

**PLANNING & ZONING COMMISSION**  
**JANUARY 17, 2006**

**COMMISSIONERS PRESENT**

Carolyn Kalchthaler, Chairman  
Joyce Beach, 1st Vice Chair  
Dennis Abraham, 2nd Vice Chair  
Joy Flick  
Lisette Briley  
Jim Norton  
Maggie Armstrong  
James Duggan

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Paige Mims, Assistant City Attorney III  
Jeff Zimmerman, Long Range Planning Manager  
Steve Sims, Sr. Planner  
Robin Reeves, Chief Park Planner  
Tom Elgin, Development Review Manager  
Christina Day, Sr. Planner  
Michael Arthaud, Planning Technician  
Stacy Christison, Technical Administrative Assistant  
Dana Molnar, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Tuesday, January 17, 2006.

Commissioner Briley made a motion to approve the agenda as presented. First Vice Chair Beach seconded the motion, which passed 8-0.

Commissioner Duggan made a motion to approve the January 3, 2006, meeting minutes. Commissioner Briley seconded the motion, which passed 8-0.

Commissioner Flick made a motion to approve the consent agenda. First Vice Chair Beach seconded the motion, which passed 8-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 39/THE ARBORS AT PRESTONWOOD, BLOCK A, LOT 2 APPLICANT: MEDICAL EDGE HEALTHCARE, INC.**

A medical office building on one lot on 4.1± acres located at the northeast corner of Plano Parkway and Marsh Lane. Zoned Planned Development-257-Retail.

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

### **AGENDA ITEM NO. 5B - REVISED SITE PLAN 2/FOWLER MIDDLE SCHOOL, BLOCK A, LOT 1 APPLICANT: FRISCO ISD**

A public secondary school on one lot on 20.5± acres located at the southwest corner of Mason Drive and Enchanted Ridge Drive. Zoned Single-Family Residence-7.

Approved as submitted.

### **AGENDA ITEM NO. 5C - PRELIMINARY PLAT 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 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

### **AGENDA ITEM NO. 5D - REVISED PRELIMINARY SITE PLAN 40/PARK PLACE SHOPPING CENTER, BLOCK A, LOTS 5-12 APPLICANT: PLANO DEVELOPMENT LLC**

A retail development on eight lots on 13.4± acres located on the north side of Park Boulevard, 700± feet west of Plano Parkway. Zoned Planned Development-112-Retail with Specific Use Permit #442 for New and Used Car Dealer.

Approved subject to determination of no hazard by the Federal Aviation Administration at time of site plan approval.

**AGENDA ITEM NO. 5E - CONVEYANCE PLAT  
1/PASQUINELLI'S WILLOW CREST, BLOCK A, LOTS 1-3  
APPLICANT: PORTRAIT HOMES, LP**

Three conveyance lots on 60.5± acres located at the northeast corner of McDermott Road and Ohio Drive. Zoned Regional Commercial, Planned Development-178-Single-Family Residence-6, and Planned Development-177-Single-Family Residence Attached.

Approved subject to filing and recording of the replat of Haggar Square Retail Center, Block A, Lots 6R, 10, and 11.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN  
1/PASQUINELLI'S WILLOW CREST  
APPLICANT: PORTRAIT HOMES, LP**

157 Single-Family Residence-6 lots, 171 Single-Family Residence Attached lots, and six open space lots on 60.5± acres located at the northeast corner of McDermott Road and Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6 and Planned Development-177-Single-Family Residence Attached.

Approved as submitted.

**AGENDA ITEM NO. 5G - PRELIMINARY PLAT  
8/RENT-A-CENTER ADDITION, BLOCK A, LOT 1  
APPLICANT: RENT-A-CENTER CORPORATION**

A general office with a parking garage on one lot on 15.0± acres located on the north side of Headquarters Drive, 951± feet east of Parkwood Boulevard. Zoned Commercial Employment.

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

**AGENDA ITEM NO. 5H - PRELIMINARY PLAT  
1/WHITE ROCK CROSSING ADDITION, BLOCK 1, LOT 2  
APPLICANT: WHITE ROCK CROSSING, LP**

Retail and restaurant uses on one lot on 3.7± acres located on the south side of McDermott Road, 193± feet east of Ohio Drive. Zoned Planned Development-12-Retail/General Office.

