

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

1520 K Avenue

September 5, 2006

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 &amp; Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p>	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes – August 21, 2006, Pre-Meeting & Meeting; August 23, 2006, Work Session	
4	<p><b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p>	
5a EH	<p><b>Revised Site Plan:</b> R.C. Clark Addition, Phase Two, Block A, Lot 1R - A public school recreational facility on one lot on 64.6± acres located on the south side of Seabrook Drive, 1,297± feet west of Alma Drive. Zoned Planned Development-329-Community Center. Neighborhood #21. <b>Applicant: Plano I. S. D.</b></p>	
5b EH	<p><b>Preliminary Plat:</b> Stream Data Center, Block A, Lot 2 - A medical office building on one lot on 4.9± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: EDS Information Services, L. L. C.</b></p>	

<p>5c EH</p>	<p><b>Conveyance Plat:</b> Stream Data Center, Block A, Lots 2 &amp; 3 - Two conveyance lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: EDS Information Services, L. L. C.</b></p>
<p>5d CDD</p>	<p><b>Preliminary Site Plan:</b> Windhaven Park, Block 1, Lot 1 - A bank on one lot on 1.8± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #26. <b>Applicant: Tollway Windhaven II, Ltd.</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>	
<p><b><u>PUBLIC HEARINGS</u></b></p>	
<p>6 EH</p>	<p><b>Public Hearing:</b> Zoning Case 2006-17 - A request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance pertaining to automobile leasing/renting use. <b>Applicant: City of Plano</b></p>
<p>7 BT</p>	<p><b>Public Hearing:</b> Zoning Case 2006-18 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) regarding helistop use within the Central Business-1 and Commercial Employment zoning districts. <b>Applicant: City of Plano</b></p>
<p>8A CDD</p>	<p><b>Public Hearing:</b> Zoning Case 2006-19 - A request for Specific Use Permit for Service Contractor (with storage yard) on one lot on 0.5± acre located on the west side of K Avenue, 484± feet south of 14th Street. Zoned Light Commercial. <b>Applicant: Bill Lisle, III</b></p>
<p>8B CDD</p>	<p><b>Site Plan:</b> Original Donation, Block 6, Lot 8 - A service contractor with storage yard on one lot on 0.5± acre located on the west side of K Avenue, 484± feet south of 14th Street. Zoned Light Commercial. Neighborhood #67. <b>Applicant: Bill Lisle, III</b></p>
<p>9A EH</p>	<p><b>Public Hearing:</b> Zoning Case 2006-20 - Request for a Specific Use Permit for Automobile Leasing/Renting on 0.1± acre located 578± feet south of Legacy Drive and 745± feet west of Coit Road. Zoned Retail. <b>Applicant: Coit/Legacy, L.P.</b></p>
<p>9B EH</p>	<p><b>Revised Site Plan:</b> Lynch Park Addition, Block A, Lot 7 - A retail building on one lot on 1.8± acres located on the south side of Legacy Drive, 715± feet west of Coit Road. Zoned Retail. Neighborhood #17. <b>Applicant: Coit/Legacy, L.P.</b></p>
<p>10 BT</p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Plano East Senior High School Addition, Block 1, Lot 1R - A public senior high school on one lot on 67.1± acres located at the northeast corner of Merriman Drive and Lost Rios Boulevard. Neighborhood # 50. <b>Applicant: Plano I. S. D.</b></p>

<p><b>11 EH</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> The Gables, Block A, Lot 8 - General office building on one lot on 1.5± acres located 377± feet south of 15th Street, 392± feet east of Linda Lane. Zoned Planned Development-126-Neighborhood Office. Neighborhood #64. <b>Applicant: Adams Life Brokerage, Inc.</b></p>
<p><b>12 EH</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Hematronix Addition, Block A, Lots 1R &amp; 2 - An office/warehouse development on two lots on 4.2± acres located on the north side of Technology Drive, 1,380± feet east of Professional Drive. Zoned Research/Technology Center. Neighborhood #68. <b>Applicant: JL &amp; JY Enterprises, Ltd.</b></p>
<p><b>13 EH</b></p>	<p><b>Public Hearing - Replat: Granite Park, Block A, Lot 5R</b> - An office building on one lot on 6.1± acres located at the southwest corner of Granite Parkway and Parkshore Drive. Zoned Central Business-1. Neighborhood #8. <b>Applicant: Tollway/121 Partners</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
<p><b>14 TE</b></p>	<p><b>Discussion and Direction: Pre-Meetings</b> - Discussion and direction on the continuation of the Planning &amp; Zoning Commission's pre-meetings, held before the regular meeting on the third Monday of the month. <b>Applicant: City of Plano</b></p>
<p><b>ACCESSIBILITY STATEMENT</b></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 that you:**

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary on the right-hand side of the podium before the meeting begins.
2. Limit your comments to new issues dealing directly with the case or item. Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:
  - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first;
  - 30 minutes for all other speakers, to be divided as follows:
    - ♦ 15 minutes for a representative of a homeowners association or other group with:
    - ♦ 3 minutes each for additional speakers; and
  - 5 minutes for applicant rebuttal.

**The Commission values your testimony and appreciates your compliance with these guidelines.**

For more information on the items on this agenda, or any other planning, zoning or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

September 5, 2006

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**Agenda Item No. 5a**  
**Revised Site Plan:** R.C. Clark Addition, Phase Two; Block A, Lot 1R  
**Applicant:** Plano I.S.D.

A public school recreational facility on one lot on 64.6± acres located on the south side of Seabrook Drive, 1,297± feet west of Alma Drive. Zoned Planned Development-329-Community Center. Neighborhood #21.

Recommended for approval as submitted.

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**Agenda Item No. 5b**  
**Preliminary Plat:** Stream Data Center, Block A, Lot 2  
**Applicant:** EDS Information Services, L.L.C.

A medical office building on one lot on 4.9± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16.

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

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**Agenda Item No. 5c**  
**Conveyance Plat:** Stream Data Center, Block A, Lots 2 & 3  
**Applicant:** EDS Information Services, L.L.C.

Two conveyance lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16.

Recommended for approval as submitted.

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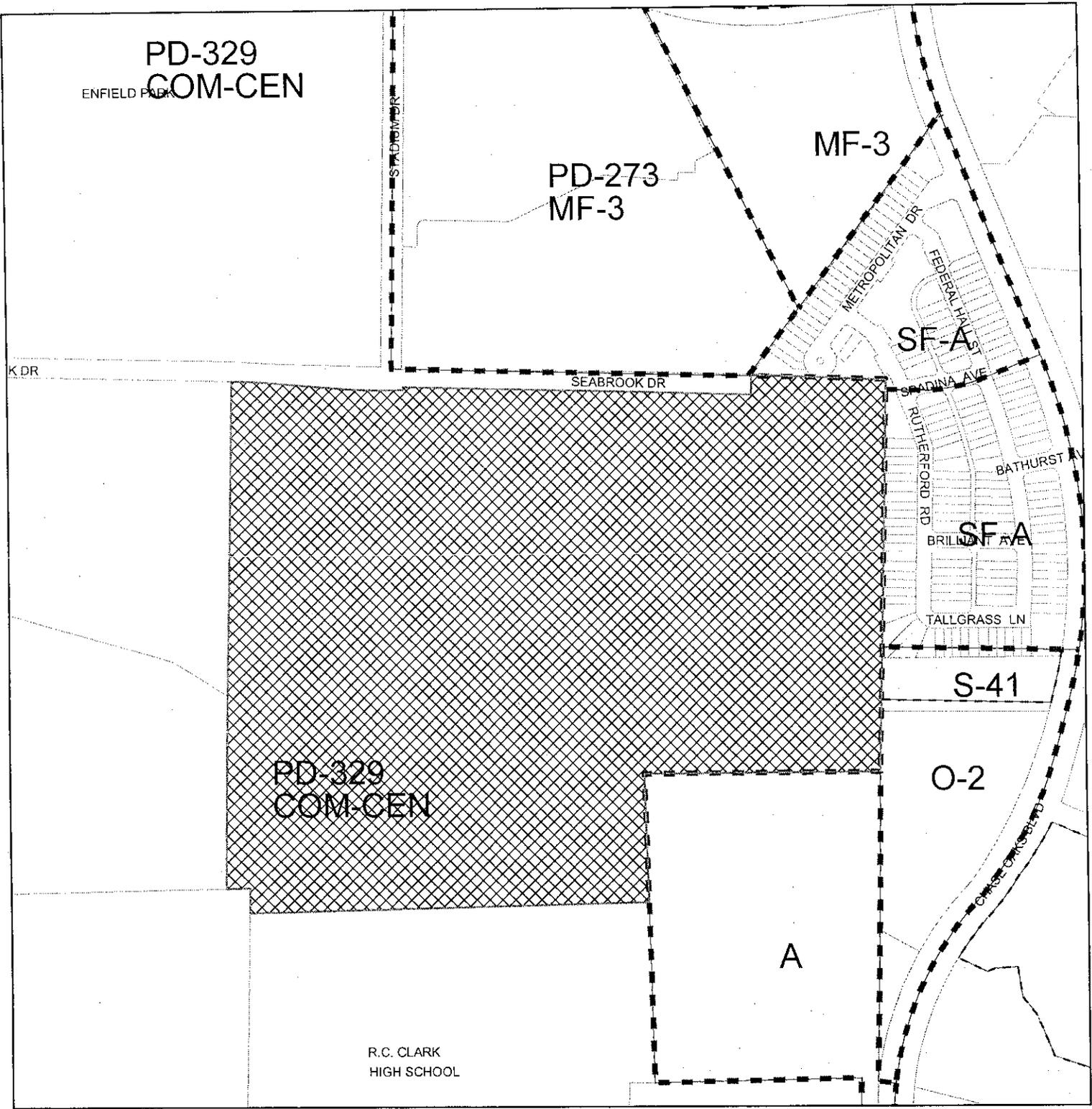
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**Agenda Item No. 5d**  
**Preliminary Site Plan:** Windhaven Park, Block 1, Lot 1  
**Applicant:** Tollway Windhaven II, Ltd.

A bank on one lot on 1.8± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #26.

Recommended for approval as submitted.

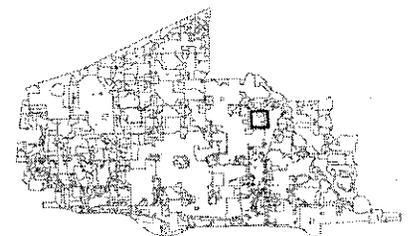
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Item Submitted: REVISED SITE PLAN

