

**PLANNING & ZONING COMMISSION**  
**FEBRUARY 6, 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  
Christina Day, Sr. Planner  
Steve Sims, Sr. Planner  
Alan Upchurch, City Engineer  
Bester Tauro, Planner  
Eric Hill, Planner  
Dee Sarver, Planning Technician  
Dana Molnar, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, February 6, 2006.

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

Commissioner Briley made a motion to approve the January 17, 2006, meeting minutes with corrections. First Vice Chair Beach seconded the motion, which passed 7-0.

First Vice Chair Beach made a motion to approve the consent agenda. Commissioner Norton seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - FINAL PLAT 33/DEERFIELD NORTH, PHASE III APPLICANT: LEGACY/MONTEREY HOMES**

64 Single-Family Residence-7 lots and one open space lot on 21.2± acres located 778± feet south of Hedgcoxe Road and 442± feet west of Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7.

Approved as submitted.

### **AGENDA ITEM NO. 5B - REVISED PRELIMINARY SITE PLAN 59/PARKER SQUARE ADDITION, BLOCK 2, LOTS 1R, 2R, & 3R APPLICANT: DISCOUNT TIRE CO.**

Retail, restaurant, and automotive repair/minor uses on three lots on 2.7± acres located on the south side of Park Boulevard, 255± feet west of K Avenue. Zoned Planned Development-23-Light Commercial.

Approved as submitted.

### **AGENDA ITEM NO. 5C - CONVEYANCE PLAT 51/PARK RIOS ADDITION, BLOCK 1, LOTS 2 & 3 APPLICANT: S.L.G.M. SPORTS, LLC.**

Two conveyance lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail.

Approved as submitted.

### **AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN & CONCEPT PLAN 51/PARK RIOS ADDITION, BLOCK 1, LOTS 2 & 3 APPLICANT: S.L.G.M. SPORTS, LLC.**

A gymnastic studio and four retail buildings on two lots on 6.3± acres located on the south side of Park Boulevard, 230± feet east of Los Rios Boulevard. Zoned Planned Development-6-Retail.

Approved as submitted.

**AGENDA ITEM NO. 5E - FINAL PLAT  
72/COIT CENTER, BLOCK A, LOT 6  
APPLICANT: MEDSITE DEVELOPERS, LTD.**

Medical offices on one lot on 1.9± acres located on the east side of Maplawn Drive, 411± feet north of Mapleshade Lane. Zoned Corridor Commercial and Light Industrial-1.

Approved subject to the simultaneous recordation of the final plat for Coit Center, Block A, Lot 5.

**AGENDA ITEM NO. 5F - FINAL PLAT  
72/COIT CENTER, BLOCK A, LOT 5  
APPLICANT: PRESTON PARKER L.P.**

A general office building on one lot on 2.0± acres located on the north side of Mapleshade Lane, 234± feet east of Maplawn Drive. Zoned Corridor Commercial.

Approved subject to the simultaneous recordation of the final plat for Coit Center, Block A, Lot 6.

**AGENDA ITEM NO. 5G - FINAL PLAT  
40/PARKWAY CENTRE ADDITION, PHASE 4, BLOCK C, LOT 4  
APPLICANT: SOMBRERO PARTNERS, LTD.**

An office building and parking garage on one lot on 6.5± acres located on the west side of Dallas North Tollway, 570± feet north of Chapel Hill Boulevard. Zoned Regional Employment.

Approved as submitted.

**AGENDA ITEM NO. 5H - REVISED SITE PLAN  
55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOT 3R  
APPLICANT: R & B CAPITAL PARTNERS**

A general and a medical office use on one lot on 4.7± acres located north of Old Shepard Place and 270± feet west of Ohio Drive. Zoned Planned Development-189-Retail/General Office.

Approved as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY SITE PLAN  
43/PRESTON VILLAGES ADDITION  
APPLICANT: PRESTON PARK, LTD.**

117 Single-Family Residence-Attached lots and seven open space lots on 17.4± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Residence-Attached.

Approved as submitted.

**AGENDA ITEM NO. 5J - REVISED PRELIMINARY SITE PLAN  
1/SUBURBAN URBAN ADDITION, BLOCK A, LOT 1  
APPLICANT: SUBURBAN URBAN LIMITED**

396 multifamily units on one lot on 11.6± acres located at the southwest corner of Ohio Drive and McDermott Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5K - REVISED PRELIMINARY SITE PLAN  
1/LINCOLN AT TOWN SQUARE, BLOCK A, LOT 4  
APPLICANT: SATURN ASSET MANAGEMENT**

Retail, general, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
COMPREHENSIVE PLAN AMENDMENT  
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a request to amend the Housing Element of the Comprehensive Plan and include a policy statement with guidelines for reviewing zoning requests for infill housing. Staff recommended approval as submitted.

