

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 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 - February 20, 2006, Pre-Meeting Minutes & Meeting Minutes, and February 22, 2006, Work Session 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 CDD Preliminary Plat: Pasquinelli's Willow Crest, Phase 1 - 52 Single-Family Residence-6 lots and four open space lots on 15.3± acres located at the northwest corner of Empire Boulevard and McDermott Road. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. Applicant: Portrait Homes</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>

<p>5b CDD</p>	<p>Preliminary Plat: Pasquinelli's Willow Crest, Phase 2 - 58 Single-Family Residence Attached lots on 5.5± acres located on the north side of McDermott Road, 224± feet east of Ohio Drive. Zoned Planned Development-177-Single-Family Residence Attached. Neighborhood #1. Applicant: Portrait Homes</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5c CDD</p>	<p>Final Plat: Preston Park Business Center Addition, Block A, Lots 1-3 - A general and medical office development on three lots on 6.7± acres located at the northwest corner of Old Shepard Place and Ohio Drive. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: R&B Capital Partners</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5d CDD</p>	<p>Final Plat: Preston Park Business Center Addition, Block A, Lots 4 & 5 - A general office building on one lot and one vacant lot on 1.7± acres located at the northeast corner of Old Shepard Place and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant: Lantern Resources L.P.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5e CDD</p>	<p>Final Plat: Preston Village Addition, Block A, Lot 1 - 80 independent living and 76 assisted living units on one lot on 7.8± acres located on the south side of Parker Road, 388± feet east of Preston Road. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43. Applicant: Sunrise Plano Senior Living</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5f CDD</p>	<p>Preliminary Plat: The Trails of Glenwood, Phase 1 - 66 Single-Family Residence-6 lots, 83 Single-Family Residence-7 lots, and eight open space lots on 53.1± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven Way. Zoned Single-Family Residence-6 and Single-Family Residence-7. Neighborhood #24. Applicant: Newmark Homes</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5g CDD</p>	<p>Preliminary Plat: Lexington Park Addition - 98 Single-Family Residence Attached lots and eight open space lots on 6.3± acres located at the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20. Neighborhood #59. Applicant: Lexington Park, Ltd.</p>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p>
<p>5h EH</p>	<p>Site Plan: Food Lion/Alma Road Addition, Block 1, Lot 3 - A restaurant with drive-through lanes on one lot on 1.0± acres located on the north side of Spring Creek Parkway, 430± feet east of Alma Road. Zoned Retail. Neighborhood #21. Applicant: J & G, LLC</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 BT Public Hearing - Preliminary Replat: Hedgcoxe Office Addition, Block A, Lot 1R - A bank with drive-through lanes on one lot on 1.3± acres located at the northeast corner of Preston Road and Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. Applicant: Colonial Bank</p> <p>7 EH Public Hearing - Replat: Wal-Mart DNT Addition, Block A, Lot 1 - A retail superstore on one lot on 23.1± acres located on the west side of Parkwood Boulevard, 580± feet south of Park Boulevard. Zoned Regional Commercial. Neighborhood #53. Applicant: Wal-Mart Stores Texas, LP</p> <p><u>END OF PUBLIC HEARINGS</u></p> <p>8 JZ Discussion: Commissioner Training on Comprehensive Planning - This item is an overview of comprehensive planning. 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>	<p>IF APPROVED, NO FURTHER ACTION REQUIRED</p> <p>IF APPROVED, NO FURTHER ACTION REQUIRED</p> <p>DISCUSSION TO BE HELD</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.