

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

December 4, 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 & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - November 20, 2006, 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>5 Elections of 1st & 2nd Vice Chairs</p> <p><u>CONSENT AGENDA</u></p> <p>6a Preliminary Site Plan: Capital One Addition, Block 1, Lots 1, 2, & 3 - BT Bank and office center on three lots on 50.0± acres located at the northwest corner of Preston Road and Hedcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, LP</p> <p>6b Preliminary Site Plan: Central Legacy Plaza, Block 1, Lot 3 - Retail BT development on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 247± feet south of Legacy Drive. Zoned Corridor Commercial. Neighborhood #21. Applicant: Ching Long, LLC</p>	

6c BT	<p>Preliminary Site Plan: Coit Center Addition, Block A, Lot 7 - Bank on one lot on 1.3± acres located at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72. Applicant: Bank of Oklahoma Financial Corporation</p>
6d BT	<p>Site Plan: Pasquinelli's Willow Crest Phase I, Block M, Lot 10 - Private recreation center on one lot on 0.6± acre located at the southeast corner of Empire Boulevard and Peabody Place. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. Applicant: Pasquinelli Portrait Homes</p>
6e BT	<p>Final Plat: Rent-A-Center Corporate Headquarters, Block A, Lot 1 - General office with a parking garage on one lot on 15.0± acres located on the north side of Headquarters Drive, 951± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. Applicant: Rent-A-Center Texas, L.P.</p>
<p><u>END OF CONSENT AGENDA</u></p>	
<p><u>PUBLIC HEARINGS</u></p>	
7 EH	<p>Public Hearing: Zoning Case 2006-30 - Request to amend Specific Use Permit #256 for Commercial Antenna Support Structure on 0.1± acre located at the northeast corner of Old Alma Drive and Alma Drive to increase the height of the antenna support structure to 120 feet. Zoned Planned Development-324-Retail/Neighborhood Office. Applicant: Maray Adams</p>
8 TE	<p>Public Hearing - Replat & Revised Preliminary Site Plan: Haggar Square Retail Center, Block A, Lots 10R & 11R - Car wash and restaurant on two lots on 2.5± acres located on the east side of Ohio Drive, 215± feet south of State Highway 121. Zoned Regional Commercial. Neighborhood #1. Applicant: Texas Auto Spa</p>
<p><u>END OF PUBLIC HEARINGS</u></p>	
9 BT	<p>Revised Site Plan: Estancia at Ridgeview Ranch, Block A, Lot 1 - 500 multifamily units on one lot on 36.3± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment. Neighborhood #3. Applicant: Flournoy Development Company</p>
10 TE	<p>Request to Call a Public Hearing - Request to call a public hearing to consider amendments to the Zoning Ordinance to permit Recreation Vehicle Parking Lot/Garage use as an accessory use in Retail and Commercial Corridor zoning districts. Applicant: City of Plano</p>

<p>11</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p style="text-align: center;">ACCESSIBILITY STATEMENT</p> <p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>	
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**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:
 - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
 - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.
 - 5 minutes for applicant rebuttal.
 - Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

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

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

December 4, 2006

Agenda Item No. 6a

Preliminary Site Plan: Capital One Addition, Block 1, Lots 1, 2, & 3
Applicant: West Plano Land Company, LP

Bank and office center on three lots on 50.0± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 6b

Preliminary Site Plan: Central Legacy Plaza, Block 1, Lot 3
Applicant: Ching Long, LLC

Retail development on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 247± feet south of Legacy Drive. Zoned Corridor Commercial. Neighborhood #21.

Recommended for approval as submitted.

Agenda Item No. 6c

Preliminary Site Plan: Coit Center Addition, Block A, Lot 7
Applicant: Bank of Oklahoma Financial Corporation

Bank on one lot on 1.3± acres located at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72.

Recommended for approval as submitted.

Agenda Item No. 6d

Site Plan: Pasquinelli's Willow Crest Phase I, Block M, Lot 10
Applicant: Pasquinelli Portrait Homes

Private recreation center on one lot on 0.6± acre located at the southeast corner of Empire Boulevard and Peabody Place. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1.

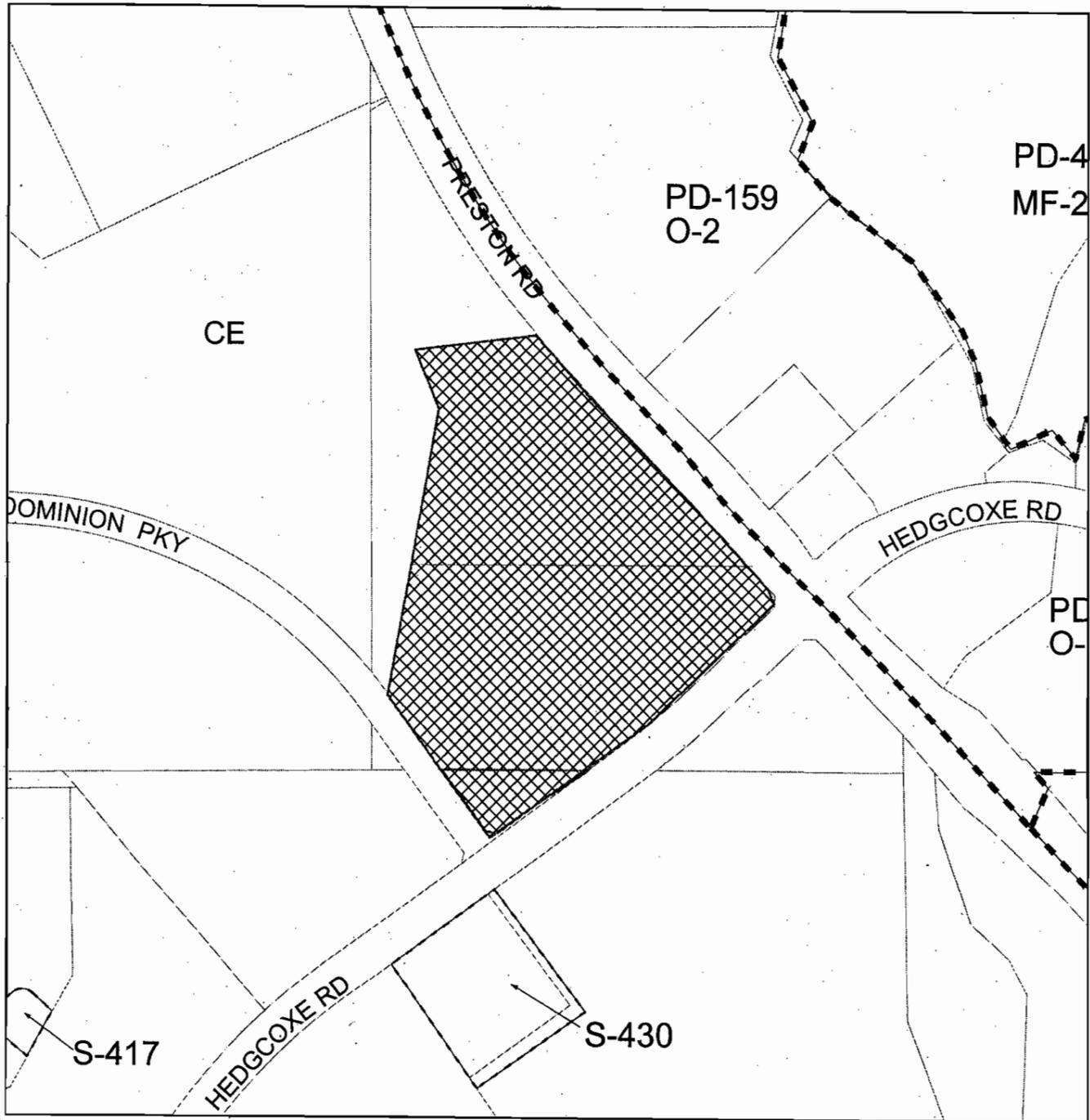
Recommended for approval as submitted.

