

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

July 16, 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 - July 2, 2007, Planning & Zoning Commission 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: Custer Creek Center, Block A, Lot 3 - Two retail buildings on one lot on 3.4± acres located at the southwest corner of State Highway 121 and Custer Road. Zoned Regional Commercial. Neighborhood #3. Applicant: M.C. Custer 121, LP</p> <p>5b Preliminary Plat: Park Center II, Block A, Lot 1 - General office building and parking garage on one lot on 8.2± acres located on the east side of the Dallas North Tollway, 280± feet south of Chapel Hill Boulevard. Zoned Regional Commercial. Neighborhood #41. Applicant: Taurus Corporation</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Final Plat: The Villas of Stoney Hollow - 47 Single-Family Residence-7 lots and three open space lots with Storm Water Management Option #2 on 13.0± acres located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Zoned Single-Family Residence-7. Neighborhood #50. Applicant: Tuscany Engineers, Ltd.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Preliminary Plat: Creekside Homes in Legacy Addition, Block A, Lot 2 - Day care center on one lot on 1.4± acres located at the southeast corner of Commons gate Boulevard and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16. Applicant: Saima, LLP</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Final Plat: Estancia at Ridgeview Ranch, Block A, Lot 1 - 500 multifamily units on one lot on 36.3± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment. Neighborhood #3. Applicant: Estancia at Ridgeview Ranch, L.P.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>5f BT</p>	<p>Final Plat: Countrywide Addition, Phase 2, Block 1, Lot 2 - Automobile parking lot on 11.8± acres located on the west side of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Countrywide Home Loans, Inc.</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 BT</p>	<p>Public Hearing - Preliminary Replat: Hagggar Square Retail Center, Block A, Lots 6R & 11R - Retail and restaurant on two lots on 8.3± acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial. Neighborhood #1. Applicant: Greenstreet Properties, LLC</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>7 BT</p>	<p>Public Hearing - Replat: Lynch Park, Block A, Lot 2R - Bank on one lot on 0.9± acre located at the southwest corner of Coit Road and Legacy Drive. Zoned Retail. Neighborhood #17. Applicant: Century Bank NA</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>8 BT</p>	<p>Public Hearing - Replat: The Town Homes at Legacy Town Center, Phase Four - 170 Single-Family Residence Attached lots and 39 open space lots on 12.3± acres located at the southwest corner of Baltic Boulevard and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: K. Hovnanian Homes</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: Village Hill Addition, Block 1, Lot 1R - Bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Neighborhood #36. Applicant: Parker Alma TCU, LLC</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		

<p>10 TF</p>	<p>Revised Site Plan: Willow Creek Village Addition, Block A, Lot 1 - One retail building on one lot on 3.1± acres located at the southwest corner of Park Boulevard and Jupiter Road. Zoned Retail. Neighborhood #60. Applicant: R.P. Development</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>11 EH</p>	<p>Site Plan: Creekside Homes in Legacy Addition, Block A, Lot 2 - Day care center on one lot on 1.4± acres located at the southeast corner of Commons gate Boulevard and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16. Applicant: Saima, LLP</p>	<p>APPROVED 5-0, NO FURTHER ACTION REQUIRED</p>
<p>12 KT</p>	<p>Discussion and Direction: Research/Technology Center District - Discussion and Direction on the Research/Technology Center District (RT) regarding district boundaries, allowed uses, and other aspects. The RT includes approximately 1,100 acres of land in far southeastern Plano. Applicant: City of Plano</p>	<p>DISCUSSION HELD</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>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.