

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

August 20, 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 - August 6, 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 Final Plat: The Arbors at Prestonwood, Block A, Lot 2 - Long-term care facility on one lot on 4.1± acres located at the northeast corner of Marsh Lane and Plano Parkway. Zoned Retail. Neighborhood #39.</p> <p>BT Applicant: Prestonwood Medical Center, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5b BT</p>	<p>Final Plat: Pasquinelli's Willow Crest, Phase 3 - 105 Single-Family Residence-6 lots and two open space lots on 24.6± acres on the north side of McDermott Road, 939± feet east of Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. Applicant: Portrait Homes</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5c BT</p>	<p>Final Plat: Pasquinelli's Willow Crest, Phase 4 - 113 Single-Family Residence Attached lots and five open space lots on 11.1± acres located on the north side of McDermott Road, 500± feet east of Ohio Drive. Zoned Planned Development-177-Single-Family Residence Attached. Neighborhood #1. Applicant: Portrait Homes</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d TF</p>	<p>Preliminary Plat: Legacy Town Center (North), Block A, Lots 2, 3 & 4 - 464 multifamily units on two lots and one open space lot on 6.4± acres located at the northwest corner of Parkwood Boulevard and Hathaway Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: Columbus Realty Partners, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Final Plat: Dance Studio on North Custer Addition, Block A, Lot 1 - Dance studio on one lot on 1.7± acres on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial. Neighborhood #3. Applicant: Clearhaven Properties, L.L.C.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Final Plat: Dominion Parkway, Phase 1 - Right-of-way dedication on 3.8± acres generally bounded by Headquarters Drive on the south and Parkwood Boulevard on the west. Zoned Commercial Employment. Neighborhood #8. Applicant: EDS Information Services, L.L.C.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g EH</p>	<p>Revised Preliminary Site Plan: Prestonwood Park Addition, Block A, Lots 1R & 14 - Retail, restaurant, and car wash development on two lots on 4.6± acres located generally at the northeast corner of Park Boulevard and Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: Regency Centers, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5h BT</p>	<p>Final Plat: Fire Station No. 11 Addition, Block 1, Lot 1 - Fire station on one lot on 2.1± acres located on the east side of Los Rios Boulevard, 90± feet east of Fitzgerald Drive. Zoned Single-Family Residence-9. Neighborhood #24. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6 TF</p>	<p>Public Hearing: Zoning Case 2007-15 - Request to rezone 0.4± acre from Downtown Business/Government (BG) to Planned Development-Downtown Business/Government (PD-BG) located on the east side of G Avenue, 210± feet south of 15th Street. Zoned Downtown Business/Government. Neighborhood #59. Tabled 8/6/07. Applicant: RH 15 Condos One, Ltd.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 9/10/07</p>

<p>7A TF</p>	<p>Public Hearing: Zoning Case 2007-18 - Request for a Specific Use Permit (SUP) for an electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment. Applicant: Oncor Electric Delivery Company</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 9/10/07</p>
<p>7B TF</p>	<p>Preliminary Site Plan: Communications Parkway Substation, Block 1, Lot 1 - Electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment. Neighborhood #26. Applicant: Oncor Electric Delivery Company</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>8 EH</p>	<p>Public Hearing: Zoning Case 2007-19 - Request to rezone 7.1± acres located at the northeast corner of Parker Road and Willow Bend Drive from Estate Development to Single-Family Residence-9. Zoned Estate Development. Applicant: Congregation Anshai Torah</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CC 9/10/07</p>
<p>9 TF</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: The Shops at Legacy Town Center (North), Block C, Lots 1R & 5 - 28 multifamily units, retail, restaurant, and office development on two lots on 12.9± acres located at the northeast corner of Dallas Parkway and Legacy Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Karahan Companies</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 BT</p>	<p>Public Hearing - Replat: Coit Parker Addition, Block F, Lot 20R - Convenience store with gas pumps and retail building on one lot on 1.2± acres located at the northeast corner of Coit Road and Parker Road. Zoned Retail. Neighborhood #33. Applicant: Indus Investment, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 BT</p>	<p>Public Hearing - Preliminary Replat: Central Legacy Plaza Addition, Block 1, Lot 2R - Retail and bank on one lot on 2.8± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21. Applicant: 75 Legacy, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 TE</p>	<p>Request to Call a Public Hearing - Request to call a public hearing to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations), and Section 6.200 (Board of Adjustment) of Article 6 (Procedures and Administration) of the Zoning Ordinance regarding authority, jurisdiction, action, and administrative procedures of the Board of Adjustment. Applicant: City of Plano</p>	<p>APPROVED 7-0, PUBLIC HEARING TO BE 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>NO ITEMS DISCUSSED</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.