

**PLANNING & ZONING COMMISSION**  
**FEBRUARY 20, 2006**

**COMMISSIONERS PRESENT**

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

**COMMISSIONER ABSENT**

Carolyn Kalchthaler, Chairman

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Paige Mims, Assistant City Attorney III  
Tom Elgin, Development Review Manager  
Christina Day, Sr. Planner  
Bester Tauro, Planner  
Eric Hill, Planner  
Dee Sarver, Planning Technician  
Priscilla Parra, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Beach at 7:00 p.m., Monday, February 20, 2006.

Commissioner Briley made a motion to approve the agenda as presented. Second Vice Chair Abraham seconded the motion, which passed 7-0.

Commissioner Flick made a motion to approve the February 6, 2006, meeting minutes and February 7, 2006, Training Session minutes. Commissioner Briley seconded the motion, which passed 7-0.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 11/CUSTER CROSSING RETAIL CENTER, BLOCK 1, LOT 1 APPLICANT: THREE STARS REAL ESTATE CORPORATION**

A retail building on one lot on 2.0± acres located at the southwest corner of Hedgcoxe Road and Custer Road. Zoned Retail.

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 & CONCEPT PLAN 40/PLANO/544 BUSINESS PARK ADDITION, BLOCK A, LOTS 1R & 4 APPLICANT: PLAIN OLD MEDICAL LLC**

A medical development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial.

Approved as submitted.

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

Three conveyance lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail.

Approved as submitted.

### **AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN 65/PLANO-INDEPENDENCE PARKWAY PLACE ADDITION, BLOCK 1, LOTS 2R, 3, & 4 APPLICANT: PLANO PARKWAY INDEPENDENCE PARTNERSHIP**

A medical office, general office, and retail development on three lots on 3.6± acres located at the northeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-374-Retail.

Approved as submitted.

### **AGENDA ITEM NO. 5E - PRELIMINARY PLAT 65/PLANO-INDEPENDENCE PARKWAY PLACE ADDITION, BLOCK 1, LOT 3 APPLICANT: PLANO PARKWAY INDEPENDENCE PARTNERSHIP**

A medical office on one lot on 1.0± acres located on the north side of Plano Parkway, 350± feet east of Independence Parkway. Zoned Planned Development-374-Retail.

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

**AGENDA ITEM NO. 5F - FINAL PLAT  
2/FOWLER MIDDLE SCHOOL, BLOCK A, LOT 1  
APPLICANT: FRISCO I.S.D.**

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

Approved as submitted.

**AGENDA ITEM NO. 5G - PHASE I LAND STUDY  
30/COLLINWOOD FARMS ADDITION  
APPLICANT: JBS TRUST**

99 Single-Family Residence-6 lots and 63 Single-Family Residence-9 lots on 70.0± acres located at the southeast corner of Windhaven Parkway and Willow Bend Drive. Zoned Single-Family Residence-6, Single-Family Residence-9, Single-Family Residence-20, and Planned Development-450-Single-Family Residence-9.

Approved as submitted.

**AGENDA ITEM NO. 5H - PRELIMINARY SITE PLAN  
51/RCCG-HGE ADDITION, BLOCK 1, LOT 1  
APPLICANT: THE REDEEMED CHRISTIAN CHURCH OF GOD**

A church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural.

Approved as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY SITE PLAN & REVISED CONCEPT PLAN  
8/LEGACY TOWN CENTER (NORTH),BLOCK A, LOTS 1-3  
APPLICANT: THE SHOPS AT LEGACY (NORTH) L.P.**

A mixed use development on three lots on 17.3± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5J - PRELIMINARY SITE PLAN  
52/KEMP HOMESTEAD ADDITION #2, BLOCK A, LOT 5  
APPLICANT: P.C. NEW PIONEER LLC**

A retail building on one lot on 4.3± acres located on the east side of Plano Parkway, 250± feet south of Park Boulevard. Zoned Regional Commercial.

Approved subject to determination of no air hazard by the FAA at the time of site plan approval.

Agenda Item Nos. 6A and 6B were presented together.

