

**PLANNING & ZONING COMMISSION**  
**JUNE 6, 2005**

**COMMISSIONERS PRESENT**

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

**COMMISSIONER ABSENT**

Dennis Abraham

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
John Gilliam, 1st Assistant City Attorney  
Jeff Zimmerman, Long Range Planning Manager  
Tom Elgin, Development Review Manager  
Christina Day, Sr. Planner  
Charles Lee, Planner  
Bester Tauro, Planner  
Michael Arthaud, Planning Technician  
Stacy Christison, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Williamson at 7:07 p.m., Monday, June 6, 2005.

Commissioner Dunlap made a motion to approve the agenda as presented. Commissioner Briley seconded the motion, which passed 7-0.

Commissioner Dunlap made a motion to approve the May 16, 2005, pre-meeting and meeting minutes. First Vice Chair Kalchthaler seconded the motion, which passed 7-0.

Commissioners Dunlap and Flick requested Agenda Item Nos. 6k and 6d be pulled for individual consideration, respectively. Commissioner Kezhaya made a motion to approve the remainder of the consent agenda. Commissioner Dunlap seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 6A**

#### **1/PRELIMINARY SITE PLAN: THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 2R**

**APPLICANT: RAINWATER AND COX, INC.**

A hotel on one lot on 3.1± acres located on the west side of Angels Drive, 370± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use.

Approved subject to construction of the northern building fronting Town Square concurrent or prior to the construction of this project as provided within Planned Development-20-Mixed Use.

### **AGENDA ITEM NO. 6B**

#### **24/FINAL PLAT: DAVID MCCALL ELEMENTARY SCHOOL, BLOCK A, LOT 1**

**APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

A public primary school on one lot on 6.5± acres located at the southwest corner of Cloverhaven Way and Marsalis Lane. Zoned Planned Development-367-Single-Family Residence-7.

Approved as submitted.

### **AGENDA ITEM NO. 6C**

#### **16/PRELIMINARY SITE PLAN: PINECREST ADDITION, BLOCK A, LOT 1**

**APPLICANT: LINCOLN PROPERTY COMPANY**

An office-showroom/warehouse facility on one lot on 13.3± acres located at the northeast corner of Pinecrest Drive and Spring Creek Parkway. Zoned Commercial Employment.

Approved as submitted.

### **AGENDA ITEM NO. 6E**

#### **1/PRELIMINARY PLAT: REGENCY PARK**

**APPLICANT: REGENCY PARK, L.P.**

84 single-family residential lots on 18.4± acres located on the east side of Ohio Drive, 250± feet south of McDermott Road. Zoned Planned Development-155-Single-Family Residence-6.

Approved subject to:

1. Legal Department review of the documents establishing the property owners association.

2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 6F**

**30/PRELIMINARY SITE PLAN: WHITE ROCK CREEK MULTIPURPOSE COMPLEX,  
BLOCK A, LOT 2**

**APPLICANT: CITY OF PLANO**

A public park/playground including a recreation center on one lot on 15.4± acres located on the north side of Parker Road, 400± feet east of Clark Parkway. Zoned Single-Family Residence-9 and Agricultural.

Approved subject to:

1. A favorable determination of no hazard by the FAA at time of site plan approval.
2. Staff approval of the general tree survey.
3. Approval of an encroachment agreement with Plano Independent School District prior to site plan approval.

**AGENDA ITEM NO. 6G**

**9/CONCEPT PLAN: CHILDREN'S MEDICAL CENTER**

**APPLICANT: CHILDREN'S MEDICAL CENTER**

A hospital campus on one lot on 56.1± acres located at the southeast corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 6H**

**4/FINAL PLAT: COLLIN COUNTY CHINESE FELLOWSHIP CHURCH, BLOCK A,  
LOT 1**

**APPLICANT: COLLIN COUNTY CHINESE FELLOWSHIP CHURCH**

A church on one lot on 6.6± acres located at the southwest corner of McDermott Road and Preston Meadow Drive. Zoned Single-Family Residence-7.

