

**PLANNING & ZONING COMMISSION**  
**APRIL 4, 2005**

**COMMISSIONERS PRESENT**

Laura Williamson, Chairman  
Lee Dunlap  
Joyce Beach, 2nd Vice Chair  
Carolyn Kalchthaler, 1st Vice Chair  
Jerry Kezhaya  
Joy Flick  
Lisette Briley  
Dennis Abraham

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Kent McIlyar, Assistant City Attorney III  
Tom Elgin, Development Review Manager  
Bester Tauro, Planner  
Dee Sarver, Planning Technician  
Priscilla Parra, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Williamson at 7:00 p.m., Monday, April 4, 2005.

Commissioner Kezhaya made a motion to approve the agenda as presented. Commissioner Briley seconded the motion, which passed 8-0.

Commissioner Kezhaya made a motion to approve the March 21, 2005, pre-meeting and meeting minutes. Commissioner Abraham seconded the motion, which passed 8-0.

Commissioner Kezhaya made a motion to approve the consent agenda. Commissioner Briley seconded the motion, which passed 8-0.

**CONSENT AGENDA**

**NO. 5A - FINAL PLAT**  
**3/CUSTER/121 ADDITION, BLOCK 1, LOT 5**  
**APPLICANT: METRO FAMILY CHURCH**

A church on one lot on 12.1± acres on the southwest corner of State Highway 121 and Rowlett Cemetery Road. Zoned Regional Commercial.

Approved as submitted.

**NO. 5B - REVISED SITE PLAN  
3/CUSTER/121 ADDITION, BLOCK 1, LOT 5  
APPLICANT: METRO FAMILY CHURCH**

A church on one lot on 12.1± acres on the southwest corner of State Highway 121 and Rowlett Cemetery Road. Zoned Regional Commercial.

Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**NO. 6 - PUBLIC HEARING – REPLAT  
40/PRESBYTERIAN HOSPITAL OF PLANO, BLOCK A, LOT 1R  
APPLICANT: TEXAS HEALTH RESOURCES**

Tom Elgin, Development Review Manager, stated this is a request for a hospital campus on one lot on 37.0± acres on the south side of Parker Road between Communications Parkway and Midway Road. Zoned Planned Development-427-General Office with Specific Use Permits #141, 142, and 143 for heliport, day care center, and hospital. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Abraham seconded the motion, which passed 8-0.

**NO. 7 - PUBLIC HEARING – PRELIMINARY REPLAT  
59/15TH STREET VILLAGE NO. 2, BLOCK A, LOTS 1, 2 & 3  
APPLICANT: 15TH STREET VILLAGE, L.P.**

Mr. Elgin stated this is a request for a four-story, 31-unit multifamily residence building on one lot on 0.7± acre, a four-story, 15-unit multifamily residence building on one lot on 0.4± acre, and an existing office building on one lot on 0.6± acre located on the east side of G Avenue, 210± feet south of 15th Street. Zoned Downtown Business/Government. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Briley made a motion to approve the item subject to staff recommendations. Commissioner Abraham seconded the motion, which passed 8-0.

**NO. 8 - PUBLIC HEARING - REVISED CONVEYANCE PLAT  
69/LOS RIOS HIBERNIA ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: HIBERNIA NATIONAL BANK**

Bester Tauro, Planner, stated this is a request for two conveyance lots on 24.7± acres located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center (RT). Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**NO. 9 - DISCUSSION AND SELECTION OF FUTURE WORK SESSION DATES  
APPLICANT: CITY OF PLANO**

The Planning & Zoning Commission adopted meeting dates and tentative work session dates, which will be held twice per month through the end of the year.

**NO. 10 - DISCUSSION AND DIRECTION ON DEFINITION AND REGULATIONS FOR  
CONTRACT CONSTRUCTION USES  
APPLICANT: CITY OF PLANO**

Staff recommended discussion, direction and refinement of the following proposed regulations.

Eliminate the existing definition of contract construction. Add new definitions as follows:

“Service Contractor (with no storage yard) - Establishments whose primary activity is the provision of services for the construction, maintenance, cleaning or repair of buildings and properties on a fee or contract basis. Service contractors may include, but are not limited to, plumbing, heating and air conditioning, construction and landscape maintenance services with no outside storage of equipment, goods and materials.”

“Service Contractor Storage Yard - An open storage area for goods, materials, and equipment, including trailers designed to be towed, associated with the conduct of a service contractor business.”

Amend the use chart to reflect the following:

Service Contractor (with no storage yard) - Allowed by right in the Retail (R), Light Commercial (LC), Corridor Commercial (CC), Central Business-1 (CB-1), Light Industrial-1 (LI-1) and Light Industrial-2 (LI-2) zoning districts by right.

Service Contractor Storage Yard - Allowed by SUP in the Light Commercial and Corridor Commercial zoning districts, and by right in the LI-1 and LI-2 zoning districts.

The Planning & Zoning Commission directed staff to bring forward formal zoning ordinance amendments.

**NO. 11 - DISCUSSION AND DIRECTION  
PLANNING & ZONING COMMISSION RULES AND PROCEDURES  
APPLICANT: CITY OF PLANO**

The Commission reviewed and discussed the rules and procedures, and identified possible changes.

There being no further discussion, Chairman Williamson adjourned the meeting at 7:43 p.m.

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Planning & Zoning Commissioner

xc: Honorable Mayor and City Council  
Thomas H. Muehlenbeck, City Manager