The public hearing was opened. Robert Miller, representing the Dallas North Estates Home Owners Association, spoke in regard to the item. Mr. Miller requested that portions of Plano Parkway be designated as inappropriate for infill development. 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 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
ZONING CASE 2005-50  
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses), and 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) of the Zoning Ordinance to increase the number of multifamily dwelling units allowed by right in the CB-1 district from 1,500 to 2,300. Tabled 01/17/06. Staff recommended the following ordinance amendments for approval.

**Article 2, Section 2.502 – Schedule of Permitted Uses**

For the permitted use of “Multifamily Residence”, remove the “P” for CB-1 zoning and replace with a “3” for reference to End Note 3.

Amend End Note 3 to read as “See Subsections 2.822 and 2.823”

**Article 2, Section 2.822 -- CB-1 Central Business – 1**

(6) Special Rules for CE and CB-1 Zoning

(b) On the portion of the property zoned CB-1, a maximum of ~~1500~~ **2300** multifamily dwelling units shall be permitted by right. However, additional units may be allowed by through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily units may be permitted on the portion of the property zoned CB-1 by specific use permit.

**Article 2, Section 2.823 – CE Commercial Employment**

(7) Special Rules for CE and CB-1 Zoning

(b) On the portion of the property zoned CB-1, a maximum of ~~1500~~ **2300** multifamily dwelling units shall be permitted by right. However, additional units may be allowed by through transfer of unused units in the White Rock Creek area as noted above. Additional multifamily units may be permitted on the portion of the property zoned CB-1 by specific use permit.

Commissioner Briley made a motion to remove the item from the table. Commissioner Flick seconded the motion, which passed 7-0.

The public hearing was opened. Tom Brink and Robert Shaw spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 6-1. Commissioner Flick voted in opposition, stating concerns with increasing the number of multifamily residences within the City, as well as traffic congestion.

**AGENDA ITEM NO. 8 - 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. Tabled 01/17/06. Staff recommended for approval as submitted.

Commissioner Flick made a motion to remove the item from the table. Commissioner Briley seconded the motion, which passed 7-0.

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

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
ZONING CASE 2005-54  
APPLICANT: ABBY BAHREINI**

Christina Day, Sr. Planner, stated this is a request to rezone 2.8± acres from Agricultural to Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Staff recommended, at the request of the applicant, that the Planning & Zoning Commission table consideration of this item until the March 20, 2006, 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 March 20, 2006, Planning & Zoning Commission meeting. Commissioner Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED  
SITE PLAN  
8/CHILDREN'S MEDICAL CENTER, LEGACY CAMPUS, BLOCK A, LOT 1  
APPLICANT: CHILDREN'S MEDICAL CENTER**

Ms. Day stated this is a request for a hospital and medical offices on one lot on 56.1± acres located at the southwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Staff recommended approval as follows:

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

Revised Site Plan: Recommended for approved 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 Briley made a motion to approve the item as submitted. Commissioner Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - PRELIMINARY REPLAT  
64/DICKER CENTER, PHASE A, BLOCK A, LOT 4R  
APPLICANT: VIEWTECH, INC.**

Bester Tauro, Planner, stated this is a request for medical offices on one lot on 4.0± acres located at the southwest corner of 15th Street and Medical Avenue. Zoned Planned Development-129-General Office. 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, 1st Vice Chair Beach made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING - REPLAT  
33/SETON ADDITION, BLOCK A, LOT 1  
APPLICANT: CATHOLIC DIOCESE OF DALLAS**

Ms. Tauro stated this is a request for a church on one lot on 4.4± acres located on the south side of Spring Creek Parkway, 290± feet west of Independence Parkway. Zoned Planned Development-105-Retail/General Office. 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 Briley seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 13 - DISCUSSION AND DIRECTION  
IMPACT FEE REPORT  
APPLICANT: CITY OF PLANO**

Alan Upchurch, City Engineer, presented a report on the city's Water and Wastewater Impact Fee Program. Staff recommended approval subject to the Planning & Zoning Commission finding that there are no perceived inequities in the implementation of the impact fee program.

After brief discussion, 1st Vice Chair Beach made a motion to approve the item subject to staff recommendations. Commissioner Norton seconded the motion, which passed 7-0.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:50 p.m.

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Planning & Zoning Commissioner

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