

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**December 4, 2006**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <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 - November 20, 2006, Meeting</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> <p><b>5</b> <b>Elections of 1st &amp; 2nd Vice Chairs</b></p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>6a</b> <b>Preliminary Site Plan:</b> Capital One Addition, Block 1, Lots 1, 2, &amp; 3 - Bank and office center on three lots on 50.0± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: West Plano Land Company, LP</b></p> <p><b>BT</b></p> <p><b>6b</b> <b>Preliminary Site Plan:</b> Central Legacy Plaza, Block 1, Lot 3 - Retail development on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 247± feet south of Legacy Drive. Zoned Corridor Commercial. Neighborhood #21. <b>Applicant: Ching Long, LLC</b></p> <p><b>BT</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>6c BT</b></p>	<p><b>Preliminary Site Plan:</b> Coit Center Addition, Block A, Lot 7 - Bank on one lot on 1.3± acres located at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72. <b>Applicant: Bank of Oklahoma Financial Corporation</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>6d BT</b></p>	<p><b>Site Plan:</b> Pasquinelli's Willow Crest Phase I, Block M, Lot 10 - Private recreation center on one lot on 0.6± acre located at the southeast corner of Empire Boulevard and Peabody Place. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. <b>Applicant: Pasquinelli Portrait Homes</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>6e BT</b></p>	<p><b>Final Plat:</b> Rent-A-Center Corporate Headquarters, Block A, Lot 1 - General office with a parking garage on one lot on 15.0± acres located on the north side of Headquarters Drive, 951± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: Rent-A-Center Texas, L.P.</b></p>	<p><b>APPROVED 7-0, 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>7 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-30 - Request to amend Specific Use Permit #256 for Commercial Antenna Support Structure on 0.1± acre located at the northeast corner of Old Alma Drive and Alma Drive to increase the height of the antenna support structure to 120 feet. Zoned Planned Development-324-Retail/Neighborhood Office. <b>Applicant: Maray Adams</b></p>	<p><b>APPROVED 6-1, WILL BE FORWARDED TO CITY COUNCIL ON 01/08/07</b></p>
<p><b>8 TE</b></p>	<p><b>Public Hearing - Replat &amp; Revised Preliminary Site Plan:</b> Haggar Square Retail Center, Block A, Lots 10R &amp; 11R - Car wash and restaurant on two lots on 2.5± acres located on the east side of Ohio Drive, 215± feet south of State Highway 121. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Texas Auto Spa</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>		
<p><b>9 BT</b></p>	<p><b>Revised Site Plan:</b> 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. <b>Applicant: Flournoy Development Company</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>10 TE</b></p>	<p><b>Request to Call a Public Hearing -</b> Request to call a public hearing to consider amendments to the Zoning Ordinance to permit Recreation Vehicle Parking Lot/Garage use as an accessory use in Retail and Commercial Corridor zoning districts. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>11</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</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>DISCUSSION HELD</b></p>
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**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.