

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**July 2, 2007**

<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 - June 18, 2007, Planning &amp; Zoning Commission 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> Legacy Central Theater Addition, Block A, Lot 6 - <b>TF</b> Retail building on one lot on 1.3± acres located on the west side of U.S. Highway 75, 370± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: Fairview Farm Land Co. Ltd.</b></p> <p><b>5b</b> <b>Preliminary Site Plan:</b> Legacy Town Center (North), Block A, Lots 2R, <b>TF</b> 3 &amp; 4 - 464 multifamily units on three lots on 6.4± acres located at the northeast corner of Parkwood Boulevard and Hathaway Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: Columbus Realty Partners, Ltd.</b></p>	

<p><b>5c TF</b></p>	<p><b>Revised Preliminary Site Plan:</b> Parker Coit Addition, Block 1, Lots 1R &amp; 2 - Fire station, public safety buildings, and retail buildings on two lots on 6.5± acres located on the north side of Parker Road, 500± feet west of Coit Road. Zoned Planned Development-31-Retail. Neighborhood #32. <b>Applicant: City of Plano</b></p>
<p><b>5d TF</b></p>	<p><b>Preliminary Site Plan:</b> The Shops at Legacy Town Center (North), Block C, Lot 6 - Retail and hotel building on one lot on 2.8± acres located at the southwest corner of Infinity Avenue and Bishop Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: Jackson Shaw</b></p>
<p><b>5e TF</b></p>	<p><b>Final Plat:</b> The Shops at Legacy Town Center (North), Block C, Lot 1 - Mixed use on one lot on 13.0± acres located at the northeast corner of Dallas North Tollway and Legacy Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: The Shops at Legacy (North), L.P.</b></p>
<p><b>5f TF</b></p>	<p><b>Revised Preliminary Site Plan &amp; Concept Plan:</b> 15th Street Village No. 2, Block A, Lots 1-4 - Multifamily residences on four lots on 3.1± acres located at the southeast corner of 15th Street and G Avenue. Zoned Downtown Business/Government. Neighborhood #59. <b>Applicant: RH 15th Condos One Ltd. and City of Plano</b></p>
<p><b>5g BT</b></p>	<p><b>Revised Site Plan:</b> Prestonwood Addition, Block 1, Lot 1R - Church on one lot on 135.6± acres located at the northwest corner of Midway Road and Park Boulevard. Zoned Planned Development-85-Retail/General Office. Neighborhood #40. <b>Applicant: Prestonwood Baptist Church</b></p>
<p><b>5h BT</b></p>	<p><b>Final Plat:</b> The Lincoln at Towne Square Addition, Block A, Lot 4 - Retail, general office, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Votex Surveying Company</b></p>
<p><b>5i EH</b></p>	<p><b>Revised Preliminary Site Plan:</b> Coit/Ridgeview Apartments &amp; Townhome Addition, Phase Two, Block 1, Lot 1R - 200 multifamily residences on one lot on 11.0± acres located on the north side of Ridgeview Drive, 830± feet east of Coit Road. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2. <b>Applicant: Archon Co.</b></p>
<p><b>5j EH</b></p>	<p><b>Final Plat:</b> Memorial Park, Block A, Lot 1 - Park on one lot on 8.6± acres located at the northwest corner of Custer Road and Bay Hill Drive, and on the south side of Spring Creek Parkway. Zoned Single-Family Residence-9. Neighborhood #34. <b>Applicant: City of Plano</b></p>

<p><b>5k EH</b></p>	<p><b>Site Plan:</b> Normandy Estates - 49 Patio Home lots, 38 Single-Family Residence Attached lots and four open space lots on 15.5± acres located on the north side of Spring Creek Parkway, 750± feet west of Tennyson Parkway. Zoned Patio Home, Single-Family Residence Attached, and Single-Family Residence-9. Neighborhoods #14 and #15. <b>Applicant: HW Spring Creek Partners, L.P.</b></p>	
<p><b>5l EH</b></p>	<p><b>Preliminary Plat:</b> Normandy Estates - 49 Patio Home lots, 38 Single-Family Residence Attached lots, 52 Single-Family Residence-9 lots and seven open space lots on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Patio Home, Single-Family Residence Attached, and Single-Family Residence-9. Neighborhoods #14 and #15. <b>Applicant: HW Spring Creek Partners, L.P.</b></p>	
<p><b>5m EH</b></p>	<p><b>Conveyance Plat:</b> Normandy Estates, Block A, Lots 1-6 - Six conveyance lots on 83.0± acres located at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Patio Home, Single-Family Residence Attached, Single-Family Residence-9, and Commercial Employment. Neighborhoods #14 and #15. <b>Applicant: HW Spring Creek Partners, L.P.</b></p>	
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 TF</b></p>	<p><b>Public Hearing - Replat:</b> 15th Street Village No. 2, Block A, Lot 3R - Multifamily residences on one lot on 0.7± acre located on the south side of 15th Street, 110± feet west of H Avenue. Zoned Downtown Business/Government. Neighborhood #59. <b>Applicant: RH 15th Condos One Ltd. and City of Plano</b></p>	
<p><b>7 BT</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Central Legacy Plaza, Block 1, Lot 3R - Restaurant and retail building on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 206± feet south of Legacy Drive. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Ching Long LLC</b></p>	
<p><b>8 BT</b></p>	<p><b>Public Hearing – Preliminary Replat &amp; Revised Site Plan:</b> Parker Square Addition, Block 2, Lot 3R - Tire dealer on one lot on 1.3± acres located on the south side of Park Boulevard, 150± feet west of K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59. <b>Applicant: Discount Tire Company</b></p>	
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		

**9** **Items for Future Discussion** - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

**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.