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

**AGENDA ITEM NO. 5I - CONVEYANCE PLAT  
1/WHITE ROCK CROSSING ADDITION, BLOCK 1, LOTS 1, 2, & 3  
APPLICANT: WHITE ROCK CROSSING, LP**

Three conveyance lots on 6.4± acres located on the south side of McDermott Road between Ohio Drive and Rasor Boulevard. Zoned Planned Development-12-Retail/General Office.

Approved as submitted.

**AGENDA ITEM NO. 5J - REVISED PRELIMINARY SITE PLAN  
33/COIT PARKER ADDITION, BLOCK F, LOT 20R  
APPLICANT: INDUS INVESTMENT, INC.**

A convenience store with gas pumps and a retail store on one lot on 1.2± acres located at the northeast corner of Coit Road and Parker Road. Zoned Retail.

Approved subject to dedication of an offsite access easement to the north.

**AGENDA ITEM NO. 5K - REVISED SITE PLAN  
42/THE CREEKS OF WILLOW BEND GRACE OUTREACH CENTER,  
BLOCK 1, LOT 1  
APPLICANT: GRACE OUTREACH CENTER**

A church on one lot on 3.2± acres located at the southwest corner of Parker Road and Preston Road. Zoned Single-Family Residence-7.

Approved subject to dedication of a fire lane by a replat or variance to the hose lay distance from the Fire Department.

**AGENDA ITEM NO. 5L - FINAL PLAT  
50/EAST PARK MARKET SHOPPING CENTER ADDITION, BLOCK A, LOT 2  
APPLICANT: PARK LOS RIOS PLANO CVS, L.L.C.**

A pharmacy with drive-through lanes on one lot on 1.6± acres located at the northeast corner of Los Rios Boulevard and East Park Boulevard. Zoned Planned Development-13-Retail.

Approved as submitted.

**AGENDA ITEM NO. 5M - REVISED SITE PLAN  
54/HUFFMAN ELEMENTARY SCHOOL ADDITION, BLOCK A, LOT 1  
APPLICANT: PLANO I.S.D.**

A public primary school on one lot on 5.7± acres located on the south side of Channel Isle Drive, 440± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7.

Approved as submitted.

**AGENDA ITEM NO. 5N - FINAL PLAT  
2/SIGNATURE PLAZA, BLOCK A, LOT 5  
APPLICANT: PRESTON PARKER L.P.**

A bank with drive-through lanes on one lot on 1.0± acres located at the southeast corner of State Highway 121 and Coit Road. Zoned Regional Commercial.

Approved subject to dedication of an offsite fire lane, access, and utility easement.

**AGENDA ITEM NO. 5O - REVISED SITE PLAN  
64/DSC COMMUNICATIONS ADDITION, BLOCK 1, LOT 1R  
APPLICANT: COUNTRYWIDE HOME LOANS**

An office/manufacturing development on one lot on 23.8± acres located at the southeast corner of Jomar Drive and Coit Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5P - PRELIMINARY PLAT  
39/THE ARBORS AT PRESTONWOOD, BLOCK A, LOT 1  
APPLICANT: PLANO PROPERTIES, INC.**

A long-term care facility on one lot on 4.9± acres located on the east side of Marsh Lane, 310± feet north of Plano Parkway. Zoned Planned Development-257-Retail.

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

**AGENDA ITEM NO. 5Q - PRELIMINARY PLAT  
55/TRADITION TRAIL INDUSTRIAL PARK ADDITION, BLOCK 1, LOT 1  
APPLICANT: SAMOL INVESTMENTS**

A used car dealer on one lot on 1.2± acres located on the south side of Tradition Trail, 900± feet east of Ohio Drive. Zoned Planned Development-131-Light Industrial-1.

Approved subject to 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 2005-50 APPLICANT: CITY OF PLANO**

Tom Elgin, Development Manager, stated this is a request to amend Subsection 2.822 (CB-1 - Central Business-1) and Subsection 2.823 (CE - Commercial Employment) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance. This amendment proposes to increase the number of multifamily dwelling units in the Central Business-1 zoning district permitted by right from 1,500 to 2,300 dwelling units. This amendment does not propose to increase the number of multifamily dwelling units permitted in the Commercial Employment district. Staff recommended that the zoning case be tabled until the February 6, 2006, 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 Flick made a motion to table the item to the February 6, 2006, Planning & Zoning Commission meeting. Second Vice Chair Abraham seconded the motion, which passed 8-0.

Agenda Item Nos. 7A and 7B were presented together.