Agenda Item No. 6e

Final Plat: Rent-A-Center Corporate Headquarters, Block A, Lot 1
Applicant: Rent-A-Center Texas, L.P.

General office with a parking garage on one lot on 15.0± acres located on the north side of Headquarters Drive, 951± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8.

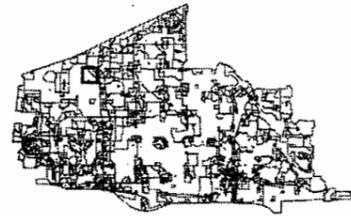
Recommended for approval as submitted.



Item Submitted: PRELIMINARY SITE PLAN

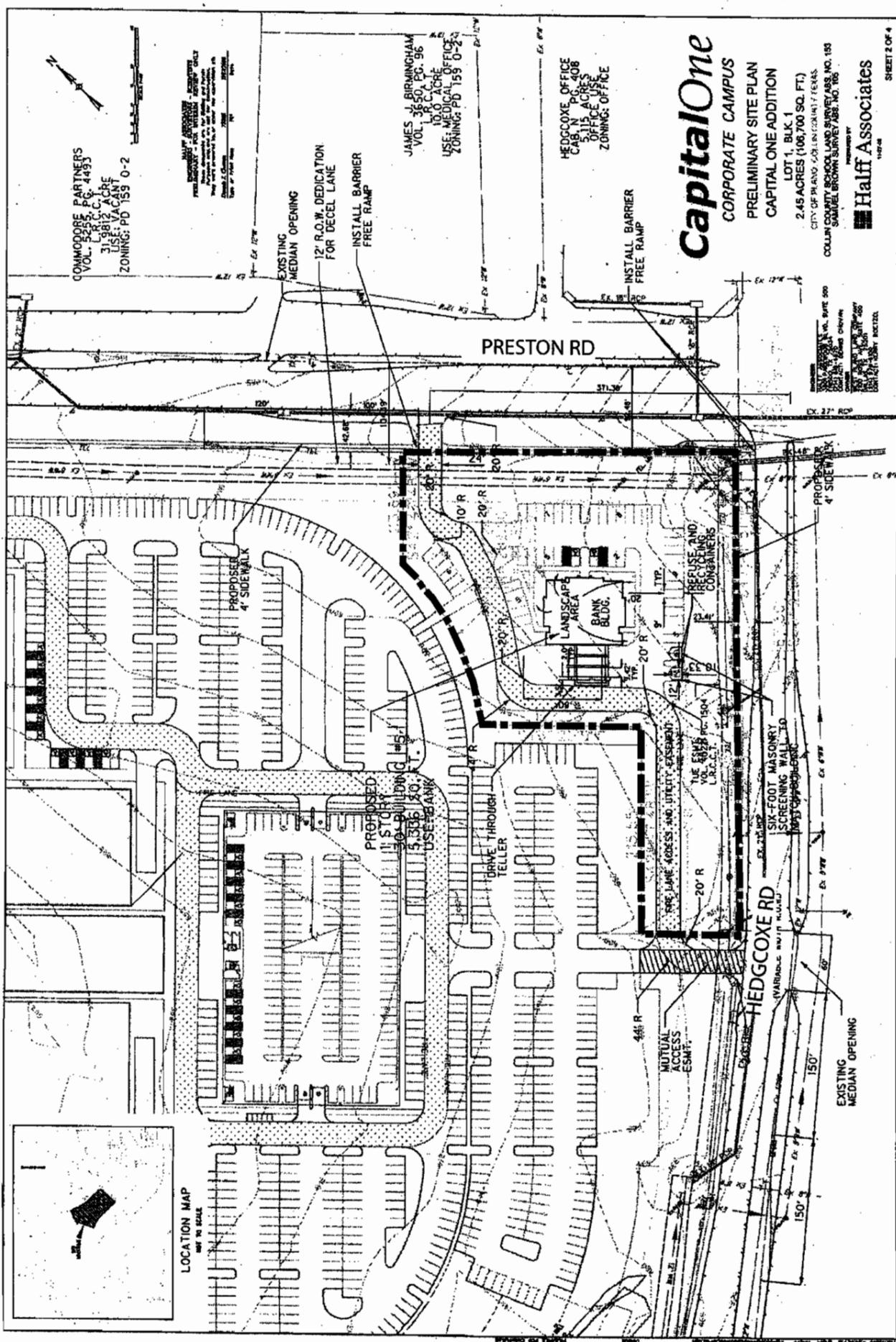
Title: CAPITAL ONE ADDITION
BLOCK 1, LOTS 1, 2, & 3

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer





COMMODORE PARTNERS
VOL. 2, PG. 4493
31,981.2 ACRES
USE: VACANT
ZONING: PD 159 0-2

HALF ASSOCIATES ARCHITECTS
11000 N. CENTRAL EXPRESSWAY
SUITE 100
DALLAS, TEXAS 75243
PHONE: 214.416.1100
FAX: 214.416.1101

JAMES J. BIRMINGHAM
VOL. 1, PG. 408
10.0 ACRES
USE: MEDICAL OFFICES
ZONING: PD 159 0-2A

HEGCOXE OFFICE
CAB. N. PG. 408
5.115 ACRES
OFFICE USE
ZONING: OFFICE

CapitalOne
CORPORATE CAMPUS
PRELIMINARY SITE PLAN
CAPITAL ONE ADDITION
LOT 1, BLK. 1
2.45 ACRES (106,700 SQ. FT.)
CITY OF PLANO, CALIFORNIA / TEXAS
COLLIN COUNTY SCHOOL LAND SURVEYS NO. 103
SAMUEL BROWN SURVEY ASS. NO. 105

DESIGNED BY
Half Associates
11000 N. CENTRAL EXPRESSWAY
SUITE 100
DALLAS, TEXAS 75243
PHONE: 214.416.1100
FAX: 214.416.1101