Approved as submitted.

**AGENDA ITEM NO. 6I**

**36/PRELIMINARY PLAT: FAIRVIEW CENTRAL PARK ADDITION, BLOCK A, LOT 7  
APPLICANT: BRINKER INTERNATIONAL**

A restaurant on one lot on 1.7± acres located on the west side of U.S. Highway 75, 1,400± feet north of Ruisseau Drive. Zoned Corridor Commercial.

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

**AGENDA ITEM NO. 6J**

**11/REVISED SITE PLAN: WESTWIND EXXON ADDITION, BLOCK A, LOT 1  
APPLICANT: FIRST NATIONAL BANK**

A drive-through kiosk (automated bank teller machine) on one lot on 1.0± acres located at the northeast corner of Legacy Drive and Independence Parkway. Zoned Retail.

The purpose for the revised site plan is to add an automated bank teller machine to the former Exxon service station site.

Approved subject to:

1. Staff approval of the landscape plan.
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 6L**

**11/FINAL PLAT: REDHILL SPRINGS  
APPLICANT: ASHTON DALLAS RESIDENTIAL**

76 Single-Family Residence Attached lots on 8.0± acres located 292± feet south of Hedgcoxe Road and 300± feet west of Custer Road. Zoned Retail with Specific Use Permit #453 for Day Care Center and Specific Use Permit #549 for Single-Family Residence Attached.

Approved as submitted.

**AGENDA ITEM NO. 6M**

**36/PRELIMINARY SITE PLAN: FAIRVIEW CENTRAL PARK ADDITION, BLOCK A,  
LOT 8  
APPLICANT: MOORE PLAZA L.P.**

A restaurant on one lot on 1.8± acres located on the west side of U.S. Highway 75, 1,750± feet north of Ruisseau Drive. Zoned Corridor Commercial.

Approved subject to the filing and recordation of the offsite fire lane, access, and utility easements.

## **END OF CONSENT AGENDA**

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

### **AGENDA ITEM NO. 6D**

#### **55/PRELIMINARY SITE PLAN: PLANO MEDICAL CENTER NO. 2, BLOCK A, LOT 1 APPLICANT: HCFD**

Christina Day, Sr. Planner, stated this is a proposed medical office building, proposed parking garage, and an existing medical office building on one lot on 9.0± acres located at the northwest corner of Coit Road and 15th Street. Zoned Planned Development-130-General Office with Specific Use Permit #230 for Indoor Commercial Amusement. Staff recommended approval as submitted.

After a brief discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 7-0.

Commissioner Dunlap stepped down for Agenda Item No. 6k.

### **AGENDA ITEM NO. 6K**

#### **4/FINAL PLAT: PRESTON ONE ADDITION, BLOCK A, LOT 1 APPLICANT: PRECISION ONE LP**

Bester Tauro, Planner, stated this is one general office building and one medical office building on one lot on 2.2± acres located on the east side of Preston Road, 220± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office. Staff recommended approval as submitted.

After a brief discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 6-0.

Commissioner Dunlap resumed his seat.

## **END OF ITEMS FOR INDIVIDUAL CONSIDERATION**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 7**

#### **PUBLIC HEARING: ZONING CASE 2005-13**

#### **APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance regarding contract construction use. This request proposes to replace contract construction use with one or more related uses and to amend the Schedule of Permitted Uses to establish appropriate zoning districts for the replacement uses. No letters were received for the item. Staff recommended for approval as follows: (Additions are indicated by underlined text; deletions are indicated by strikethrough text.)

1. Amend definitions in Section 1.600 (Definitions) of Article 1 (General Regulations) of the Zoning Ordinance, deleting the definition for contract construction and creating new definitions for service contractor (with no storage yard) and service contractor (with storage yard) to read as follows:

Service Contractor (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 (with storage yard) - A service contractor (as defined above) with an open storage area for goods, materials, and equipment, including trailers designed to be towed, associated with the conduct of the business.