Title: R.C CLARK ADDITION, PHASE TWO  
BLOCK A, LOT 1R

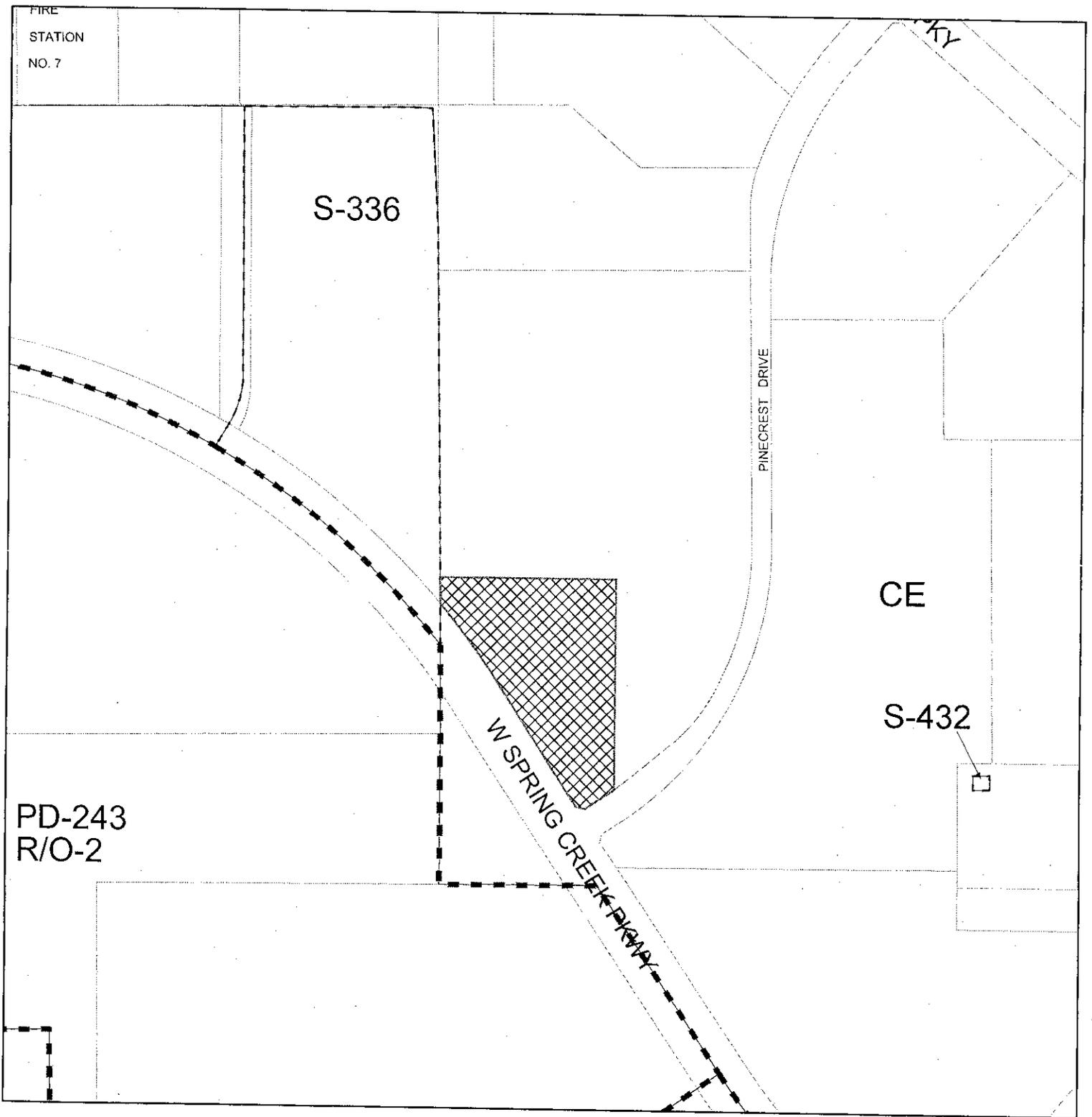
Zoning: PLANNED DEVELOPMENT-329-  
COMMUNITY CENTER



○ 200' Notification Buffer



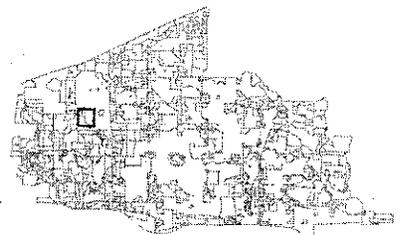




Item Submitted: PRELIMINARY PLAT

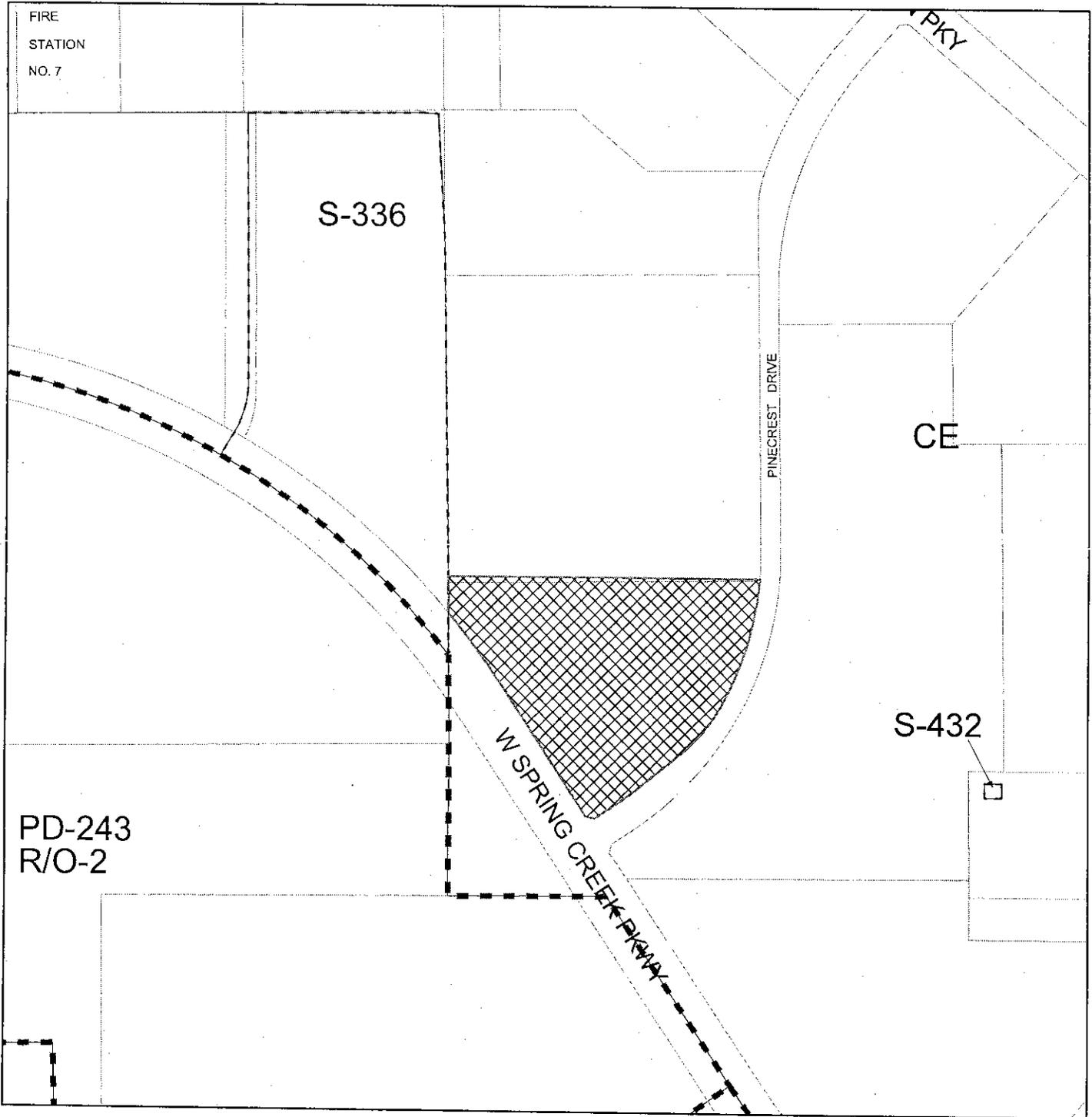
Title: STREAM DATA CENTER  
BLOCK A, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

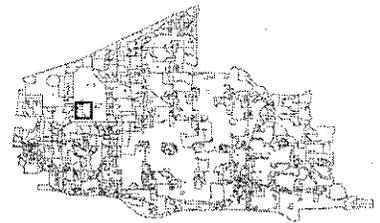




Item Submitted: CONVEYANCE PLAT

Title: STREAM DATA CENTER  
BLOCK A, LOTS 2 & 3

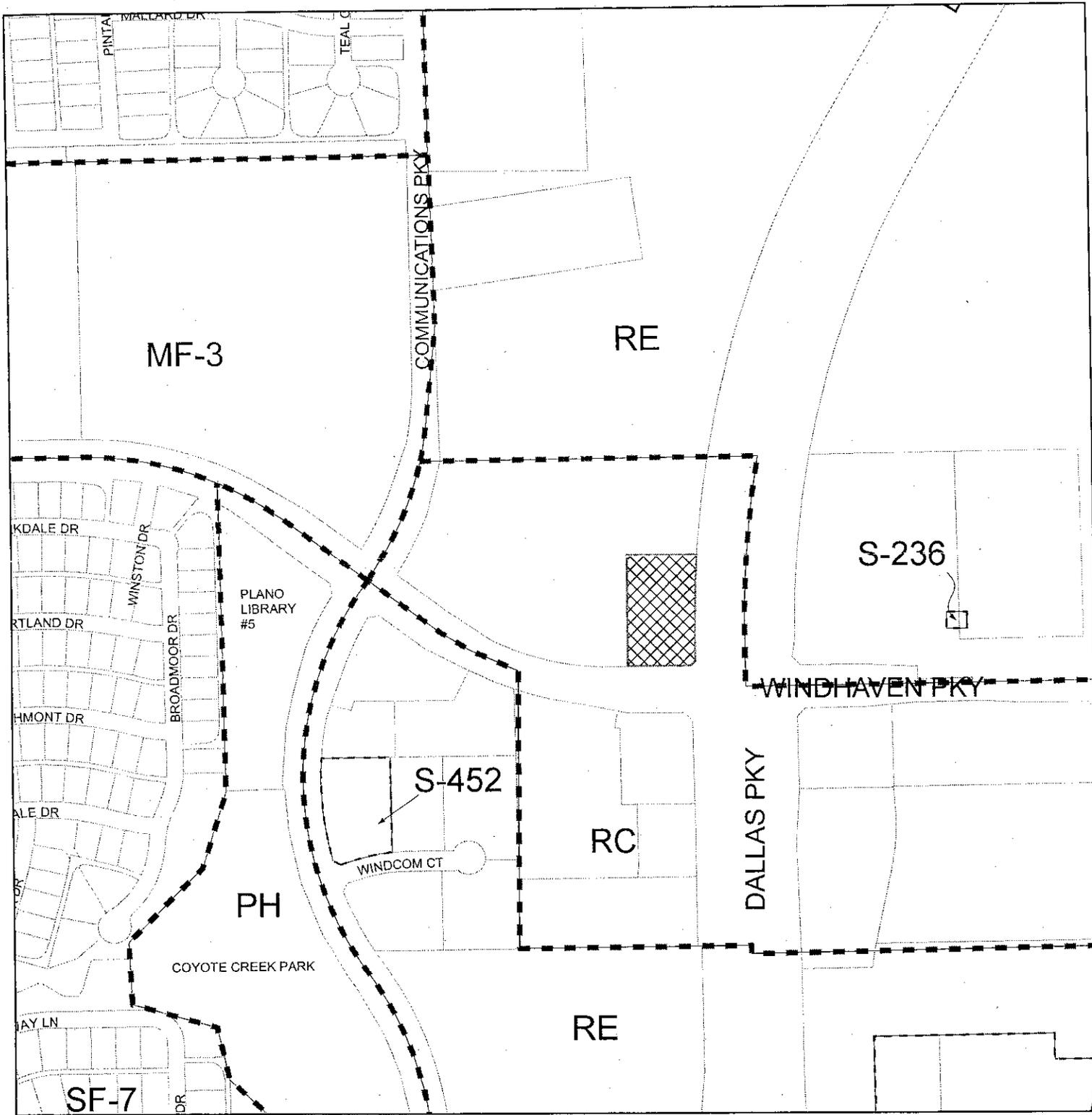
Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