### **AGENDA ITEM NO. 7A - PUBLIC HEARING ZONING CASE 2005-51 APPLICANT: MIDWAY/PARKWAY INVESTMENT, LTD.**

Christina Day, Sr. Planner, stated this is a request for a Specific Use Permit for Day Care Center on one lot on 1.3± acres located on the north side of Plano Parkway, 700± feet west of Chapel Hill Boulevard. Zoned Planned Development-112-Retail. One letter was received in support of the item. Staff recommended approval as submitted.

The public hearing was opened. Lee Young, representing the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN  
14/AMERICAN MONTESSORI CAMPUS, BLOCK 1, LOT 1  
APPLICANT: MIDWAY/PARKWAY INVESTMENTS, LTD.**

Ms. Day stated this is a request for a day care center, general office, and medical office uses on one lot on 3.3± acres located on the north side of Plano Parkway, 515± feet east of Midway Road. Zoned Planned Development-112-Retail. Staff recommended approval subject to City Council approval of Zoning Case 2005-51.

After some discussion, 1st Vice Chair Beach made a motion to approve the item subject to staff recommendations. Commissioner Duggan seconded the motion, which passed 8-0.

Agenda Item Nos. 8A and 8B were presented together.

**AGENDA ITEM NO. 8A - PUBLIC HEARING  
ZONING CASE 2005-52  
APPLICANT: EPIC 121 COMMERCIAL, LTD.**

Ms. Day stated this is a request to rezone 2.1± acres located on the south side of State Highway 121, 1,950± feet west of Legacy Drive from Agricultural to Commercial Employment. Staff recommended approval as submitted.

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

After some discussion, Commissioner Briley made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8B - PRELIMINARY SITE PLAN  
14/EPIC 121 ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: EPIC 121 COMMERCIAL, LTD.**

Ms. Day stated this is a request for a general office building and a convenience store with gas pumps on two lots on 2.1± acres located on the south side of State Highway 121, 1,950± feet west of Legacy Drive. Zoned Agricultural. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2005-52.
2. TxDOT approval of deceleration lane design.

After some discussion, 1st Vice Chair Beach made a motion to approve the item subject to staff recommendations. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
ZONING CASE 2005-53  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to temporary signs. The intent of the amendment is to remove temporary signage regulations from the Zoning Ordinance. Staff recommended that the zoning case be tabled until the February 6, 2006, 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 Briley made a motion to table the item to the February 6, 2006, Planning & Zoning Commission meeting. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - REPLAT & REVISED PRELIMINARY  
SITE PLAN  
40/CARRINGTON PARK ADDITION, BLOCK B, LOTS 1R & 5  
APPLICANT: SHEA COMMERCIAL PROPERTIES, LLC**

Ms. Day stated this is a request for a medical and general office development on two lots on 3.4± acres located at the northeast corner of Communications Parkway and Wedgewood Drive. Zoned Regional Employment. Staff recommended approval as submitted.

The public hearing was opened. Carlo Silvestri, representing the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

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

**AGENDA ITEM NO. 11 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED  
SITE PLAN  
17/ARCHGATE PARK ADDITION, BLOCK A, LOT 1R  
APPLICANT: CITY OF PLANO PARKS & RECREATION DEPARTMENT**

Ms. Day stated this is a request for a public park on one lot on 49.4± acres located on the west side of Preston Meadow Drive, 1,400± feet north of Spring Creek Parkway. Zoned Patio Home. Staff recommended approval as follows:

Preliminary Replat: Recommended for approval subject to:

1. Provision of approval letters from both TXU Delivery and the North Texas Municipal Water District for improvements as shown within their easements.
2. Filing and recordation of offsite access and utility easements on Robinson Addition, Block 1, Lot 1R as shown.
3. Additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Recommended for approval subject to:

1. Provision of approval letters from both TXU Delivery and the North Texas Municipal Water District for improvements as shown within their easements.
2. Filing and recordation of offsite access and utility easements on Robinson Addition, Block 1, Lot 1R as shown.

The public hearing was opened. Terry Musselman, representing the applicant, spoke in support of the item. No one else 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. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING - REPLAT  
1/HAGGAR SQUARE RETAIL CENTER, BLOCK A, LOTS 6R, 10, & 11  
APPLICANTS: PORTRAIT HOMES, LP**

Ms. Day stated this is a request for retail development on three lots on 7.6± acres located on the east side of Ohio Drive, 625± feet south of State Highway 121. Zoned Regional Commercial. Staff recommended approval as submitted.