2. Amend the use charts in Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) of the Zoning Ordinance, deleting contract construction use, to permit Service Contractor (no storage yard) use by right in the R, LC, CC, CB-1, LI-1, and LI-2 zoning districts, and to allow Service Contractor (with storage yard) use by right in the LI-1 and LI-2 zoning districts and allowed by a specific use permit in the LC zoning district.

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

After some discussion, Commissioner Beach made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8**  
**PUBLIC HEARING: ZONING CASE 2005-14**  
**APPLICANT: TOM RUGGERI**

Ms. Tauro stated this is a request for a Specific Use Permit for Private Club on 0.1± acre located 485± feet north of Park Boulevard and 460± feet east of Preston Road. Zoned Retail. No letters were received for the item. Staff recommended for 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 Briley made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9**  
**PUBLIC HEARING: ZONING CASE 2005-15**  
**APPLICANT: PLANO 190, L.P.**

Charles Lee, Planner, stated this is a request for a Specific Use Permit (SUP) for Limited Assembly and Manufacturing Use Complying with Performance Standards on one lot on 0.8± acre located on the west side of Ohio Drive, 1,100± feet south of Plano Parkway. Zoned Planned Development-402-Retail/General Office. Two letters were received in support of the item. Staff recommended for approval as submitted.

The public hearing was opened. Doug Lueders, Holt Lunsford Commercial, representing the applicant, and Rusty McDowell, McDowell & Company, the applicant, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Beach seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10A**  
**PUBLIC HEARING: ZONING CASE 2005-16**  
**APPLICANT: NEWMARK HOMES**

Ms. Day stated this is a request to rezone 199.0± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven Way from Agricultural to Single-Family Residence-7, Single-Family Residence-6, and Patio Home. 46 letters were received in opposition to the item. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item to the July 5, 2005, Planning & Zoning meeting.

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 table the item to the July 5, 2005, Planning & Zoning Commission meeting. Commissioner Flick seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10B**  
**24/PHASE II LAND STUDY: THE TRAILS OF GLENWOOD**  
**APPLICANT: NEWMARK HOMES**

Ms. Day stated this is a request for 145 Single-Family Residence-7 (SF-7) lots, 361 Single-Family Residence-6 (SF-6) lots, 93 Patio Home (PH) lots, and three open space lots on 199.0± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven Way. Zoned Agricultural. No letters were received for the item. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw this item.

The public hearing was opened. Rich Albert, Newmark Homes, representing the applicant, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Flick made a motion to withdraw the item. Commissioner Kezhaya seconded the motion, which passed 7-0.

Ms. Day presented items 11A and 11B together.

**AGENDA ITEM NO. 11A**  
**PUBLIC HEARING: ZONING CASE 2005-17**  
**APPLICANT: PROSPER LAND COMPANY**

Ms. Day stated this is a request to rezone 29.6± acres located at the northwest corner of Kings Manor Lane and Spring Creek Parkway from Multifamily Residence-2 to Planned Development-Patio Home. One letter was received in support of the item. Staff recommended for approval as PD-PH with the following stipulations:

1. Maximum lot coverage: 60% for primary and accessory buildings.
2. Minimum front yard: Ten feet; 20 feet from garage.
3. Minimum side yard adjacent to Spring Creek Parkway: Ten feet; provided that a ten-foot landscape buffer is established adjacent to the right-of-way.
4. Minimum rear yard adjacent to Spring Creek Parkway: 12 feet; provided that a ten-foot landscape buffer is established adjacent to the right-of-way.

5. Off-street parking required at a rate of one-half space per lot, only for lots with less than 55 feet of frontage.
6. Minimum usable open space: 6%. Usable open space must be located within 1,000 feet of each residential lot as measured along the street.
7. Minimum lot size: 5,000 square feet.

