

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**January 16, 2007**

| <b>ITEM NO.</b> | <b>EXPLANATION</b>   | <b>ACTION TAKEN</b>   |
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|                 | <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 - December 18, 2006, Meeting and January 2, 2007, Meeting</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><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Preliminary Plat:</b> Capital One Addition, Block 1, Lot 2 - Office center on one lot on 22.7± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: West Plano Land Company, LP</b></p> <p><b>BT</b></p> <p><b>5b</b> <b>Conveyance Plat:</b> Capital One Addition, Block 1, Lots 1, 2, &amp; 3 - Three conveyance lots on 74.2± acres located at the northwest corner of Dominion Parkway and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: West Plano Land Company, LP</b></p> <p><b>BT</b></p> | <p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p> |

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| <p><b>5c<br/>BT</b></p>                    | <p><b>Final Plat:</b> Coit Center Addition, Block A, Lot 2R - General office development on one lot on 3.2± acres located on the north side of Maplelawn Drive, 1,085± feet east of Coit Road. Zoned Commercial Corridor. Neighborhood #72. <b>Applicant: North Texas Conference of the United Methodist Church</b></p>   | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b>5d<br/>BT</b></p>                    | <p><b>Preliminary Plat:</b> Pasquinelli's Willow Crest, Phase 4 - 113 Single Family-A lots on 11.1± acres located at the northwest corner of McDermott Road and Empire Boulevard. Zoned Planned Development-177-Single-Family Residence Attached. Neighborhood #1. <b>Applicant: Portrait Homes</b></p>   | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b>5e<br/>BT</b></p>                    | <p><b>Final Plat:</b> Royal Addition, Block A, Lots 3R, 4R, &amp; 6 - 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. <b>Applicant: Dennison Royal &amp; Michael Royal et al</b></p>   | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b>5f<br/>EH</b></p>                    | <p><b>Preliminary Site Plan &amp; Concept Plan:</b> Headquarters Village, Block A, Lots 1 &amp; 2 - Retail and office development and conceptual buildings one two lots on 9.6± acres located at the northeast corner of Preston Road and Razor Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Headquarters, LP</b></p>                     | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b>5g<br/>EH</b></p>                    | <p><b>Conveyance Plat:</b> Headquarters Village, Block A, Lots 1 &amp; 2 - Two conveyance lots on 9.6± acres located at the northeast corner of Preston Road and Razor Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Headquarters, LP</b></p>  | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b>5h<br/>EH</b></p>                    | <p><b>Final Plat:</b> Independence Hall Addition No. 2, Block 1, Lot 2 - A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 500± feet north of Spring Creek Parkway. Zoned Neighborhood Office. Neighborhood #18. <b>Applicant: Texas TJS Group, LP</b></p>  | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b>5i<br/>EH</b></p>                    | <p><b>Final Plat:</b> The Trails of Glenwood, Phase 1 - 66 Single Family Residence-6 lots, 83 Single-Family Residence-7 lots and 10 open spaces 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. <b>Applicant: The Stoddard Group, Ltd.</b></p> | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b>5j<br/>TE</b></p>                    | <p><b>Revised Conveyance Plat:</b> Huffines Dodge Addition, Block A, Lots 3R &amp; 4 - Two conveyance lots on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. <b>Applicant: H. H. P. L. Limited</b></p>    | <p><b>APPROVED 5-0,<br/>NO FURTHER<br/>ACTION<br/>REQUIRED</b></p> |
| <p><b><u>END OF CONSENT AGENDA</u></b></p> |   |  |

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|                  | <b><u>PUBLIC HEARINGS</u></b>   |   |
| <b>6<br/>EH</b>  | <b>Public Hearing: Zoning Case 2006-31</b> - Request for expansion of Specific Use Permit #571 for service contractor with storage yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Neighborhood #68. <b>Applicant: Joe and Susana Hernandez</b>   | <b>REMAINS ON THE TABLE UNTIL THE 02/05/07 P&amp;Z COMMISSION MEETING</b> |
| <b>7A<br/>TE</b> | <b>Public Hearing: Zoning Case 2006-35</b> - A request to rezone 3.0± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive <b>from</b> Planned Development-426-Retail/General Office <b>to</b> Planned Development-Light Industrial-1. Zoned Planned Development-426/Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. <b>Applicant: H. H. P. L. Limited</b>   | <b>APPROVED 4-1, WILL BE FORWARDED TO CC 01/22/07.</b>                    |
| <b>7B<br/>TE</b> | <b>Preliminary Site Plan &amp; Concept Plan:</b> Huffines Dodge Addition, Lots 3R & 4 - Automobile repair-major (automobile towing) and automobile storage on one lot and office/retail on one lot on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Neighborhood Planned Development-426-Retail/General Office with Specific Use Permit #384. Neighborhood #55. <b>Applicant: H. H. P. L. Limited</b> | <b>APPROVED 4-1, NO FURTHER ACTION REQUIRED</b>                           |
| <b>8<br/>EH</b>  | <b>Public Hearing - Preliminary Replat &amp; Site Plan:</b> Parkway Carmax Addition, Block A, Lot 2 - Automobile storage lot on one lot on 2.1± acres located on the east side of Fulgham Road, 573.8± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #55. <b>Applicant: Carmax, Inc.</b>  | <b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b>                           |
| <b>9<br/>EH</b>  | <b>Public Hearing - Replat:</b> Edwards Addition, Block A, Lots 1R, 2 & 3 - Three urban residential lots on 0.7± acre located at the southeast corner of 15th Street and O Avenue. Zoned Urban Residential. Neighborhood #60. <b>Applicant: Walter F. Edwards</b>   | <b>APPROVED 4-1, NO FURTHER ACTION REQUIRED</b>                           |
|                  | <b><u>END OF PUBLIC HEARINGS</u></b>  |   |
| <b>10</b>        | <b>Items for Future Discussion</b> - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.  | <b>DISCUSSION WAS HELD</b>  |

**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 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.