

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**November 7, 2005**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes - October 17, 2005, Pre-Meeting Minutes, Regular Meeting Minutes, and October 19, 2005, Work Session Minutes</p> <p><b>4</b> <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>5</b> <b>Nomination and Election of 1st &amp; 2nd Vice Chair</b></p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>6a</b> <b>Revised Preliminary Site Plan:</b> Dicker Center, Block A, Lot 4 - A <b>TE</b> medical office development on one lot on 4.0± acres located at the southwest corner of West 15th Street and Medical Avenue. Zoned Planned Development-129-General Office. Neighborhood #64. <b>Applicant: DMC Properties</b></p>	

<p><b>6b TE</b></p>	<p><b>Concept Plan:</b> Morgan Village Retail Center - A retail development on 3.5± acres located at the northeast corner of McDermott Road and Ohio Drive. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Dick Ferrell</b></p>	
<p><b>6c BT</b></p>	<p><b>Preliminary Plat:</b> The Hills of Spring Creek, Phase 2 - 30 Single-Family Residence-9 lots on 9.4± acres located on the north side of Parker Road, 1,450± feet east of Jupiter Road. Zoned Single-Family Residence-9. Neighborhood #38. <b>Applicant: Standard Pacific of Texas, L.P.</b></p>	
<p><b>6d BT</b></p>	<p><b>Preliminary Plat:</b> Jupiter Service Center, Block B, Lot 2 - A medical office development on one lot on 0.9± acre located at the northwest corner of 10th Street and Jupiter Road. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: Trophy Dental, P.A.</b></p>	
<p><b>6e BT</b></p>	<p><b>Site Plan:</b> Jupiter Service Center, Block B, Lot 2 - A medical office development on one lot on 0.9± acre located at the northwest corner of 10th Street and Jupiter Road. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: Trophy Dental, P.A.</b></p>	
<p><b>6f BT</b></p>	<p><b>Final Plat &amp; Conveyance Plat:</b> Preston/Hedgcoxe Addition, Block A, Lot 1 &amp; Block B, Lot 1 - A general office development on one lot on 4.1± acres and one conveyance lot on 8.2± acres located at the southeast corner of Hedgcoxe Road and Preston Road. Zoned Planned Development-159-General Office. Neighborhood #9. <b>Applicant: Adolph Scherer Preston 1, Ltd.</b></p>	
<p><b>6g BT</b></p>	<p><b>Final Plat:</b> Preston/Hedgcoxe Addition, Block D, Lot 1 - A general office building on one lot on 0.9± acre located at the northwest corner of Preston Road and San Jacinto Place. Zoned General Office. Neighborhood #9. <b>Applicant: Sam Hill Venture</b></p>	
<p><b>6h BT</b></p>	<p><b>Final Plat:</b> Preston Pointe Manor Care Addition, Block A, Lots 1R, 2R &amp; 3-7 - A medical office development on seven lots on 6.0± acres located on the south side of Dexter Drive, 700± feet east of Preston Road. Zoned Planned Development-194-General Office. Neighborhood #55. <b>Applicant: Dexter Professional Park, LLC</b></p>	
<p><b>6i BT</b></p>	<p><b>Final Plat:</b> Signature Plaza, Block A, Lot 6 - A bank with drive-through lanes on one lot on 1.1± acres located on the south side of State Highway 121, 315± feet east of Coit Road. Zoned Regional Commercial. Neighborhood #2. <b>Applicant: Comerica Bank</b></p>	
<p><b>6j CDD</b></p>	<p><b>Preliminary Plat:</b> Legacy Town Center (South), Block I, Lot 6 - 105 multifamily units on one lot on 1.5± acres located at the northwest corner of Parkwood Boulevard and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #16. <b>Applicant: Columbus Realty Partners, LTD.</b></p>	

<p><b>6k CDD</b></p>	<p><b>Preliminary Plat:</b> Legacy Town Center (South), Block I, Lot 7 - 66 multifamily units on one lot on 0.8± acre located at the northwest corner of Hansell Road and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #16. <b>Applicant: Columbus Realty Partners, LTD.</b></p>	
<p><b>6l CDD</b></p>	<p><b>Preliminary Plat:</b> Legacy Town Center (South), Block I, Lot 8 - 64 multifamily units on one lot on 0.7± acre located at the southwest corner of Daniel Road and Libby Road. Zoned Planned Development-65-Central Business-1. Neighborhood #16. <b>Applicant: Columbus Realty Partners, LTD.</b></p>	
<p><b>6m CDD</b></p>	<p><b>Final Plat:</b> Parkwood Place I in Legacy, Block A, Lot 1 - A general office development on one lot on 6.6± acres located at the northwest corner of Democracy Drive and Partnership Road. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Columbus Realty Partners, LTD.</b></p>	
<p><b>6n CDD</b></p>	<p><b>Preliminary Site Plan:</b> Rent-A-Center, Block 1, Lot 1 - A general office development on one lot on 15.4± acres located on the north side of Headquarters Drive, 951± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Rent-A-Center</b></p>	
<p><b>6o CDD</b></p>	<p><b>Concept Plan:</b> Urban/Suburban Addition - 820 multifamily units on two lots on 25.4± acres located at the southwest corner of McDermott Road and Ohio Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Zale Properties</b></p>	
<p><b>6p CDD</b></p>	<p><b>Preliminary Site Plan &amp; Concept Plan:</b> White Rock Crossing Addition, Block A, Lots 1-3 - Retail office and bank uses on four lots on 6.4± acres located on the south side of McDermott Road, between Ohio Drive and Razor Boulevard. Zoned Planned Development-12-Retail/General Office. Neighborhood #1. <b>Applicant: White Rock Crossing, LP</b></p>	
<p><b>6q BT</b></p>	<p><b>Preliminary Plat:</b> Coit-Spring Creek Addition, Block 1, Lots 3R, 4, 5, 6, 7, &amp; 8 - Retail, general, office, and medical 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. <b>Applicant: Spring Creek Commons, Ltd.</b></p>	
	<p><b><u>END OF CONSENT AGENDA</u></b></p>	