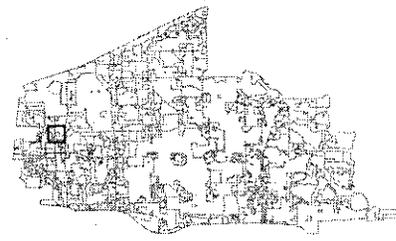




Item Submitted: PRELIMINARY SITE PLAN

Title: WINDHAVEN PARK  
BLOCK 1, LOT 1

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer





**LOT 1 SITE DATA SUMMARY TABLE**

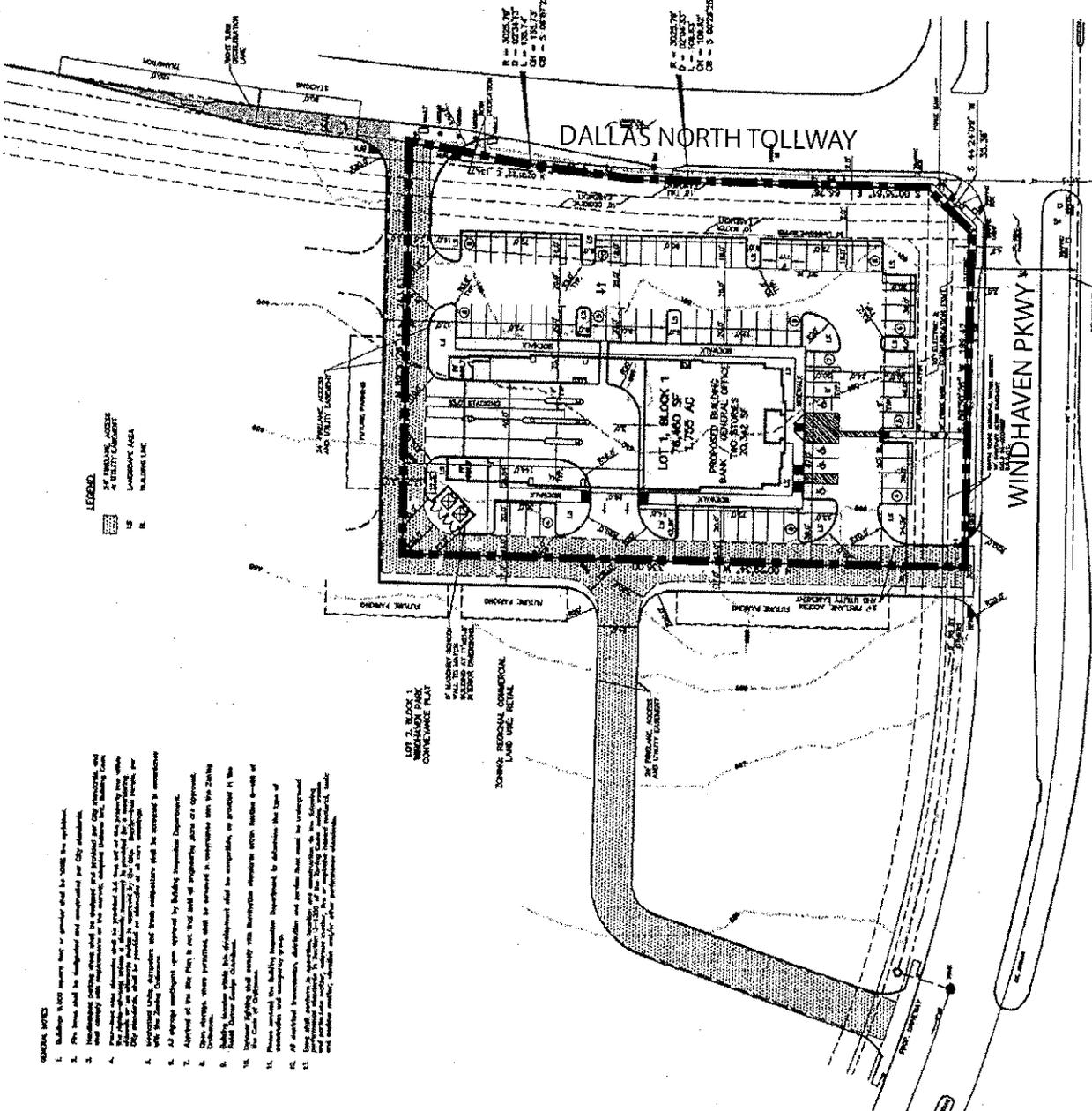
SECTION	DESCRIPTION	AREA / VOLUME
GENERAL SITE DATA	LAND USE	COMMERCIAL
	LAND USE	OFFICE / BUSINESS
	LAND USE	OFFICE / BUSINESS
	LAND USE	OFFICE / BUSINESS
LANDSCAPE	LANDSCAPE	17,400 SF
	LANDSCAPE	17,400 SF
	LANDSCAPE	17,400 SF
	LANDSCAPE	17,400 SF
LANDSCAPE	LANDSCAPE	17,400 SF
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	LANDSCAPE	17,400 SF

**PRELIMINARY SITE PLAN  
WINDHAVEN PARK  
LOT 1, BLOCK 1  
(GUARANTY BANK)**

**OWNER**  
**Guaranty BANK**  
Bentley ENGINEERING, INC.

11111 BENTLEY BLVD.  
DALLAS, TEXAS 75243  
PHONE: (214) 343-2111  
FAX: (214) 343-2112

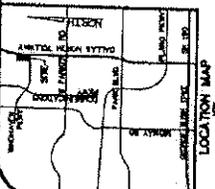
11111 BENTLEY BLVD.  
DALLAS, TEXAS 75243  
PHONE: (214) 343-2111  
FAX: (214) 343-2112



**LEGEND**

Symbol	30' FUTURE ACCESS AND UTILITY LOCATIONS
Symbol	LANDSCAPE AREAS
Symbol	WALKWAY LINE

- GENERAL NOTES**
1. All dimensions are in feet and inches unless otherwise noted.
  2. All dimensions are in feet and inches unless otherwise noted.
  3. All dimensions are in feet and inches unless otherwise noted.
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  20. All dimensions are in feet and inches unless otherwise noted.



STAFF: NATIONAL CONSULTING  
LAND USE, GENERAL & MEDICAL OFFICE

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 6**

**Public Hearing: Zoning Case 2006-17**

**Applicant: City of Plano**

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**DESCRIPTION:**

Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance pertaining to automobile leasing/renting use.

**REMARKS:**

At their regular meeting on July 5, 2006, the Planning & Zoning Commission considered a request from Mr. Alan Sandgarten to amend the Zoning Ordinance to allow automobile leasing/renting use with approval of a specific use permit (SUP). Staff suggested that this would also be an appropriate time to review the vehicle leasing and renting categories with the zoning district. The Commission called a public hearing for future consideration of these issues.

There are two vehicle leasing and renting categories in the Zoning Ordinance. The first category is automobile leasing/renting and is defined as: Storage, leasing, or renting of automobiles, motorcycles, and light load vehicles. A light load vehicle is defined as: A self-propelled vehicle having no more than two axles such as a pick-up truck or van but excluding recreation vehicles and vehicles designed for commercial hauling for the moving of home furnishings and similar articles. The second category is truck/bus leasing and is defined as: The rental of new or used panel trucks, vans, trailers, recreation vehicles, or motor-driven buses in operable condition and where no repair work is done.

These two categories sufficiently distinguish vehicles by their size and intended use. Staff, therefore, does not propose any changes to the vehicle leasing and renting definitions.

Currently, in the Retail (R) district, the Zoning Ordinance allows automobile leasing/renting as a secondary use only to automobile and related uses as listed in Subsection 2.502 (Schedule of Permitted Uses) and subject to Residential Adjacency Standards.

Automobile leasing/renting use is allowed by right, subject to Residential Adjacency Standards, in the Light Commercial (LC), Commercial Employment (CE), Light Industrial-1 (LI-1), Light Industrial-2 (LI-2), Corridor Commercial (CC), and Research Technology Center (RT) zoning districts and with approval of an SUP in the Central Business-1 (CB-1) and Regional Commercial (RC) zoning districts.

Staff feels that it is appropriate to permit automobile leasing/renting with approval of an SUP in the R zoning district, subject to Residential Adjacency Standards. The automobile leasing/renting use is complimentary to retail uses, as it is limited to personal vehicles. This additional use will help the viability of underperforming and vacant retail centers. The SUP process will allow review of site-specific circumstances to ensure that residentially-zoned adjacent properties are safeguarded from potential negative effects of an automobile leasing/renting use including noise, vibration, odor, offensive view, traffic, or other undesirable or hazardous conditions.

**RECOMMENDATION:**

Recommended that the Schedule of Permitted Uses (use charts) be amended to allow the automobile leasing/renting use with approval of an SUP in the R zoning district subject to Residential Adjacency Standards.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 7**

**Public Hearing: Zoning Case 2006-18**

**Applicant: City of Plano**

**DESCRIPTION:**

Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) regarding helistop use within the Central Business-1 and Commercial Employment zoning districts.

**REMARKS:**

At the July 5, 2006, Planning & Zoning Commission meeting, staff noted that the Zoning Ordinance has some inaccuracies with the Schedule of Permitted Uses relating to helistop use. Accordingly, the Commission called a public hearing to correct the inaccuracies.

There are two uses relating to helicopters in the Zoning Ordinance, heliport and helistop. A heliport is defined as an area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport building and other heliport facilities. A helistop is defined as the same as a heliport, except that no refueling, maintenance, repairs, or storage of helicopters is permitted. A heliport is, therefore, a more intense use than a helistop, since it allows refueling, maintenance, storage, and repairs.

For all zoning districts except Central Business 1 (CB-1) and Commercial Employment (CE) districts, the use chart has appropriate designations. However, for the CB-1 and CE districts, the use chart currently reads as follows:

Use	Commercial Employment (CE)	Central Business-1 (CB-1)
Helistop (4)	Allowed by Specific Use Permit	Allowed by Specific Use Permit
Heliport/Airport (4)	6	6

The designation (4) references Subsection 3.106, which enumerates specific requirements for heliports, helistops, and airports uses. The designation (6) references the statement "heliport allowed by right; airport allowed by specific use permit." Within both districts, the requirement for an SUP for helistop is illogical since a heliport is a more intense use, but is allowed by right.

The 1986 Zoning Ordinance (the last comprehensive Zoning Ordinance update) designated helistop use by right and heliport use with approval of an SUP in CB-1 and CE. The Zoning Ordinance was subsequently re-adopted in 2004 to accommodate formatting and grammar changes and in 2006 to incorporate storm water amendments. Apparently, the Schedule of Permitted Uses was inadvertently changed in one of the re-adoptions. Since the error was incorporated into the ordinance, it cannot be changed administratively by staff. Staff, therefore, recommends that the Schedule of Permitted Uses be amended to permit helistop use by right within CB-1 and CE zoning districts.

**RECOMMENDATION:**

Recommended that helistop use be permitted by right within the CB-1 and CE zoning districts.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 8A**

**Public Hearing: Zoning Case 2006-19**

**Applicant: Bill Lisle, III**

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**DESCRIPTION:**

A request for Specific Use Permit for Service Contractor (with storage yard) on one lot on 0.5± acre located on the west side of K Avenue, 484± feet south of 14th Street. Zoned Light Commercial.

**REMARKS:**

The applicant is requesting a Specific Use Permit (SUP) for Service Contractor (with storage yard) for an existing landscape contracting business. Service contractors are defined as establishments whose primary activity is the provision of services for the construction, maintenance, cleaning, or repair of buildings and properties on a fee or contract basis. Service contractors with storage yard may include, but are not limited to, plumbing, heating and air conditioning, construction, and landscape maintenance services with an open storage area for goods, materials, and equipment, including trailers designed to be towed, associated with the conduct of the business. The current zoning is Light Commercial (LC). The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses.

The business currently exists as a legal nonconforming use on the property; however, the applicant cannot keep his legal nonconforming status and expand the use without a variance. The applicant is coming before the Planning & Zoning Commission to request the SUP so the use will be conforming which will allow him to make improvements to the property without violating the Zoning Ordinance.

The property is surrounded by a variety of uses zoned LC. A printing company occupies the property to the north. An automotive repair company is located on the lot to the south. There is another service contractor with SUP #358 for Contract Construction located within the block northwest of this property on J Avenue.

Continued operation of the landscape contractor with storage yard will not negatively impact the area since the use is legally in operation today. The owner will need to comply with the Zoning Ordinance requirements for open storage area or else be granted a variance from the Board of Adjustment. Granting the SUP will allow the owner to make improvements to the property and continue a viable reuse of the existing building.

**RECOMMENDATION:**

Recommended for approval as submitted.





CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 8B**

**Site Plan:** Original Donation, Block 6, Lot 8

**Applicant:** Bill Lisle, III

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**DESCRIPTION:**

A service contractor with storage yard on one lot on 0.5± acre located on the west side of K Avenue, 484± feet south of 14th Street. Zoned Light Commercial. Neighborhood #67.