## **END OF CONSENT AGENDA**

### **PUBLIC HEARINGS**

#### **AGENDA ITEM NO. 6A - PUBLIC HEARING ZONING CASE 2006-01 APPLICANT: DALLAS ROADSTER**

Christina Day, Sr. Planner, stated this is a request to rezone 0.9± acre located at the southeast corner of K Avenue and 10th Street from Light Commercial and Two-Family Residence (Duplex) to Light Commercial. Within the 200 foot notice area, 11 letters were received for the item, three in support and eight in opposition. Outside the 200 foot notice area, five letters were received for the item, one in support and four in opposition. Staff recommended that the Commission either:

- 1) Table the item until the April 17, 2006, meeting so that the Commission and staff can work directly with the neighborhood to develop a consensus for the future direction of the residential area, or
- 2) Deny the request.

The public hearing was opened. Robert Bell; Sabine Watts; and David Evans, representing Douglass Community Residents Group, spoke in opposition to the item. Their concerns were: keeping the neighborhood residential, sufficient commercial zoning surrounding the community, traffic, keeping the neighborhood quiet, and preserving the integrity of the neighborhood. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Flick made a motion to deny the item. The motion failed due to lack of a second. Commissioner Norton made a motion to deny the item with prejudice. The motion failed due to lack of a second.

The public hearing was re-opened. Ben Amini, the applicant, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

The public hearing was again re-opened. Cesar Miranda; Dollie Thomas, representing Douglass Community Residents Group; and Toni Thomas spoke in opposition to the item. Their concerns were: increasing traffic such as trailers and trucks in the neighborhood, safety issues, preserving the family-type neighborhood and community, crime rate increasing, keeping commercial outside their neighborhood, and protecting the historic quality of the neighborhood. Mr. Amini spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

After much discussion, 2nd Vice Chair Abraham made a motion to table the item to the April 17, 2006, meeting. Commissioner Armstrong seconded the motion, but there was no vote.

After much discussion, Commissioner Flick withdrew her initial motion and made a motion to deny the request and to recommend that the property be rezoned entirely to Two-Family Residence (Duplex) in order to protect and preserve the Vendome Place neighborhood. Commissioner Norton seconded the motion, which passed 5-2. Second Vice Chair Abraham and Commissioner Armstrong, voting in opposition, stated a desire to table the case for more research into the existing conditions of the area and to allow the applicant time to reconsider the request.

**AGENDA ITEM NO. 6B - CONCEPT PLAN  
67/VENDOME PLACE, BLOCK 2, LOT 3R  
APPLICANT: DALLAS ROADSTER**

Ms. Day stated this is a request for a retail building on one lot on 0.9± acre located at the southeast corner of 10th Street and K Avenue. Zoned Light Commercial and Two-Family Residence (Duplex). Staff recommended that the Commission take action based on their decision in Zoning Case 2006-01 by either:

- 1) Tabling the item until the April 17, 2006, meeting so that the Commission and staff can work directly with the neighborhood to develop a consensus for the future direction of the residential area, or
- 2) Denying the request.

After much discussion, Commissioner Briley made a motion to deny the request. Commissioner Duggan seconded the motion, which passed 6-1. Second Vice Chair Abraham, voting in opposition, stated a desire to table the item for more research into the existing conditions of the area and to allow the applicant time to reconsider the request.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT  
64/JOHN PAUL II ADDITION, BLOCK 1, LOT 1  
APPLICANT: JOHN PAUL II HIGH SCHOOL**

Bester Tauro, Planner, stated this is a request for a parochial school on one lot on 35.0± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1 with Specific Use Permit #514 for Day Care Center. 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 Norton made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT  
40/PLANO/544 BUSINESS PARK ADDITION, BLOCK A, LOTS 1R & 4  
APPLICANT: PLAIN OLD MEDICAL LLC**

Ms. Tauro stated this is a request for a medical office development on two lots on 19.3± acres located at the southwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-258-Light Commercial. 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, 2nd Vice Chair Abraham made a motion to approve the item as submitted. Commissioner Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT  
60/PIONEER PLACE ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: PIONEER PLACE SENIOR HOUSING, INC.**

Eric Hill, Planner, stated this is a request for an independent living facility on one lot on 7.5± acres located on the east side of K Avenue, 335± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. 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 Flick made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

There being no further discussion, 1st Vice Chair Beach adjourned the meeting at 8:10 p.m.

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Planning & Zoning Commissioner

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