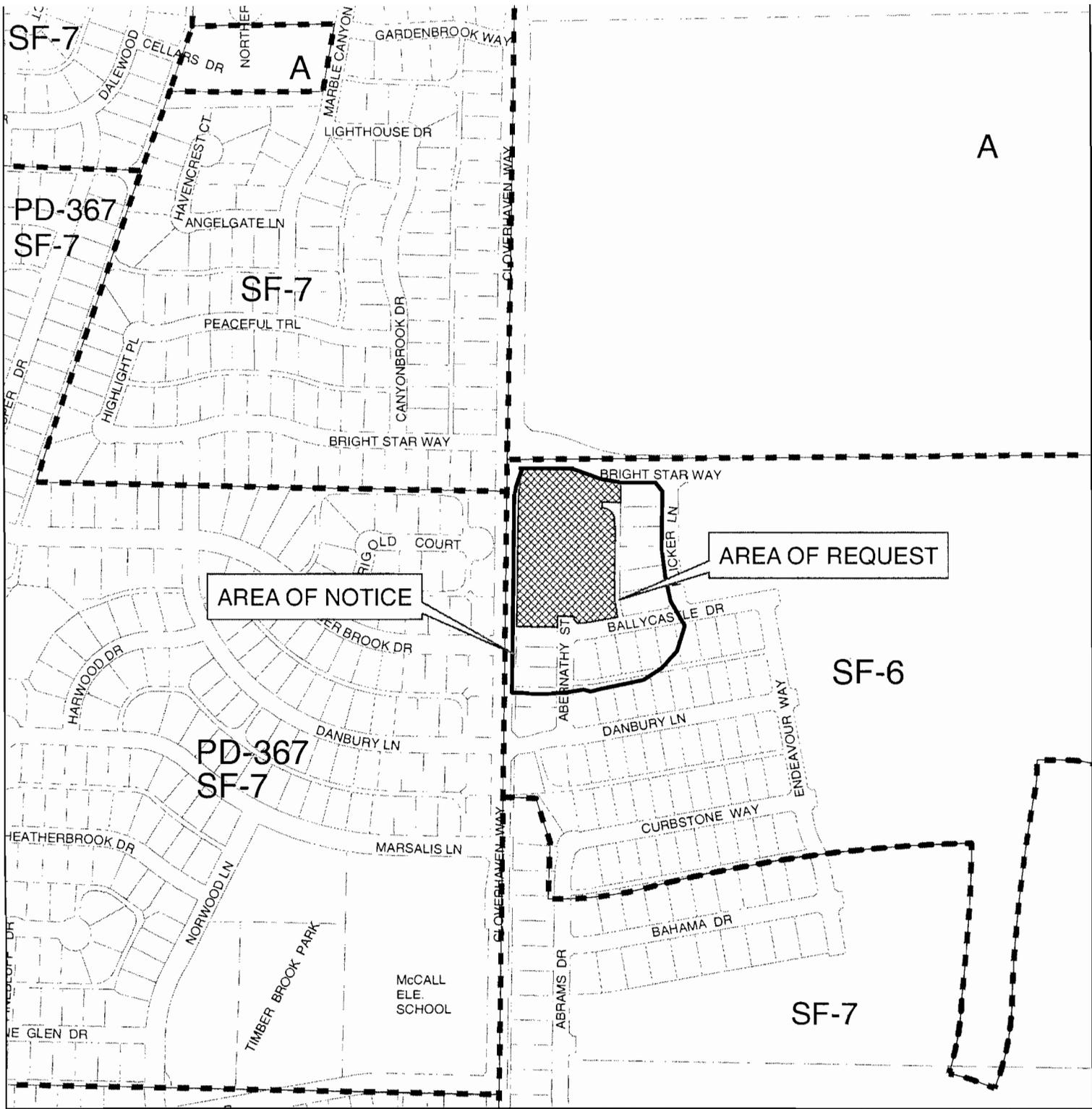
12 Single-Family Residence-6 lots on 3.0± acres located at the southeast corner of Cloverhaven Way and Bright Star Way. Zoned Single-Family Residence-6. Neighborhood #24.

REMARKS:

This lot was originally platted as an open space lot. Open space is not required per Single-Family Residence-6 zoning. The applicant is proposing to subdivide the lot into 12 single-family residence lots.

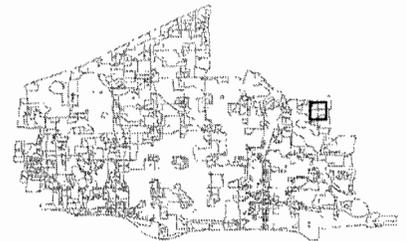
RECOMMENDATION:

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



Item Submitted: PRELIMINARY REPLAT

Title: THE TRAILS OF GLENWOOD, PHASE 1
BLOCK A, LOTS 6, 7R, & 8-17



Zoning: SINGLE-FAMILY RESIDENCE-6

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 21, 2008

Agenda Item No. 12

Request to Schedule Field Trip: Mixed Use/Urban Center Development

Applicant: City of Plano

DESCRIPTION:

Request to schedule a half-day field trip followed by a work session to initiate discussion regarding a Policy Statement for the Comprehensive Plan relating to the location, design, and development of mixed-use and urban center projects.

REMARKS:

During its recent consideration of the updated Economic Development Element of the Comprehensive Plan, the City Council raised questions about mixed-use and urban center development including factors of size, location, relationship to surrounding uses, and the integration of different uses. The City Council asked that the Planning & Zoning Commission study this matter in more detail and develop a Policy Statement that will define "Mixed Use" and "Urban Center" forms of development and establish criteria for ensuring that they are properly designed and located.

To properly introduce commissioners to the topic, we would like to hold an afternoon field trip (beginning at noon) followed by an early evening work session. Some possible dates are May 13, May 14, May 20, or May 22, 2008. If another day or date is more suitable, staff will be happy to make the necessary arrangements.

RECOMMENDATION:

Recommended the Planning & Zoning Commission call a meeting in May, 2008 for a field trip and work session on a Policy Statement addressing mixed-use and urban centers development.