PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

September 6, 2005

ITEM NO.	EXPLANATION	ACTION TAKEN
	6:30 p.m. - Dinner - Planning Conference Room 2E	
	7:00 p.m. - Regular Meeting - Council Chambers	
	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.	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes - May 3, 2005, Work Session and August 15, 2005, Meeting	
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.	
	<u>CONSENT AGENDA</u>	
5a BT	**Preliminary Plat:** Coit/Ridgeview Apartments, Block 1, Lot 1 - 202 multifamily units on one lot on 13.5± acres located at the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2. **Applicant: UDR Texas Properties, L.P.**	**IF APPROVED, NO FURTHER ACTION REQUIRED**

5b BT	**Revised Conveyance Plat:** Coit/Ridgeview Apartments & Townhomes, Block 1, Lots 1, 2, & 3 - Three conveyance lots on 34.0± acres located at the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2. **Applicant: UDR Texas Properties, L.P.**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5c BT	**Revised Conveyance Plat:** Coit-Spring Creek Addition, Block 1, Lots 3R, 4, 5, 6, 7, & 8 - Six conveyance lots on 10.6± acres located on the south side of Spring Creek Parkway, 208± feet west of Coit Road. Zoned Retail. Neighborhood #32. **Applicant: Stone Development Corporation**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5d BT	**Preliminary Site Plan & Concept Plan:** Coit-Spring Creek Addition, Block 1, Lots 3R, 4, & 5 - Retail and office development on six lots on 10.6± acres located on the south side of Spring Creek Parkway, 208± feet west of Coit Road. Zoned Retail. Neighborhood #32. **Applicant: Stone Development Corporation**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5e BT	**Revised Preliminary 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 Independence Parkway and State Highway 121. Zoned Planned Development-476-Regional Employment. Neighborhood #3. **Applicant: HRC Ranch, Ltd.**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5f BT	**Revised Site Plan:** Huffines Dodge Addition, Block A, Lot 1R - A new car dealer on one lot on 11.2± acres located at the southeast corner of Ohio Drive and Plano Parkway. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. **Applicant: Huffines Dodge Chrysler Jeep Inc.**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5g BT	**Revised Conveyance Plat:** Legacy Central Theater Addition, Block A, Lots 3, 5, 6, & 7 - Four conveyance lots on 8.4± acres located at the southwest corner of U.S. Highway 75 and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13. **Applicant: Fairview Farm Land Company**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5h BT	**Revised Preliminary Site Plan & Concept Plan:** Legacy Central Theater Addition, Block A, Lots 3, 5, 6, & 7 - Auto leasing and restaurant uses on four lots on 8.4± acres located at the southwest corner of U.S. Highway 75 and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13. **Applicant: Fairview Farm Land Company**	**IF APPROVED, NO FURTHER ACTION REQUIRED**

5i BT	**Preliminary Plat:** Deerfield North, Phase III - 64 Single-Family Residence-7 lots and three open space lots on 21.1± acres located on the south side of Hedgcoxe Road, 210± feet west of Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9. **Applicant: STRS Plano L.P.**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5j BT	**Preliminary Plat:** Subaru Addition, Block A, Lot 2 - An existing car dealer on one lot on 4.0± acres located on the south side of Plano Parkway, 550± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. **Applicant: Subaru of America**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
5k TE	**Revised Preliminary Site Plan:** Wyatt Elementary School Addition, Block A, Lot 5 - An inline retail building on one lot on 0.9± acre located on the south side of McDermott Road, 1,125± feet east of Coit Road. Zoned Planned Development-261-Retail. Neighborhood #5. **Applicant: McDermott Center Joint Venture**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
	END OF CONSENT AGENDA	
	PUBLIC HEARINGS	
6A CDD	**Public Hearing:** Zoning Case 2005-16 - A request to rezone 199.0± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven Way **from** Agricultural **to** Single-Family Residence-7 and Single-Family Residence-6. **Applicant: Newmark Homes**	**IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 09/26/05**
6B CDD	**Phase Two Land Study:** The Trails of Glenwood - 299 Single-Family Residence-7 (SF-7) lots, 212 Single-Family Residence-6 (SF-6) lots, one park lot, and one amenity center lot on 199.0± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven Way. Zoned Agricultural. Neighborhood #24. **Applicant: Newmark Homes**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
7A TE	**Public Hearing:** Zoning Case 2005-25 - A request to rezone a portion of Planned Development-90-Retail (PD-90-R) for a proposed superstore redevelopment on 10.6± acres located generally at the northeast corner of Parker Road and Custer Road. Zoned Planned Development-90-Retail. Tabled 07/05/05, 07/18/05, 08/01/05, and 08/15/05. **Applicant: Custer Parker Ltd.**	**IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 09/26/05**
7B TE	**Revised Preliminary Site Plan:** Parker Plaza East, Sections Two & Three, Block A, Lot 3R - A building material sales superstore on one lot on 10.6± acres located at the northeast corner of Parker Road and Custer Road. Zoned Planned Development-90-Retail. Neighborhood #34. **Applicant: The Home Depot**	**IF APPROVED, NO FURTHER ACTION REQUIRED**

