

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**July 17, 2006**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:15.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>6:45 p.m. - Pre-Meeting - Council Chambers</b></p> <ul style="list-style-type: none"><li>I. Agenda Review - 07/17/06</li><li>II. Agenda Review - 08/07/06</li><li>III. Items for Future Discussion</li></ul> <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>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - July 5, 2006</p> <p>4 <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>	
<b>5a EH</b>	<p><b>Preliminary Site Plan and Concept Plan:</b> FMS Legacy, Block A, Lots 2 &amp; 3 - Two office buildings on two lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Trammell Crow Company</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>

<p><b>5b EH</b></p>	<p><b>Final Plat:</b> Lincoln Legacy One, Block A, Lot 1 - A general office building and a parking garage on one lot on 4.6± acres located at the southeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Central Business-1. Neighborhood #16. <b>Applicant: Lincoln Brookdale Associates, LP</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5c EH</b></p>	<p><b>Preliminary Plat:</b> Pasquinelli's Willow Crest, Phase 3 - 105 Single-Family Residence-6 lots and two open space lots on the north side of McDermott Road, 939± feet east of Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6. Neighborhood #1. <b>Applicant: Portrait Homes</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5d EH</b></p>	<p><b>Preliminary Plat:</b> Pointe West - 50 Single-Family Residence-6 lots and three open space lots on 10.8± acres located on the north side of Windhaven Parkway at Red Wolf Lane. Zoned Single-Family Residence-6. Neighborhood #26. <b>Applicant: Plano Pointe West, L.P.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5e BT</b></p>	<p><b>Preliminary Plat:</b> Franklin Park at Canyon Creek, Block 1, Lot 1 - An independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office. Neighborhood #65. <b>Applicant: Franklin Development Corp.</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5f BT</b></p>	<p><b>Revised Preliminary Plat:</b> Huffman Business Park Addition, Block 2, Lot 2 - An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. <b>Applicant: Huffman Builders, LP</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5g BT</b></p>	<p><b>Site Plan:</b> Huffman Business Park Addition, Block 2, Lot 2 - An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. <b>Applicant: Huffman Builders, LP</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5h BT</b></p>	<p><b>Conveyance Plat:</b> Huffman Business Park Addition, Block 2, Lots 1R &amp; 2 - Two conveyance lots on 2.4± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Neighborhood #55. <b>Applicant: Huffman Builders, LP</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b>5i CDD</b></p>	<p><b>Preliminary Site Plan:</b> NYLO Hotels Addition, Block A, Lot 1 - A hotel with a restaurant on one lot on 4.1± acres located at the northwest corner of Headquarters Drive and Preston Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: EDS Information Services, LLC</b></p>	<p><b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>		

<b><u>PUBLIC HEARINGS</u></b>		
<b>6 CDD</b>	<b>Public Hearing:</b> Zoning Case 2006-15 - A request to rezone 98.6± acres located at the southwest corner of State Highway 121 and Preston Road <b>from</b> Commercial Employment <b>to</b> Planned Development-Commercial Employment. <b>Applicant: Preston 121 Partners &amp; Sa Eun Kim Trust</b>	<b>TABLED 5-0, UNTIL 08/07/06 P&amp;Z MEETING</b>
<b>7 BT</b>	<b>Public Hearing - Replat:</b> ANS Headquarters, Block A, Lots 1R & 2R - An office-showroom/warehouse with limited manufacturing and distribution on two lots on 28.7± acres located at the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: ANS, Inc.</b>	<b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b>
<b>8 BT</b>	<b>Public Hearing - Replat:</b> Glen Whitt Addition, Block A, Lot 1R - A small engine repair shop on one lot on 0.6± acre located at the northeast corner of U.S. Highway 75 and 14th Street. Zoned Corridor Commercial. Neighborhood #67. <b>Applicant: Glen Whitt</b>	<b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b>
<b>9 BT</b>	<b>Public Hearing - Replat:</b> Park Place Addition, Block 1, Lots 1R & 2R - An existing new car dealer on one lot on 6.3± acres and future parking on one lot on 1.4± acres at the southwest corner of Preston Road and Plano Parkway. Zoned Light Commercial with Specific Use Permit #537 for New Car Dealer. Neighborhood #54. <b>Applicant: Park Place Land Company</b>	<b>APPROVED 5-0, NO FURTHER ACTION REQUIRED</b>
<b><u>END OF PUBLIC HEARINGS</u></b>		
<b>10 TE</b>	<b>Discussion &amp; Direction:</b> Multistory Office Building Sign Standards - This item is a request for discussion and direction on standards for multistory office building sign. <b>Applicant: City of Plano</b>	<b>DISCUSSION HELD</b>

**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.