SHEET 2 OF 4



NETWORK ASSOCIATES
VOL. 5075, PG. 10202
15.38 ACRES
COMMERCIAL USE
ZONING: CE



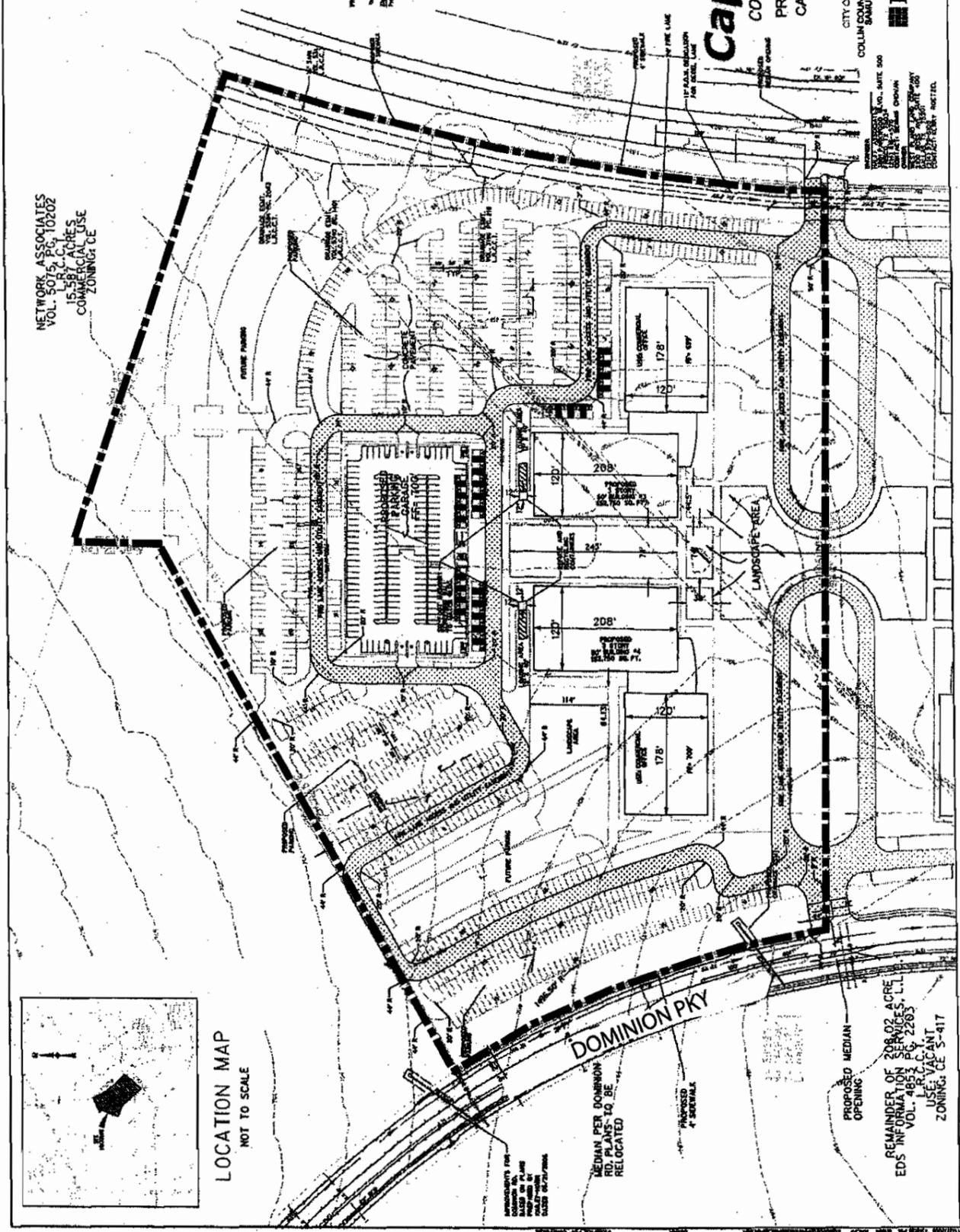
LOCATION MAP
NOT TO SCALE

PROPERTY ASSOCIATES
FOR THE PROJECT
15.38 ACRES
COMMERCIAL USE
ZONING: CE

CapitalOne
CORPORATE CAMPUS
PRELIMINARY SITE PLAN
CAPITAL ONE ADDITION
LOT 3, BLK. 1
24.89 ACRES
CITY OF PLANO, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, NO. 103
SAMUEL BROWN SURVEY, PG. 710

PREPARED BY
Halff Associates
INC.

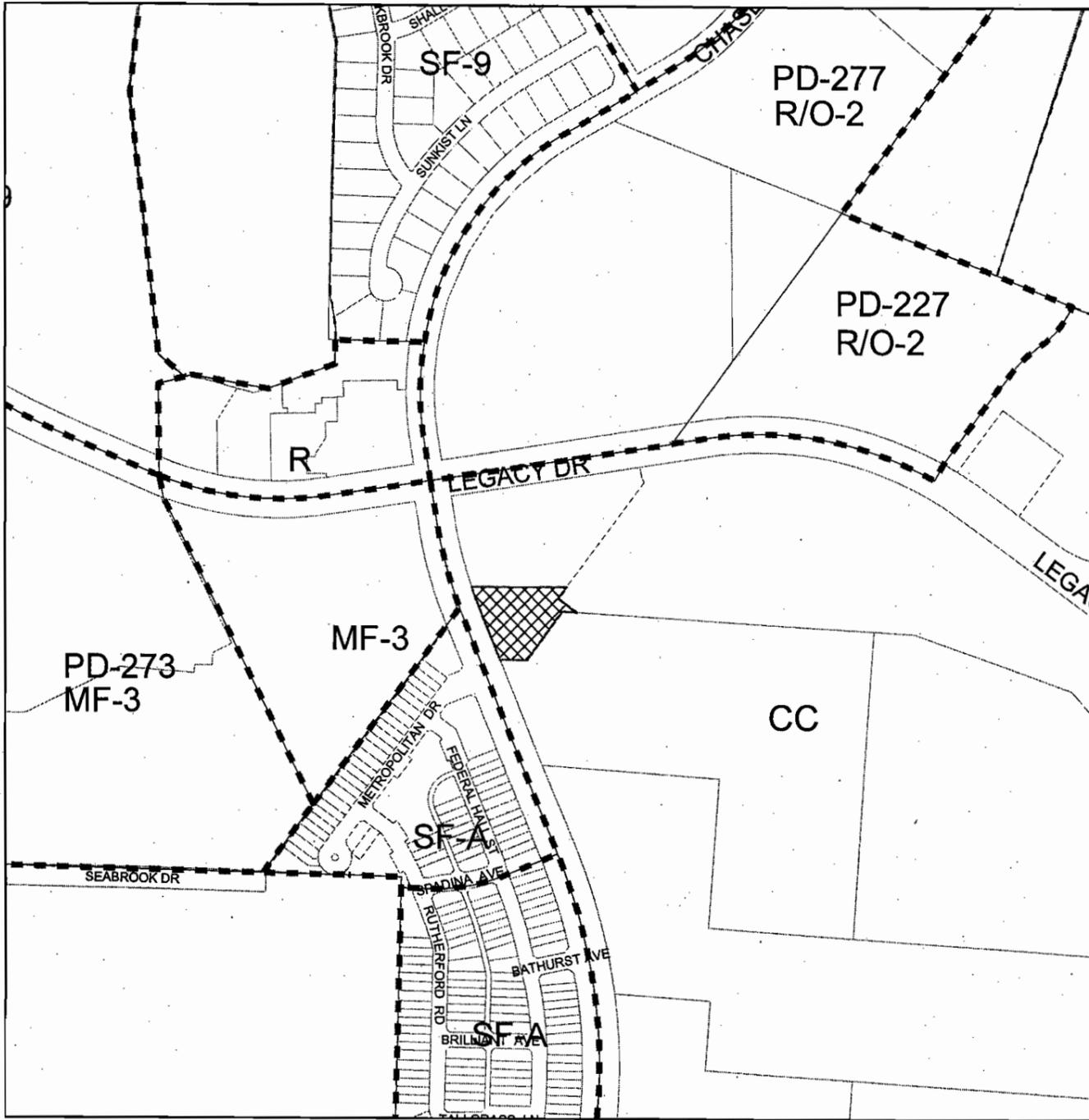
SHEET 4 OF 4



DOMINION PKY

MEDIAN PER DOMINION
RD. PLANS TO BE
RELOCATED

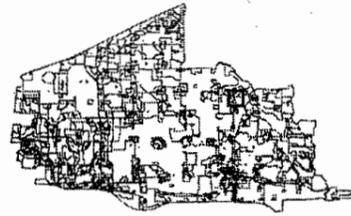
PROPOSED MEDIAN
OPENING
REMAINDER OF 208.02 ACRE
EDS INFORMATION SERVICES, L.L.C.
VOL. 4853, PG. 2263
USE: VACANT
ZONING: CE S-417



