

**PLANNING & ZONING COMMISSION
MARCH 6, 2006**

COMMISSIONERS PRESENT

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

COMMISSIONER ABSENT

James Duggan

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Jeff Zimmerman, Long Range Planning Manager
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Bester Tauro, Planner
Eric Hill, Planner
Michael Arthaud, Planning Technician
Stacy Christison, Technical Administrative Assistant

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

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

Commissioner Briley made a motion to approve the February 20, 2006, meeting minutes with minor corrections, and the February 20, 2006, pre-meeting minutes, and February 22, 2006, Work Session minutes with no corrections. Second Vice Chair Abraham 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 - PRELIMINARY PLAT 1/PASQUINELLI'S WILLOW CREST, PHASE 1 APPLICANT: PORTRAIT HOMES

52 Single-Family Residence-6 lots and four open space lots on 15.3± acres located at the northwest corner of Empire Boulevard and McDermott Road. Zoned Planned Development-178-Single-Family Residence-6.

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

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 1/PASQUINELLI'S WILLOW CREST, PHASE 2 APPLICANT: PORTRAIT HOMES

58 Single-Family Residence Attached lots on 5.5± acres located on the north side of McDermott Road, 224± feet east of Ohio Drive. 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. 5C - FINAL PLAT 55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOTS 1-3 APPLICANT: R&B CAPITAL PARTNERS

A general and medical office development on three lots on 6.7± acres located at the northwest corner of Old Shepard Place and Ohio Drive. Zoned Planned Development-189-Retail/General Office.

Approved as submitted.

AGENDA ITEM NO. 5D - FINAL PLAT 55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOTS 4 & 5 APPLICANT: LANTERN RESOURCES L.P.

A general office building on one lot and one vacant lot on 1.7± acres located at the northeast corner of Old Shepard Place and Preston Park Court. Zoned Planned Development-189-Retail/General Office.

Approved as submitted.

**AGENDA ITEM NO. 5E - FINAL PLAT
43/PRESTON VILLAGE ADDITION, BLOCK A, LOT 1
APPLICANT: SUNRISE PLANO SENIOR LIVING**

80 independent living and 76 assisted living units on one lot on 7.8± acres located on the south side of Parker Road, 388± feet east of Preston Road. Zoned Planned Development-150-Single-Family Residence Attached.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT
24/THE TRAILS OF GLENWOOD, PHASE 1
APPLICANT: NEWMARK HOMES**

66 Single-Family Residence-6 lots, 83 Single-Family Residence-7 lots, and eight open space lots 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 subject to:

- 1) Final approval of the right-of-way dedication and design of Bright Star Way by the Parks and Engineering Departments.
- 2) Additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5G - PRELIMINARY PLAT
59/LEXINGTON PARK ADDITION
APPLICANT: LEXINGTON PARK, LTD.**

98 Single-Family Residence Attached lots and eight open space lots on 6.3± acres located at the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government with Heritage Resource Designation #20.

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

**AGENDA ITEM NO. 5H - SITE PLAN
21/FOOD LION/ALMA ROAD ADDITION, BLOCK 1, LOT 3
APPLICANT: J & G, LLC**

A restaurant with drive-through lanes on one lot on 1.0± acres located on the north side of Spring Creek Parkway, 430± feet east of Alma Road. Zoned Retail.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING - PRELIMINARY REPLAT 4/HEDGCOXE OFFICE ADDITION, BLOCK A, LOT 1R APPLICANT: COLONIAL BANK

Bester Tauro, Planner, stated this is a request for a bank with drive-through lanes on one lot on 1.3± acres located at the northeast corner of Preston Road and Hedgcoxe Road. Zoned Planned Development-159-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.

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

AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT 53/WAL-MART DNT ADDITION, BLOCK A, LOT 1 APPLICANT: WAL-MART STORES TEXAS, LP

Eric Hill, Planner, stated this is a request for a retail superstore on one lot on 23.1± acres located on the west side of Parkwood Boulevard, 580± feet south of Park Boulevard. Zoned Regional Commercial. Staff recommended approval as submitted.

The public hearing was opened. Dan Millner, representing the applicant, stated he was available for questions. No one else spoke for or against the item. The public hearing was closed.

After a brief 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. 8 DISCUSSION: COMMISSIONER TRAINING ON COMPREHENSIVE PLANNING APPLICANT: CITY OF PLANO

This item is an overview of comprehensive planning. Staff recommended that the Commission review the background information and be prepared with questions regarding comprehensive planning.

Jeff Zimmerman, Long Range Planning Manager, discussed the concepts, theory, and legal foundation for comprehensive planning. Mr. Zimmerman cited practical examples of how the Comprehensive Plan is used to implement the desired types, locations, and intensities of developments within the city of Plano.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:38 p.m.

Planning & Zoning Commissioner

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