**REMARKS:**

The property currently operates as a service contractor with storage yard under a legal nonconforming status. The plan shows the existing site with proposed improvements to the property. The existing building is a 1,330 square foot house with a landscaped front yard. The house has a driveway leading to the storage yard that is screened by an eight-foot masonry wall with a solid sliding gate. There are two parking spaces in front. The applicant is proposing a concrete drive and five additional parking spaces in the side and rear yards to comply with the parking requirements of the city. The applicant is proposing a two-story addition to the northwest corner of the existing structure, adding 1,425 square feet for a total of 2,755 square feet of building area. The expanded building will be used for additional office and storage area for the business.

Since the property was originally developed with a residential structure in 1956, the property does not meet several of the current Zoning Ordinance requirements for commercial development. In order to expand the structure; the owner needs to get a variance from the Board of Adjustment on the following issues:

1. Front yard setback – Light Commercial (LC) zoning requires a setback of 50 feet from the front property line. The existing structure is 28 feet from the front property line. The proposed improvements do not impact this existing condition.

2. Landscape edge – A ten-foot landscape edge is required on this property. Most of the frontage on K Avenue has landscaping well in excess of ten feet. However, the southern edge of the property, where two parking spaces are located, only has six feet of landscaping behind the property line. This is an existing condition that will not be impacted by the requested site improvements. Another consideration on this issue is that right-of-way was taken from this property for the expansion of K Avenue to three lanes. The right-of-way expansion caused the existing condition of the landscape edge by relocating the property line to the west of its original location.
3. Open storage on gravel – Open storage is required to be placed on an asphalt or concrete surface. The applicant is requesting a variance to continue utilizing gravel to store his landscape materials and equipment. The Zoning Ordinance does allow open storage items to be placed on gravel surfaces for freestanding garden centers but not for landscape contractors. Staff believes that granting a variance for gravel storage in the rear would be appropriate in this location since the applicant is storing plant materials.
4. Screening of open storage from adjacent properties – The ordinance requires open storage areas to be screened from the street and adjacent properties. The storage area is adequately screened from the street. The existing fences include a solid wood fence on the northern property line, a chain link fence along the alley (west property line), and chain link fence with vines along the southern property line. The existing screening on the north, west, and south does not meet the ordinance requirements for screening open storage from adjacent properties.

The northern property line has an existing cedar fence with vines that visually screens the open storage area, but the ordinance does not allow wood fences for this purpose. The west property line has a chain link fence off the alley on the north side. There is no fence along the southern alley frontage. Adjacent to the south there is a building along the alley that partially screens the open storage area from the alley and the property to the south. There is an existing chain link fence with vines along the entire southern property line up to the masonry screening wall in the front yard. The Planning & Zoning Commission should consider whether this screening is appropriate for the site considering the existing use and adjacent uses. The Commission will make a recommendation to the Board of Adjustment, which has the power to grant the variance.

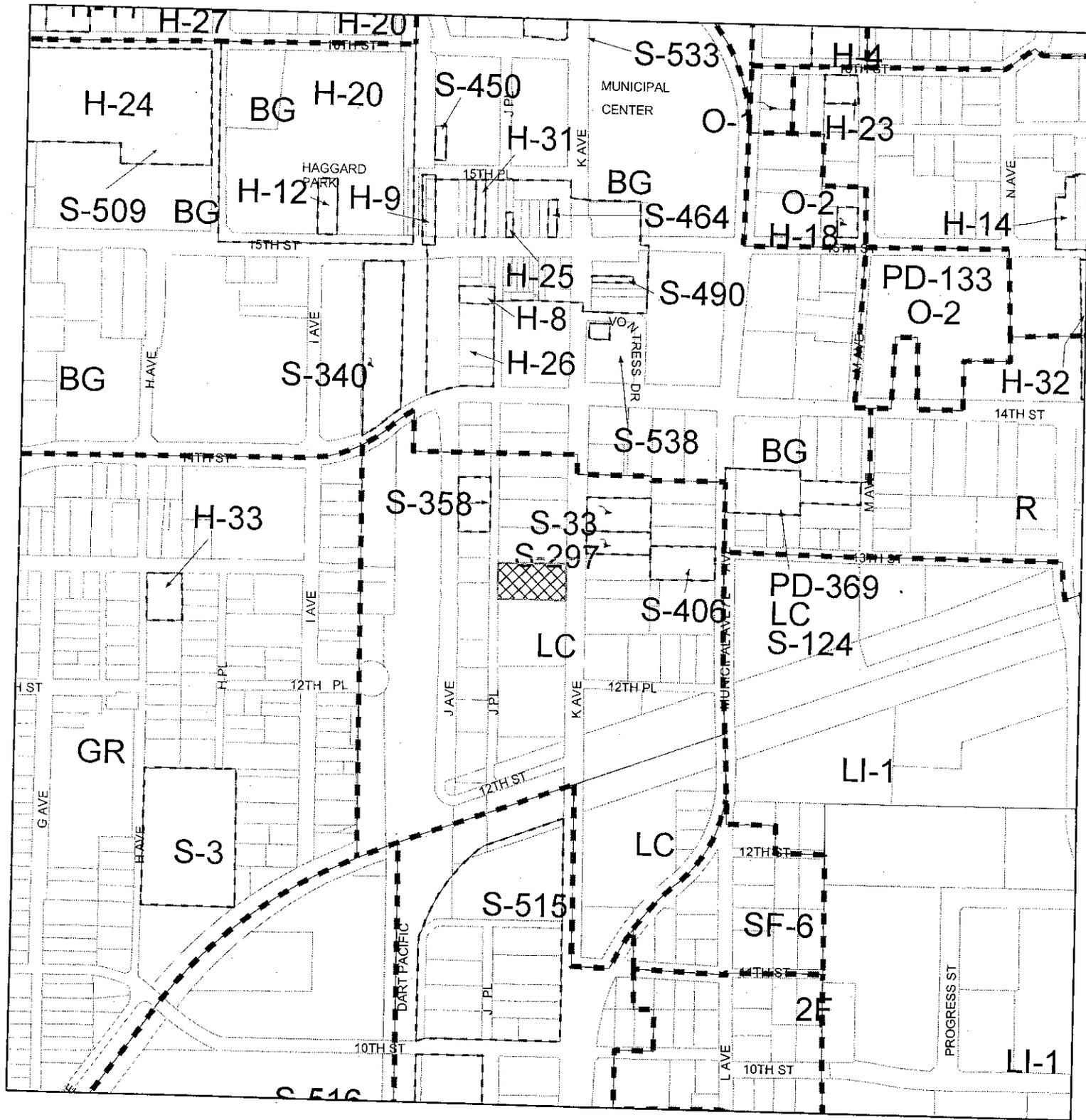
The business currently exists as a legal nonconforming use on the property, so he can continue to conduct business on site as the property stands. Since the applicant wishes to expand the business and make improvements to the site, he is requesting that the Commission recommend approval of the site plan as presented so his variance requests can move forward to the Board of Adjustment.

Staff believes it is appropriate for the Commission to support the applicant's requests regarding the front yard setback, landscape edge, and gravel storage area. Staff has concerns about granting the variance for the screening requirements, specifically the lack of a solid screen on the south and west property lines, since the variance is permanent and will transfer with the property. The northern wood fence meets the screening intent, although not the specifics, of the ordinance.

**RECOMMENDATION:**

Recommended for approval subject to:

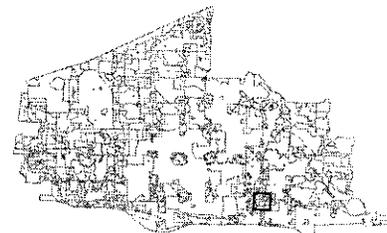
1. City Council approval of Zoning Case 2006-19.
2. The applicant meeting the screening requirements for open storage.
3. The Board of Adjustment granting a variance to the front yard setback, landscape edge and open storage surface.



Item Submitted: SITE PLAN

Title: ORIGINAL DONATION  
BLOCK 6, LOT 8

Zoning: LIGHT COMMERCIAL



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 9A**

**Public Hearing:** Zoning Case 2006-20

**Applicant:** Coit/Legacy, L.P.

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**DESCRIPTION:**

Request for a Specific Use Permit for Automobile Leasing/Renting on 0.1± acre located 578± feet south of Legacy Drive and 745± feet west of Coit Road. Zoned Retail.

**REMARKS:**

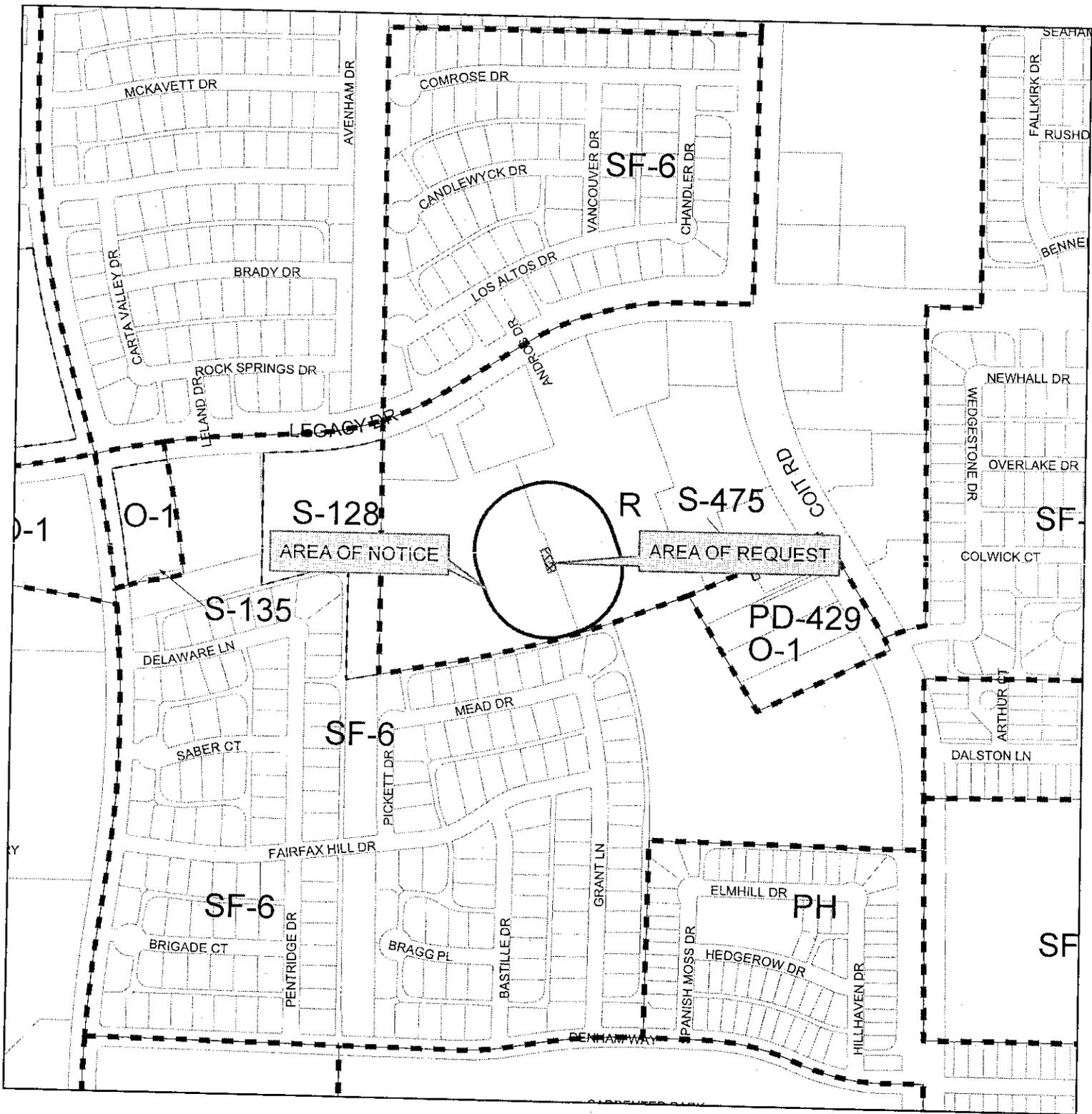
The current zoning is Retail (R). The R district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

The requested zoning is for a Specific Use Permit (SUP) for Automobile Leasing/Renting. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established. Automobile leasing and renting is defined as: Storage, leasing, or renting of automobiles, motorcycles, and light load vehicles.

