

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 1, 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 - April 17, 2006, Pre-Meeting & 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> <p><u>CONSENT AGENDA</u></p> <p>5a Preliminary Plat: Independence Hall Addition, Block 1, Lot 2 - A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 1,430± feet north of Spring Creek Parkway. Zoned Neighborhood Office. Neighborhood #18. Applicant: A-Plus Prep School</p> <p>5b Site Plan: Independence Hall Addition, Block 1, Lot 2 - A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 1,430± feet north of Spring Creek Parkway. Zoned Neighborhood Office. Neighborhood #18. Applicant: A-Plus Prep School</p>	<p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p></p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p> <p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Final Plat: Regency Park - 84 single-family residential lots on 18.4± acres located on the east side of Ohio Drive, 250± feet south of McDermott Road. Zoned Planned Development-155-Single-Family Residence-6. Neighborhood #1. Applicant: Regency Park, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BT</p>	<p>Final Plat: Legacy Town Center (South), Block I, Lot 2R - 431 multifamily units on one lot on 4.7± acres located at the northeast corner of Bishop Road and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #16. Applicant: Legacy PT MFA III, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Final Plat: Wyatt Elementary School Addition, Block A, Lot 6 - A retail building with a drive-through lane on one lot on 0.9± acre located on the south side of McDermott Road, 215± feet east of Coit Road. Zoned Planned Development-261-Retail. Neighborhood #5. Applicant: Image Properties Ltd.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f CDD</p>	<p>Revised Site Plan: EDS Clusters, Block A, Lot 2 - A general office building on one lot on 41.1± acres located at the southwest corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #16. Applicant: KDC Legacy Limited Partnership</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g CDD</p>	<p>Site Plan: Wyatt Elementary School Addition, Block A, Lot 5 - A retail building on one lot on 0.9± acre located on the south side of McDermott Road, 1,125± feet east of Coit Road. Zoned Planned Development-261-Retail. Neighborhood #5. Applicant: McDermott Center Joint Venture</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5h CDD</p>	<p>Revised Conveyance Plat: The Canal on Preston Addition, Block A, Lots 4 & 5 - Two conveyance lots on 7.3± acres located at the northeast corner of Towne Square Drive and Gratitude Trail. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Mint Resorts, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5i CDD</p>	<p>Revised Preliminary Site Plan & Revised Concept Plan: The Canal on Preston Addition, Block A, Lots 4 & 5 - 114 multifamily units and general offices on two lots on 7.3± acres located at the northeast corner of Towne Square Drive and Gratitude Trail. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: Mint Resorts, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5j CDD</p>	<p>Preliminary Plat: Park Place Center, Block A, Lot 8 - A retail building on one lot on 1.2± acres located on the south side of Plano Parkway, 1,000± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: French Real Estate International</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5k CDD</p>	<p>Revised Conveyance Plat: Park Place Center, Block A, Lots 7R & 8 - Two conveyance lots on 7.0± acres located on the south side of Plano Parkway, 1,000± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40. Applicant: French Real Estate International</p> <p><u>END OF CONSENT AGENDA</u></p> <p><u>PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>6 TE</p>	<p>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 sign. Tabled 04/17/06. Applicant: City of Plano</p>	<p>REMAINED ON THE TABLE UNTIL THE 05/15/06 P&Z MEETING</p>
<p>7A BT</p>	<p>Public Hearing: Zoning Case 2006-07 - A request to rezone 9.9± acres located on the north side of Legacy Drive, 748± feet east of Chase Oaks Boulevard from Corridor Commercial to Planned Development-277-Retail/General Office. Applicant: Fellowship Bible Church-North</p>	<p>APPROVED 6-1, WILL BE FORWARDED TO CITY COUNCIL ON 05/22/06</p>
<p>7B BT</p>	<p>Preliminary Site Plan: Fellowship Bible Church-North Addition, Block A, Lot 1 - A church campus development on one lot on 27.7± acres located at the northeast corner of Chase Oaks Boulevard and Legacy Drive. Zoned Planned Development-277-Retail/General Office and Corridor Commercial. Neighborhood #13. Applicant: Fellowship Bible Church-North</p>	<p>APPROVED 6-1, NO FURTHER ACTION REQUIRED</p>
<p>8 MW</p>	<p>Public Hearing: Zoning Case 2006-08 - A request for an amendment to the Heritage Resource designation H-1 (Ammie Wilson House) on one lot on 4.0± acres located at the southeast corner of 15th Street and Pitman Drive. Zoned Single-Family Residence-9 (SF-9) with Heritage Resource designation (H-1). Applicant: City of Plano</p>	<p>APPROVED 7-0, WILL BE FORWARDED TO CITY COUNCIL ON 05/22/06</p>
<p>9 CDD</p>	<p>Public Hearing - Replat & Revised Site Plan: EDS Clusters, Block A, Lot 3R - A general office building on one lot on 32.1± acres located at the southeast corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #16. Applicant: KDC Legacy Limited Partnership</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 EH</p>	<p>Public Hearing - Preliminary Replat & Site Plan: Amtrol Addition, Block A, Lot 3R - An office-showroom/warehouse building on one lot on 1.0± acres located on the north side of Plano Parkway, 540± feet east of N Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Ari-Tex</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>11 EH</p>	<p>Public Hearing - Preliminary Replat: Southwest Corporate Federal Credit Union, Block A, Lot 2R - General offices 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 7-0, NO FURTHER ACTION REQUIRED</p>
<p>12 EH</p>	<p>Public Hearing - Replat: Two Legacy Town Center, Block A, Lot 1R - General office building on one lot on 6.8± acres located at the northeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. Neighborhood #1. Applicant: Tennyson Development, L.P.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>13 CDD</p>	<p>Public Hearing - Replat & Revised Site Plan/Concept Plan: Central Plano Industrial Park, Phase 1, Block 1, Lots 4R & 5 - Two warehouse buildings on two lots on 9.6± acres located at the northwest corner of Jupiter Road and Summit Avenue. Zoned Light Industrial-1. Neighborhood #67. Applicant: Olivas Owners, LLC</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p><u>END OF PUBLIC HEARINGS</u></p>		
<p>14 PJ</p>	<p>Discussion and Direction: Planning & Zoning Commission's Work Program - Discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program. Applicant: City of Plano</p>	<p>DISCUSSION HELD</p>
<p>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>		

**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.