

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 3, 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 - March 20, 2006, Pre-meeting & Meeting Minutes, & March 22, 2006, Work 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> <p><u>CONSENT AGENDA</u></p> <p>5a CDD Final Plat: The Canal on Preston Addition, Block A, Lot 1 - A general office and retail building on one lot on 1.3± acres located at the southwest corner of Preston Road and McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Prestonmac Properties, Ltd.</p> <p>5b CDD Revised Conveyance Plat: Tradition Trail Industrial Park Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 5.2± acres located at the southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. Applicant: Tradition Trail, L.P.</p>	<p></p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Preliminary Site Plan: Coit-Spring Creek Addition, Block 1, Lot 3 - A retail store on one lot on 0.9± acre located on the south side of Spring Creek Parkway, 620± feet west of Coit Road. Zoned Retail. Neighborhood #32. Applicant: Autozone Tore Development</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Preliminary Site Plan: Southwest Corporate Federal Credit Union, Block A, Lot 2 - A general office building on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Holt Lunsford Commercial</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Revised Site Plan: Westwind Exxon Addition, Block A, Lot 1 - A bank with drive-through lanes on one lot on 0.9± acre located at the northeast corner of Independence Parkway and Legacy Drive. Zoned Retail. Neighborhood #11. Applicant: First National Bank</p>	<p>APPROVED 8-0, 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 - 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. Tabled 02/06/06 & 03/20/06. Applicant: Abby Bahreini</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 04/24/06</p>
<p>7 TE</p>	<p>Public Hearing: Zoning Case 2006-02 - Request to amend various sections of the Zoning Ordinance, including regulations and administrative procedures regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 04/24/06</p>
<p>8 TE</p>	<p>Public Hearing: Subdivision Ordinance Amendment - Request to amend regulations and administrative procedures of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Applicant: City of Plano</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 04/24/06</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Raney Addition, Block 1, Lot 1R - An existing car wash and an indoor commercial amusement building on one lot on 1.9± acres located on the north side of Spring Creek Parkway, 650± feet east of K Avenue. Zoned Retail. Neighborhood #22. Applicant: NMCA, LLC</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>10 CDD</p>	<p>Public Hearing - Preliminary Replat: White Rock Creek Multi-Purpose Complex, Block A, Lot 2R - A public park on one lot on 15.4± acres located at the northeast corner of Parker Road and Clark Parkway. Zoned Single-Family Residence-9, Single-Family Residence-7, and Agricultural. Neighborhood #30. Applicant: City of Plano</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>11 BT</p>	<p>Public Hearing - Replat: Parker Square Addition, Block 2, Lots 1R-3R - Retail development on three lots on 2.7± acres located at the southwest corner of Park Boulevard and K Avenue. Zoned Planned Development-23-Light Commercial. Neighborhood #59. Applicant: M&M Joint Venture</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 BT</p>	<p>Preliminary Site Plan: Preston/Hedgcoxe Addition, Block B, Lot 1 - General and medical offices on one lot on 1.9± acres located at the southwest corner of San Jacinto Lane and Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9. Applicant: Scherer Investments</p> <p style="text-align: center;">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>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</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.