

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

November 20, 2006

| ITEM NO. | EXPLANATION | ACTION TAKEN |
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| | <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 - November 6, 2006, 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 Site Plan: Coit-Spring Creek Addition, Block 1, Lot 7 - A minor automobile repair on one lot on 1.0± acres located on the south side of Spring Creek Parkway, 404± feet west of Coit Road. Zoned Retail. Neighborhood #32. Applicant: Jiffy Lube</p> <p>BT</p> | |

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| <p>5b BT</p> | <p>Preliminary Site Plan: Communication Park, Block 1, Lot 10R - A bank and a restaurant on one lot on 1.4± acres located at the southwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial. Neighborhood #29. Applicant: Millennium Bank</p> |
| <p>5c BT</p> | <p>Site Plan: Dobie Plaza No. 3, Block A, Lot 2 - A general office building on one lot on 1.0± acre located on the west side of Dobie Drive, 1,000± feet north of Park Boulevard. Zoned light Commercial with Specific Use Permit #157 for Contractors Shop and Storage Yard. Neighborhood #48. Applicant: JM-RB Properties</p> |
| <p>5d EH</p> | <p>Final Plat: Preston One Addition, Block A, Lot 1R - A general office building on one lot on 4.9± acres located on the east side of Preston Road, 195± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. Applicant: Precision One, L.P.</p> |
| <p>5e EH</p> | <p>Preliminary Site Plan: Preston One Addition, Block A, Lot 2R - A general office building on one lot on 6.1± acres located on the east side of Preston Road, 275± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. Applicant: J & H Birmingham 1989 Trust</p> |
| <p>5f EH</p> | <p>Revised Conveyance Plat: Preston One Addition, Block A, Lot 2R - One conveyance lot on 6.1± acres located on the east side of Preston Road, 275± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. Applicant: J & H Birmingham 1989 Trust</p> |
| <p>5g EH</p> | <p>Preliminary Site Plan: Tennyson Parkway Office Center, Block A, Lot 3 - A hotel on one lot on 2.7± acres located on the west corner of Dallas North Tollway, 452± feet south of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Tennyson Tollway Partners LP c/o S.C. Companies</p> |
| <p>5h EH</p> | <p>Conveyance Plat: Tennyson Parkway Office Center, Block A, Lots 3 & 4 - Two conveyance lots on 16.8± acres located at the southwest corner of Dallas North Tollway and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant: Tennyson Tollway Partners LP c/o S.C. Companies</p> |

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| <p>5i EH</p> | <p>Preliminary Plat: Turnpike Commons, Block 1, Lot 1 - An office-showroom/warehouse on one lot on 3.3± acres located at the northwest corner of Wyngate Boulevard and Wynwood Drive. Zoned Research/Technology Center. Neighborhood #68. Applicant: Wynwood Resources</p> | |
| <p>5j EH</p> | <p>Conveyance Plat: Turnpike Commons, Block 1, Lots 1 & 2 - Two conveyance lots on 7.5± acres located at the northwest corner of Wyngate Boulevard and Wynwood Drive. Zoned Research/Technology Center. Neighborhood #68. Applicant: Wynwood Resources</p> | |
| <p>5k CDD</p> | <p>Revised Concept Plan: Legacy Town Center (North), Block A, Lots 1 & 2 - 1,678 multifamily units on two lots on 28.2± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: Legacy North PT MFA I, L.P.</p> | |
| <p>5l CDD</p> | <p>Final Plat: Preston Villages, Phase I - 60 Single-Family Residence Attached lots and seven open space lots on 10.1± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Attached. Neighborhood #43. Applicant: Parker/Ohio Village, LP</p> | |
| <p>5m CDD</p> | <p>Final Plat: Tradition Trail Industrial Park Addition, Block 1, Lot 1 - A used car dealer on one lot on 1.2± acres located on the south side of Tradition Trail, 640± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. Applicant: SAMOL Investments, LLC</p> | |
| <p>5n CDD</p> | <p>Preliminary Plat: Windhaven Park, Block 1, Lot 2 - A retail center on one lot on 9.3± acres located at the northeast corner of Communications Parkway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26. Applicant: Green Street Properties</p> | |
| <p><u>END OF CONSENT AGENDA</u></p> | | |
| <p><u>PUBLIC HEARINGS</u></p> | | |
| <p>6 MW</p> | <p>Public Hearing: Zoning Case 2006-27 - Request for Heritage Resource Designation for the area bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine St. Zoned Single-Family Residence-7. Applicant: City of Plano</p> | |

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| <p>7A CDD</p> | <p>Public Hearing: Zoning Case 2006-29 - Request to rezone 75.5± acres located at the northwest corner of Spring Creek Parkway and Tennyson Parkway from Commercial Employment to Single-Family Residence Attached, Patio Home, and Single-Family Residence-9. Applicant: Welwood-Hawkins Homes</p> | |
| <p>7B CDD</p> | <p>Concept Plan: Collin RRE/Spring-Tennyson Tract - 52 Single-Family Residence-9 lots, 46 Patio Home lots, 36 Single-Family Attached lots, and three commercial lots on 53.2± acres located at the northwest corner of Tennyson Parkway and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Applicant: Collin RRE, L.P.</p> | |
| <p>8 CDD</p> | <p>Public Hearing - Preliminary Replat & Revised Site Plan: DSC Communications Addition, Block 1, Lot 1R - Office/data warehouse development on one lot on 23.8± acres at the southeast corner of Jomar Drive and Coit Road. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. Applicant: Countrywide Home Loans</p> | |
| <p>9 BT</p> | <p>Public Hearing - Replat: Joe Foreman Addition, Block A, Lots 2R & 7R - General office development on two lots on 1.5± acres located at the southeast corner of G Avenue and 18th Street. Zoned Retail with Heritage Resource Designation #20. Neighborhood #59. Applicant: Plano Housing Authority</p> | |
| <p>10 EH</p> | <p>Public Hearing - 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: MMRG Enterprises, Inc.</p> | |
| <p><u>END OF PUBLIC HEARINGS</u></p> | | |
| <p>11 KP</p> | <p>Consideration and Approval: Workforce Housing Study - Discussion and consideration of the Workforce Housing Study. This study examines the availability of workforce housing in Plano and recommends strategies for preserving and enhancing this critical component of the city's housing stock. Applicant: City of Plano</p> | |
| <p>12 SS</p> | <p>Discussion and Direction: Comprehensive Plan Revision - Discussion and direction on the revision of the Land Use and Transportation Elements of the Comprehensive Plan. Applicant: City of Plano</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.