<b><u>PUBLIC HEARINGS</u></b>	
<b>7 CDD</b>	<b>Public Hearing:</b> Zoning Case 2005-26 - A request to amend Planned Development-65-Central Business-1, located at the northeast and southeast corners of Dallas North Tollway and Legacy Drive, regarding signage and townhouse regulations and ground floor retail uses. Tabled 08/01/05, 09/06/05, and 10/17/05. <b>Applicant: City of Plano</b>
<b>8 CDD</b>	<b>Public Hearing:</b> Zoning Case 2005-30 - A request to rezone 3.7± acres located on the west end of Early Morn Drive, 500± feet west of Ohio Drive, and 450± feet north of Park Boulevard <b>from</b> Retail <b>to</b> Planned Development-Single-Family Residence Attached. Tabled 09/06/05 and 10/03/05. <b>Applicant: Berkeley Center, GP, LLC</b>
<b>9A BT</b>	<b>Public Hearing:</b> Zoning Case 2005-39 - A request to rezone 4.2± acres located at the southeast corner of Legacy Drive and Preston Meadow Drive <b>from</b> Single-Family Residence-7 <b>to</b> Neighborhood Office. <b>Applicant: DMC Mazal, Ltd.</b>
<b>9B BT</b>	<b>Preliminary Site Plan:</b> Robinson Addition, Block 1, Lots 4R & 6 - A general and medical office use on two lots on 4.2± acres located at the southwest corner of Legacy Drive and Preston Meadow Drive. Zoned Single-Family Residence-7. Neighborhood #17. <b>Applicant: DMC Mazal, Ltd.</b>
<b>10 CDD</b>	<b>Public Hearing:</b> Zoning Case 2005-40 - A request for a Specific Use Permit for Automobile Leasing/Renting on 0.1± acre located within the Shops of Willow Bend mall, 547± feet east of Plano Parkway and 733± feet south of Chapel Hill Boulevard. Zoned Regional Commercial. <b>Applicant: Brian Haigwood</b>
<b>11 TE</b>	<b>Public Hearing:</b> Zoning Case 2005-41 - A request for a Specific Use Permit for Day Care Center on 35.0± acres located at the northeast corner of Plano Parkway and Coit Road. Zoned Planned Development-128-Light Industrial-1. Applicant: <b>Montessori New Beginnings Academy</b>
<b>12A TE</b>	<b>Public Hearing:</b> Zoning Case 2005-42 - A request to rezone 18.4± acres located at the northeast corner of Headquarters Drive and Dallas North Tollway <b>from</b> Central Business-1 <b>to</b> Planned Development-65-Central Business-1. Zoned Central Business-1. Applicant: <b>EDS Information Services, LLC.</b>
<b>12B TE</b>	<b>Concept Plan:</b> Legacy Town Center North - Phase Two - Mixed-use retail, office, townhouse, and open space uses on 18.4± acres located at the northeast corner of Headquarters Drive and Dallas North Tollway <b>from</b> Central Business-1 <b>to</b> Planned Development-65-Central Business-1. Zoned Central Business-1. Neighborhood #8. Applicant: <b>EDS Information Services, LLC.</b>

<p><b>13 CDD</b></p>	<p><b>Public Hearing - Replat:</b> 15th Street Village No. 2, Block A, Lots 1, 2 &amp; 3 - 46 multifamily residential units on two lots and one vacant lot on 1.6± acres located at the southeast corner of G Avenue and 15th Street. Zoned Downtown Business/Government. Neighborhood #59. <b>Applicant: 15th Street Village, LP</b></p>	
<p><b>14 CDD</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Plano Medical Center No. 2, Block A, Lot 1R - Two medical office buildings and a parking garage on one lot on 9.0± acres located at the northwest corner of Coit Road and 15th Street. Zoned Planned Development-130-General Office with Specific Use Permit #230 for Indoor Commercial Amusement. Neighborhood #55. <b>Applicant: Medical Center of Plano</b></p>	
<p><b>15 CDD</b></p>	<p><b>Public Hearing - Replat:</b> Prestonwood Park Addition, Block A, Lot 12R - A retail and restaurant building on one lot on 1.1± acres located at the southeast corner of Plano Parkway and Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. <b>Applicant: Whisenat Properties</b></p>	
<p><b>16 BT</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Glen Whitt Addition, Block A, Lot 1R - A retail store and small engine repair shop on one lot on 0.7± acre located at the northeast corner of U. S. Highway 75 and 14th Street. Zoned Corridor Commercial. Neighborhood #67. <b>Applicant: Glen Whitt</b></p>	
<p><b>17 BT</b></p>	<p><b>Public Hearing - Replat:</b> Shoal Creek, Phase V, Block N, Lots 27R &amp; 29R - Two Single-Family Residence-9 lots on 1.1± acres located on the west side of Woodland Creek Drive, 322± feet south of Spring Creek Parkway. Zoned Single-Family Residence-9. Neighborhood #25. <b>Applicant: VCH Holdings L.P.</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p style="text-align: center;"><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.