

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

October 16, 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>	
1	Call to Order/Pledge of Allegiance	
2	Approval of Agenda as Presented	
3	Approval of Minutes - October 2, 2006, Meeting and October 3, 2006, Work Session	
4	<p>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>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5a EH	<p>Conveyance Plat: Bar P Addition, Block 1, Lots 1 & 2 - Two conveyance lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,034± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
5b EH	<p>Revised Preliminary Site Plan: Bar P Addition, Block 1, Lots 1 - 4 - A general office development on four lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,034± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5c EH</p>	<p>Preliminary Plat: Bar P Addition, Block 1, Lot 2 - A general office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 834± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21. Applicant: Bar P Joint Venture</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5d EH</p>	<p>Final Plat: Coit-Spring Creek Addition, Block 1, Lot 2 - A restaurant on one lot on 1.0± acre located on the west side of Coit Road, 350± feet south of Spring Creek Parkway. Zoned Retail. Neighborhood #32. Applicant: David Luo</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5e EH</p>	<p>Preliminary Plat: Sehion Mar Thoma Church Addition, Block A, Lot 1 - A church on one lot on 4.2± acres located on the south side of 14th Street, 746± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Celu Alphonso</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5f EH</p>	<p>Site Plan: Sehion Mar Thoma Church Addition, Block A, Lot 1 - A church on one lot on 4.2± acres located on the south side of 14th Street, 746± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69. Applicant: Celu Alphonso</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5g BT</p>	<p>Preliminary Site Plan: Palisades Business Park, Block 1, Lot 3R - A medical office on one lot on 1.4± acres located on the east side of K Avenue, 125± feet south of Plano Parkway. Zoned Light Industrial-1. Neighborhood #67. Applicant: Davita Dialysis Clinic</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5h BT</p>	<p>Final Plat: Subaru Addition, Block A, Lot 2 - A new car dealer on one lot on 4.0± acres located on the south side of Plano Parkway, 550± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit No. 384 for New and Used Car Dealer. Neighborhood #55. Applicant: Subaru of America, Inc.</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5i CDD</p>	<p>Preliminary Site Plan & Concept Plan: Turnpike Commons, Block 1, Lots 1 & 2 - Four office showroom/warehouse buildings on two lots on 7.5± acres located at the northwest corner of Wynwood Drive and Wyngate Boulevard. Zoned Research/Technology Center. Neighborhood #68. Applicant: Bill Boyd</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>5j CDD</p>	<p>Preliminary Site Plan & Concept Plan: Preston/Parker Addition, Block A, Lots 1 & 2 - A bank on one lot and a general office building on one lot on 4.3± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office with Specific Use Permit #566 for Bank, Savings & Loan, or Credit Union. Neighborhood #43. Applicants: Greenway-Preston & Parker, Ltd., Fred J. Harrington, Constance H. Coolik, & Cynthia C. Harrington</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>5k BT</p>	<p>Final Plat: McDermott Square, Block A, Lot 1 - A retail building and a convenience store with a gas pump on one lot on 6.4± acres located at the northeast corner of McDermott Road and Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3. Applicant: McDermott Square, LP</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>6A CDD</p>	<p>Public Hearing: Zoning Case 2006-25 - Request to rezone 7.6± acres located at the southeast corner of Country Club Drive and El Santo Road from General Office to Single-Family Residence Attached. Zoned General Office with Specific Use Permit #13 for Private Club and Country Club. Applicant: Los Rios Country Club, LP</p>	<p>DENIED 7-0</p>
<p>6B CDD</p>	<p>Preliminary Site Plan: Los Rios Village Addition - 67 Single-Family Residence Attached lots and five open space lots on 6.9± acres located on the east side of Country Club Drive and El Santo Road. Zoned General Office and Single-Family Residence Attached with Specific Use Permit #13 for Private Club and Country Club. Neighborhood #51. Applicant: Los Rios Golf Course, LP</p>	<p>DENIED 7-0</p>
<p>7 EH</p>	<p>Public Hearing: Zoning Case 2006-26 - Request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail. Applicant: Maria Folmar</p>	<p>TABLED 7-0 TO THE TO THE 11/06/06 P&Z COMMISSION MEETING</p>
<p>8 CDD</p>	<p>Public Hearing - Replat: East Spring Creek Venture Addition, Block A, Lot 1R - A bank with drive-through lanes on one lot on 0.9± acre located at the southeast corner of Coit Road and Spring Creek Parkway. Zoned Retail. Neighborhood #33. Applicant: JP Morgan Chase Bank</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>9 EH</p>	<p>Public Hearing - Replat & Revised Site Plan: Mathews Elementary School Addition, Block A, Lot 1R - A public primary school on one lot on 9.1± acres located at the southeast corner of Marchman Way and Marcedonia Drive. Zoned Single-Family Residence-7. Neighborhood #10. Applicant: Plano Independent School District</p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>
<p>10 EH</p>	<p>Public Hearing - Replat: Shepton High School Addition, Block A, Lot 1R - A public secondary school on one lot on 19.0± acres located on the north side of Plano Parkway, 1,066± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. Neighborhood #54. Applicant: Plano Independent School District</p> <p><u>END OF PUBLIC HEARINGS</u></p>	<p>APPROVED 7-0, NO FURTHER ACTION REQUIRED</p>

<p>11 CDD</p>	<p>Preliminary Plat & Site Plan: McCall Retail Addition, Block A, Lot 1 - A retail building on one lot on 0.5± acre located at the northwest corner of Plano Parkway and Alma Drive. Zoned Corridor Commercial. Neighborhood #66. Applicants: McCall Farms, Ltd.</p>	<p>APPROVED 6-1, NO FURTHER ACTION REQUIRED</p>
<p>12</p>	<p>Items for Future Discussion - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>	<p>DISCUSSION WAS HELD</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>		

**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.