

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 7, 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 - April 16, 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>	
5a TF	<p>Preliminary Plat: Capital One Addition, Block 1, Lot 3 - General office on one lot on 24.9± acres located on the west side of Preston Road, 1,200± feet north of Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5b TF	<p>Revised Conveyance Plat: Capital One Addition, Block 1, Lots 3 & 4 - Two conveyance lots on 49.1± acres located on the west side of Preston Road, 1,200± feet north of Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Applicant: West Plano Land Company, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

5c TF	<p>Final Plat: Cottonwood Creek Park Addition, Block 1, Lot 1 & Block 2, Lot 1 - A park on two lots on 22.9± acres located at the southeast corner of Park Boulevard and Country Club Drive and at the northwest corner of Park Boulevard and Jeker Drive. Zoned Single-Family Residence-7 & Single-Family Residence-9. Neighborhood #50. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5d TF	<p>Revised Concept Plan: Legacy Town Center (North) Addition, Block A, Lots 1 & 2 - Mixed use development on two lots on 28.0± acres located at the southwest corner of Headquarters Drive and Parkwood Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: Columbus Realty Partners, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5e TF	<p>Preliminary Plat: Avignon Windhaven, Phases 2 & 3 - 104 PD-154-SF-6 lots and 11 open space lots on 42.1± acres located at the northeast corner of Windhaven Parkway and Jacqueline Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. Applicant: Acres of Sunshine, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5f EH	<p>Preliminary Site Plan: Denbury Addition, Block 1, Lot 2 - General office building on one lot on 5.1± acres located at the southeast corner of Tennyson Parkway and Windcrest Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: KDC - Plano Investments I, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5g EH	<p>Preliminary Site Plan: Parkway Carmax Addition, Block A, Lot 4 - Office and warehouse development on one lot on 3.7± acres located on the south side of Plano Parkway, 450± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #55. Applicant: Three Point Seven Two Nine, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5h EH	<p>Preliminary Site Plan: Custer Creek Center Addition, Block A, Lot 3 - Two retail buildings on one lot on 3.4± acres located generally at the southwest corner of State Highway 121 and Custer Road. Zoned Regional Commercial. Neighborhood #3. Applicant: MC Custer 121, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
6 EH	<p>Public Hearing: Zoning Case 2007-07 - Request for a Specific Use Permit for Day Care (In-home) on one lot on 0.1± acre located on the south side of Cambridge Drive, 235± feet east of Brittany Court. Zoned Single-Family Residence-7. Applicant: Igor and Alla Plaskovitskiy</p>	<p>DENIED 7-0</p>

<p>7A TF</p>	<p>Public Hearing: Zoning Case 2007-08 - Request to rezone 57.8± acres from Agricultural to Commercial Employment located at the southeast corner of State Highway 121 and Spring Creek Parkway. Neighborhood #14. Applicant: Thompson McSpedden Family Partners</p>	<p>APPROVED 7-0. WILL BE FORWARDED TO CITY COUNCIL ON 5/29/2007</p>
<p>7B TF</p>	<p>Concept Plan: 121 Spring Creek Addition, Block 1, Lots 1-13 - Future retail, general office, and restaurant on 13 lots on 55.0± acres located at the southeast corner of State Highway 121 and Spring Creek Parkway. Neighborhood #14. Applicant: Thompson McSpedden Family Partners</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>8 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: EDS Clusters, Block A, Lot 2R - General office buildings on one lot on 36.9± acres located on the north side of Tennyson Parkway, 1,750± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Legacy Campus, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Preliminary Replat & Site Plan: Independence Crossing, Block A, Lot 2R - Bank on one lot on 1.3± acres located at the northeast corner of Hedgcoxe Road and Independence Parkway. Zoned Retail. Neighborhood #6. Applicant: Wal-Mart Stores Texas, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>10 TF</p>	<p>Preliminary Site Plan: FTK Addition, Block A, Lot 1 - Service contractor without outside storage on one lot on 0.8± acre located at the southeast corner of K Avenue and Pecan Lane. Zoned Light Commercial. Neighborhood #22. Applicant: James Goodman</p>	<p>APPROVED 6-1, NO FURTHER ACTION REQUIRED</p>
<p>11 PJ</p>	<p>Discussion and Direction on the Planning & Zoning Commission's Work Program - Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>12</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>

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.