

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**January 3, 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 19, 2005, Pre-meeting &amp; Meeting Minutes</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>CDD</b> <b>Preliminary Site Plan:</b> Lincoln R&amp;D in Legacy (Phase III), Block A, Lot 1 - Three general office buildings on one lot on 12.1± acres located at the southeast corner of Pinecrest Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Lincoln Property Company</b></p> <p><b>5b</b> <b>CDD</b> <b>Final Plat:</b> Preston Lakes Phase Six - 37 Patio Home lots and one open space lot on 8.1± acres located on the north side of Tulane Drive, 488± feet west of Ohio Drive. Zoned Patio Home. Neighborhood #43. <b>Applicant: Preston Parker L.P.</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>5c CDD</b></p>	<p><b>Final Plat:</b> Preston Lakes Phase Seven - 14 Patio Home lots and three open space lots on 3.0± acres located on the west side of Ohio Drive, 655± feet north of Tulane Drive. Zoned Patio Home. Neighborhood #43. <b>Applicant: Preston Parker L.P.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5d CDD</b></p>	<p><b>Preliminary Site Plan:</b> Lexington Park Addition - 98 Single-Family Residence Attached lots and eight open space lots on 6.3± acres located on the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20. Neighborhood #59. <b>Applicant: Lexington Luxury Builders</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5e CDD</b></p>	<p><b>Preliminary Plat:</b> Preston Creek Shopping Center, Block A, Lot 2 - A shopping center on one lot on 5.2± acres located at the northeast corner of Preston Road and Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #4. <b>Applicant: ASG Preston Creek Retail Center, Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5f BT</b></p>	<p><b>Final Plat:</b> McDermott Pavilion Addition, Block A, Lot 5R - A bank with drive-through lanes on one lot on 1.8± acres located on the west side of Custer Road, 180± feet from Bent Horn Drive. Zoned Retail. Neighborhood #3. <b>Applicant: McDermott Pavilion L.P.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5g BT</b></p>	<p><b>Preliminary Plat:</b> Performance Addition 2, Block 1, Lots 1 &amp; 2 - An automobile storage facility on one lot and a future office building on one lot on 8.7± acres located on the south side of Village Creek Drive, 700± feet south of Plano Parkway. Zoned Planned Development-203-General Office. <b>Applicant: Ironwood Partners, Ltd.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5h CDD</b></p>	<p><b>Preliminary Plat:</b> Kings Ridge Addition, Phase Three - 115 Patio Home lots and ten open space lots on 27.8± acres located at the northwest corner of Kings Manor Lane and Spring Creek Parkway. Zoned Planned Development-160-Patio Home. Neighborhood #25. <b>Applicant: Prosper Land Company, LLC</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>6 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2005-51 - A request for a Specific Use Permit for Day Care Center on one lot on 3.0± acres located on the north side of Plano Parkway, 700± feet west of Chapel Hill Boulevard. Zoned Planned Development-112-Retail. <b>Applicant: Midway/Parkway Investment Ltd.</b></p>	<p><b>NO ACTION TAKEN</b></p>
<p><b>7 BT</b></p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> ANS Headquarters, Block A, Lots 1R &amp; 2R - An office/warehouse with limited manufacturing and distribution on two lots on 28.7± acres located at the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: ANS Inc.</b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>8 CDD</b></p>	<p><b>Public Hearing - Replat:</b> Ray Huffines Chevrolet Dealership, Block A, Lot 3 - A new car dealer on one lot on 6.3± acres located at the northwest corner of Plano Parkway and Coit Road. Zoned Light Industrial-1. Neighborhood #55. <b>Applicant: Huffines Plano Properties, L.P.</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 7-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9 SS</b></p>	<p><b>Discussion and Direction:</b> Infill Housing - Discussion and direction regarding the draft text of the Infill Housing Policy Statement. <b>Applicant: City of Plano</b></p>	<p><b>DISCUSSION HELD</b></p>
<p><b>10 PJ</b></p>	<p><b>Discussion and Direction:</b> Proposed Amendments to the Commission's Adopted Procedures concerning Time Limits for Speakers and the Order of Agenda Items - Discussion and direction on proposed amendments to the Commission's adopted rules and procedures concerning time limits for speakers and the order of agenda items. <b>Applicant: City of Plano</b></p>	<p><b>DISCUSSION HELD</b></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>		

**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 that 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 on 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;
  - 30 minutes for all other speakers, to be divided as follows:
    - ♦ 15 minutes for a representative of a homeowners association or other group with:
    - ♦ 3 minutes each for additional speakers; and
  - 5 minutes for applicant rebuttal.

**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.