

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

June 19, 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 - 06/19/06II. Agenda Review - 07/05/06III. 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 - June 5, 2006, Meeting</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>	
5a CDD	<p>Final Plat: The Shops at Legacy Town Center (North), Phase 1, Block A, Lot 1 - Retail, restaurant, and office development on one lot on 5.6± acres located at the northwest corner of Legacy Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Karahan Companies</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>

<p>5b CDD</p>	<p>Revised Conveyance Plat: Legacy Town Center (North), Block C, Lots 1, 4, 5, 6, & 7 - Five conveyance lots on 27.2± 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 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5c CDD</p>	<p>Preliminary Site Plan: The Shops at Legacy Town Center, Block C, Lots 4 & 5 - A general office building and parking garage on two lots on 3.9± acres located at the northeast and southeast corners of the Dallas North Tollway and Infinity Avenue. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: The Shops at Legacy, L.P.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5d BT</p>	<p>Final Plat: Ismaili Jamatkhana and Center Addition, Block A, Lot 1 - A church on one lot on 5.5± acres located at the northeast corner of Alma Drive and Seabrook Drive. Zoned Neighborhood Office. Neighborhood #21. Applicant: Ismaili Jamatkhana and Center</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5e BT</p>	<p>Conveyance Plat: Preston Hedgcoxe Addition, Block C, Lots 1 & 2 - Two conveyance lots on 4.1± acres located at the southeast corner of Hedgcoxe Road and San Jacinto Place. Zoned Planned Development-159-General Office. Neighborhood #9. Applicant: Scherer Investments, Inc.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Preliminary Site Plan & Concept Plan: Stream Data Center, Block A, Lots 1 & 2 - A warehouse and future office development on two lots on 29.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Stream Realty</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>5g EH</p>	<p>Conveyance Plat: Stream Data Center, Block A, Lots 1 & 2 - A future office development on two conveyance lots on 29.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. Applicant: Stream Realty</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 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 signs. Tabled 04/17/06, 05/01/06, & 05/15/06. Applicant: City of Plano</p>	<p>TABLED UNTIL 08/07/06 P&Z MEETING</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2006-09 - A request for a Specific Use Permit for Day Care Center on 0.2± acre located on the south side of Hedgcoxe Road, 907± feet west of Coit Road. Zoned Patio Home. Applicant: Anuradha Balakan</p>	<p>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 07/24/06</p>

<p>8A CDD</p>	<p>Public Hearing: Zoning Case 2006-10 - A request to rezone 2.3± acres located at the southeast corner of Los Rios Boulevard and Park Boulevard from General Office to Retail. Zoned General Office with Specific Use Permits #57 for Restaurant & #484 for Veterinary Clinic. Applicant: Park Rios</p>	<p>TABLED UNTIL 08/21/06 P&Z MEETING</p>
<p>8B CDD</p>	<p>Site Plan: Park Rios Addition, Block 1, Lot 1 - An existing office building on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Los Rios Boulevard. Zoned General Office with Specific Use Permits #57 for Restaurant & #484 for Veterinary Clinic. Neighborhood #51. Applicant: Park Blvd. Center Ltd.</p>	<p>TABLED UNTIL 08/21/06 P&Z MEETING</p>
<p>9 EH</p>	<p>Public Hearing - Replat: Whitestone Addition, Block A, Lot 4R - An office-professional/general administrative, medical office, and retail stores and shops use on one lot on 2.7± acres located at the southeast corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. Neighborhood #16. Applicant: Tennyson Plaza, LTD</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>10 CDD</p>	<p>Public Hearing - Preliminary Replat & Revised Site Plan: DSC Communications Addition, Block 1, Lot 1R - An office/manufacturing development on one lot on 23.8± acres located at the southeast corner of Jomar Drive and Coit Road. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. Applicant: Countrywide Home Loans</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>11 BT</p>	<p>Public Hearing - Replat: Avignon Windhaven, Phase I, Block A, Lot 1R - A single-family residential lot on 0.2± acre located at the northeast corner of Windhaven Parkway and Jacqueline Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27. Applicant: Acres of Sunshine LTD.</p>	<p>APPROVED 8-0, NO FURTHER ACTION REQUIRED</p>
<p>12 TE</p>	<p>Public Hearing - Replat, Request for Variance to the Subdivision Ordinance, & Revised Site Plan: Hunters Glen 5, Block A, Lots 4R & 6 - Replat, request for a variance to the lot frontage requirements of the Subdivision Ordinance, and revised site plan for a medical office and church/religious facility on two lots on 1.3± acres located at the northeast corner of Spring Creek Parkway and Old Orchard Drive. Zoned Retail. Neighborhood #19. Applicant: MSS Realty Partners, L.P.</p>	<p>APPROVED 8-0, 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.