

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

January 17, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:45 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Agenda Review - 01/17/06II. Agenda Review - 02/06/06III. Discussion and Selection of Future Training SessionsIV. Items for Future Discussion <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 - January 3, 2006, Regular Meeting Minutes</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>	

<u>CONSENT AGENDA</u>		
5a CDD	Preliminary Plat: The Arbors at Prestonwood, Block A, Lot 2 - A medical office building on one lot on 4.1± acres located at the northeast corner of Plano Parkway and Marsh Lane. Zoned Planned Development-257-Retail. Neighborhood #39. Applicant: Medical Edge Healthcare, Inc.	IF APPROVED, NO FURTHER ACTION REQUIRED
5b CDD	Revised Site Plan: Fowler Middle School, Block A, Lot 1 - A public secondary school on one lot on 20.5± acres located at the southwest corner of Mason Drive and Enchanted Ridge Drive. Zoned Single-Family Residence-7. Neighborhood #2. Applicant: Frisco ISD	IF APPROVED, NO FURTHER ACTION REQUIRED
5c CDD	Preliminary Plat: Lincoln R&D in Legacy Phase III, Block A, Lot 1 - Three general office buildings on one lot on 12.1± acres located at the southeast corner of Pinecrest Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Lincoln Property Company	IF APPROVED, NO FURTHER ACTION REQUIRED
5d CDD	Revised Preliminary Site Plan: Park Place Shopping Center, Block A, Lots 5-12 - A retail development on eight lots on 13.4± acres located on the north side of Park Boulevard, 700± feet west of Plano Parkway. Zoned Planned Development-112-Retail with Specific Use Permit #442 for New and Used Car Dealer. Neighborhood #40. Applicant: Plano Development LLC	IF APPROVED, NO FURTHER ACTION REQUIRED
5e CDD	Conveyance Plat: Pasquinelli's Willow Crest, Block A, Lots 1-3 - Three conveyance lots on 60.5± acres located at the northeast corner of McDermott Road and Ohio Drive. Zoned Regional Commercial, Planned Development-178-Single-Family Residence-6, and Planned Development-177-Single-Family Residence Attached. Neighborhood #1. Applicant: Portrait Homes, LP	IF APPROVED, NO FURTHER ACTION REQUIRED
5f CDD	Preliminary Site Plan: Pasquinelli's Willow Crest - 157 Single-Family Residence-6 lots, 171 Single-Family Residence Attached lots and six open space lots on 60.5± acres located at the northeast corner of McDermott Road and Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6 and Planned Development-177-Single-Family Residence Attached. Neighborhood #1. Applicant: Portrait Homes, LP	IF APPROVED, NO FURTHER ACTION REQUIRED
5g CDD	Preliminary Plat: Rent-A-Center Addition, Block A, Lot 1 - A 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 Corporation	IF APPROVED, NO FURTHER ACTION REQUIRED

