

**PLANNING & ZONING COMMISSION  
FEBRUARY 19, 2007**

**COMMISSIONERS PRESENT**

Carolyn Kalchthaler, Chairman  
Laura Williamson, 1st Vice Chair  
James Duggan, 2nd Vice Chair  
Jim Norton  
Maggie Armstrong  
Craig Perry  
Janet Stovall  
Michael Coleman

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
John Gilliam, First Assistant City Attorney  
Tom Elgin, Development Review Manager  
Bester Tauro, Planner  
Eric Hill, Planner  
Dee Sarver, Planning Technician  
Priscilla Parra, Sr. Administrative Assistant  
Doris Carter, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, February 19, 2007.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Stovall seconded the motion, which passed 8-0.

Commissioner Stovall made a motion to approve the February 5, 2007, meeting minutes with a correction. Second Vice Chair Duggan seconded the motion, which passed 8-0.

Thurman Jones and Kay Holley, representing Los Rios Homeowners Association, spoke about stranded zoning concerns, its impact on the community, and preserving their neighborhood.

Members of the audience requested Agenda Item No. 5e be pulled for individual consideration. Commissioner Norton made a motion to approve the remainder of the consent agenda. Second Vice Chair Duggan seconded the motion, which passed 8-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 1/HEADQUARTERS VILLAGE, BLOCK A, LOT 1 APPLICANT: HEADQUARTERS, L.P.**

Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Razor Boulevard. Zoned Planned Development-20-Mixed Use.

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

### **AGENDA ITEM NO. 5B - REVISED PRELIMINARY SITE PLAN 6/INDEPENDENCE CROSSING, BLOCK A, LOT 4 APPLICANT: GREEN STREET PROPERTIES**

Retail and restaurant development on one lot on 7.8± acres located at the northeast corner of Independence Parkway and Hedgcoxe Road. Zoned Retail with Specific Use Permit #368 for Day Care Center.

Approved subject to Fire Department approval of a variance to the 150-foot hose lay requirement.

### **AGENDA ITEM NO. 5C - FINAL PLAT 2/SILVER FERN ADDITION, BLOCK 1, LOT 2 APPLICANT: COIT ROAD APARTMENTS, L.P.**

250 Multifamily Residence-2 units on 14.2± acres located at the southeast corner of Ridgeview Drive and Coit Road. Zoned Planned Development-433-Multifamily Residence-2.

Approved as submitted.

### **AGENDA ITEM NO. 5D - FINAL PLAT 8/THE TOWNHOMES AT LEGACY TOWN CENTER, PHASE FOUR & LEGACY TOWN CENTER NORTH NO. 2, BLOCK A, LOT 2 APPLICANT: K. HOVNANIAN HOMES**

One vacant lot and 170 Single Family-Attached lots and 39 open space lots on 20.1± acres located at the northwest corner of Headquarters Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED PRELIMINARY SITE PLAN & REVISED  
CONCEPT PLAN**

**3/CUSTER-RIDGEVIEW ADDITION, BLOCK 1, LOTS 4R & 7**

**APPLICANT: EASTSIDE PARTNERS, LTD**

Commercial pet sitting and medical offices on two lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail.

Approved as submitted.

**AGENDA ITEM NO. 5G - REVISED CONVEYANCE PLAT**

**3/CUSTER-RIDGEVIEW ADDITION, BLOCK 1, LOTS 4R & 7**

**APPLICANT: EAST SIDE PARTNERS, LTD.**

Two conveyance lots on 4.4± acres located at the southwest corner of Custer Road and Kathryn Lane. Zoned Retail.

Approved as submitted.

**AGENDA ITEM NO. 5H - CONCEPT PLAN**

**68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOTS 4R & 6**

**APPLICANT: GREENBRIAR PROPERTIES, LTD.**

Church, hotel, technical school, and general offices on two lots on 46.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5I - REVISED CONVEYANCE PLAT**

**68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOTS 4R & 6**

**APPLICANT: GREENBRIAR PROPERTIES, LTD.**

Two conveyance lots on 31.4± acres located on the north side of State Highway 190, 1,205± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5J - FINAL PLAT**

**54/PERFORMANCE ADDITION 2, BLOCK 1, LOTS 1 & 2**

**APPLICANT: IRONWOOD PARTNERS, LTD.**

Automobile storage facility on two lots on 8.6± acres located on the south side of Village Creek Drive, 1,392± feet west of Preston Road. Zoned Planned Development-203-General Office.

Approved as submitted.

**AGENDA ITEM NO. 5K - REVISED CONVEYANCE PLAT  
65/PLANO-INDEPENDENCE PARKWAY PLACE ADDITION, BLOCK 1, LOTS 1, 2R,  
3, & 4**

**APPLICANT: FAIRWAY GROUP, REAL ESTATE**

Four conveyance lots on 5.2± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail.

Approved as submitted.

**END OF CONSENT AGENDA**

**ITEM FOR INDIVIDUAL CONSIDERATION**

**AGENDA ITEM NO. 5E - PRELIMINARY SITE PLAN  
51/LAS PALMAS ADDITION**

**APPLICANT: LOS RIOS GOLFCOURSE, L.P.**

Eric Hill, Planner, stated this is a request for 38 Single-Family Residence Attached lots and two open space lots on 3.8± acres located at the southeast corner of Country Club Drive and San Miguel Drive. Zoned Single-Family Residence Attached. Staff recommended approval as submitted.