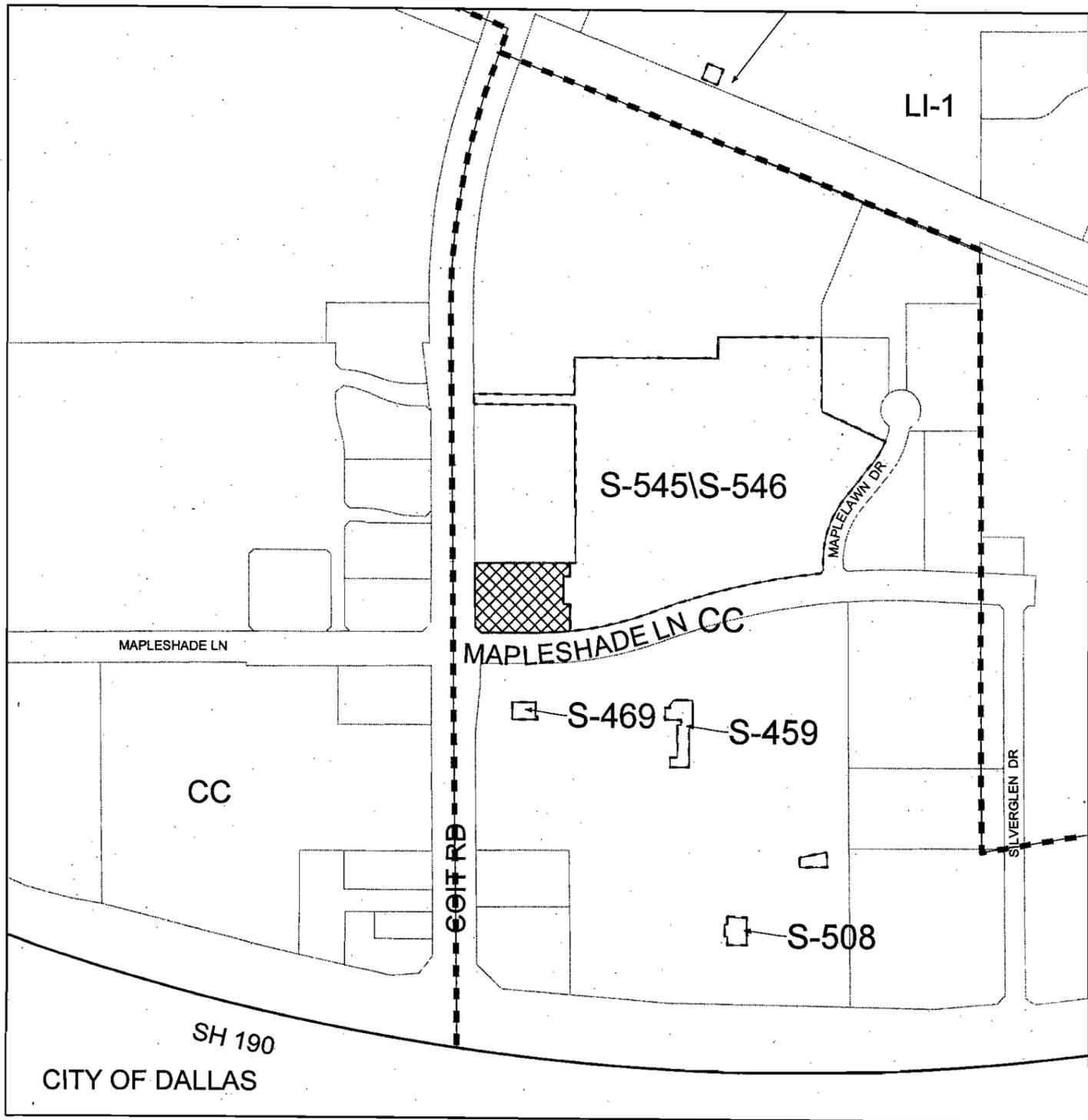
Item Submitted: PRELIMINARY SITE PLAN

Title: CENTRAL LEGACY PLAZA
BLOCK 1, LOT 3

Zoning: CORRIDOR COMMERCIAL



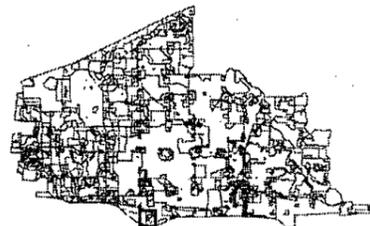
○ 200' Notification Buffer



Item Submitted: PRELIMINARY SITE PLAN

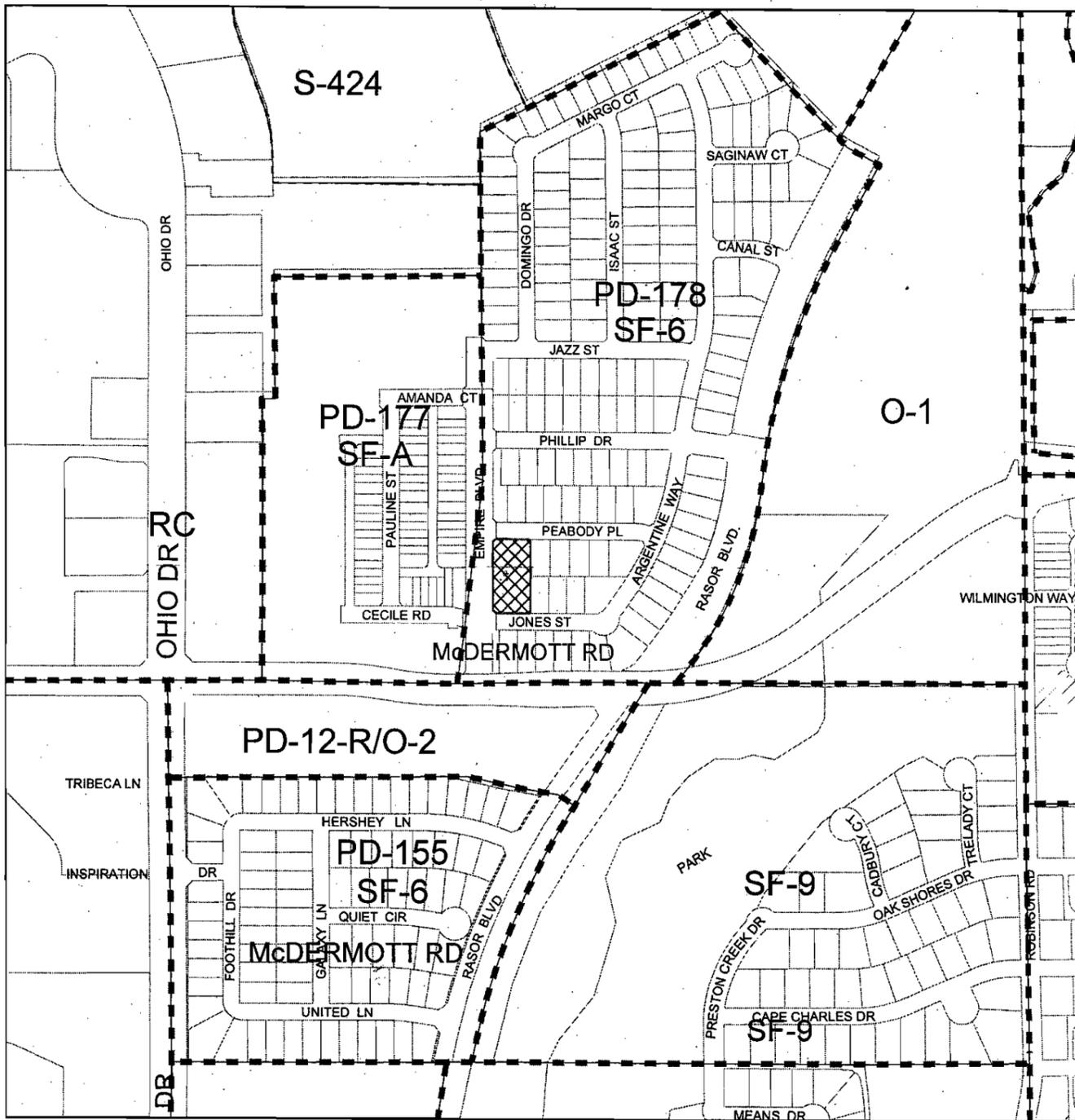
Title: COIT CENTER ADDITION
BLOCK A, LOT 7

