

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 17, 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 - 04/17/06II. Agenda Review - 05/01/06III. 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 - April 3, 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 CDD	Preliminary Plat: The Town Homes at Legacy Town Center, Phase Four - 170 Single-Family Residence 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: Allen & Ridinger Consulting	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5b CDD	Concept Plan: Preston Crossroads, Block A, Lot 1 & Block B, Lots 1-3 - Retail and restaurants on four lots on 35.5± acres located at the southeast and southwest corners of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment and Central Business-1. Neighborhood #8. Applicant: Preston Crossroads, L.P.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5c BT	Final Plat: Hidden Creek Estates, Phases 3 & 4 - 193 Single-Family Residence Attached lots and seven open space lots on 23.7± acres located at the northeast corner of McDermott Road and Robinson Road. Zoned Planned Development-38-Multifamily Residence-2. Neighborhood #1. Applicant: Portrait Homes	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5d BT	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	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5e EH	Revised Site Plan: Chase Oaks Plaza Addition, Block A, Lot 3 - A retail and restaurant building on one lot on 0.7± acre located on the east side of Alma Drive, 573± feet south of Legacy Drive. Zoned Retail with Specific Use Permit #28 for Daycare Center. Neighborhood #21. Applicant: Andre Imported Food, Inc.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5f EH	Preliminary Site Plan: Mt. Olive Church Addition, Block A, Lot 1 - A church on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Mt. Olive Baptist Church of Plano, Inc.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
5g EH	Revised Site Plan: Pitman Corners Addition, Block 3, Lot 1R - A bank with drive-through lanes on one lot on 0.6± acre located at the northeast corner of 15th Street and Custer Road. Zoned Retail. Neighborhood #58. Applicant: Worke Zekarge	APPROVED 7-0, NO FURTHER ACTION REQUIRED
<u>END OF CONSENT AGENDA</u>		

<u>PUBLIC HEARINGS</u>		
6 TE	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 signs. Applicant: City of Plano	TABLED 6-1, UNTIL 05/01/06 P&Z MEETING
7 BT	Public Hearing - Preliminary Replat: Coit-Spring Creek Addition, Block 1, Lot 2R - 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: LowCar Autowash, L.L.C.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
8 EH	Public Hearing - Replat: Plano I.S.D. Service Center, Block A, Lot 1R - A service yard on one lot on 22.0± acres located at the southeast corner of Alma Drive and Seabrook Drive. Zoned Planned Development-329-Community Center. Neighborhood #21. Applicant: Plano I.S.D.	APPROVED 7-0, NO FURTHER ACTION REQUIRED
9 EH	Public Hearing - Preliminary Replat: Coit Parker Addition, Block F, Lot 20R - A convenience store with gas pumps and a retail building on one lot on 1.2± acres located at the northeast corner of Coit Road and Parker Road. Zoned Retail. Neighborhood #33. Applicant: Indus Investment	APPROVED 7-0, NO FURTHER ACTION REQUIRED
<u>END OF PUBLIC HEARINGS</u>		
10 SS	Discussion and Direction: Comprehensive Plan Update - Discussion and direction on the update of the Parks and Recreation Element of the Comprehensive Plan. Applicant: City of Plano	DISCUSSION HELD
11 SS	Discussion and Direction: Comprehensive Plan Update - Discussion and direction on the update of the Public Services and Facilities Element of the Comprehensive Plan. Applicant: City of Plano	DISCUSSION HELD
ACCESSIBILITY STATEMENT		
<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.