

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**August 21, 2006**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:15 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>6:45 p.m. - Pre-Meeting - Council Chambers</b></p> <ul style="list-style-type: none"><li>I. Agenda Review - 08/21/06</li><li>II. Agenda Review - 09/05/06</li><li>III. Items for Future Discussion</li></ul> <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 - August 7, 2006, Meeting; August 8, 2006, Work Session</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>	

<b><u>CONSENT AGENDA</u></b>		
<b>5a BT</b>	<b>Final Plat:</b> Central Legacy Plaza, Block 1, Lots 1 & 2 - A shopping center on two lots on 19.6± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Central Legacy Investments, Ltd.</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
<b>5b BT</b>	<b>Revised Site Plan:</b> Custer Road Transfer Station Addition, Block 1, Lot 1 - A service yard of governmental agency on one lot on 13.8± acres located at the southwest corner of Custer Road and Ridgeview Drive. Zoned Planned Development-398-Recreation Complex/Public Facilities. Neighborhood #3. <b>Applicant: North Texas Municipal Water District</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
<b>5c BT</b>	<b>Final Plat:</b> The Plaza at Chase Oaks, Block A, Lot 1 - An independent living facility on one lot on 8.3± acres located on the east side of Chase Oaks Boulevard, 750± feet north of Legacy Drive. Zoned Planned Development-277-Retail/General Office. Neighborhood #13. <b>Applicant: UHF Chase Oaks Housing, L.P.</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
<b>5d CDD</b>	<b>Final Plat:</b> Granite Park Phase III, Block B, Lot 6 - An office building on one lot on 8.3± acres located on the south side of State Highway 121, 360± feet west of Granite Parkway. Zoned Central Business-1. Neighborhood #8. <b>Applicant: Tollway 121 Partners, Ltd.</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
<b>5e CDD</b>	<b>Preliminary Plat:</b> NYLO Hotels Addition, Block A, Lot 1 - A hotel on one lot on 4.1± acres located at the northwest corner of Headquarters Drive and Preston Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: NYLO Hotels</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
<b>5f CDD</b>	<b>Preliminary Site Plan:</b> Windhaven Park, Block 1, Lot 2 - A retail center on one lot on 9.3± acres located at the northeast corner of Windhaven Parkway and Communications Parkway. Zoned Regional Commercial. Neighborhood #26. <b>Applicant: Tollway Windhaven II, Ltd.</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
<b>5g EH</b>	<b>Revised Site Plan:</b> Jackson Elementary School, Block A, Lot 1R - A public primary school on one lot on 8.0± acres located at the northwest corner of Robin Road and Jackson Drive. Zoned Single-Family Residence-9. Neighborhood #64. <b>Applicant: Plano I.S.D.</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>
<b>5h EH</b>	<b>Preliminary Plat:</b> Legacy Central Theater Addition, Block A, Lot 8 - A general office building on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: VGA Leasing, L.P.</b>	<b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b>

<p><b>5i EH</b></p>	<p><b>Preliminary Plat:</b> Luminator Addition, Block A, Lot 2 - An office/warehouse development on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: Randall Industrial, L.P.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5j BT</b></p>	<p><b>Final Plat:</b> Village at Prestonwood Addition, Block A, Lot 2 - An assisted living facility on one lot on 3.9± acres located at the northwest corner of Plano Parkway and Marsh Lane. Zoned General Office. Neighborhood #39. <b>Applicant: Prestonwood Court, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5k BT</b></p>	<p><b>Preliminary Site Plan:</b> Bar P Addition, Block 1, Lots 1 - 4 - A general office development on four lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,200± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. <b>Applicant: Bar P Joint Venture</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		
<p><b><u>PUBLIC HEARINGS</u></b></p>		
<p><b>6 TE</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-06 - A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06, 05/01/06, 05/15/06, 06/19/06, and 08/07/06. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 6-2, WILL BE FORWARDED TO CITY COUNCIL ON 09/11/06</b></p>
<p><b>7A CDD</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-10 - A request to rezone 2.3± acres located at the southeast corner of Los Rios Boulevard and Park Boulevard <b>from</b> General Office <b>to</b> Retail. Zoned General Office with Specific Use Permits #57 for Restaurant and #484 for Veterinary Clinic. Tabled 06/19/06. <b>Applicant: Park Rios</b></p>	<p><b>DENIED 8-0</b></p>
<p><b>7B CDD</b></p>	<p><b>Site Plan:</b> Park Rios Addition, Block 1, Lot 1 - An existing office building on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Los Rios Boulevard. Zoned General Office with Specific Use Permits #57 for Restaurant and #484 for Veterinary Clinic. Neighborhood #51. Tabled 06/19/06. <b>Applicant: Park Blvd. Center Ltd.</b></p>	<p><b>DENIED 8-0</b></p>
<p><b>8 EH</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Plano Park School Addition, Block 1, Lot 1R - A public school on one lot on 23.7± acres located at the northwest corner of Park Boulevard and Jupiter Road. Zoned Single-Family Residence-7. Neighborhood #48. <b>Applicant: Plano I.S.D.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>9 BT</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Village Square Addition No. 2, Block 1, Lots 1R &amp; 5 - A shopping center on two lots on 9.1± acres located at the northeast corner of Alma Drive and Parker Road. Zoned Retail with Specific Use Permits #12 for Drive-in Restaurant, #53 for Private Club, #91 for Drive-in Restaurant, #241 for Day Care Center, and #463 for Arcade. Neighborhood #36. <b>Applicant: Jin Um</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>10 TE</b></p>	<p><b>Appeal of the Director of Planning's Interpretation of the Zoning Ordinance</b> - An appeal of the Director of Planning's interpretation of the Zoning Ordinance definitions and associated regulations for golf course netting. <b>Applicant: Ryan Bibb</b></p> <p style="text-align: center;"><b>ACCESSIBILITY STATEMENT</b></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>	<p><b>INTERPRETATION UPHELD 6-1</b></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.