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

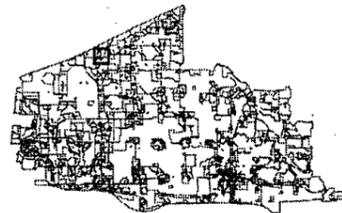




Item Submitted: SITE PLAN

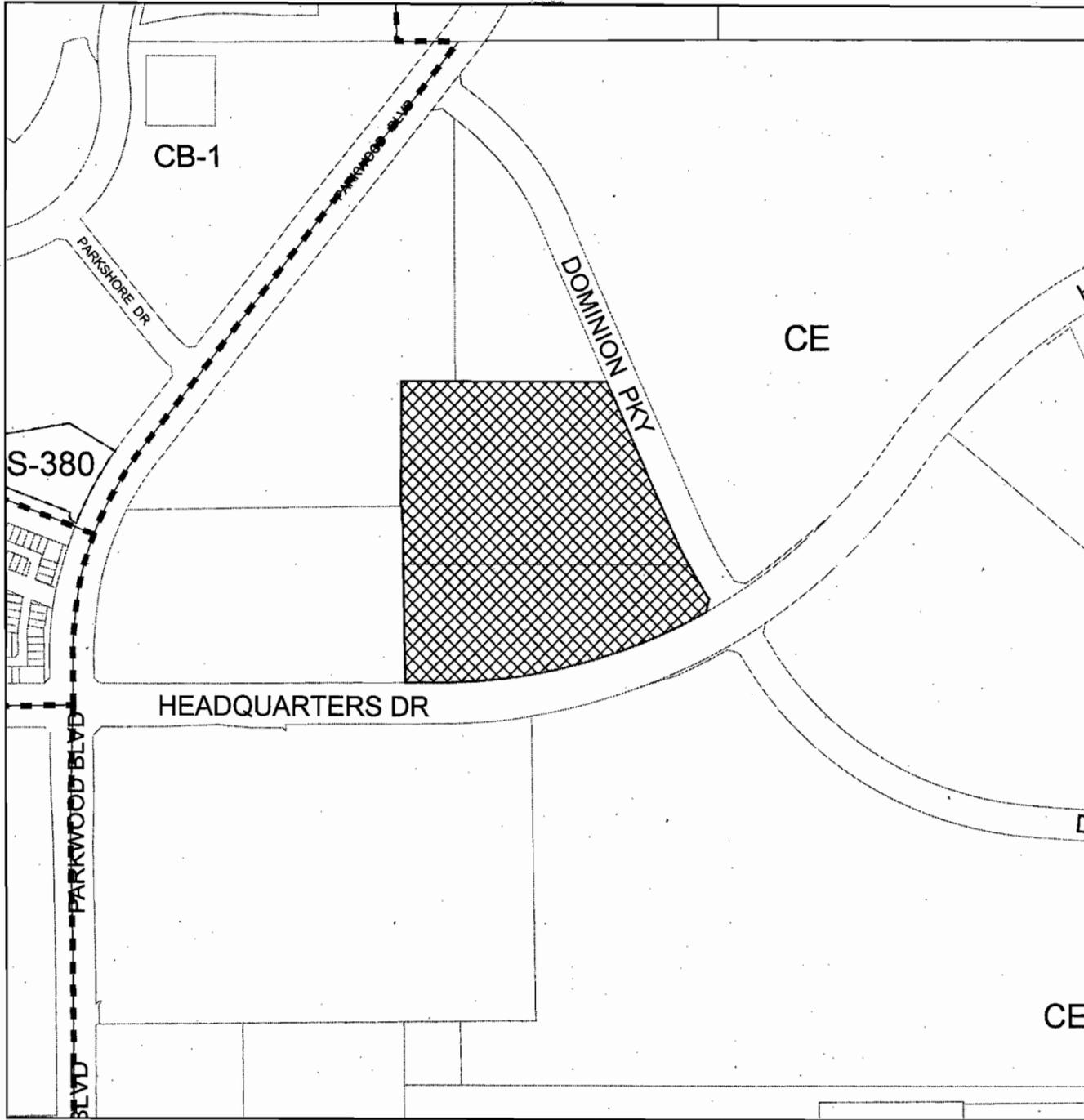
Title: PASQUINELLI'S WILLOW CREST
BLOCK M, LOT 10

Zoning: PLANNED DEVELOPMENT-178-
SINGLE-FAMILY RESIDENCE-6



○ 200' Notification Buffer

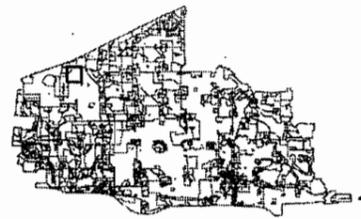




Item Submitted: FINAL PLAT

Title: RENT-A-CENTER ADDITION
BLOCK A, LOT 1

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

December 4, 2006

Agenda Item No. 7

Public Hearing: Zoning Case 2006-30

Applicant: Maray Adams

DESCRIPTION:

Request to amend Specific Use Permit #256 for Commercial Antenna Support Structure on 0.1± acre located at the northeast corner of Old Alma Drive and Alma Drive to increase the height of the antenna support structure to 120 feet. Zoned Planned Development-324-Retail/Neighborhood Office.

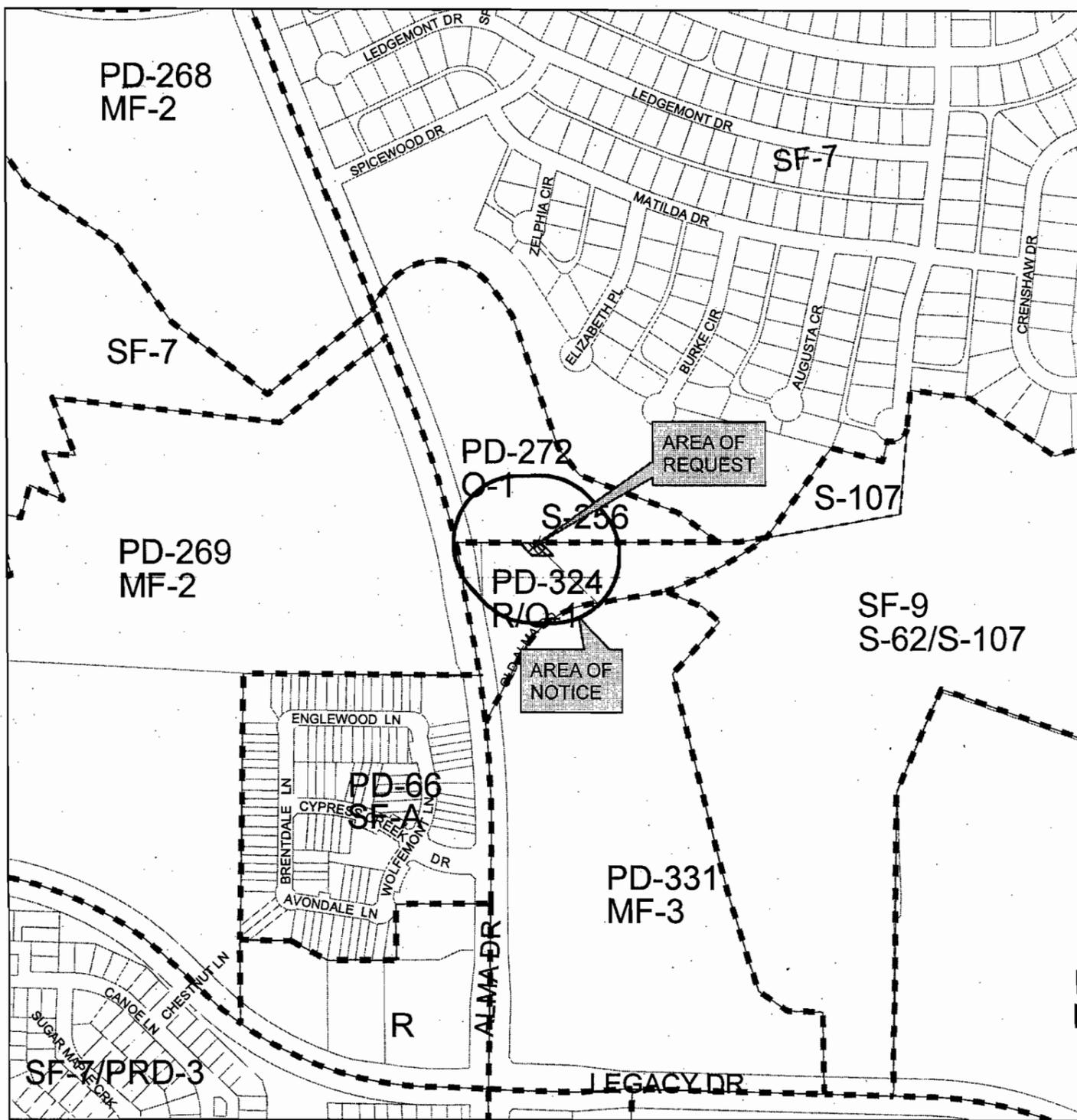
REMARKS:

The current zoning is Planned Development-324-Retail/Neighborhood Office with Specific Use Permit #256 for Commercial Antenna Support Structure (PD-324-R/O-1 w/ SUP #256). Planned Development zoning provides the ability to amend use, height, setback, and other development requirements at the time of rezoning in order to promote innovative design and development controls appropriate to both off and onsite conditions. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing. The O-1 district is intended to provide for low-rise, garden-type office development providing professional, medical, and other office services to residents in adjacent neighborhoods. 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. The current SUP allows the existing antenna support structure which is 105 feet high.

The request proposes to increase the allowable antenna support structure height to 120 feet. The increased height is to allow additional mobile phone service providers to collocate at this site. The requested height falls within SUP height allowances, and the proposed antenna support structure meets spacing, setback, screening, and other ordinance standards.

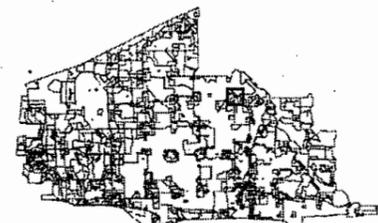
RECOMMENDATION:

Recommended for approval as submitted.



Zoning Case #: 2006-30

Existing Zoning: PLANNED DEVELOPMENT-344-
 RETAIL/NEIGHBORHOOD OFFICE w/
 SPECIFIC USE PERMIT #256



○ 200' Notification Buffer



SPRINT
COMMUNICATIONS
CORPORATION

BLACK & VEATCH CORPORATION
1100 WEST WALKER STREET
DALLAS, TEXAS 75201
PHONE: (214) 766-2500

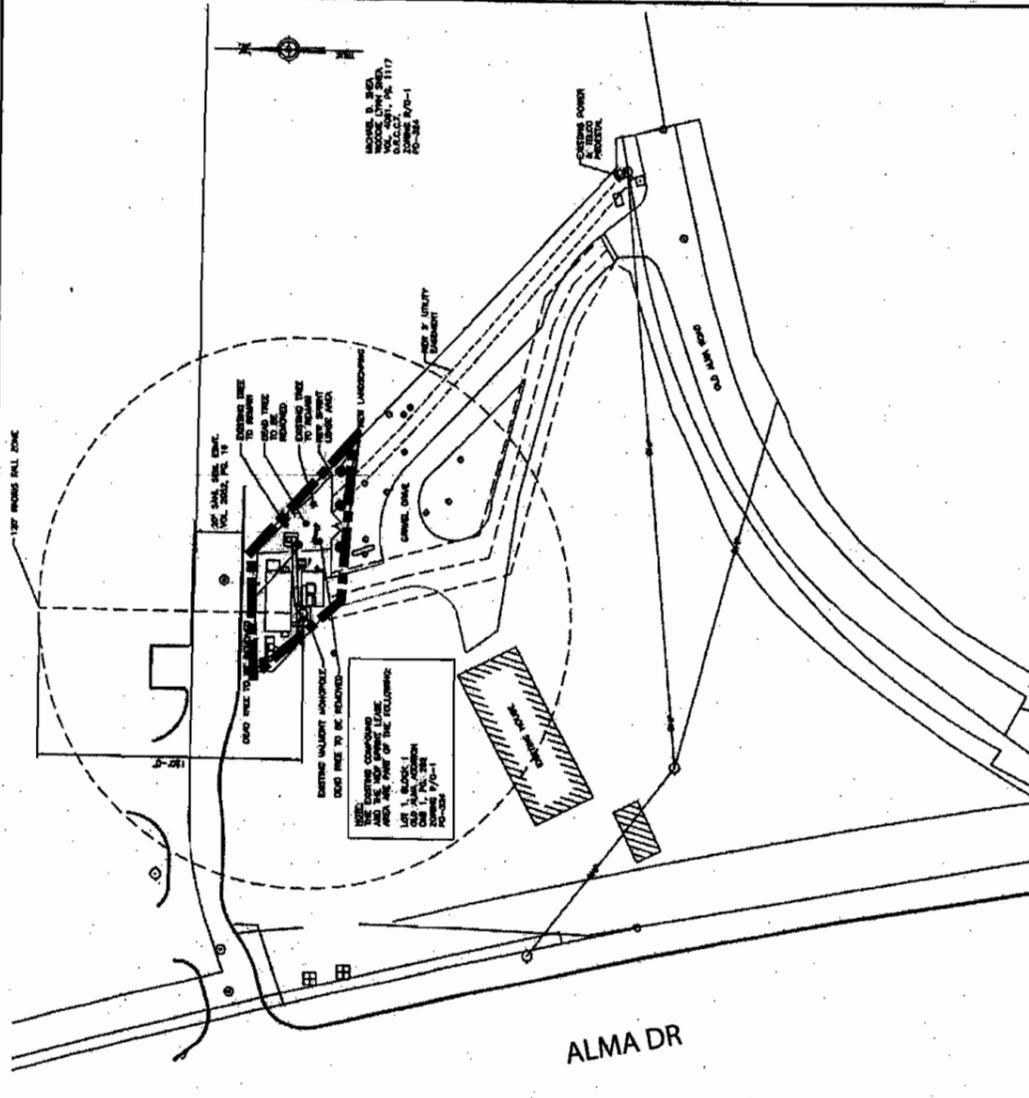
PROJECT NO: 133781
OWNER: SBC
DATE: 03/01/03

NO.	DATE	DESCRIPTION
1	03/01/03	ISSUED FOR PERMIT
2	03/01/03	ISSUED FOR PERMIT
3	03/01/03	ISSUED FOR PERMIT
4	03/01/03	ISSUED FOR PERMIT
5	03/01/03	ISSUED FOR PERMIT
6	03/01/03	ISSUED FOR PERMIT
7	03/01/03	ISSUED FOR PERMIT
8	03/01/03	ISSUED FOR PERMIT
9	03/01/03	ISSUED FOR PERMIT
10	03/01/03	ISSUED FOR PERMIT

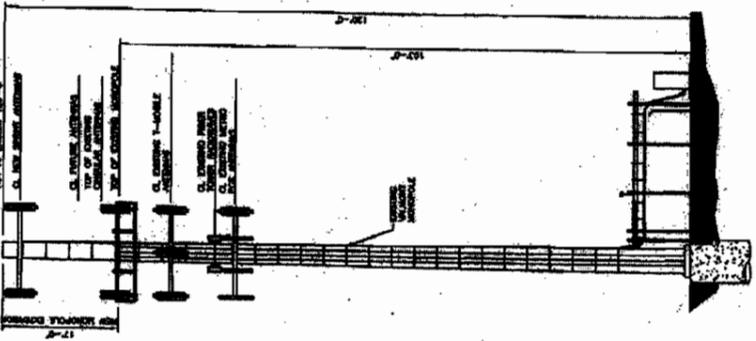
DARBYCS640
ALMA/LEGACY
877 OLD ALMA ROAD
PLANO, TX 75025
CD-LO MONOPOLE

ZONING CASE 2008-30

ZONING EXHIBIT
APPLICANT: SPRINT COMMUNICATIONS CORPORATION
PROJECT: ALMA/LEGACY CD-LO MONOPOLE
DATE: 03/01/03
PHONE: (214) 766-2500



OVERALL SITE PLAN
AS SHOWN



TOWER ELEVATION
AS SHOWN

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 4, 2006

Agenda Item No. 8

Public Hearing - Replat & Revised Preliminary Site Plan: Haggard Square Retail Center, Block A, Lots 10R & 11R

Applicant: Texas Auto Spa

DESCRIPTION:

Car wash and restaurant on two lots on 2.5± acres located on the east side of Ohio Drive, 215± feet south of State Highway 121. Zoned Regional Commercial Neighborhood #1.

