

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 6, 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 - January 17, 2006, Pre-meeting & 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> <p><u>CONSENT AGENDA</u></p> <p>5a Final Plat: Deerfield North, Phase III - 64 Single-Family Residence-7 lots and one open space lot on 21.2± acres located 778± feet south of Hedgcox Road and 442± feet west of Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #33. Applicant: Legacy/Monterey Homes</p> <p>5b Revised Preliminary Site Plan: Parker Square Addition, Block 2, Lots 1R, 2R, & 3R - Retail, restaurant, and automotive repair/minor uses on three lots on 2.7± acres located on the south side of Park Boulevard, 255± feet west of K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59. Applicant: Discount Tire Co.</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p>IF APPROVED, NO FURTHER ACTION REQUIRED</p> <p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>5c BT</p>	<p>Conveyance Plat: Park Rios Addition, Block 1, Lots 2 & 3 - Two conveyance lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51. Applicant: S.L.G.M. Sports, LLC.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5d BT</p>	<p>Preliminary Site Plan & Concept Plan: Park Rios Addition, Block 1, Lots 2 & 3 - A gymnastic studio and four retail buildings on two lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51. Applicant: S.L.G.M. Sports, LLC.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Final Plat: Coit Center, Block A, Lot 6 - Medical offices on one lot on 1.9± acres located on the east side of Maplelawn Drive, 411± feet north of Mapleshade Lane. Zoned Corridor Commercial and Light Industrial-1. Neighborhood #72. Applicant: Medsite Developers, Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5f BT</p>	<p>Final Plat: Coit Center, Block A, Lot 5 - A general office building on one lot on 2.0± acres located on the north side of Mapleshade Lane, 234± feet east of Maplelawn Drive. Zoned Corridor Commercial. Neighborhood #72. Applicant: Preston Parker L.P.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5g CDD</p>	<p>Final Plat: Parkway Centre Addition, Phase 4, Block C, Lot 4 - An office building and parking garage on one lot on 6.5± acres located on the west side of Dallas North Tollway, 570± feet north of Chapel Hill Boulevard. Zoned Regional Employment. Neighborhood #40. Applicant: Sombrero Partners, Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5h CDD</p>	<p>Revised Site Plan: Preston Park Business Center Addition, Block A, Lot 3R - A general and a medical office use on one lot on 4.7± acres located north of Old Shepard Place and 270± feet west of Ohio Drive. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. The purpose of the revised site plan is to construct two additional buildings on site. Applicant: R & B Capital Partners</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5i CDD</p>	<p>Preliminary Site Plan: Preston Villages Addition - 117 Single-Family Residence-Attached lots and seven open space lots on 17.4± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Residence-Attached. Neighborhood #43. Applicant: Preston Park, Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5j CDD</p>	<p>Preliminary Site Plan: Suburban Urban Addition, Block A, Lot 1 - 396 multifamily units on one lot on 11.6± acres located at the southwest corner of Ohio Drive and McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Suburban Urban Limited</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>5k CDD</p>	<p>Revised Preliminary Site Plan: Lincoln at Town Square, Block A, Lot 4 - Retail, general, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Rasor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Saturn Asset Management</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 SS</p>	<p>Public Hearing: Comprehensive Plan Amendment - Request to amend the Housing Element of the Comprehensive Plan and include a policy statement with guidelines for reviewing zoning requests for infill housing. Applicant: City of Plano</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>7 TE</p>	<p>Public Hearing: Zoning Case 2005-50 - A request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses), and 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) of the Zoning Ordinance to increase the number of multifamily dwelling units allowed by right in the CB-1 district from 1,500 to 2,300. Tabled 01/17/06. Applicant: City of Plano</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 02/27/2006</p>
<p>8 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. Tabled 01/17/06. Applicant: City of Plano</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 02/27/2006</p>
<p>9 CDD</p>	<p>Public Hearing: Zoning Case 2005-54 - A request to rezone 2.8± acres from Agricultural to Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Applicant: Abby Bahreini</p>	<p>IF APPROVED, WILL BE FORWARDED TO CITY COUNCIL ON 02/27/2006</p>
<p>10 CDD</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Children’s Medical Center, Legacy Campus, Block A, Lot 1 - A hospital and medical offices on one lot on 56.1± acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Children’s Medical Center</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>11 BT</p>	<p>Public Hearing - Preliminary Replat: Dicker Center, Phase A, Block A, Lot 4R - Medical offices on one lot on 4.0± acres located at the southwest corner of 15th Street and Medical Avenue. Zoned Planned Development-129-General Office. Neighborhood #64. Applicant: Viewtech, Inc.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>12 BT</p>	<p>Public Hearing - Replat: Seton Addition, Block A, Lot 1 - A church on one lot on 4.4± acres located on the south side of Spring Creek Parkway, 290± feet west of Independence Parkway. Zoned Planned Development-105-Retail/General Office. Neighborhood #33. Applicant: Catholic Diocese of Dallas</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>13 AU</p>	<p>Discussion and Direction: Impact Fee Report - Discussion and direction on a report on the city's Water and Wastewater Impact Fee Program. Applicant: City of Plano</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>	

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.