

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

August 7, 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 - July 17, 2006 Pre-Meeting & 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 CDD Preliminary Plat: The Canal on Preston Addition, Block A, Lot 4 - 123 multifamily units and general offices on one lot on 3.8± acres located at the northwest corner of Towne Square Drive and Gratitude Trail. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Mint Resorts, L.P.</p> <p>5b CDD Preliminary Plat: The Lincoln at Towne Square, Phase II, Block A, Lot 3 - 302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive at Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Lincoln TC II, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c CDD</p>	<p>Preliminary Plat: Preston Village, Phase I - 60 Single-Family Residence Attached lots and five open space lots on 10.0± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43. Applicant: Parker/Ohio Village, LP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Preliminary Plat: Coit Road Medical Office Addition, Block 1, Lot 1 - A medical office building on one lot on 1.4± acres located on the west side of Coit Road, 800± feet south of 15th Street. Zoned Retail. Neighborhood #55. Applicant: Ariana Investments</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Preliminary Plat: Plano-Independence Parkway Place, Block 1, Lot 1 - A retail store with gas pumps on one lot on 1.7± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Racetrac Petroleum, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f TE</p>	<p>Vacation of Plat: Park Rios Addition, Block 1, Lots 2 & 3 - Two conveyance lots located on the south side of East Park Boulevard, 230± feet west of Los Rios Boulevard. Zoned Planned Development-6-Retail. Neighborhood #51. Applicant: Lyon Equities, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g CDD</p>	<p>Preliminary Site Plan: Legacy Town Center (North), Block A, Lot 1 - 370 multifamily units on one lot on 6.3± acres located at the northwest corner of Parkwood Boulevard and Conley Road. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: EDS Information Services, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5h EH</p>	<p>Preliminary Site Plan: Luminator Addition, Block A, Lot 2 - An office/warehouse development on one lot on 5.3± acres located at the northwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Randall Industrial, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p>6 AU</p>	<p>Discussion & Direction: Proposed 2006-2007 Community Investment Program and Water and Wastewater Impact Fee Report - Discussion and direction on the proposed 2006-2007 Community Investment Program and a report on the city's Water and Wastewater Impact Fee Program. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>PUBLIC HEARINGS</u></p>		
<p>7 TE</p>	<p>Public Hearing: 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. Applicant: City of Plano</p>	<p>REMAINED ON THE TABLE UNTIL 08/21/06 P&Z MEETING</p>

<p>8A CDD</p>	<p>Public Hearing: Zoning Case 2006-15 - Request to rezone 98.6± acres located at the southwest corner of State Highway 121 and Preston Road from Commercial Employment to Planned Development-Commercial Employment. Tabled 07/17/06. Applicant: Preston 121 Partners & Sa Eun Kim Trust</p>	<p>DENIED 5-2</p>
<p>8B CDD</p>	<p>Concept Plan: Lincoln 121 at Preston - A retail, multifamily residence, and single-family residence attached development on 98.6± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: Preston 121 Partners & Sa Eun Kim Trust</p>	<p>DENIED 5-2</p>
<p>9A BT</p>	<p>Public Hearing: Zoning Case 2006-16 - A request to rezone 34.1± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway from Planned Development-242-Multifamily-2 and Planned Development-243-Retail/General Office to Planned Development-154-Single-Family Residence-6. Applicant: Acres of Sunshine, Ltd.</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 08/28/06</p>
<p>9B BT</p>	<p>Phase II Land Study: Avignon Windhaven, Phases 2 & 3 - 144 Single-Family Residence Detached lots and ten open space lots on 42.4± acres located on the north side of Windhaven Parkway, 2,900± feet east of Dallas North Tollway. Zoned Planned Development-242-Multifamily Residence-2, Planned Development-154-Single-Family Residence-6, and Planned Development-243-Retail/General Office. Neighborhood #27. Applicant: Acres of Sunshine, Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 TE</p>	<p>Public Hearing - Replat: Independence Square Shopping Center, Block A, Lots 2R, 3R, 5R, 6R, & 7 - A retail center on five lots on 13.9± acres located at the southeast corner of Parker Road and Independence Parkway. Zoned Retail. Neighborhood #45. Applicant: Plano Center Associates Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>11 EH</p>	<p>Public Hearing - Replat: Sidney Addition, Block 1, Lot 1R - An existing car dealer on one lot on 6.0± acres located on the south side of Plano Parkway, 607± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #71. Applicant: Middlekauff Ford I, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>12 BT</p>	<p>Revised Preliminary Site Plan: Greenway 190 Addition, Block A, Lots 1 & 2 - Retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52. Applicant: Greenway 190 Parkway LP</p>	<p>DENIED 6-1</p>

<p>13 CDD</p>	<p>Preliminary Site Plan & Request for Waiver of the Subdivision Ordinance: Dance Studio on North Custer, Block A, Lot 1 - A dance studio on one lot on 1.7± acres located on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial. Neighborhood #3. Applicant: Gulf Coast Package, Ltd.</p>	<p>APPROVED 6-1, NO FURTHER ACTION REQUIRED</p>
<p>14 CDD</p>	<p>Revised Preliminary Plat, Site Plan, Revised Conveyance Plat, and Request for Waiver of the Subdivision Ordinance: The Shops at Legacy Town Center (North), Block C, Lot 4; Block D, Lots 1 & 2 - An office building and parking garage on two lots and one vacant lot on 3.9± acres located at the northeast corner of Dallas North Tollway and Legacy Circle. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Karahan Companies</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>15 CDD</p>	<p>Request to Call a Public Hearing: Consideration of Lot Frontage Requirements in Planned Development-65-Central Business-1 - Request to call a public hearing to consider the lot frontage requirements in Planned Development-65-Central Business-1. Applicant: City of Plano</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</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.