The proposed automobile leasing/renting use will occupy approximately 1,651 square feet of an existing lease space. Vehicle storage will be in the parking spaces at the rear of the shopping center. The shopping center screening wall provides sufficient screening of the vehicle storage from the adjacent residential development. No car washing or vehicle repair will occur at this site. A revised site plan accompanies this request.

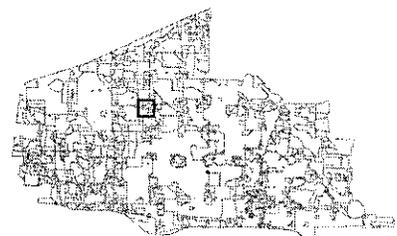
**RECOMMENDATION:**

Recommended for approval subject to City Council approval of Zoning Case 2006-17.



Zoning Case #: 2006-20

Existing Zoning: RETAIL



○ 200° Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 9B**

**Revised Site Plan:** Lynch Park Addition, Block A, Lot 7

**Applicant:** Coit/Legacy, L.P.

---

**DESCRIPTION:**

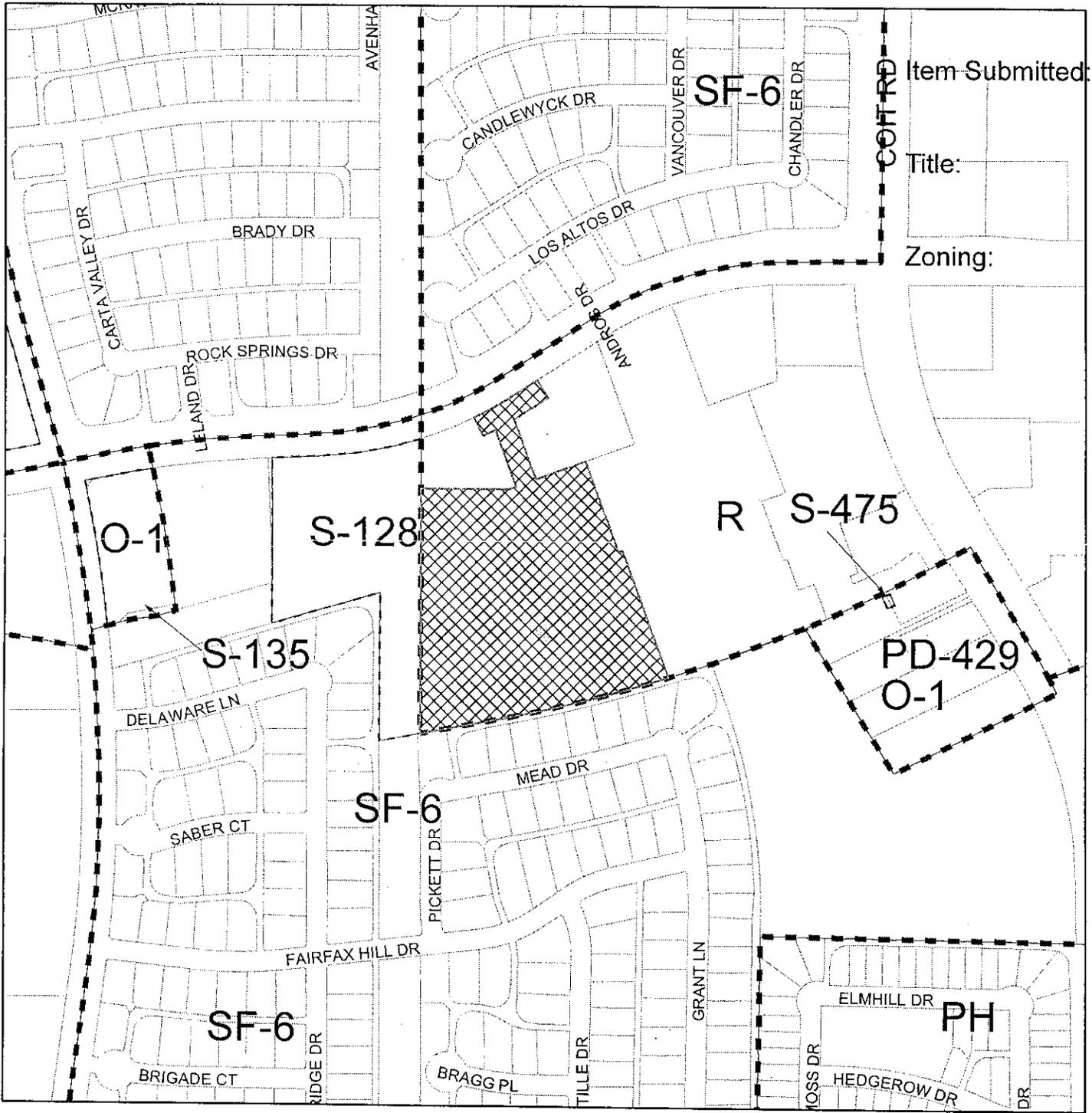
A retail building on one lot on 1.8± acres located on the south side of Legacy Drive, 715± feet west of Coit Road. Zoned Retail. Neighborhood #17.

**REMARKS:**

The purpose of this revised site plan is to revise the graphic and site data summary table to show the proposed automobile leasing/renting use and to designate an area for vehicle storage. The site has adequate parking. The location of the office space and the vehicle storage area complies with applicable Residential Adjacency Standards.

**RECOMMENDATION:**

Recommended for approval subject to City Council approval of Zoning Case 2006-20.



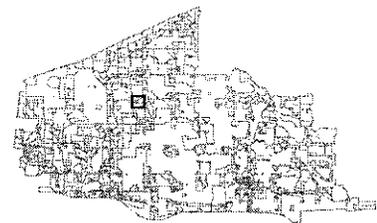
Item Submitted:  
 Title:  
 Zoning:



Item Submitted: REVISED SITE PLAN

Title: LYNCH PARK ADDITION  
 BLOCK A, LOT 7

Zoning: RETAIL



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 10**

**Public Hearing - Replat & Revised Site Plan:** Plano East Senior High School  
Addition, Block 1, Lot 1R

**Applicant:** Plano I.S.D.

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**DESCRIPTION:**

A public senior high school on one lot on 67.1± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50.

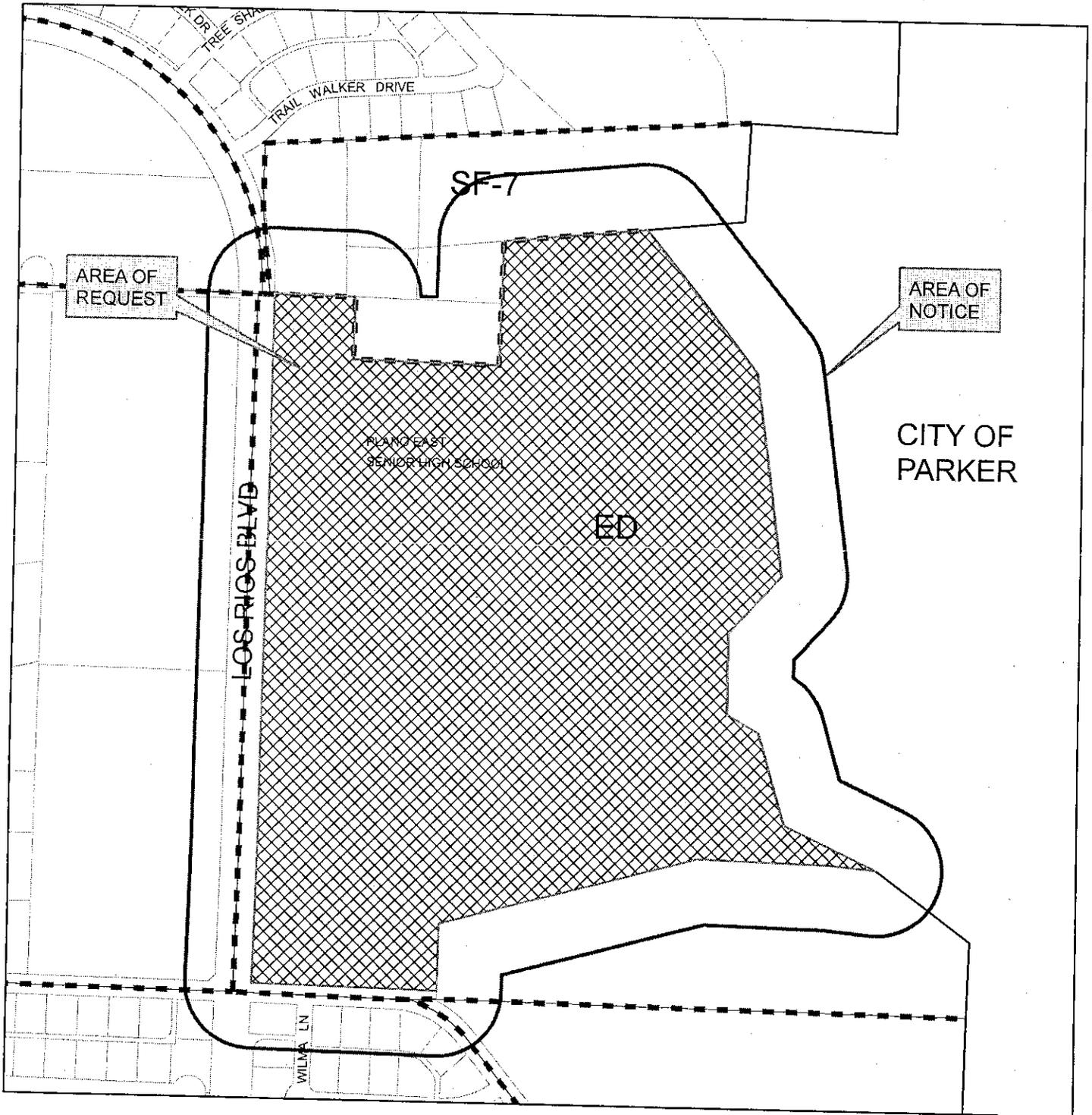
**REMARKS:**

The purpose of this replat is to dedicate new water and sanitary sewer easements.

The purpose of the revised site plan is to add a new building and storage area.

**RECOMMENDATION:**

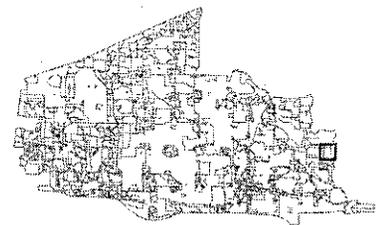
Recommended for approval as submitted.