The public hearing was opened. David Kalhoefer, Prosper Land Company, representing the applicant, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Dunlap made a motion to approve the item subject to staff stipulations. Commissioner Flick seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11B**  
**25/CONCEPT PLAN: KINGS RIDGE ADDITION, PHASE THREE**  
**APPLICANT: PROSPER LAND COMPANY**

Ms. Day stated this is a request for 115 Patio Homes and ten open space lots on 29.6± acres located at the northwest corner of King's Manor Lane and Spring Creek Parkway. Zoned Multifamily Residence-2. No letters were received for the item. Staff recommended for approval subject to City Council approval of Zoning Case 2005-17.

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 Dunlap seconded the motion, which passed 7-0.

Ms. Day presented items 12A and 12B together.

**AGENDA ITEM NO. 12A**  
**PUBLIC HEARING: ZONING CASE 2005-18**  
**APPLICANT: EDS INFORMATION SERVICES**

Ms. Day stated this is a request to rezone 8.7± acres located at the southeast corner of Dallas North Tollway and Tennyson Parkway from Commercial Employment to Central Business-1. One letter was received in support of the item. Staff recommended for approval as submitted.

The public hearing was opened. Ashley Frysinger, Kimley-Horn & Associates, representing the applicant, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12B**

**16/PRELIMINARY SITE PLAN: LINCOLN LEGACY ONE & TWO, BLOCK A, LOT 1  
APPLICANT: LINCOLN PROPERTY COMPANY**

Ms. Day stated this is a request for two general office buildings and one parking structure on one lot on 7.2± acres located at the southeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Commercial Employment. No letters were received for the item. Staff recommended for approval subject to City Council approval of Zoning Case 2005-18.

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 as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 13**

**PUBLIC HEARING: ZONING CASE 2005-19  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance to allow commercial amusement (outdoor) use with a specific use permit in the Regional Commercial zoning district. No letters were received for the item. Staff recommended for approval as follows:

Amend the use charts in Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) of the Zoning Ordinance to allow commercial amusement (outdoor) use in the RC zoning district with approval of a specific use permit.

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

There being no discussion, Commissioner Dunlap made a motion to approve the item subject to staff recommendations. Commissioner Flick seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 14**  
**PUBLIC HEARING: ZONING CASE 2005-21**  
**APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to amend Section 3.300 (Minimum Structure Standards) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding exterior wall standards for nonresidential uses. This request proposes to prohibit the use of membrane (fabric) and/or metal exterior wall finishes for nonresidential structures. No letters were received for the item. Staff recommended that this item be tabled to the June 20, 2005, Planning & Zoning Commission meeting.

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

There being no discussion, Commissioner Dunlap made a motion to table the item to the June 20, 2005, Planning & Zoning Commission meeting. Commissioner Briley seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 15**  
**55/PUBLIC HEARING - PRELIMINARY REPLAT: BAYLOR MEDICAL CENTER AT**  
**PLANO, BLOCK A, LOT 1R**  
**APPLICANT: HEALTHCARE REALTY TRUST**

Mr. Elgin stated this is an existing seven-story hospital, seven-story medical office building, six-story parking structure, and proposed six-story hospital building with three-level parking garage on 22.5± acres located at the southeast corner of Plano Parkway and Allied Drive. Zoned Planned Development-138-Retail/General Office. No letters were received for the item. Staff recommended for approval subject to:

1. Staff approval of landscape and facade plans.
2. 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 Kezhaya made a motion to approve the item subject to staff recommendations. First Vice Chair Kalchthaler seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 16**

**68/PUBLIC HEARING - REPLAT: EXCHANGE BUSINESS CENTER, BLOCK 2,  
LOTS 3R, 4, & 5**

**APPLICANT: MORSTAN, L.P.**

Mr. Lee stated this is an office-showroom/warehouse facility on one lot and two undeveloped lots on 14.1± acres located at the southwest corner of Guilder Drive and Krona Drive. Zoned Research/Technology Center. No letters were received for the item. Staff recommended for 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 Dunlap seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 17**

