

**PLANNING & ZONING COMMISSION
JANUARY 16, 2007**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Laura Williamson, 1st Vice Chair
Jim Norton
Maggie Armstrong
Craig Perry

COMMISSIONER ABSENT

James Duggan, 2nd Vice Chair

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Tom Elgin, Development Review Manager
Eric Hill, Planner
Dee Sarver, Planning Technician
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, January 16, 2007.

First Vice Chair Williamson made a motion to approve the agenda as presented. Commissioner Perry seconded the motion, which passed 5-0.

First Vice Chair Williamson made a motion to approve the December 18, 2007, and January 2, 2007, meeting minutes as presented. Commissioner Perry seconded the motion, which passed 5-0.

Commissioner Perry made a motion to approve the consent agenda. Commissioner Armstrong seconded the motion, which passed 5-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT
8/CAPITAL ONE ADDITION, BLOCK 1, LOT 2
APPLICANT: WEST PLANO LAND COMPANY, LP**

Office center on one lot on 22.7± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment.

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

**AGENDA ITEM NO. 5B - CONVEYANCE PLAT
8/CAPITAL ONE ADDITION, BLOCK 1, LOTS 1, 2, & 3
APPLICANT: WEST PLANO LAND COMPANY, LP**

Three conveyance lots on 74.2± acres located at the northwest corner of Dominion Parkway and Hedgcoxe Road. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5C - FINAL PLAT
72/COIT CENTER ADDITION, BLOCK A, LOT 2R
APPLICANT: NORTH TEXAS CONFERENCE OF THE UNITED METHODIST
CHURCH**

General office development on one lot on 3.2± acres located on the north side of Maplelawn Drive, 1,085± feet east of Coit Road. Zoned Commercial Corridor.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT
1/PASQUINELLI'S WILLOW CREST, PHASE 4
APPLICANT: PORTRAIT HOMES**

113 Single Family-A lots on 11.1± acres located at the northwest corner of McDermott Road and Empire Boulevard. Zoned Planned Development-177-Single-Family Residence Attached.

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

**AGENDA ITEM NO. 5E - FINAL PLAT
59/ROYAL ADDITION, BLOCK A, LOTS 3R, 4R, & 6
APPLICANT: DENNISON ROYAL & MICHAEL ROYAL ET AL**

Retail center on three lots on 12.1± acres located at the northeast corner of U.S. Highway 75 and Exchange Drive. Zoned Corridor Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN & CONCEPT PLAN
1/HEADQUARTERS VILLAGE, BLOCK A, LOTS 1 & 2
APPLICANT: HEADQUARTERS, LP**

Retail and office development and conceptual buildings one two lots on 9.6± acres located at the northeast corner of Preston Road and Rasor Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5G - CONVEYANCE PLAT
1/HEADQUARTERS VILLAGE, BLOCK A, LOTS 1 & 2
APPLICANT: HEADQUARTERS, LP**

Two conveyance lots on 9.6± acres located at the northeast corner of Preston Road and Rasor Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5H - FINAL PLAT
18/INDEPENDENCE HALL ADDITION NO. 2, BLOCK 1, LOT 2
APPLICANT: TEXAS TJS GROUP, LP**

A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 500± feet north of Spring Creek Parkway. Zoned Neighborhood Office.

Approved as submitted.

**AGENDA ITEM NO. 5I - FINAL PLAT
24/THE TRAILS OF GLENWOOD, PHASE 1
APPLICANT: THE STODDARD GROUP, LTD.**

66 Single Family Residence-6 lots, 83 Single-Family Residence-7 lots and 10 open spaces on 53.1± acres located at the northeast corner of Los Rios Boulevard and Cloverhaven way. Zoned Single Family Residence-6 and Single-Family Residence-7.

Approved as submitted.

**AGENDA ITEM NO. 5J - REVISED CONVEYANCE PLAT
55/HUFFHINES DODGE ADDITION, BLOCK A, LOTS 3R & 4
APPLICANT: H. H. P. L. LIMITED**

Two conveyance lots on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING

ZONING CASE 2006-31

APPLICANT: JOE AND SUSANA HERNANDEZ

Eric Hill, Planner, stated this is a request for expansion of Specific Use Permit #571 for service contractor with storage yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 01/02/07. At the applicant's request, staff recommended the item remain on the table until the Monday, February 19, 2007, Planning & Zoning Commission meeting to allow additional time to address staff comments.

The Planning & Zoning Commission accepted the applicant's request for this item to remain on the table until the Monday, February 19, 2007, meeting. No vote was taken.

AGENDA ITEM NO. 7A - PUBLIC HEARING

ZONING CASE 2006-35

APPLICANT: H. H. P. L. LIMITED

Tom Elgin, Development Review Manager, stated this is a request to rezone 3.0± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive from Planned Development-426-Retail/General Office to Planned Development-131-Light Industrial-1. Zoned Planned Development-426/Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Staff recommended approval as submitted. Two letters were received in support of the item and no letters opposing the item.

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

After a brief discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 4-1. Commissioner Armstrong voted in opposition of the item stating she wanted the item tabled until the Tuesday, February 5, 2007, Planning & Zoning Commission meeting due to concerns about duplicate notifications.

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN & CONCEPT PLAN
55/HUFFINES DODGE ADDITION, LOTS 3R & 4
APPLICANT: H. H. P. L. LIMITED**

Mr. Elgin stated this is an automobile repair-major (automobile towing) and automobile storage on one lot and office/retail on one lot on 6.5± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Neighborhood Planned Development-426-Retail/General Office with Specific Use Permit #384. Staff recommended approval subject to City Council approval of Zoning Case 2006-35.

After a brief discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 4-1. Commissioner Armstrong voted in opposition of the item stating she wanted the item tabled until the Tuesday, February 5, 2007, Planning & Zoning Commission meeting due to concerns about duplicate notifications.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - PRELIMINARY REPLAT & SITE PLAN
55/PARKWAY CARMAX ADDITION, BLOCK A, LOT 2
APPLICANT: CARMAX, INC.**

Mr. Hill stated this is an automobile storage lot on one lot on 2.1± acres located on the east side of Fulgham Road, 573.8± feet south of Plano Parkway. Zoned Light Industrial-1. Staff recommended as follows:

Preliminary Replat - Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan - 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 Williamson made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT
60/EDWARDS ADDITION, BLOCK A, LOTS 1R, 2 & 3
APPLICANT: WALTER F. EDWARDS**

Mr. Hill stated this is three urban residential lots on 0.7± acre located at the southeast corner of 15th Place and O Avenue. Zoned Urban Residential. Staff recommended approval as submitted. Two letters were received in support of the item and no letters in opposition of the item.

The public hearing was opened. Frank Chandler, attorney, spoke in opposition to the item because he felt it would negatively affect surrounding property values. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 4-1. Commissioner Norton, voting in opposition, had concerns regarding property ownership and maintenance.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

Commissioner Norton requested to review the Urban Residential Zoning District.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:35 p.m.

Planning & Zoning Commissioner

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