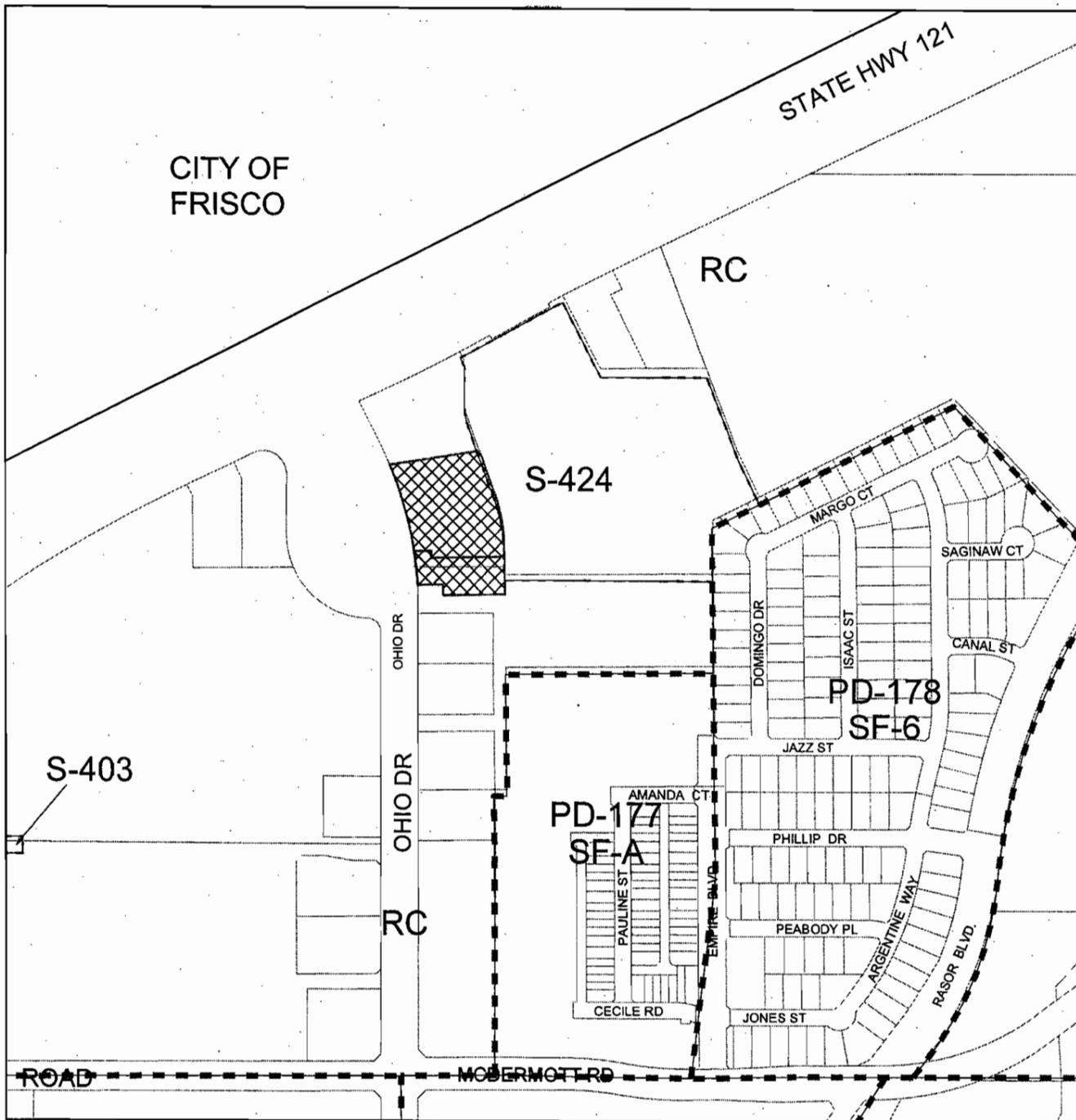
REMARKS:

The purpose of replat is to revise the interior lot line and add easements for development.

The revised preliminary site plan amends the prior uses and proposes car wash and restaurant use.

RECOMMENDATIONS:

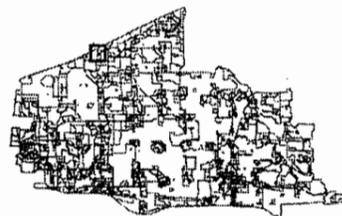
Recommended for approval as submitted.



Item Submitted: REPLAT &
PRELIMINARY SITE PLAN

Title: HAGGAR SQUARE RETAIL CENTER
BLOCK A, LOTS 10R-11R

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

December 4, 2006

Agenda Item No. 9

Revised Site Plan: Estancia at Ridgeview Ranch, Block A, Lot 1

Applicant: Flournoy Development Company

DESCRIPTION:

500 multifamily units on one lot on 36.3± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment. Neighborhood #3.

REMARKS:

This is a revised site plan for Estancia at Ridgeview, a multifamily development project. The purpose of the revised site plan is to request a permanent waiver of the required masonry screening wall. The Zoning Ordinance stipulates a solid masonry screening wall be placed between nonresidential and residential zoning districts and between single-family and multifamily districts as a visual barrier. The Zoning Ordinance permits the Planning & Zoning Commission the ability to grant a permanent waiver of the masonry screening wall if it finds that the screening wall is "impractical for immediate construction". The property to the south of this revised site plan is zoned Single-Family Residence Attached and developed as townhouses. Per the attached letter, the Home Owner's Association to the south is requesting a permanent waiver of the required masonry screening for a permanent waiver of the masonry screening wall and to permit a 6' tubular steel fence along the common line of the golf course stretching 300± feet to take advantage of the views of the golf course. The property developer concurs with the residents' request.