**54/PUBLIC HEARING - REPLAT & REVISED SITE PLAN: HUFFMAN  
ELEMENTARY SCHOOL ADDITION, BLOCK A, LOT 1**

**APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Mr. Lee stated this is a public primary school on one lot on 5.7± acres located on the south side of Channel Isle Drive, 400± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. One letter was received in opposition to the item. Staff recommended for 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 Flick seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 18**

**54/PUBLIC HEARING - PRELIMINARY REPLAT: PARK PLACE ADDITION,  
BLOCK 1, LOTS 1R & 2R**

**APPLICANT: PARK PLACE LEXUS LAND COMPANY**

Ms. Tauro stated this is an existing car dealership on one lot on 6.3± acres and future parking on one lot on 1.4± acres located at the southwest corner of Preston Road and Plano Parkway. Zoned Light Commercial with Specific Use Permit #537 for New Car Dealer. No letters were received for the item. Staff recommended for 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 7-0.

**AGENDA ITEM NO. 19**

**28/PUBLIC HEARING - REPLAT: PASQUINELLI'S PARKER ESTATES, PHASE III,  
BLOCK A, LOTS 11R & 42R  
APPLICANT: PORTRAIT HOMES**

Ms. Tauro stated this is one single-family residential lot and one open space lot on 1.1± acres located at the southwest corner of Mediterranean Drive and Paisano Trail. Zoned Planned Development-437-Multifamily Residence-3. No letters were received for the item. Staff recommended for 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. First Vice Chair Kalchthaler seconded the motion, which passed 7-0.

Commissioner Dunlap stepped down for Agenda Item No. 20.

**AGENDA ITEM NO. 20**

**65/PRELIMINARY SITE PLAN & CONCEPT PLAN: PLANO-INDEPENDENCE  
PARKWAY PLACE, BLOCK 1, LOTS 1-4  
APPLICANT: RACETRAC PETROLEUM, INC.**

Mr. Lee stated this is a convenience store with gasoline pumps, a retail building, general office building, and a medical office building on four lots on 5.5± acres located at the northeast corner of Independence Parkway and Plano Parkway. Zoned Planned Development-374-Retail. Five letters were received for the item, one in support and four in opposition. Staff recommended approval subject to:

1. Staff approval of the general tree survey.
2. Planning & Zoning Commission approval of an irrigated living screen along the eastern property line in lieu of the required masonry screening wall.
3. Filing and recording of a deed restriction in accordance with the existing planned development stipulation limiting hours of operation.

The public hearing was opened. Myron Dornic and Rick Fambro, representing the applicant, spoke in support of the item. Robert Miller, Annette Swaggarty, Tim Blanchard, and Patty Richards, North Dallas Estates Homeowners Association, and James Schleich, all spoke in opposition to the item. The major concerns voiced were lighting, noise, and trash. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Beach made a motion to approve the item subject to staff recommendations. Chairman Williamson seconded the motion, which passed 5-1. Commissioner Flick, voting in opposition, had concerns regarding adequate screening if waivers were granted.

Commissioner Dunlap resumed his seat.

**AGENDA ITEM NO. 21  
REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to call a public hearing to amend signage, design standards, allowable uses, and other development stipulations of Planned Development-65-Central Business-1 (PD-65-CB-1) district located at the northeast and southeast corners of the Dallas North Tollway and Legacy Drive. Staff recommended the Commission call a public hearing for this purpose.

There being no discussion, Commissioner Beach made a motion to call a public hearing to amend signage, design standards, allowable uses, and other development stipulations of PD-65-CB-1 district. Commissioner Kezhaya seconded the motion, which passed 7-0.

There being no further discussion, Chairman Williamson adjourned the meeting at 9:10 p.m.

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Planning & Zoning Commissioner

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