

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 19, 2007

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 5, 2007, Meeting</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 Preliminary Plat: Headquarters Village, Block A, Lot 1 - Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Headquarters, L.P.</p> <p>5b Revised Preliminary Site Plan: Independence Crossing, Block A, Lot 4 - Retail and restaurant development on one lot on 7.8± acres located at the northeast corner of Independence Parkway and Hedgcoxe Road. Zoned Retail with Specific Use Permit #368 for Day Care Center. Neighborhood #6. Applicant: Green Street Properties</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Final Plat: Silver Fern Addition, Block 1, Lot 2 - 250 Multifamily Residence-2 units on 14.2± acres located at the southeast corner of Ridgeview Drive and Coit Road. Zoned Planned Development-433-Multifamily Residence-2. Neighborhood #2. Applicant: Coit Road Apartments, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Final Plat: The Townhomes at Legacy Town Center, Phase Four & Legacy Town Center North No. 2, Block A, Lot 2 - One vacant lot and 170 Single Family-Attached lots and 39 open space lots on 20.1± acres located at the northwest corner of Headquarters Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: K. Hovnanian Homes</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Preliminary Site Plan: Las Palmas Addition - 38 Single-Family Residence Attached lots and two open space lots on 3.8± acres located at the southeast corner of Country Club Drive and San Miguel Drive. Zoned Single-Family Residence Attached. Neighborhood #51. Applicant: Los Rios Golfcourse, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5f BT</p>	<p>Revised Preliminary Site Plan & Revised Concept Plan: Custer-Ridgeview Addition, Block 1, Lots 4R & 7 - Commercial pet sitting and medical offices on two lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3. Applicant: Eastside Partners, LTD</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5g BT</p>	<p>Revised Conveyance Plat: Custer-Ridgeview Addition, Block 1, Lots 4R & 7 - Two conveyance lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail. Neighborhood #3. Applicant: East Side Partners, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5h BT</p>	<p>Concept Plan: One-Ninety and Jupiter Addition, Block A, Lots 4R & 6 - Church, hotel, technical school, and general offices on two lots on 46.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1. Neighborhood #68. Applicant: Greenbriar Properties, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5i BT</p>	<p>Revised Conveyance Plat: One-Ninety and Jupiter Addition, Block A, Lots 4R & 6 - Two conveyance lots on 31.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1. Neighborhood #68. Applicant: Greenbriar Properties, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5j BT</p>	<p>Final Plat: Performance Addition 2, Block 1, Lots 1 & 2 - Automobile storage facility on two lots on 8.6± acres located on the south side of Village Creek Drive, 1,392± feet west of Preston Road. Zoned Planned Development-203-General Office. Neighborhood #54. Applicant: Ironwood Partners, Ltd.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5k BT</p>	<p>Revised Conveyance Plat: Plano-Independence Parkway Place Addition, Block 1, Lots 1, 2R, 3, & 4 - Four conveyance lots on 5.2± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Fairway Group, Real Estate</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>6 EH</p>	<p>Public Hearing: Zoning Case 2006-31 - 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± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 01/16/07. Applicant: Joe and Susana Hernandez</p>	<p>REMAINS ON THE TABLE UNTIL THE 03/05/07 P&Z MEETING</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2006-34 - Request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to Mini-Warehouse/Public Storage Development in Retail and Corridor Commercial districts. Applicant: City of Plano</p>	<p>TABLED 8-0, UNTIL THE 03/19/07 P&Z MEETING</p>
<p>8A EH</p>	<p>Public Hearing: Zoning Case 2007-01 - Request to rezone 5.7± acres located at the northeast corner of Preston Road and Old Shepard Place from Planned Development-189-Retail/General Office to Planned Development-Retail/General Office. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314, & 339 for two restaurants, two private clubs, and an arcade. Applicant: Old Shepard Place II, Ltd.</p>	<p>APPROVED 5-3, WILL BE FORWARDED TO CITY COUNCIL ON 03/20/07</p>
<p>8B EH</p>	<p>Concept Plan: Preston Park South, Phase 2, Block A, Lots 1R & 2 - Retail and commercial amusement (indoor) development on two lots on 4.0± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314 & 339 for two restaurants, two private clubs, and an arcade. Neighborhood #55. Applicant: Old Shepard Place II, Ltd.</p>	<p>APPROVED 5-3, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Southwest Corporate Federal Credit Union, Block A, Lot 2R - General offices on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Holt Lunsford Commercial</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>10 BT</p>	<p>Public Hearing - Replat: Lynch Park, Block A, Lot 2R - Bank on one lot on 0.9± acre located at the southwest of Coit Road and Legacy Drive. Zoned Retail. Neighborhood #17. Applicant: Sohaam Petroleum, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 BT</p>	<p>Public Hearing - Replat: Pasquinelli's Westbrook, Phase III-A, Block A, Lots 1 & 2 and Block D, Lots 1-3 - Five Single-Family Residence-6 lots on 1.1± acres located at the northwest and northeast corners of Ridgeview Drive and Paradise Valley Drive. Zoned Planned Development-479-General Office/Single-Family Residence Attached. Neighborhood #2. Applicant: Pasquinelli Portrait Homes-Westbrook L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 EH</p>	<p>Preliminary Site Plan: Chisholm Place Addition No. 1, Block A, Lot 1 - Retail and restaurant development on one lot on 0.8± acre located at the southwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. Neighborhood #58. Applicant: Ivy Crossing, L.P.</p>	<p>TABLED 8-0, UNTIL THE 03/19/07 P&Z MEETING</p>
<p>13</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	<p>DISCUSSION HELD</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 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.