Item Submitted: REPLAT &  
REVISED SITE PLAN

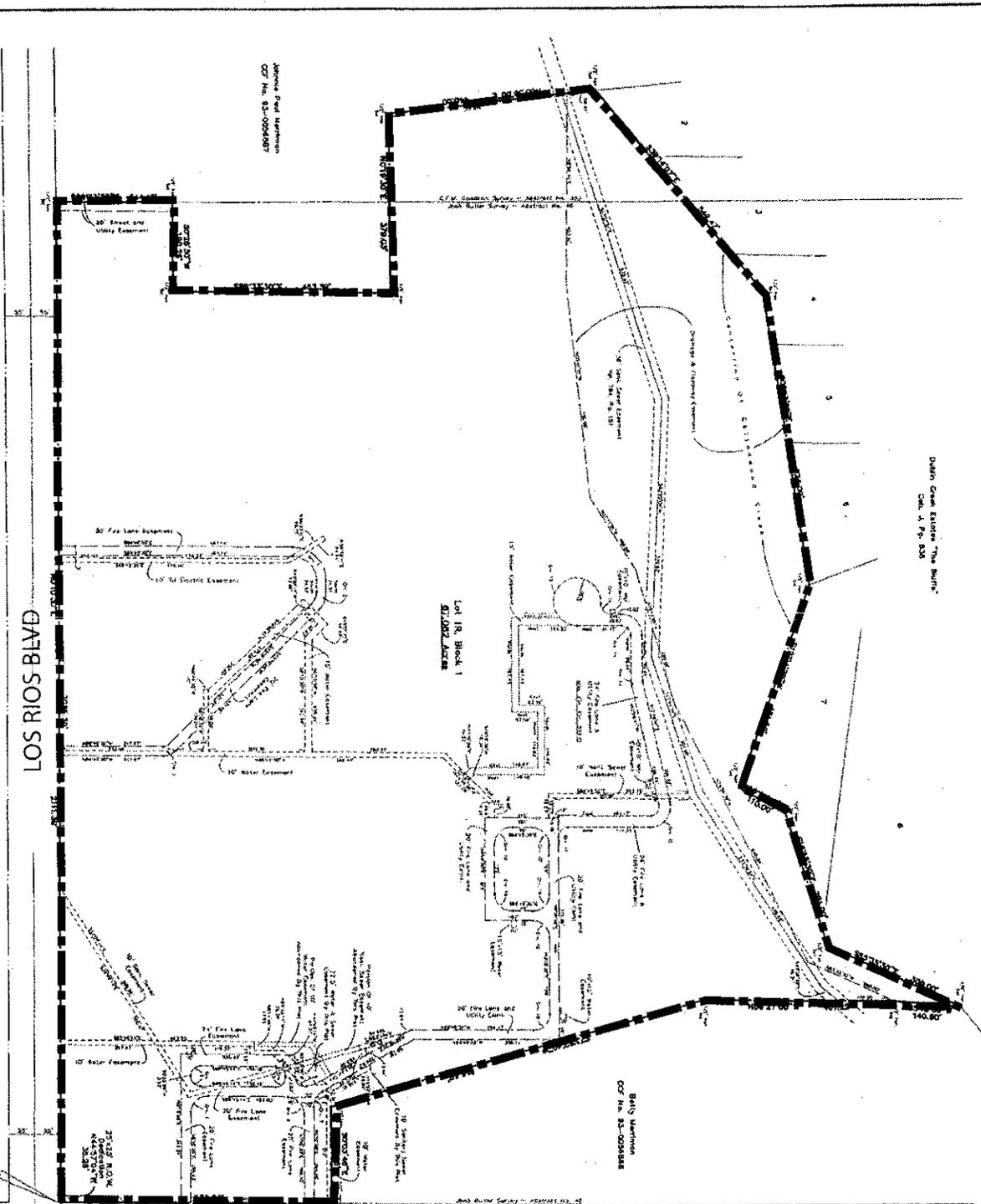
Title: PLANO EAST SENIOR  
HIGH SCHOOL ADDITION  
BLOCK 1, LOT 1R

Zoning: ESTATE DEVELOPMENT



○ 200' Notification Buffer





DRAIN CREEK EXISTING "ON SURFACE"  
 C.A. 1, Pp. 248

BLVD. MERRIMAN  
 C.C.P. No. 83-005888

JOHN'S FUEL STORAGE  
 C.C.P. No. 83-005887

LANDING SURVEY CORNER  
 C.C.P. No. 83-005888

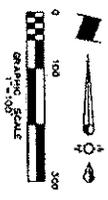
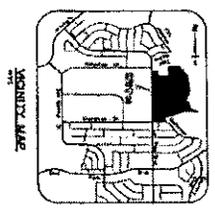
LOS RIOS BLVD

MERRIMAN DR

CREEK CATCHES No. 2  
 C.A. C. Pp. 285

DERRICK A. BEALE  
 SURVEYOR  
 2702 RIVERVIEW  
 DALLAS, TEXAS 75205  
 TELEPHONE 872-550-1730

1:1000  
 824082Z ADJERS

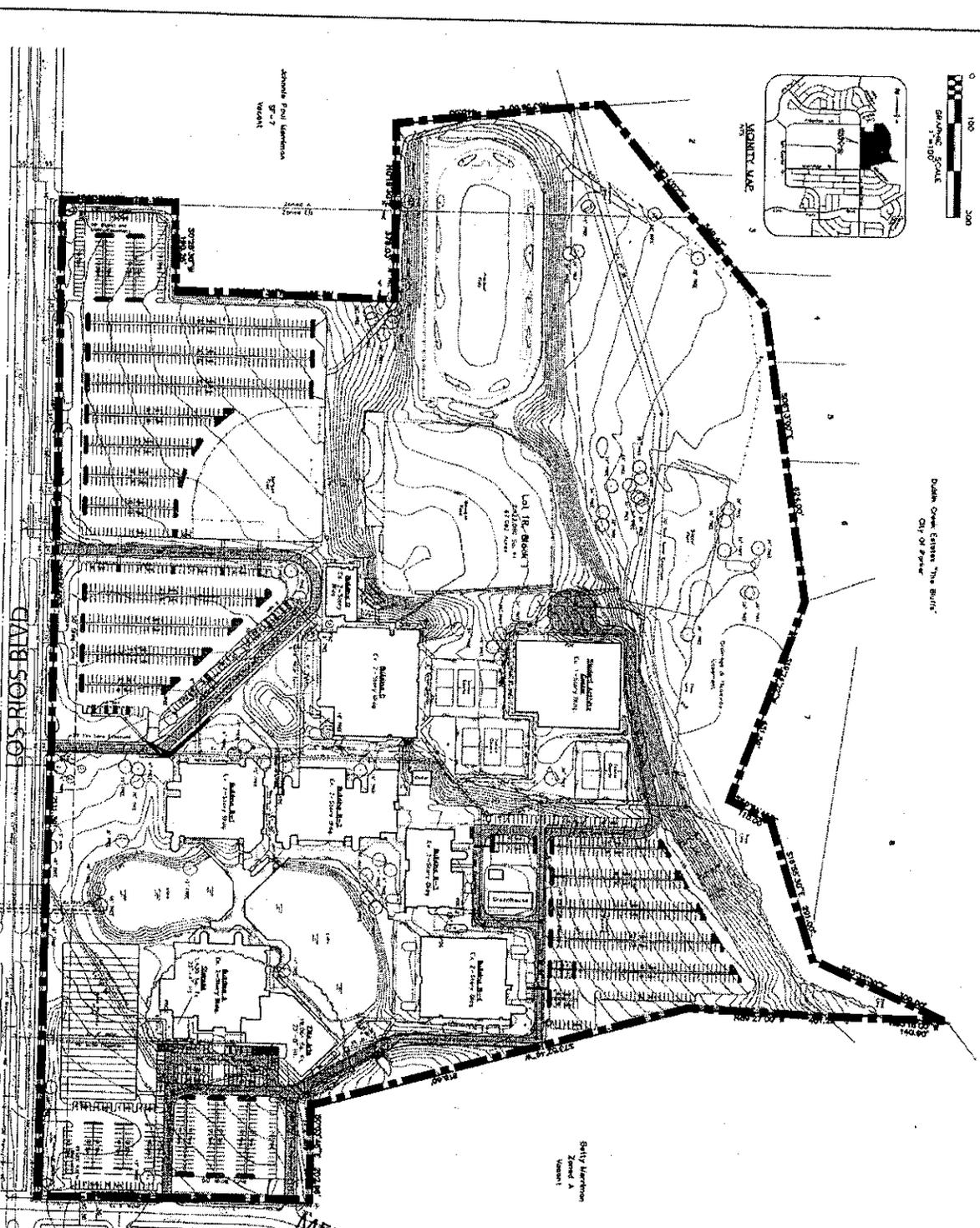
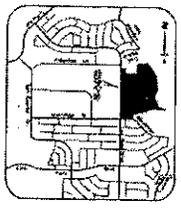


Curve Data Chart

Station	Curve No.	Radius (ft)	Length (ft)	Chord (ft)	Delta (deg)	PC	PT	PI	Curve Data
1+00.00	1	1000.00	100.00	100.00	180.00	1+00.00	1+100.00	1+100.00	1000.00
1+100.00	2	500.00	50.00	50.00	180.00	1+100.00	1+150.00	1+150.00	500.00
1+150.00	3	250.00	25.00	25.00	180.00	1+150.00	1+175.00	1+175.00	250.00
1+175.00	4	125.00	12.50	12.50	180.00	1+175.00	1+187.50	1+187.50	125.00
1+187.50	5	62.50	6.25	6.25	180.00	1+187.50	1+193.75	1+193.75	62.50
1+193.75	6	31.25	3.125	3.125	180.00	1+193.75	1+196.875	1+196.875	31.25
1+196.875	7	15.625	1.5625	1.5625	180.00	1+196.875	1+198.4375	1+198.4375	15.625
1+198.4375	8	7.8125	0.78125	0.78125	180.00	1+198.4375	1+199.21875	1+199.21875	7.8125
1+199.21875	9	3.90625	0.390625	0.390625	180.00	1+199.21875	1+199.609375	1+199.609375	3.90625
1+199.609375	10	1.953125	0.1953125	0.1953125	180.00	1+199.609375	1+199.8046875	1+199.8046875	1.953125

SHEET 1 OF 2  
 FINED REPEAT  
 SENIOR HIGH SCHOOL  
 PLANO EAST  
 ADDITION  
 LOT 1R, BLOCK 1  
 situated in the  
 JOAB BUTLER SURVEY ~ ABST. 46  
 C.F.M. GOODWIN SURVEY ~ ABST. 355  
 PLANO, COLLIN COUNTY, TEXAS

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: August 31, 2005



Dublin Creek Crosses The Bluff  
Out of Frame

Utility Junctions  
Zone of Influence

Site Plan Summary Table

Item	Quantity	Notes
1. Single Family Residential Units	46	
2. Total Building Area (sq. ft.)	1,234,567	
3. Total Parking Spaces	150	
4. Total Site Area (acres)	15.5	
5. Total Impervious Area (sq. ft.)	500,000	
6. Total Site Perimeter (ft.)	1,200	
7. Total Site Volume (cu. ft.)	1,000,000	
8. Total Site Weight (tons)	100,000	
9. Total Site Cost (est.)	\$10,000,000	
10. Total Site Value (est.)	\$20,000,000	

- GENERAL NOTES**
1. All work shall be completed and coordinated per City requirements.
  2. All work shall be completed and coordinated per City requirements.
  3. All work shall be completed and coordinated per City requirements.
  4. All work shall be completed and coordinated per City requirements.
  5. All work shall be completed and coordinated per City requirements.
  6. All work shall be completed and coordinated per City requirements.
  7. All work shall be completed and coordinated per City requirements.
  8. All work shall be completed and coordinated per City requirements.
  9. All work shall be completed and coordinated per City requirements.
  10. All work shall be completed and coordinated per City requirements.
  11. All work shall be completed and coordinated per City requirements.
  12. All work shall be completed and coordinated per City requirements.

**REVISED SITE PLAN**  
**PLANO EAST**  
**SENIOR HIGH SCHOOL**  
**ADDITION**  
**LOT 1R, BLOCK 1**  
 situated in the  
**JOAB BUTLER SURVEY ~ ABST. 46**  
**C.F.M. GOODWIN SURVEY ~ ABST. 353**  
**PLANO, COLLIN COUNTY, TEXAS**

Architect: **BLV Engineers, Inc.**  
 111 West Nash Street  
 Richardson, TX 75081-1733  
 Telephone: 972-358-1733  
 August 21, 2008

Engineer: **State Independent School Districts**  
 8100 Dallas Drive  
 Dallas, TX 75231  
 Telephone: 972-516-2222

Owner: **Bluff Creek Church**  
 111 West Nash Street  
 Richardson, TX 75081-1733  
 Telephone: 972-358-1733  
 August 21, 2008

Utility Junctions Schedule

Item	Quantity	Notes
1. Single Family Residential Units	46	
2. Total Building Area (sq. ft.)	1,234,567	
3. Total Parking Spaces	150	
4. Total Site Area (acres)	15.5	
5. Total Impervious Area (sq. ft.)	500,000	
6. Total Site Perimeter (ft.)	1,200	
7. Total Site Volume (cu. ft.)	1,000,000	
8. Total Site Weight (tons)	100,000	
9. Total Site Cost (est.)	\$10,000,000	
10. Total Site Value (est.)	\$20,000,000	

**PLAN OF RECORD SITE PLAN**  
 To see a full set of plans and drawings visit our website at [www.bluffcreek.com](http://www.bluffcreek.com)

Architect: **BLV Engineers, Inc.**  
 111 West Nash Street  
 Richardson, TX 75081-1733  
 Telephone: 972-358-1733  
 August 21, 2008

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 11**

**Public Hearing - Preliminary Replat & Revised Site Plan:** The Gables, Block A,  
Lot 8

**Applicant:** Adams Life Brokerage, Inc.

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**DESCRIPTION:**

General office building on one lot on 1.5± acres located 377± feet south of 15th Street, 392± feet east of Linda Lane. Zoned Planned Development-126-Neighborhood Office. Neighborhood #64.

