

PLANNING & ZONING COMMISSION
APRIL 3, 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
Alan Upchurch, City Engineer
Paige Mims, Assistant City Attorney III
Gerald Cosgrove, Chief Engineer
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Bester Tauro, Planner
Eric Hill, Planner
Priscilla Parra, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, April 3, 2006.

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

Commissioner Flick made a motion to approve the March 20, 2006, pre-meeting and meeting minutes and the March 22, 2006, Work Session minutes. Commissioner Duggan seconded the motion, which passed 8-0.

Commissioner Briley made a motion to approve the consent agenda. Commissioner Norton seconded the motion, which passed 8-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - FINAL PLAT
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 1
APPLICANT: PRESTONMAC PROPERTIES, LTD.**

A general office and retail building on one lot on 1.3± acres located at the southwest corner of Preston Road and McDermott Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT
55/TRADITION TRAIL INDUSTRIAL PARK ADDITION, BLOCK 1, LOTS 1 & 2
APPLICANT: TRADITION TRAIL, L.P.**

Two conveyance lots on 5.2± acres located at the southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN
32/COIT-SPRING CREEK ADDITION, BLOCK 1, LOT 3
APPLICANT: AUTOZONE TORE DEVELOPMENT**

A retail store on one lot on 0.9± acre located on the south side of Spring Creek Parkway, 620± feet west of Coit Road. Zoned Retail.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN
16/SOUTHWEST CORPORATE FEDERAL CREDIT UNION, BLOCK A, LOT 2
APPLICANT: HOLT LUNSFORD COMMERCIAL**

A general office building on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED SITE PLAN
11/WESTWIND EXXON ADDITION, BLOCK A, LOT 1
APPLICANT: FIRST NATIONAL BANK**

A bank with drive-through lanes on one lot on 0.9± acre located at the northeast corner of Independence Parkway and Legacy Drive. Zoned Retail.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2005-54 APPLICANT: ABBY BAHREINI

Christina Day, Sr. Planner, stated this is a request to rezone 16.2± acres from Agricultural and Estate Development to Single-Family Residence-7 located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Tabled 02/06/06 & 03/20/06. Five letters were received for the item, one in support and four in opposition. Staff recommended approval as submitted.

Commissioner Flick made a motion to remove the item from the table. Commissioner Briley seconded the motion, which passed 8-0.

The public hearing was opened. Hansen Nemat, representing the applicant, and Rich Crucknol, representing Stoney Hollow Homeowners Association, spoke in favor of the item. Diane Young, resident, asked a question about the trees on this property. No one else 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 Norton seconded the motion, which passed 8-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING ZONING CASE 2006-02 APPLICANT: CITY OF PLANO

Tom Elgin, Development Review Manager, stated this is a request to amend various sections of the Zoning Ordinance, including regulations and administrative procedures regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Staff recommended for approval as presented.

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

After much discussion, 1st Vice Chair Beach made a motion to approve the item as presented. Second Vice Chair Abraham seconded the motion, which passed 8-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING SUBDIVISION ORDINANCE AMENDMENT APPLICANT: CITY OF PLANO

Mr. Elgin stated this is a request 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 approval as presented.

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 presented. Commissioner Briley seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT
22/RANEY ADDITION, BLOCK 1, LOT 1R
APPLICANT: NMCA, LLC**

Eric Hill, Planner, stated this is a request for an existing car wash and an indoor commercial amusement building on one lot on 1.9± acres located on the north side of Spring Creek Parkway, 650± feet east of K Avenue. 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 Beach made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - PRELIMINARY REPLAT
30/WHITE ROCK CREEK MULTI-PURPOSE COMPLEX, BLOCK A, LOT 2R
APPLICANT: CITY OF PLANO**

Ms. Day stated this is a request for a public park on one lot on 15.4± acres located at the northeast corner of Parker Road and Clark Parkway. Zoned Single-Family Residence-9, Single-Family Residence-7, and Agricultural. 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, 2nd Vice Chair Abraham made a motion to approve the item subject to staff recommendations. Commissioner Duggan seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - REPLAT
59/PARKER SQUARE ADDITION, BLOCK 2, LOTS 1R-3R
APPLICANT: M&M JOINT VENTURE**

Bester Tauro, Planner, stated this is a request for retail development on three lots on 2.7± acres located at the southwest corner of Park Boulevard and K Avenue. Zoned Planned Development-23-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 Briley made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 12 - PRELIMINARY SITE PLAN
9/PRESTON/HEDGCOXE ADDITION, BLOCK B, LOT 1
APPLICANT: SCHERER INVESTMENTS**

Ms. Tauro stated this is a request for general and medical offices on one lot on 1.9± acres located at the southwest corner of San Jacinto Lane and Hedgcoxe Road. Zoned Planned Development-159-General Office. Staff recommended approval subject to the Planning & Zoning Commission finding that the full 30-foot landscape edge width requirement would prevent the property's reasonable development in a safe, efficient manner.

Alfi Scherer and Louis Frisbie, representing the applicant, spoke in favor of the item. No one else spoke for or against the item.

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

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:26 p.m.

Planning & Zoning Commissioner

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