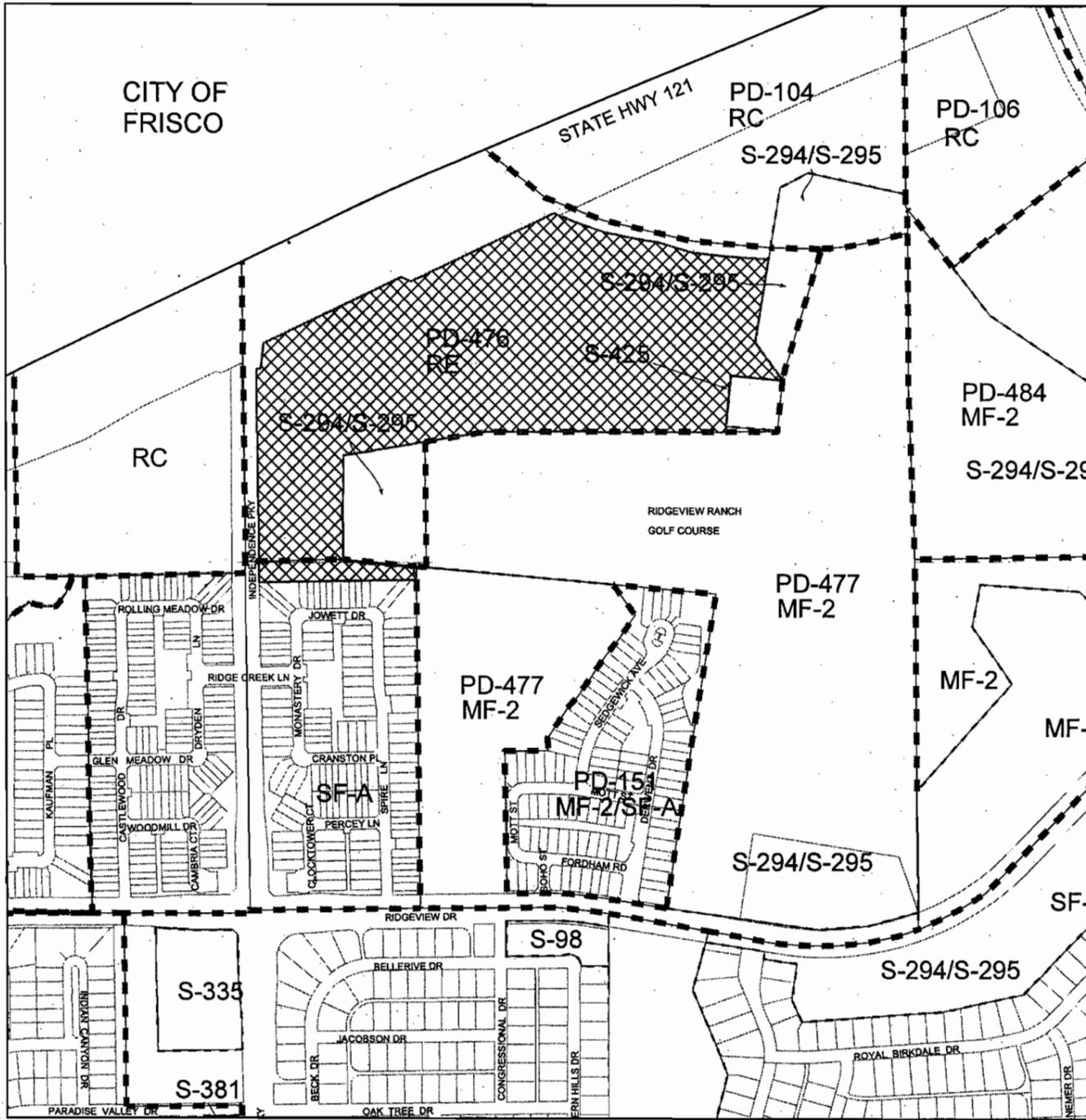
The property to the east and southeast of Phase 1 and to the south of Phase 2 of Estancia at Ridgeview Ranch is developed as Ridgeview Ranch Golf Course. In May 2005, the Planning & Zoning Commission granted a 6' tubular steel fence along the common line of the golf course and the proposed multifamily residences.

This request is therefore an appeal to extend the tubular fence for townhouse residences to take advantage of the golf course vistas.

There are several existing single-family and multifamily developments that border the Ridgeview Ranch Golf Course. These developments have open fencing to benefit from the golf course views. As such, staff supports the applicant's request for a permanent waiver of the masonry screening wall.

RECOMMENDATION:

Recommended for approval as submitted subject to the Planning & Zoning Commission granting a permanent waiver to the masonry screening wall requirement.



Item Submitted: REVISED SITE PLAN

Title: ESTANCIA AT RIDGEVIEW RANCH
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-476-
REGIONAL EMPLOYMENT



○ 200' Notification Buffer



9804 Clocktower Court
Plano, Texas 75025
November 29, 2005

Ms. Carolyn Kalhthaler, President
Planning and Zoning Commission
P.O. Box 860358
Plano, TX 75086

Dear Ms. Kalhthaler:

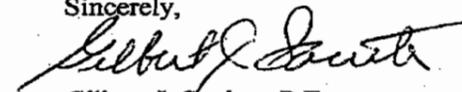
I am writing you this letter in support of a proposed amendment to the boundary fence between the Estancia Project and the Castlebrook at Ridgeview Homeowners Association (HOA). Mr. Dwayne Miller, a member of the Board of Directors for the HOA, has been working with the Project's Construction Superintendent and members of his staff to modify the design of the masonry boundary fence between the Estancia Project and the northern boundary of the Castlebrook Homeowners Association's property. Both the Estancia Project's personnel and the Board of Directors for the HOA have come to a mutual agreement on the desired changes to the boundary fence.

The requested changes, which include using metal fencing materials to construct a portion of the fence on the eastern end of the boundary fence, were requested by the Board of Directors of the HOA to provide an unobstructed view of the golf course for members of the HOA who had purchased "golf course view lots" when they bought property in the HOA community.

The HOA is in full support of the requested changes to the Estancia Project's site plan regarding the construction of the boundary fence between the two properties. I was informed that the Planning and Zoning Commission would be considering the amendment to the Estancia Project at its scheduled meeting on Monday, December 4, 2006. I plan to attend this meeting on behalf of the HOA and to make myself available to answer any questions regarding the requested changes to the boundary fence.

If you have any questions, please contact me by telephone at (972)396-1343, by fax at (972)396-7262 or at the address shown above.

Sincerely,



Gilbert J. Saulter, P.E.
President, Castlebrook at
Ridgeview HOA

CITY OF PLANO
PLANNING & ZONING COMMISSION

December 4, 2006

Agenda Item No. 10

Request to Call a Public Hearing

Applicant: City of Plano

DESCRIPTION:

Request to call a public hearing to consider amendments to the Zoning Ordinance to permit Recreation Vehicle Parking Lot/Garage use as an accessory use in Retail and Commercial Corridor zoning districts.

REMARKS:

The Zoning Ordinance permits Recreation Vehicle Parking Lot/Garage by right in the Light Industrial-1 and Light industrial-2 zoning districts. In the Light Commercial zoning district, Recreation Vehicle Parking Lot/Garage is permitted by Specific Use Permit (SUP) as a primary use and by right as an accessory use to other storage operations such as Public Storage Mini-Warehouse use. Recreation Vehicle Parking Lot/Garage is not permitted by right or by SUP in the Retail (R) and Commercial Corridor (CC) zoning districts.

Per the attached letter, staff received an inquiry requesting the appropriateness of allowing Recreation Vehicle Parking Lot/Garage as an accessory use to Public Storage Mini-Warehouse use. Staff feels this is a suitable request and recommends calling a public hearing to initiate the review of the request.

RECOMMENDATIONS:

Recommended that a public hearing be called to consider amendments to the Zoning Ordinance to permit Recreation Vehicle Parking Lot/Garage use as an accessory use in R and CC zoning districts.

WYNNE/JACKSON, INC.

600 North Pearl
Suite 650, L.B. 149
Plaza of the Americas
Dallas, Texas 75201
Tel: 214 880-8600
Fax: 214 880-8709

November 27, 2006

Ms. Phyllis Jarrell
City of Plano
Director of Planning
P.O. Box 860358
Plano, TX 75086-0358

RE: Request for an Amendment to the Existing Ordinance Effecting RV Parking
at Self Storage Facilities in the City of Plano

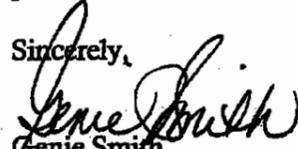
Dear Ms. Jarrell;

Wynne/Jackson has recently become aware that the existing ordinance in the City of Plano does not allow recreational vehicles (RVs, boats, camping trailers, etc.) to be parked at a self-storage facility if the property is in a Retail zoning district.

We respectfully request that the existing ordinance be amended to allow the parking of recreational vehicles within the self-storage property enclosure. Storage parking of recreational vehicles is a service to Plano residents who have chosen not to keep them on their own lots in their neighborhoods or are unable to because of deed restrictions.

Please bring this matter before the Planning and Zoning Commission as soon as possible to initiate this zoning amendment

Sincerely,


Gene Smith
Asset Manager
Self Storage Division

214-231-8796 direct
gsmith@wynnejackson.com