

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**June 5, 2006**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; 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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes - May 15, 2006, Meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; 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><b><u>CONSENT AGENDA</u></b></p> <p><b>5a</b> <b>Final Plat:</b> The Canal on Preston Addition, Block A, Lot 8 - A kennel (indoor pens)/commercial pet sitting building on one lot on 1.0± acres located at the southwest corner of McDermott Road and Gratitude Trail. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: KPM Interest, Inc.</b></p> <p><b>5b</b> <b>Final Plat:</b> Coit Center, Block B, Lot 6R - A hotel/motel on one lot on 2.6± acres located on the west side of Silverglen Drive, 450± feet north of S.H. 190. Zoned Corridor Commercial and Light Industrial-1. Neighborhood #72. <b>Applicant: STAY 190, LTD.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p> <p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5c BT</b></p>	<p><b>Final Plat:</b> Coit/Ridgeview Townhomes, Phase One - 40 Single-Family Residence Attached lots, eight Two-Family Residence (Duplex) lots, and six open space lots on 7.3± acres located on the north side of Ridgeview Drive, 1,385± feet east of Coit Road. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2. <b>Applicant: Coit Road, L.P.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5d BT</b></p>	<p><b>Final Plat:</b> The Hills of Spring Creek, Phase 2 - 30 Single-Family Residence-9 lots and two open space lots on 9.4± acres located on the north side of Parker Road, 1,450± feet east of Jupiter Road. Zoned Single-Family Residence-9. Neighborhood #38. <b>Applicant: Standard Pacific of Texas, L.P.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5e EH</b></p>	<p><b>Final Plat:</b> Portia Taylor Elementary School, Block A, Lot 1 - A public primary school on one lot on 10.7± acres located on the west side of Gillespie Drive, 1,000± feet north of Ridgeview Drive. Zoned Regional Employment. Neighborhood #2. <b>Applicant: Frisco I.S.D.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5f EH</b></p>	<p><b>Final Plat:</b> The Shops at Willow Bend, Block 2, Lot 3 - Medical office buildings on one lot on 3.8± acres located on the north side of Chapel Hill Boulevard, 600± feet east of Plano Parkway. Zoned Regional Commercial. Neighborhood #40. <b>Applicant: Chapel Hill Building Partners, Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5g CDD</b></p>	<p><b>Revised Site Plan:</b> Baylor Medical Center of Plano, Block A, Lot 1R - A hospital and medical office complex on one lot on 22.5± acres located at the southeast corner of Plano Parkway and Allied Drive. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164. Neighborhood #55. <b>Applicant: Baylor Healthcare Systems</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5h CDD</b></p>	<p><b>Preliminary Plat:</b> The Lincoln at Towne Square Addition, Block A, Lot 4 - Retail, general office, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Habib Al-Aidroos</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5i CDD</b></p>	<p><b>Preliminary Plat:</b> The Tribeca, Block A, Lot 1 - 396 multifamily units on one lot on 11.6± acres located on the west side of Ohio Drive, 500± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Suburban/Urban Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5j CDD</b></p>	<p><b>Conveyance Plat:</b> The Tribeca, Block A, Lots 1 &amp; 2 - Two conveyance lots on 19.9± acres located at the southwest corner of Ohio Drive and McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. <b>Applicant: Suburban/Urban Ltd.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5k CDD</b></p>	<p><b>Phase II Land Study:</b> The Villas of Stoney Hollow - 52 Single-Family Residence-7 lots developed with Storm Water Management Option 2 on 15.8± acres located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Zoned Single-Family Residence-7. Neighborhood #50. <b>Applicant: Tuscany Engineers</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p> <p><b><u>PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>6 KT</b></p>	<p><b>Discussion and Consideration:</b> Urban Centers Study - Consideration and approval of the Urban Centers Study. <b>Applicant: City of Plano</b></p>	<p><b>APPROVED 8-0, WILL BE FORWARDED TO CITY COUNCIL ON 06/26/06</b></p>
<p><b>7 BT</b></p>	<p><b>Public Hearing - Replat:</b> Deerfield North, Phase III - 64 Single-Family Residence-7 lots and one open space lot on 21.2± acres located on the south side of Hedgcoxe Road, 424± feet west of Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9. <b>Applicant: STRS Plano, L.P.</b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>8 EH</b></p>	<p><b>Public Hearing - Replat &amp; Revised Site Plan:</b> Williams High School, Block 1, Lot 1R - A public secondary school on one lot on 25.2± acres located at the southeast corner of P Avenue and 18th Street. Zoned Single-Family Residence-7. Neighborhood #60. <b>Applicant: Plano I.S.D.</b></p> <p><b><u>END OF PUBLIC HEARINGS</u></b></p>	<p><b>APPROVED 8-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>9 PJ</b></p>	<p><b>Request to Consider Appropriate Zoning -</b> Request to consider the appropriate zoning for property located at the southeast corner of 14th Street and Bradshaw Drive. Zoned Research/Technology Center. <b>Applicant: 544C Joint Venture and Sunset Corporation</b></p>	<p><b>DISCUSSION HELD</b></p>
<p><b>10 TE</b></p>	<p><b>Discussion &amp; Direction:</b> Proposed Standards for Multistory Office Building Signs - Request for discussion and direction on potential amendments to the Zoning Ordinance regarding multistory office building signs. <b>Applicant: City of Plano</b></p>	<p><b>DISCUSSION HELD</b></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.