

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**December 18, 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 - December 4, 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><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Revised Site Plan:</b> Countrywide Addition, Block 1, Lot 1R - General office building on two lots on 38.5± acres located at the southwest corner of Legacy Drive and Corporate Drive. Zoned Commercial Employment. Neighborhood #15. <b>Applicant: Countrywide</b></p> <p><b>BT</b></p> <p><b>5b</b> <b>Preliminary Site Plan:</b> Countrywide Addition, Phase 2, Block 1, Lot 2 - Automobile parking lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. <b>Applicant: Countrywide</b></p> <p><b>BT</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>

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<p><b>5c BT</b></p>	<p><b>Preliminary Plat:</b> Countrywide Addition, Phase 2, Block 1, Lot 2 - Parking spaces on one lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15. <b>Applicant: Countrywide</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5d BT</b></p>	<p><b>Final Plat:</b> Jupiter Service Center, Block B, Lot 2 - Medical Office development on one lot on 0.9± acre located at the northwest corner of 10th Street and Jupiter Road. Zoned Light Industrial-1. Neighborhood #67. <b>Applicant: Trophy Dental P.A.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5e BT</b></p>	<p><b>Final Plat:</b> Kings Ridge Addition, Phase 3 - 115 Patio Home lots and 12 open space lots on 27.8± acres located on the west side of Spring Creek Parkway, 1,023± feet north of Kings Manor Lane. Zoned Planned Development-160-Patio Home. Neighborhood #25. <b>Applicant: Prosper Land Company, LLC</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5f EH</b></p>	<p><b>Revised Conveyance Plat:</b> Legacy Corporate Center, Block A, Lots 2R, 3, 4, 5, 6, &amp; 7 - Six conveyance lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office. Neighborhood #9. <b>Applicant: Florida E. Toile, Inc.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5g EH</b></p>	<p><b>Concept Plan and Preliminary Site Plan:</b> Legacy Corporate Center, Block A, Lots 2R, 3, 4, 5, 6, &amp; 7 - General office and bank development on six lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office. Neighborhood #9. <b>Applicant: Florida E. Toile, Inc.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5h EH</b></p>	<p><b>Revised Conveyance Plat:</b> Morgan Village Retail Center, Block A, Lots 1 &amp; 2 - Two conveyance lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Dick Ferrell &amp; Co.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5i EH</b></p>	<p><b>Revised Concept Plan:</b> Morgan Village Retail Center, Block A, Lots 1 - 5 - Five conceptual buildings on five lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Dick Ferrell &amp; Co.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5j EH</b></p>	<p><b>Preliminary Plat:</b> Parkway Centre Addition, Phase 5, Block C, Lots 5, 6 &amp; 7 - Retail, hotel, and bank development on three 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. <b>Applicant: Dallas North Tollway Partnership</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5k EH</b></p>	<p><b>Preliminary Plat:</b> Preston One Addition, Block A, Lot 2R - 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. <b>Applicant: Texas GSA Holdings, L.P.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5I EH</b></p>	<p><b>Final Plat:</b> Classic BMW Addition, Block 1, Lot 1 - New car dealer on one lot on 23.8± acres located at the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment with Specific Use Permit #539 for New Car Dealer. Neighborhood #16. <b>Applicant: Solid Classic, L.P.</b></p>	<p><b>APPROVED 5-0, 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 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-31 - Request for expansion of Specific Use Permit #571 for Service Contactor with Storage Yard on 3.3± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage yard. Neighborhood #3. <b>Applicant: Joe and Susana Hernandez</b></p>	<p><b>TABLED 5-0, TO THE 01/02/07 P&amp;Z COMMISSION MEETING</b></p>
<p><b>7A EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-32 - Request to rezone 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard <b>from</b> Regional Employment <b>to</b> Planned Development-Regional Commercial. Neighborhood #30. <b>Applicant: Cencor Realty Services</b></p>	<p><b>APPROVED 4-1, WILL BE FORWARDED TO CITY COUNCIL 01/08/07</b></p>
<p><b>7B EH</b></p>	<p><b>Preliminary Site Plan:</b> Tinseltown Addition, Block A, Lot 1, - A retail, office, and multifamily residential mixed use development on one lot on 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Regional Employment. Neighborhood #30. <b>Applicant: Cencor Realty Services</b></p>	<p><b>APPROVED 4-1, NO FURTHER ACTION REQUIRED</b></p>
<p><b>8 BT</b></p>	<p><b>Public Hearing - Preliminary Replat:</b> Food Lion/Los Rios Addition, Block 15, Lot 1R - Civic center on one lot on 5.8± acres located at the southwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail. Neighborhood #63. <b>Applicant: Collin County Children's Advocacy Center, Inc.</b></p>	<p><b>APPROVED 4-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9 BT</b></p>	<p><b>Public Hearing - Replat:</b> St. Elizabeth Ann Seton Addition, Block 1, Lot 1R - Church on one lot on 6.3± acres located at the southwest corner of Spring Creek Parkway and Round Rock Trail. Zoned Single-Family Residence-9. Neighborhood #34. <b>Applicant: St. Elizabeth Ann Seton Catholic Church</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>

	<p><b><u>END OF PUBLIC HEARINGS</u></b></p> <p><b>10 EH</b> <b>Preliminary Site Plan:</b> Morgan Village Retail Center, Block A, Lot 1 - Minor automotive repair building on one lot on .08± acre located on the east side of Ohio Drive, 510± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Dick Ferrell &amp; Co.</b></p> <p><b>11</b> <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>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>ITEMS DISCUSSED</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.