**REMARKS:**

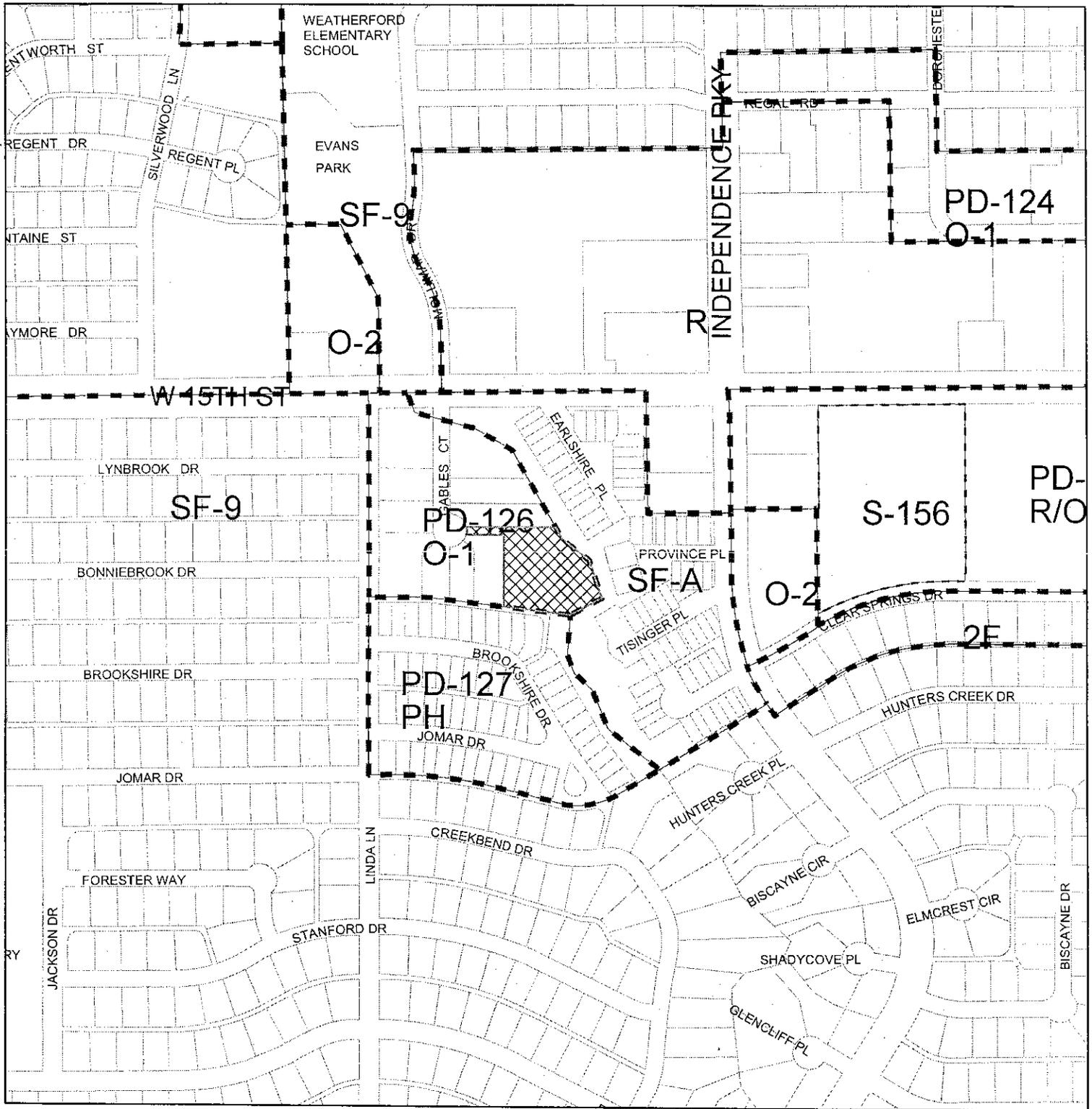
The purpose of the preliminary replat is to modify the existing fire lane, access, utility, and drainage easements.

The purpose of the revised site plan is to show building modifications and to update the existing fire lane, access, utility, and drainage easements.

**RECOMMENDATIONS:**

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

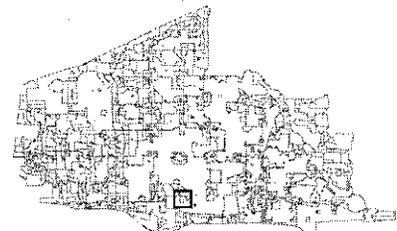
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: THE GABLES BLOCK A, LOT 8

Zoning: PLANNED DEVELOPMENT-126- NEIGHBORHOOD OFFICE



○ 200' Notification Buffer







CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 12**

**Public Hearing - Preliminary Replat & Revised Site Plan:** Hematronix Addition,  
Block A, Lots 1R & 2

**Applicant:** JL & JY Enterprises, Ltd.

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**DESCRIPTION:**

An office/warehouse development on two lots on 4.2± acres located on the north side of Technology Drive, 1,380± feet east of Professional Drive. Zoned Research/Technology Center. Neighborhood #68.

**REMARKS:**

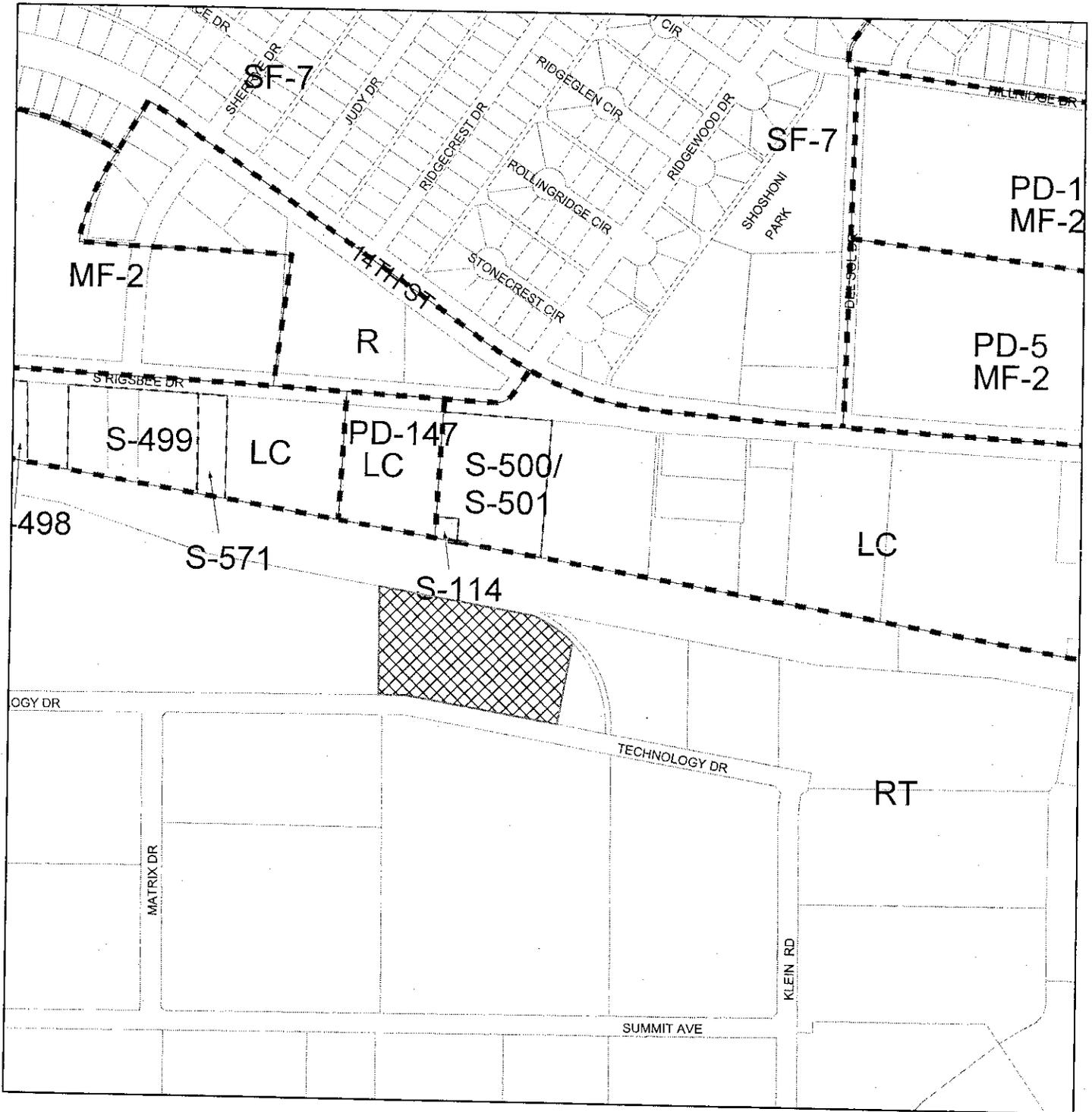
The purpose of the preliminary replat is to subdivide Lot 1R into Lots 1R and 2 and to modify and extend the existing fire lane, access, and utility easement.

The purpose of the revised site plan is to modify and extend the existing fire lane, access, and utility easement and to show proposed future development of Lot 2.

**RECOMMENDATIONS:**

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

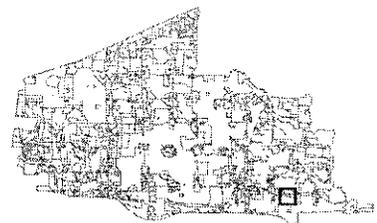
Revised Site Plan: Recommended for approval as submitted.