<p>5h CDD</p>	<p>Preliminary Plat: White Rock Crossing Addition, Block 1, Lot 2 - Retail and restaurant uses on one lot on 3.7± acres located on the south side of McDermott Road, 193± feet east of Ohio Drive. Zoned Planned Development-12-Retail/General Office. Neighborhood #1. Applicant: White Rock Crossing, LP</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5i CDD</p>	<p>Conveyance Plat: White Rock Crossing Addition, Block 1, Lots 1, 2, & 3 - Three conveyance lots on 6.4± acres located on the south side of McDermott Road between Ohio Drive and Rasor Boulevard. Zoned Planned Development-12-Retail/General Office. Neighborhood #1. Applicant: White Rock Crossing, LP</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5j BT</p>	<p>Revised Preliminary Site Plan: Coit Parker Addition, Block F, Lot 20R - A convenience store with gas pumps and a retail store on one lot on 1.2± acres located at the northeast corner of Coit Road and Parker Road. Zoned Retail. Neighborhood #33. Applicant: INDUS Investment, Inc.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5k BT</p>	<p>Revised Site Plan: The Creeks of Willow Bend Grace Outreach Center, Block 1, Lot 1 - A church on one lot on 3.2± acres located at the southwest corner of Parker Road and Preston Road. Zoned Single-Family Residence-7. Neighborhood #42. Applicant: Grace Outreach Center</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5l BT</p>	<p>Final Plat: East Park Market Shopping Center Addition, Block A, Lot 2 - A pharmacy with drive-through lanes on one lot on 1.6± acres located at the northeast corner of Los Rios Boulevard and East Park Boulevard. Zoned Planned Development-13-Retail. Neighborhood #50. Applicant: Park Los Rios Plano CVS, L.L.C.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5m BT</p>	<p>Revised Site Plan: Huffman Elementary School Addition, Block A, Lot 1 - A public primary school on one lot on 5.7± acres located on the south side of Channel Isle Drive, 440± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. Neighborhood #54. Applicant: Plano I.S.D.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5n BT</p>	<p>Final Plat: Signature Plaza, Block A, Lot 5 - A bank with drive-through lanes on one lot on 1.0± acres located at the southeast corner of State Highway 121 and Coit Road. Zoned Regional Commercial. Neighborhood #2. Applicant: Preston Parker L.P.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5o TE</p>	<p>Revised Site Plan: DSC Communications Addition, Block 1, Lot 1R - An office/manufacturing development on one lot on 23.8± acres located at the southeast corner of Jomar Drive and Coit Road. Zoned Planned Development-20-Mixed Use. Neighborhood #4. Applicant: Countrywide Home Loans</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>5p CDD</p>	<p>Preliminary Plat: The Arbors at Prestonwood, Block A, Lot 1 - A long-term care facility on one lot on 4.9± acres located on the east side of Marsh Lane, 310± feet north of Plano Parkway. Zoned Planned Development-257-Retail. Neighborhood #39. Applicant: Plano Properties, Inc.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5q CDD</p>	<p>Preliminary Plat: Tradition Trail Industrial Park Addition, Block 1, Lot 1 - A used car dealer on one lot on 1.2± acres located on the south side of Tradition Trail, 900± feet east of Ohio Drive. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. Applicant: Samol Investments</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TE</p>	<p>Public Hearing: Zoning Case 2005-50 - A request to amend Subsection 2.822 (CB-1 - Central Business-1) and Subsection 2.823 (CE - Commercial Employment) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance. This amendment proposes to increase the number of multifamily dwelling units in the Central Business-1 zoning district permitted by right from 1,500 to 2,300 dwelling units. This amendment does not propose to increase the number of multifamily dwelling units permitted in the Commercial Employment district. Applicant: City of Plano</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 02/13/06</p>
<p>7A BT</p>	<p>Public Hearing: Zoning Case 2005-51 - A request for a Specific Use Permit for Day Care Center on one lot on 1.3± acres located on the north side of Plano Parkway, 700± feet west of Chapel Hill Boulevard. Zoned Planned Development-112-Retail. Applicant: Midway/Parkway Investment, Ltd.</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 02/13/06</p>
<p>7B BT</p>	<p>Preliminary Site Plan: American Montessori Campus, Block 1, Lot 1 - A day care center, general office, and medical office uses on one lot on 3.3± acres located on the north side of Plano Parkway, 515± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #14. Applicant: Midway/Parkway Investments, Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>8A BT</p>	<p>Public Hearing: Zoning Case 2005-52 - A request to rezone 2.1± acres located on the south side of State Highway 121, 1,950± feet west of Legacy Drive from Agricultural to Commercial Employment. Applicant: Epic 121 Commercial, Ltd.</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 02/13/06</p>
<p>8B BT</p>	<p>Preliminary Site Plan: Epic 121 Addition, Block A, Lots 1 & 2 - A general office building and a convenience store with gas pumps on two lots on 2.1± acres located on the south side of State Highway 121, 1,950± feet west of Legacy Drive. Zoned Agricultural. Neighborhood #14. Applicant: Epic 121 Commercial, Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>9 TE</p>	<p>Public Hearing: Zoning Case 2005-53 - A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to temporary signs. The intent of the amendment is to remove temporary signage regulations from the Zoning Ordinance. Applicant: City of Plano</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 01/23/06</p>
<p>10 BT</p>	<p>Public Hearing - Replat & Revised Preliminary Site Plan: Carrington Park Addition, Block B, Lots 1R & 5 - A medical and general office development on two lots on 3.4± acres located at the northeast corner of Communications Parkway and Wedgewood Drive. Zoned Regional Employment. Neighborhood #40. Applicant: SHEA Commercial Properties, LLC</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>11 CDD</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Archgate Park Addition, Block A, Lot 1R - A public park on one lot on 49.4± acres located on the west side of Preston Meadow Drive, 1,400± feet north of Spring Creek Parkway. Zoned Patio Home. Neighborhood #17. Applicant: City of Plano Parks & Recreation Department</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>12 CDD</p>	<p>Public Hearing - Replat: Haggar Square Retail Center, Block A, Lots 6R, 10, & 11 - Retail development on three lots on 7.6± acres located on the east side of Ohio Drive, 625± feet south of State Highway 121. Zoned Regional Commercial. Neighborhood #1. Applicants: Portrait Homes, LP</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>13 CDD</p>	<p>Public Hearing - Replat: Kings Ridge Addition, Phase Two, Block N, Lot 1R - One open space lot on 4.2± acres located on the west side of Merriweather Lane, 3,422± feet south of State Highway 121. Zoned Patio Home. Neighborhood #25. Applicant: Prosper Land Company</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>14 CDD</p>	<p>Public Hearing - Replat: Royal Addition No. 2, Block A, Lots 3R, 4R, & 6 - A retail center on three lots on 12.1± acres located at the northeast corner of U.S. Highway 75 and Exchange Drive. Zoned Corridor Commercial. Neighborhood #59. Applicant: Dennison Royal</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>15 BT</p>	<p>Public Hearing - Replat: Park West Plaza, Phase II, Block A, Lots 1R, 3R, & 4R - A pharmacy with drive-through lanes on one lot and an existing retail shopping center on two lots on 5.7± acres located at the northeast corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #44. Applicant: ASG Park West Plaza Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>16 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to amend regulations and administrative procedures of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Applicant: City of Plano</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>17 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to amend regulations and administrative procedures of the Zoning Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Applicant: City of Plano</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>18 PJ</p>	<p>Consideration: Request to Amend the Planning & Zoning Commission's Adopted Rules and Procedures - A request to amend the Planning & Zoning Commission's adopted rules and procedures to increase the speaker times for public hearings. Applicant: City of Plano</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>19 SS</p>	<p>Discussion and Direction: Comprehensive Plan Revision - Discussion and direction on the revision of the Parks and Recreation Element of the Comprehensive Plan. Applicant: City of Plano</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</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 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.