8 CDD	**Public Hearing:** Zoning Case 2005-26 - Request to amend standards of Planned Development-65-Central Business-1 (PD-65-CB-1) relating to signage regulations; street, sidewalk, and streetscape regulations; retail development standards; single-family residence attached development standards; and other design and bulk standards of the planned development district. Zoned Planned Development-65-Central Business-1. Tabled 08/01/05. **Applicant: City of Plano**	**IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 09/26/05**
9 CDD	**Public Hearing:** Zoning Case 2005-30 - A request to rezone 3.7± acres located at the west end of Early Morn Drive, 500± feet west of Ohio Drive and 450± feet north of Park Boulevard **from** Retail **to** Planned Development-Single-Family Residence Attached. **Applicant: Berkeley Center, GP, LLC**	**IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 09/26/05**
10 CDD	**Public Hearing - Preliminary Replat & Site Plan:** Children's Medical Center Legacy Campus, Block A, Lot 1 - A hospital and medical office buildings on one lot on 56.0± acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. **Applicant: Children's Medical Center**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
11 CDD	**Public Hearing - Replat:** EDS Clusters, Block A, Lots 1, 2, 3, & 4 - A corporate campus on four lots on 153.7± acres located at the southwest corner of Legacy Drive and Windcrest Drive. Zoned Commercial Employment. Neighborhood #16. **Applicant: EDS Information Services, LLC**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
12 CDD	**Public Hearing - Replat:** Omnicom, Phase 1, Block A, Lot 1R - An existing office development on one lot on 20.9± acres located at the northeast corner of Legacy Drive and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. **Applicant: Trammel Crow Company**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
13 CDD	**Public Hearing - Preliminary Replat & Revised Site Plan:** Raney Addition, Block 1, Lot 1R - An existing car wash and an indoor commercial amusement building on one lot on 1.9± acres on the north side of Spring Creek Parkway, 650± feet east of K Avenue. Zoned Retail. Neighborhood #22. **Applicant: NMCA, LLC**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
14 CDD	**Public Hearing - Preliminary Replat & Revised Site Plan:** United City Center Addition, Block 1, Lot 3R - A retail building on one lot on 0.7± acre located at the southeast corner of Independence Parkway and 15th Street. Zoned Planned Development-125-Retail/General Office. Neighborhood #65. **Applicant: Agnich Independence, LP**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
15 TE	**Public Hearing - Replat:** Mervyn's Distribution Center, Block 1, Lots 1R & 2R - A warehouse/distribution center on one lot on 36.8± acres and a general office building on one lot on 4.3± acres located at the southwest corner of Plano Parkway and Stewart Avenue. Zoned Light Industrial-1. Neighborhood #67. **Applicant: MDS Texas Realty I, L.P.**	**IF APPROVED, NO FURTHER ACTION REQUIRED**

16 BT	**Public Hearing - Replat:** Plano Chinese Alliance Church, Block A, Lot 1R - A church on one lot on 6.0± acres located at the southwest corner of Bay Hill Drive and Custer Road. Zoned Neighborhood Office. Neighborhood #34. **Applicant: Plano Chinese Alliance Church**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
17 BT	**Public Hearing - Replat:** P.R. Garrett Addition, Block 8, Lots 3R & 4R - Two general residential lots on 0.2± acre located on the south side of F Avenue, 102± feet south of 13th Street. Zoned General Residential. Neighborhood #67. **Applicant: Chicago Legacy Group**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
18 BT	**Public Hearing - Replat:** Lakes on Tennyson, Block A, Lot 1 - An office development on one lot on 18.0± acres located at the southeast corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16. **Applicant: Golden Goose Properties**	**IF APPROVED, NO FURTHER ACTION REQUIRED**
	END OF PUBLIC HEARINGS	
	ACCESSIBILITY STATEMENT	
	Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.	

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.