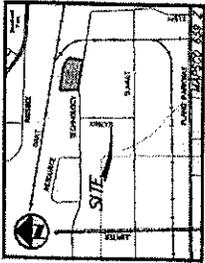
Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: HEMATRONIX ADDITION  
BLOCK A, LOTS 1R & 2

Zoning: RESEARCH/TECHNOLOGY CENTER ○ 200' Notification Buffer







NOT TO SCALE



- 1. EXISTING PAVEMENT
- 2. NEW PAVEMENT
- 3. EXISTING SIDEWALK
- 4. NEW SIDEWALK
- 5. EXISTING DRIVEWAY
- 6. NEW DRIVEWAY
- 7. EXISTING CONCRET
- 8. NEW CONCRET
- 9. EXISTING ASPHALT
- 10. NEW ASPHALT
- 11. EXISTING GRAVEL
- 12. NEW GRAVEL
- 13. EXISTING SAND
- 14. NEW SAND
- 15. EXISTING DIRT
- 16. NEW DIRT
- 17. EXISTING GRAVE
- 18. NEW GRAVE
- 19. EXISTING FENCE
- 20. NEW FENCE
- 21. EXISTING SIGN
- 22. NEW SIGN
- 23. EXISTING LIGHT
- 24. NEW LIGHT
- 25. EXISTING UTILITY
- 26. NEW UTILITY
- 27. EXISTING TREE
- 28. NEW TREE
- 29. EXISTING BUSH
- 30. NEW BUSH
- 31. EXISTING LAWN
- 32. NEW LAWN
- 33. EXISTING WALKWAY
- 34. NEW WALKWAY
- 35. EXISTING BIKEWAY
- 36. NEW BIKEWAY
- 37. EXISTING BIKEWAY
- 38. NEW BIKEWAY
- 39. EXISTING BIKEWAY
- 40. NEW BIKEWAY
- 41. EXISTING BIKEWAY
- 42. NEW BIKEWAY
- 43. EXISTING BIKEWAY
- 44. NEW BIKEWAY
- 45. EXISTING BIKEWAY
- 46. NEW BIKEWAY
- 47. EXISTING BIKEWAY
- 48. NEW BIKEWAY
- 49. EXISTING BIKEWAY
- 50. NEW BIKEWAY

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	STANDARD PAVEMENT	100	SQ. YD.	100
2	NEW PAVEMENT	200	SQ. YD.	200
3	EXISTING SIDEWALK	50	LINEAL FT.	50
4	NEW SIDEWALK	100	LINEAL FT.	100
5	EXISTING DRIVEWAY	20	SQ. YD.	20
6	NEW DRIVEWAY	40	SQ. YD.	40
7	EXISTING CONCRET	30	SQ. YD.	30
8	NEW CONCRET	60	SQ. YD.	60
9	EXISTING ASPHALT	40	SQ. YD.	40
10	NEW ASPHALT	80	SQ. YD.	80
11	EXISTING GRAVEL	50	SQ. YD.	50
12	NEW GRAVEL	100	SQ. YD.	100
13	EXISTING SAND	60	SQ. YD.	60
14	NEW SAND	120	SQ. YD.	120
15	EXISTING DIRT	70	SQ. YD.	70
16	NEW DIRT	140	SQ. YD.	140
17	EXISTING GRAVE	80	SQ. YD.	80
18	NEW GRAVE	160	SQ. YD.	160
19	EXISTING FENCE	90	LINEAL FT.	90
20	NEW FENCE	180	LINEAL FT.	180
21	EXISTING SIGN	10	SQ. YD.	10
22	NEW SIGN	20	SQ. YD.	20
23	EXISTING LIGHT	15	SQ. YD.	15
24	NEW LIGHT	30	SQ. YD.	30
25	EXISTING UTILITY	20	SQ. YD.	20
26	NEW UTILITY	40	SQ. YD.	40
27	EXISTING TREE	25	SQ. YD.	25
28	NEW TREE	50	SQ. YD.	50
29	EXISTING BUSH	30	SQ. YD.	30
30	NEW BUSH	60	SQ. YD.	60
31	EXISTING LAWN	35	SQ. YD.	35
32	NEW LAWN	70	SQ. YD.	70
33	EXISTING WALKWAY	40	LINEAL FT.	40
34	NEW WALKWAY	80	LINEAL FT.	80
35	EXISTING BIKEWAY	45	LINEAL FT.	45
36	NEW BIKEWAY	90	LINEAL FT.	90
37	EXISTING BIKEWAY	50	LINEAL FT.	50
38	NEW BIKEWAY	100	LINEAL FT.	100
39	EXISTING BIKEWAY	55	LINEAL FT.	55
40	NEW BIKEWAY	110	LINEAL FT.	110
41	EXISTING BIKEWAY	60	LINEAL FT.	60
42	NEW BIKEWAY	120	LINEAL FT.	120
43	EXISTING BIKEWAY	65	LINEAL FT.	65
44	NEW BIKEWAY	130	LINEAL FT.	130
45	EXISTING BIKEWAY	70	LINEAL FT.	70
46	NEW BIKEWAY	140	LINEAL FT.	140
47	EXISTING BIKEWAY	75	LINEAL FT.	75
48	NEW BIKEWAY	150	LINEAL FT.	150
49	EXISTING BIKEWAY	80	LINEAL FT.	80
50	NEW BIKEWAY	160	LINEAL FT.	160

**REVISED SITE PLAN**  
HEMATRONIX ADDITION  
BLOCK A, LOTS 1R & 2, HEMATRONIX ADDITION  
ELI MURPHY SURVEY, ABSTRACT NO. 597  
CITY OF PLANO, TEXAS

PROJECT NO. 158-08-04  
SHEET NO. C1.01



THE INCORPORATION OF THIS PLAN INTO THE RECORDS OF THE CITY OF PLANO, TEXAS, IS HEREBY REQUESTED.

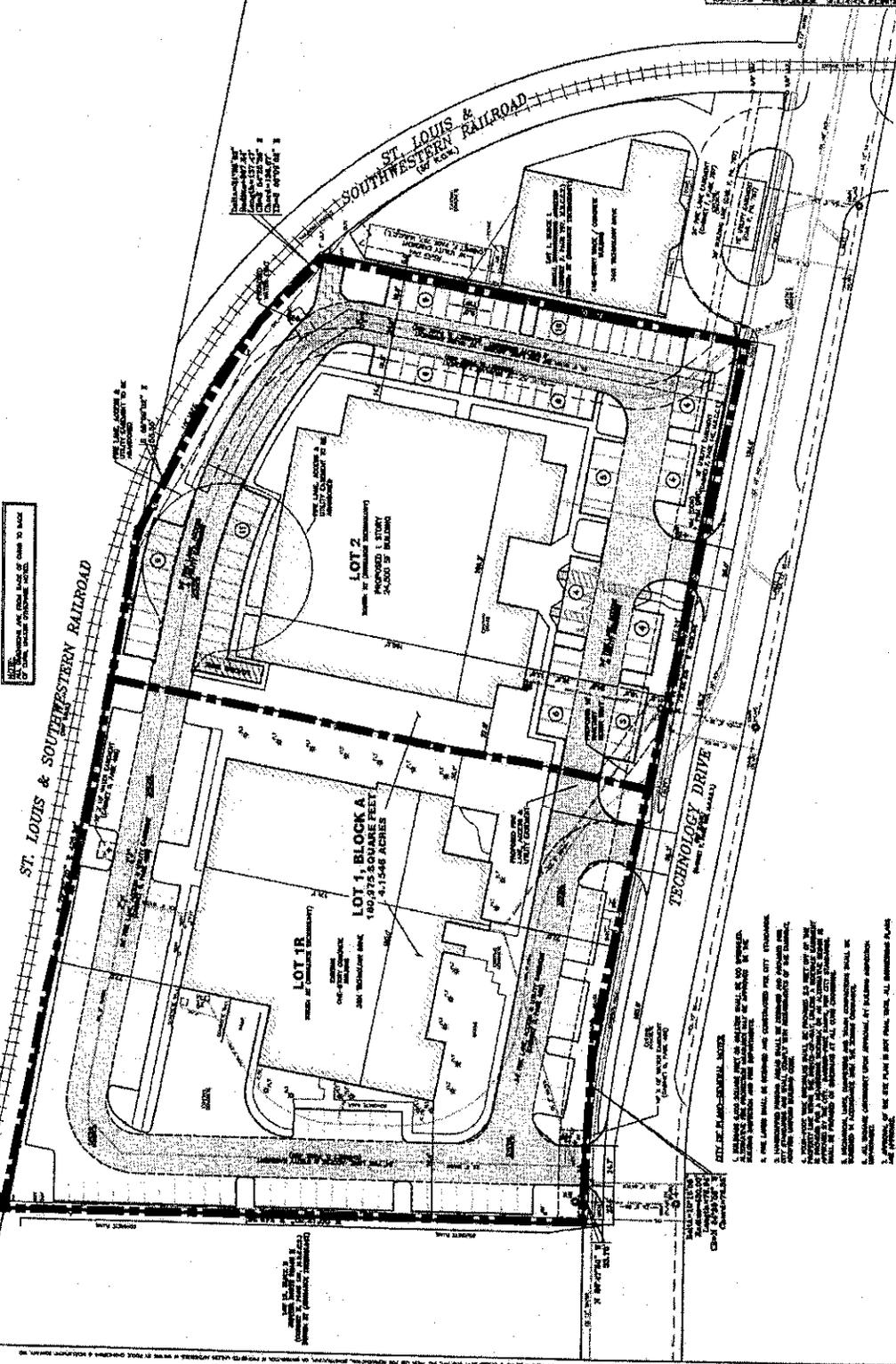
THE INCORPORATION OF THIS PLAN INTO THE RECORDS OF THE CITY OF PLANO, TEXAS, IS HEREBY REQUESTED.

THE INCORPORATION OF THIS PLAN INTO THE RECORDS OF THE CITY OF PLANO, TEXAS, IS HEREBY REQUESTED.

**PROJECT INFORMATION**  
BLOCK A, LOTS 1R & 2, HEMATRONIX ADDITION  
CITY OF PLANO, COLLIN COUNTY, STATE OF TEXAS  
ELI MURPHY SURVEY, ABSTRACT NO. 597  
ZONING: RT (RESERVOIR TECHNOLOGY)

**OWNER**  
HEMATRONIX, INC.  
1505 CAPITAL AVENUE  
PLANO, TEXAS 75074

NO.	DATE	REVISION / DESCRIPTION	BY	DATE	SCALE	NOTES
1	08-20-08	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN



THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.

THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.

THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.

- GENERAL NOTES**
1. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  2. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  3. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  4. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  5. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
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  7. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  8. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  9. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  10. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  11. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  12. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
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  14. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  15. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  16. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  17. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  18. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  19. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.
  20. THE LOTS SHOWN ARE TO BE ADJACENT TO THE EXISTING LOT 1R.

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO, TEXAS, AND COLLIN COUNTY, TEXAS, AND FOR THE COST THEREOF. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYS, ENGINEERING, AND ARCHITECTURAL SERVICES. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND CONDUITS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL PAVING AND CURBS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL SIGNAGE AND LIGHTING. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL FENCE AND BARRIERS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL TREES AND PLANTS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL UTILITIES AND CONDUITS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL PAVING AND CURBS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL SIGNAGE AND LIGHTING. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL FENCE AND BARRIERS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL TREES AND PLANTS.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 13**

**Public Hearing - Replat:** Granite Park, Block A, Lot 5R

**Applicant:** Tollway/121 Partners

---

**DESCRIPTION:**

An office building on one lot on 6.1± acres located at the southwest corner of Granite Parkway and Parkshore Drive. Zoned Central Business-1. Neighborhood #8.

**REMARKS:**

The purpose of the replat is to modify an existing utility easement.

**RECOMMENDATION:**

Recommended for approval as submitted.

CITY OF  
FRISCO

STATE HWY 121

CE

CB-1

S-414

S-479

GRANITE PKY

PARKSHORE DR

PARKWOOD BLVD

DOMINION PKY

S-380

BALTIC BLVD

PD-65  
CB-1

BISHOP RD

OSBORN PKY

KATE

MADDOX RD

PRESLEY AVE

DR

BELINDA LN

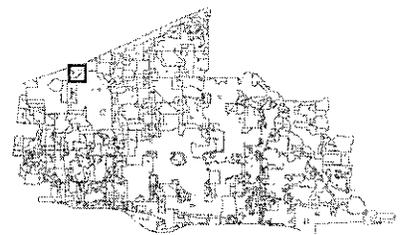
PAM ST

HEADQUARTERS DR

Item Submitted: REPLAT

Title: GRANITE PARK  
BLOCK A, LOT 5R

Zoning: CENTRAL BUSINESS-1



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 5, 2006

**Agenda Item No. 14**

**Discussion and Direction:** Pre-Meetings

**Applicant:** City of Plano

---

**DESCRIPTION:**

Discussion and direction on the continuation of the Planning & Zoning Commission's pre-meetings, held before the regular meeting on the third Monday of the month.

**REMARKS:**

The Planning & Zoning Commission asked staff to schedule a discussion of the usefulness and necessity for pre-meetings. Currently, pre-meetings occur prior to the regular meeting on the third Monday of the month. The pre-meeting agenda includes time for questions about items on the regular meeting agenda, brief notice of items tentatively scheduled for the next regular Commission agenda, and a request for items for future discussion. The duration of the pre-meeting is 15 minutes.

**RECOMMENDATION:**

Recommended that the Commission take appropriate action regarding the usefulness and necessity for pre-meetings.