

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

February 20, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:15 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:45 p.m. - Pre-Meeting - Council Chambers</p> <ul style="list-style-type: none">I. Agenda Review - 02/20/06II. Agenda Review - 03/06/06III. Items for Future Discussion <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 - February 6, 2006, Meeting Minutes & February 7, 2006, Training Session Minutes</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>	

<u>CONSENT AGENDA</u>		
5a BT	Preliminary Plat: Custer Crossing Retail Center, Block 1, Lot 1 - A retail building on one lot on 2.0± acres located at the southwest corner of Hedgcoxe Road and Custer Road. Zoned Retail. Neighborhood #11. Applicant: Three Stars Real Estate Corporation	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5b BT	Revised Preliminary Site Plan & Concept Plan: Plano/544 Business Park Addition, Block A, Lots 1R & 4 - A medical development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial. Neighborhood #40. Applicant: Plain Old Medical LLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5c BT	Revised Conveyance Plat: Plano-Independence Parkway Place Addition, Block 1, Lots 2R, 3, & 4 - Three conveyance lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Plano Parkway Independence Partnership	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5d BT	Preliminary Site Plan: Plano-Independence Parkway Place Addition, Block 1, Lots 2R, 3, & 4 - A medical office, general office, and retail development on three lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Plano Parkway Independence Partnership	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5e BT	Preliminary Plat: Plano-Independence Parkway Place Addition, Block 1, Lot 3 - A medical office on one lot on 1.0± acres located on the north side of Plano Parkway, 350± feet east of Independence Parkway. Zoned Planned Development-374-Retail. Neighborhood #65. Applicant: Plano Parkway Independence Partnership	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5f EH	Final Plat: Fowler Middle School, Block A, Lot 1 - A public secondary school on one lot on 20.5± acres located at the northwest corner of McDermott Road and Enchanted Ridge Drive. Zoned Single-Family Residence-7. Neighborhood #2. Applicant: Frisco I.S.D.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5g CDD	Phase I Land Study: Collinwood Farms Addition - 99 Single-Family Residence-6 lots and 63 Single-Family Residence-9 lots on 70.0± acres located at the southeast corner of Windhaven Parkway and Willow Bend Drive. Zoned Single-Family Residence-6, Single-Family Residence-9, Single-Family Residence-20, and Planned Development-450-Single-Family Residence-9. Neighborhood #30. Applicant: JBS Trust	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5h CDD	Preliminary Site Plan: RCCG-HGE Addition, Block 1, Lot 1 - A church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural. Neighborhood #51. Applicant: The Redeemed Christian Church of God	APPROVED 7-0, NO FURTHER ACTION REQUIRED

<p>5i CDD</p>	<p>Preliminary Site Plan & Revised Concept Plan: Legacy Town Center (North), Block A, Lots 1-3 - A mixed use development on three lots on 17.3± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Shops at Legacy (North) L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5j CDD</p>	<p>Preliminary Site Plan: Kemp Homestead Addition #2, Block A, Lot 5 - A retail building on one lot on 4.3± acres located on the east side of Plano Parkway, 250± feet south of Park Boulevard. Zoned Regional Commercial. Neighborhood #52. Applicant: P.C. New Pioneer LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF CONSENT AGENDA</u></p>		
<p><u>PUBLIC HEARINGS</u></p>		
<p>6A CDD</p>	<p>Public Hearing: Zoning Case 2006-01 - A request to rezone 0.9± acre located at the southeast corner of K Avenue and 10th Street from Light Commercial and Two-Family Residence (Duplex) to Light Commercial. Applicant: Dallas Roadster</p>	<p>DENIED 5-2</p>
<p>6B CDD</p>	<p>Concept Plan: Vendome Place, Block 2, Lot 3R - A retail building on one lot on 0.9± acre located at the southeast corner of 10th Street and K Avenue. Zoned Light Commercial and Two-Family Residence (Duplex). Neighborhood #67. Applicant: Dallas Roadster</p>	<p>DENIED 6-1</p>
<p>7 BT</p>	<p>Public Hearing - Replat: John Paul II Addition, Block 1, Lot 1 - A parochial school on one lot on 35.0± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1 with Specific Use Permit #514 for Day Care Center. Neighborhood #64. Applicant: John Paul II High School</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>8 BT</p>	<p>Public Hearing - Replat: Plano/544 Business Park Addition, Block A, Lots 1R & 4 - A medical office development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial. Neighborhood #40. Applicant: Plain Old Medical LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Pioneer Place Addition, Block A, Lots 1 & 2 - An independent living facility on one lot on 7.5± acres located on the east side of K Avenue, 335± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. Applicant: Pioneer Place Senior Housing, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></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.