

PLANNING & ZONING COMMISSION
JANUARY 3, 2006

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Joyce Beach, 1st Vice Chair
Joy Flick
Lisette Briley
Jim Norton
Maggie Armstrong
James Duggan

COMMISSIONER ABSENT

Dennis Abraham, 2nd Vice Chair

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Tom Elgin, Development Review Manager
Steve Sims, Sr. Planner
Bester Tauro, Planner
Eric Hill, Planning Technician
Priscilla Parra, Sr. Administrative Assistant
Dana Molnar, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, January 3, 2006.

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

Commissioner Flick made a motion to approve the December 19, 2005, pre-meeting and meeting minutes. First Vice Chair Beach seconded the motion, which passed 7-0.

Commissioner Briley made a motion to approve the consent agenda. Commissioner Duggan seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 16/LINCOLN R&D IN LEGACY (PHASE III), BLOCK A, LOT 1 APPLICANT: LINCOLN PROPERTY COMPANY

Three general office buildings on one lot on 12.1± acres located at the southeast corner of Pinecrest Drive and Tennyson Parkway. Zoned Commercial Employment.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 43/PRESTON LAKES PHASE SIX APPLICANT: PRESTON PARKER L.P.

37 Patio Home lots and one open space lot on 8.1± acres located on the north side of Tulane Drive, 488± feet west of Ohio Drive. Zoned Patio Home.

Approved as submitted.

AGENDA ITEM NO. 5C - FINAL PLAT 43/PRESTON LAKES PHASE SEVEN APPLICANT: PRESTON PARKER L.P.

14 Patio Home lots and three open space lots on 3.0± acres located on the west side of Ohio Drive, 655± feet north of Tulane Drive. Zoned Patio Home.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN 59/LEXINGTON PARK ADDITION APPLICANT: LEXINGTON LUXURY BUILDERS

98 Single-Family Residence Attached lots and eight open space lots on 6.3± acres located on the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20.

Approved subject to:

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

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
4/PRESTON CREEK SHOPPING CENTER, BLOCK A, LOT 2
APPLICANT: ASG PRESTON CREEK RETAIL CENTER, LTD.**

A shopping center on one lot on 5.2± acres located at the northeast corner of Preston Road and Towne Square Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #4.

Approved subject to:

1. The filing of the conveyance plat for Preston Creek Shopping Center.
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5F - FINAL PLAT
3/MCDERMOTT PAVILION ADDITION, BLOCK A, LOT 5R
APPLICANT: MCDERMOTT PAVILION L.P.**

A bank with drive-through lanes on one lot on 1.8± acres located on the west side of Custer Road, 180± feet from Bent Horn Drive. Zoned Retail.

Approved as submitted.

**AGENDA ITEM NO. 5G - PRELIMINARY PLAT
54/PERFORMANCE ADDITION 2, BLOCK 1, LOTS 1 & 2
APPLICANT: IRONWOOD PARTNERS, LTD.**

An automobile storage facility on one lot and a future office building on one lot on 8.7± acres located on the south side of Village Creek Drive, 700± feet south of Plano Parkway. Zoned Planned Development-203-General Office.

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

**AGENDA ITEM NO. 5H - PRELIMINARY PLAT
25/KINGS RIDGE ADDITION, PHASE THREE
APPLICANT: PROSPER LAND COMPANY, LLC**

115 Patio Home lots and ten open space lots on 27.8± acres located at the northwest corner of Kings Manor Lane and Spring Creek Parkway. Zoned Planned Development-160-Patio Home.

Approved subject to:

1. Replat of Block N, Lot 1 of Kings Ridge Addition, Phase Two.
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2005-51 APPLICANT: MIDWAY/PARKWAY INVESTMENT LTD.

Bester Tauro, Planner, stated this is a request for a Specific Use Permit for Day Care Center on one lot on 3.0± acres located on the north side of Plano Parkway, 700± feet west of Chapel Hill Boulevard. Zoned Planned Development-112-Retail.

Due to errors in the notice of public hearing, staff re-noticed this zoning case for the January 17, 2006, Planning & Zoning Commission meeting.

No action was taken.

AGENDA ITEM NO. 7 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED SITE PLAN 16/ANS HEADQUARTERS, BLOCK A, LOTS 1R & 2R APPLICANT: ANS INC.

Ms. Tauro stated this is a request for an office/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. Staff recommended approval as follows:

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: 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 Flick made a motion to approve the item subject to staff recommendations. Commissioner Briley seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
55/RAY HUFFINES CHEVROLET DEALERSHIP, BLOCK A, LOT 3
APPLICANT: HUFFINES PLANO PROPERTIES, L.P.**

Tom Elgin, Development Review Manager, stated this is a request for a new car dealer on one lot on 6.3± acres located at the northwest corner of Plano Parkway and Coit Road. Zoned Light Industrial-1. 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, 1st Vice Chair Beach made a motion to approve the item as submitted. Commissioner Duggan seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 9 - DISCUSSION AND DIRECTION
INFILL HOUSING
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, presented the first draft of the Infill Housing Policy Statement. At the end of the presentation, Mr. Sims asked the commission the following questions:

- Have the objectives and strategies listed in the document been addressed in the policy statement?
- Is the background and analysis text adequate in addressing infill housing issues?
- Are the policy guidelines adequate to assist in making decisions regarding requests for infill housing development?
- Is the Commission ready to consider the policy statement for adoption after a public hearing?

The commissioners indicated general agreement with the policy statement and guidelines. Comments from the Commission included:

- One commissioner stated that Policy Statement No. 4 of Part A was redundant and not necessary.
- One commissioner asked for clarification of the second paragraph from the bottom of page 6.
- Several commissioners requested clarification of the intent of Policy Statement No. 6 of Part B.

Phyllis Jarrell, Director of Planning, responded to comments on Policy Statement No. 6, Part B, noting that though the opportunity for urban centers is limited, more could be developed and infill housing should be considered as a component.

Robert Miller, Plano Homeowners Council, recommended excluding infill housing from the Plano Parkway corridor. Ms. Jarrell noted that the Commission previously identified several potential infill housing sites along Plano Parkway and that excluding it would significantly impact the development opportunities in the corridor.

The Commission directed staff to hold a public hearing for the final draft of the policy statement.

**AGENDA NO. 10 - DISCUSSION AND DIRECTION
PROPOSED AMENDMENTS TO THE COMMISSION'S ADOPTED PROCEDURES
CONCERNING TIME LIMITS FOR SPEAKERS AND THE ORDER OF AGENDA
ITEMS
APPLICANT: CITY OF PLANO**

Mr. Elgin presented proposed amendments to the Commission's adopted rules and procedures concerning time limits for speakers and the order of agenda items.

This item is posted to allow the Commission to discuss and to act on any changes to the Rules and Procedures in regards to these two subjects.

Mr. Miller and Pat Miner, Plano Homeowners Council, spoke regarding this item, stressing the importance of citizen input.

The commissioners discussed the order of agenda items. Some commissioners expressed concerns about the placement of tabled items. The merits and demerits of moving tabled items to the front were discussed. The Commission concluded that the current procedure for placement of agenda items was the best overall arrangement.

The Commission then discussed time limits for speakers. Resulting from the discussion, the Commission directed staff to bring forward changes to speaker times. The current policy is three minutes for individual speakers and 15 minutes for homeowner association representatives with a total time of 30 minutes. The proposed new policy is three minutes for individual speakers and a total speaking time of 45 minutes.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:15 p.m.

Planning & Zoning Commissioner

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