

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

March 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 - 03/20/06II. Agenda Review - 04/03/06III. Items for Future DiscussionIV. Discussion & Direction about Possible Alternate Meeting Date for the July 3, 2006, Planning & Zoning Commission Meeting <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 – March 6, 2006, Meeting 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: Parkway Corners, Block A, Lots 4 & 5 - A day care center, retail store, and medical office on one lot and future development on one lot on 3.3± acres located on the north side of Plano Parkway, 515± feet east of Midway Road. Zoned Planned Development-112-Retail with Specific Use Permit 573. Neighborhood #40. Applicant: Willow Bend Partners	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5b BT	Preliminary Site Plan: Coit-Spring Creek Addition, Block 1, Lot 2 - A restaurant on one lot on 1.0± acres, located on the west side of Coit Road, 349± feet south of Spring Creek Parkway. Zoned Retail. Neighborhood #32. Applicant: Panda Restaurant Group	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5c BT	Final Plat: Fairview Central Park Addition, Block A, Lot 7 - A restaurant on one lot on 1.7± acres located on the west side of U.S. Highway 75, 1,400± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Moore Plaza Partners, Ltd.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5d BT	Final Plat: Fairview Central Park Addition, Block A, Lot 8 - A restaurant and a retail building on one lot on 1.5± acres located on the west side of U.S. Highway 75, 1,750± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Applicant: Moore Plaza Partners, Ltd.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5e BT	Site Plan: Hedgcoxe Office Addition, Block A, Lot 1R - A bank with drive-through lanes on one lot on 1.3± acres located at the northeast corner of Preston Road and Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #4. Applicant: Colonial Bank	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5f BT	Preliminary Site Plan: Preston/Hedgcoxe Addition, Block C, Lot 2 - General and medical offices on one lot on 2.7± acres located on the east side of the future San Jacinto Place, 310± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9. Applicant: DR Rankin, PLLC	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5g EH	Preliminary Plat: Dominion Parkway, Phase 1 - Right-of-way dedication of 3.8± acres located on the north side of Headquarters Drive, 874± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. Applicant: EDS Real Estate	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5h EH	Preliminary Plat: Dominion Parkway, Phase 2 - Right-of-way dedication of 6.6± acres located on the north side of Hedgcoxe Road, 1,311± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8. Applicant: EDS Real Estate	APPROVED 7-0, NO FURTHER ACTION REQUIRED

<p>5i CDD</p>	<p>Conveyance Plat: Legacy Town Center North No. 2, Block A, Lots 1 & 2 - Two conveyance lots on 18.4± acres located at the northwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicants: Karahan Companies & Goodman Family of Builders, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5j CDD</p>	<p>Preliminary Site Plan: The Town Homes at Legacy Town Center Phase IV - 170 Single-Family Attached lots and 37 open space lots on 12.3± acres located at the northwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: K. Hovnanian Homes</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>6 CDD</p>	<p>Public Hearing: Zoning Case 2005-54 - A request to rezone 16.2± acres from Agricultural and Estate Development to Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Applicant: Abby Bahreini</p>	<p>TABLED UNTIL 4/03/06 P&Z MEETING</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2006-03 - A request for a Specific Use Permit for Day Care Center on 1.0± acres located 500± feet east of Preston Road, 1,400± feet north of Park Boulevard. Zoned Retail. Applicant: Adventure Kids Playcare</p>	<p>APPROVED 4-3, WILL BE FORWARDED TO CITY COUNCIL ON 4/24/06</p>
<p>8 EH</p>	<p>Public Hearing - Replat: Exchange Business Center, Block 2, Lots 3R, 4, 5R, 6, & 7 - An office-showroom/warehouse development on five lots on 14.1± acres located south of Guilder Drive, east and west of Franc Drive. Zoned Research/Technology Center. Neighborhood #68. Applicant: Morstan, LP</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9 BT</p>	<p>Preliminary Replat & Revised Site Plan: East Spring Creek Venture Addition, Block A, Lot 1R - A bank with drive-through lanes on one lot on 0.9± acre located at the southeast corner of Coit Road and Spring Creek Parkway. Zoned Retail. Neighborhood #33. Applicant: Armstrong Properties, 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.