The public hearing was opened. Kirk Williams, representing the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

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

**AGENDA ITEM NO. 13 - PUBLIC HEARING - REPLAT  
25/KINGS RIDGE ADDITION, PHASE TWO, BLOCK N, LOT 1R  
APPLICANT: PROSPER LAND COMPANY**

Ms. Day stated this is a request for one open space lot on 4.2± acres located on the west side of Merriweather Lane, 3,422± feet south of State Highway 121. Zoned Patio Home. Staff recommended approval as submitted.

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

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

**AGENDA ITEM NO. 14 - PUBLIC HEARING - REPLAT  
59/ROYAL ADDITION NO. 2, BLOCK A, LOTS 3R, 4R, & 6  
APPLICANT: DENNISON ROYAL**

Ms. Day stated this is a request for a 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. Staff recommended approval as submitted.

The public hearing was opened. Chuck McKinney, representing the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, First Vice Chair Beach made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 15 - PUBLIC HEARING - REPLAT  
44/PARK WEST PLAZA, PHASE II, BLOCK A, LOTS 1R, 3R, & 4R  
APPLICANT: ASG PARK WEST PLAZA LTD.**

Ms. Day stated this is a request for a pharmacy with drive-through lanes on one lot and an existing retail shopping center on two lots on 5.7± acres located at the northeast corner of Park Boulevard and Coit Road. Zoned Retail. 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, Second Vice Chair Abraham made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 16  
REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to call a public hearing to amend regulations and administrative procedures of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Staff recommended that the Commission call a public hearing to consider this request.

There being no discussion, Commissioner Flick made a motion to call a public hearing to amend regulations and administrative procedures of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Commissioner Briley seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 17  
REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to call a public hearing to amend regulations and administrative procedures of the Zoning Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Staff recommended that the Commission call a public hearing to consider this request.

There being no discussion, Commissioner Briley made a motion to call a public hearing to amend regulations and administrative procedures of the Zoning Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 18  
CONSIDERATION: REQUEST TO AMEND THE PLANNING & ZONING  
COMMISSION'S ADOPTED RULES AND PROCEDURES  
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a request to amend the Planning & Zoning Commission's adopted rules and procedures to increase the speaker times for public hearings.

The Commission expressed a desire to extend the time for open comment from 30 minutes to 45 minutes, with each speaker having three minutes. Individual speakers could yield their time to allow a homeowner representative or other group representative to speak for up to 15 minutes. The Chair would retain the authority to modify the recommended speaker times or to extend the discussion.

The amended speaker times contained within the Commission's adopted rules and procedures are recommended for approval as follows:

#### 8.0 Public Hearings - Order of Proceedings

- a. Description of Agenda Item
- b. Staff Presentation
- c. Technical Questions from Commissioners
- d. Correspondence
- e. Open Public Hearing

Time limits may be set at the Chair's discretion but generally are as follows:

Applicant's presentation - 15 minutes

Open comment - (total of 45 minutes for speakers other than applicant)

Individual speakers - 3 minutes each. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

Applicant's rebuttal - 5 minutes

Extension of discussion (at Chair's discretion)

- f. Close of Public Hearing
- g. Discussion Among Commissioners
- h. Motions and Amendments
- i. Discussion on Motions
- j. Voting
- k. Reconsideration (Upon motion and second from the prevailing side and approval of the majority of the voting members present. Must occur before adjournment of the meeting.)

Pat Miner, representing the Plano Homeowners' Council, spoke in regards to this item.

After much discussion, Commissioner Armstrong made a motion to approve the requested changes. Commissioner Duggan seconded the motion, which passed 7-1. Commissioner Flick voted in opposition, stating she thought the changes would decrease homeowner representative time allotment.

**AGENDA ITEM NO. 19 - DISCUSSION AND DIRECTION  
COMPREHENSIVE PLAN REVISION  
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner began the presentation of the item by stating the purpose of the update, work completed to this point, and introduced the objectives and strategies for the Parks and Recreation Element. Then, Mr. Sims stated the focus of the element under each theme of the Comprehensive Plan. At the end of the presentation, Mr. Sims asked the commission the following questions:

- Are there any changes needed for Themes I, II or III?
- Are additional objectives and strategies required?
- Are there further questions or comments about the outline?
- Are there any key factors or issues that would require a policy statement?
- Should staff begin drafting the text?

Commissioner Briley asked if there had been any changes to the key factors or issues since the December 5, 2005, work session. Mr. Sims responded that there were no changes.

The commissioners indicated general agreement with the organization of the outline of the update for the element and no policy statements were recommended. Staff was directed to move forward with the development of the first draft of the text.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:55 p.m.

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Planning & Zoning Commissioner

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