Susie Krejei, John Putman, and Claude Leibensberger, residents, spoke in opposition to the item. Their concerns were lack of open space, on-street parking, preference for single family residences, aesthetics, masonry uniformity, changing the neighborhood, underground lines, developer's lack of interest in community input, and lack of landscape screening. No one else spoke for or against the item.

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

**END OF ITEM FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2006-31**

**APPLICANT: JOE AND SUSANA HERNANDEZ**

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± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 01/16/07. Staff recommended the Planning & Zoning Commission accept the applicant's request for this item to remain on the table until the Monday, March 5, 2007, meeting.

The Planning & Zoning Commission accepted the applicant's request for this item to remain on the table until the Monday, March 5, 2007, meeting. No vote was taken.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
ZONING CASE 2006-34  
APPLICANT: CITY OF PLANO**

Mr. Hill 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 Recreation Vehicle Parking Lot/Garage use as an accessory use to Mini-Warehouse/Public Storage Development in Retail and Corridor Commercial districts. Staff recommended that the Planning & Zoning Commission 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 add a note to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to mini-warehouse/public storage development in Retail and Corridor Commercial districts.

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

After some discussion, 1st Vice Chair Williamson made a motion to table the item to the March 19, 2007, meeting. Commissioner Perry seconded the motion, which passed 8-0.

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

**AGENDA ITEM NO. 8A - PUBLIC HEARING  
ZONING CASE 2007-01  
APPLICANT: OLD SHEPARD PLACE II, LTD.**

Mr. Hill stated this is a request to rezone 5.7± acres located at the northeast corner of Preston Road and Old Shepard Place from Planned Development-189-Retail/General Office to Planned Development-Retail/General Office. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314, & 339 for two restaurants, two private clubs, and an arcade. Two letters were received in support of the item. Staff recommended denial.

The public hearing was opened. Benjamin Brinck and Kirk Williams, applicants, and Rick Poston and Don Manwarren, residents, 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 Planned Development-Retail/General Office (PD-R/O-2) zoning with the following stipulations:

- 1) Area, Yard and Bulk Requirements
  - a. Maximum Lot Coverage - 30% (excluding parking structures).
  - b. Maximum Floor Area Ratio - 0.8:1 (excluding parking structures).
  - c. Maximum Building Height - Parking structures shall be not more than four levels at or above grade.
- 2) Building materials: The sides of all buildings, except parking garages, shall have a consistent facade design and roof line configuration. All mechanical equipment serving the structures and trash receptacles shall be screened from all public streets.

Second Vice Chair Duggan seconded the motion, which passed 5-3. Chairman Kalchthaler, 1st Vice Chair Williamson, and Commissioner Coleman, voting in opposition, felt this was not an appropriate location for retail development.

**AGENDA ITEM NO. 8B - CONCEPT PLAN  
55/PRESTON PARK SOUTH, PHASE 2, BLOCK A, LOTS 1R & 2  
APPLICANT: OLD SHEPARD PLACE II, LTD.**

Mr. Hill stated this is a request for retail and commercial amusement (indoor) development on two lots on 4.0± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-189-Retail/General Office with Specific Use Permits #268, 269, 313, 314 & 339 for two restaurants, two private clubs, and an arcade. Staff recommended denial.

After much discussion, Commissioner Perry made a motion to approve the item subject to City Council approval of Zoning Case 2007-01. Commissioner Norton seconded the motion, which passed 5-3. Chairman Kalchthaler, 1st Vice Chair Williamson, and Commissioner Coleman, voting in opposition, felt this was not an appropriate location for retail development.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT  
16/SOUTHWEST CORPORATE FEDERAL CREDIT UNION, BLOCK A, LOT 2R  
APPLICANT: HOLT LUNSFORD COMMERCIAL**

Mr. Hill stated this is a request for general offices on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned 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.

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

**AGENDA ITEM NO. 10 - PUBLIC HEARING - PRELIMINARY REPLAT  
17/LYNCH PARK, BLOCK A, LOT 2R  
APPLICANT: SOHAAM PETROLEUM, INC.**

Bester Tauro, Planner, stated this is a request for a bank on one lot on 0.9± acre located at the southwest of Coit Road and Legacy Drive. 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, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - REPLAT  
2/PASQUINELLI'S WESTBROOK, PHASE III-A, BLOCK A, LOTS 1 & 2 AND  
BLOCK D, LOTS 1-3  
APPLICANT: PASQUINELLI PORTRAIT HOMES-WESTBROOK L.P.**

Ms. Tauro stated this is a request for five Single-Family Residence-6 lots on 1.1± acres located at the northwest and northeast corners of Ridgeview Drive and Paradise Valley Drive. Zoned Planned Development-479-General Office/Single-Family Residence Attached. Staff recommended approval subject to the Board of Adjustment granting appropriate variances.

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

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

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 12 - PRELIMINARY SITE PLAN  
58/CHISHOLM PLACE ADDITION NO. 1, BLOCK A, LOT 1  
APPLICANT: IVY CROSSING, L.P.**

Mr. Hill stated this is a request for retail and restaurant development on one lot on 0.8± acre located at the southwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. Staff recommended denial.

Rob Baldwin and Brian Rumsey, applicants, spoke in support of the item. No one else spoke for or against the item.

After much discussion, 1st Vice Chair Williamson made a motion to table the item to the March 19, 2007, meeting. Commissioner Perry seconded the motion, which passed 8-0.

## **AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION**

Commissioner Stovall stated she would like to discuss Los Rios homeowners' concerns regarding the zoning of the country club and golf course. Commissioner Norton wished to discuss screening for open storage and screening wall standards.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 9:05 p.m.

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Planning & Zoning Commissioner

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