

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

November 6, 2006

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 - October 16, 2006, Meeting and October 18, 2006, Work Session</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>5 Nominations of 1st & 2nd Vice Chairs</p> <p><u>CONSENT AGENDA</u></p> <p>6a Revised Site Plan: Coit Crossing Addition, Block 1, Lot 7 - Bank with drive-through lanes on one lot on 1.0± acres located on the west side of Coit Road, 155± feet north of Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72. Applicant: Crow Billingsley Ltd. No. 10</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>6b BT</p>	<p>Final Plat: Coit-Spring Creek Addition, Block 1, Lots 3R, 4, 5, 6, 7, & 8 - Retail, general, and medical office development on six lots on 10.6± acres located on the south side of Spring Creek Parkway, 208± feet west of Coit Road. Zoned Retail. Neighborhood #32. Applicant: Spring Creek Commons</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6c BT</p>	<p>Site Plan: Coit-Spring Creek Addition, Block 1, Lot 8 - Medical office building on one lot on 1.2± acres located on the south side of Spring Creek Parkway, 922± feet west of Coit Road. Zoned Retail. Neighborhood #32. Applicant: Spring Creek Commons</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6d BT</p>	<p>Preliminary Plat: Custer-Ridgeview Addition, Block 1, Lot 5 - Retail building on one lot on 1.5± acres located at the northwest corner of Custer Road and Ridgeview Drive. Zoned Retail. Neighborhood #3. Applicant: Custer Ridgeview L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6e BT</p>	<p>Final Plat: Whitestone Addition, Block A, Lot 1 - Medical office building on one lot on 1.4± acres located at the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16. Applicant: Emergentcare</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6f TE</p>	<p>Final Plat: Lincoln R & D in Legacy, Phase III, Block A, Lot 1 - General office development on one lot on 12.1± acres located at the southeast corner of Pinecrest Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. Applicant: Legacy Tech III Associates, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6g TE</p>	<p>Preliminary Plat: Windhaven Park, Block 1, Lot 1 - Bank on one lot on 1.7± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #26. Applicant: Guaranty Bank</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6h CDD</p>	<p>Preliminary Plat: RCCG-HGE Addition, Block A, Lot 1 - Church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #51. Applicant: The Redeemed Christian Church of God - Heaven's Glorious Embassy</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6i CDD</p>	<p>Revised Preliminary Plat: The Shops at Legacy Town Center (North), Block C, Lot 1 - Mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Shops at Legacy (North), L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6j CDD</p>	<p>Revised Site Plan: The Shops at Legacy Town Center (North), Block C, Lot 1 - Mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Shops at Legacy (North), L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>

<p>6k EH</p>	<p>Preliminary Site Plan: Parkway Centre Addition, Phase 5, Block C, Lots 5 & 6 - Retail and hotel development on two lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communication Parkway. Zoned Regional Employment and Regional Commercial. Neighborhood #40. Applicant: Dallas North Tollway Partnership</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>6l EH</p>	<p>Revised Conveyance Plat: Parkway Centre Addition, Phase 5, Block C, Lots 5-7 - Three conveyance lots on 12.0± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial. Neighborhood #40. Applicant: Dallas North Tollway Partnership</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>7 CDD</p>	<p>Public Hearing: Zoning Case 2006-21 - Request to amend Planned Development-65-Central Business-1 on 168.1± acres located north and south of Legacy Drive between the Dallas North Tollway and Parkwood Boulevard. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/27/06</p>
<p>8A BT</p>	<p>Public Hearing: Zoning Case 2006-23 - Request to rezone 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway from Light Commercial to Patio Home. Zoned Light Commercial. Tabled 10/03/06. Applicant: FTL Associates, Ltd.</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/27/06</p>
<p>8B BT</p>	<p>Concept Plan: Oak Point Estates West - 79 Patio Home lots on 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway. Zoned Light Commercial. Neighborhood #22. Applicant: FTL Associates, Ltd.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>9 BT</p>	<p>Public Hearing: Transportation Element Amendment of the Comprehensive Plan - Request to amend the Transportation Element of the Comprehensive Plan regarding Des Moines Drive. This amendment proposes to remove the portion of Des Moines Drive north of Leatherwood Drive to K Avenue, and to decrease the capacity of the remaining portion of Des Moines Drive (between Spring Creek Parkway and Leatherwood Drive) from a Type E, four-lane, secondary thoroughfare street to a Type F, two-lane collector street. Applicant: City of Plano</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/27/06</p>
<p>10 BT</p>	<p>Public Hearing: Zoning Case 2006-24 - Request for a Specific Use Permit for an 80-foot Antenna Support Structure on 2.2± acres located on the east side of Jupiter Road, 245± feet south of Park Boulevard. Zoned Retail. Applicant: P.I.S.D.</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/27/06</p>

<p>11 EH</p>	<p>Public Hearing: Zoning Case 2006-26 - Request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail. Tabled 10/16/06. Applicant: Maria Folmar</p>	<p>APPROVED 5-1, WILL BE FORWARDED TO CITY COUNCIL ON 11/27/06</p>
<p>12 MW</p>	<p>Public Hearing: Zoning Case 2006-28 - Request for an amendment to the Heritage Resource Designation #16 on one lot on 2.8± acres located at the southwest corner of Coit Road and Lorimar Drive. Zoned Agricultural with Heritage Resource Designation #16. Applicant: Richard Wells</p>	<p>APPROVED 6-0, WILL BE FORWARDED TO CITY COUNCIL ON 11/27/06</p>
<p>13 EH</p>	<p>Public Hearing - Preliminary Replat: Alcatel USA Addition, Block A, Lots 4R & 6 - General office buildings on two lots on 20.3± acres located at the northwest corner of State Highway 190 and Independence Parkway. Zoned Light Industrial-1, Agricultural, and Planned Development-381-Retail/General Office. Neighborhood #64. Applicant: Alcatel USA Sourcing, L.P.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>14 EH</p>	<p>Public Hearing - Replat: Baylor Medical Center at Plano, Block A, Lot 1R - Hospital and medical office buildings on one lot on 22.5± acres located at the southeast corner of Alliance Boulevard and Alliance Drive. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164. Neighborhood #55. Applicant: Baylor Medical Center at Plano</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>15 EH</p>	<p>Public Hearing - Preliminary Replat: E.I.G. II Addition, Block 1, Lot 2R - Office and warehouse building on one lot on 2.0± acres located south of 10th Street, 208± feet west of N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: O.C.S. Family Limited Partnership</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>16 EH</p>	<p>Public Hearing - Replat: Hunter's Glen Village, Block A, Lot 5R - Two Single-Family Residence-7 lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Zoned Single-Family Residence-7. Neighborhood #34. Applicant: Keith R. & Roxanne B. Coogan</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p>17 BT</p>	<p>Public Hearing - Replat & Revised Concept Plan: Central Legacy Plaza, Block 1, Lots 2R & 3 - Retail development on two lots on 4.2± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21. Applicant: Central Legacy Investments, Ltd.</p>	<p>APPROVED 6-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		

<p>18 TE</p>	<p>Discussion and Direction: Selection of 2007 Work Session Meeting Dates - Discussion and direction on the selection of Planning & Zoning Commission work session dates for 2007. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>19</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.