

PLANNING & ZONING COMMISSION
May 7, 2007

COMMISSIONERS PRESENT

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

COMMISSIONER ABSENT

Craig Perry

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Bester Tauro, Planner
Eric Hill, Planner
Jeff Green, Sr. Traffic Engineer
Dee Sarver, Planning Technician
Priscilla Parra, Planning Technician
Doris Carter, Technical Administrative Assistant

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

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

Commissioner Stovall made a motion to approve the April 16, 2007, meeting minutes. First Vice Chair Williamson seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 8/CAPITAL ONE ADDITION, BLOCK 1, LOT 3 APPLICANT: WEST PLANO LAND COMPANY, LP

General office on one lot on 24.9± acres located on the west side of Preston Road, 1,200± feet north of Hedgcoxe Road. Zoned Commercial Employment.

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

AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT 8/CAPITAL ONE ADDITION, BLOCK 1, LOTS 3 & 4 APPLICANT: WEST PLANO LAND COMPANY, LP

Two conveyance lots on 49.1± acres located on the west side of Preston Road, 1,200± feet north of Hedgcoxe Road. Zoned Commercial Employment.

Approved as submitted.

AGENDA ITEM NO. 5C - FINAL PLAT 50/COTTONWOOD CREEK PARK ADDITION, BLOCK 1, LOT 1 & BLOCK 2, LOT 1 APPLICANT: CITY OF PLANO

A park on two lots on 22.9± acres located at the southeast corner of Park Boulevard and Country Club Drive and at the northwest corner of Park Boulevard and Jeker Drive. Zoned Single-Family Residence-7 & Single-Family Residence-9.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED CONCEPT PLAN 8/LEGACY TOWN CENTER (NORTH) ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: COLUMBUS REALTY PARTNERS, LTD.

Mixed use development on two lots on 28.0± acres located at the southwest corner of Headquarters Drive and Parkwood Drive. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
27/AVIGNON WINDHAVEN, PHASES 2 & 3
APPLICANT: ACRES OF SUNSHINE, LTD.**

104 Planned Development-154-Single Family-6 lots and 11 open space lots on 42.1± acres located at the northeast corner of Windhaven Parkway and Jacqueline Drive. Zoned Planned Development-154-Single-Family Residence-6.

Approved subject to:

- 1) Replat of common open space property Block H, Lot 10 into one lot.
- 2) Review of Home Owners Association documents by Legal Department.
- 3) Additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN
16/DENBURY ADDITION, BLOCK 1, LOT 2
APPLICANT: KDC - PLANO INVESTMENTS 1, L.P.**

General office building on one lot on 5.1± acres located at the southeast corner of Tennyson Parkway and Windcrest Drive. Zoned Commercial Employment.

Approved subject to filing and recordation of offsite fire lane, access, and utility easements.

**AGENDA ITEM NO. 5G - PRELIMINARY SITE PLAN
55/PARKWAY CARMAX ADDITION, BLOCK A, LOT 4
APPLICANT: THREE POINT SEVEN TWO NINE, L.P.**

Office and warehouse development on one lot on 3.7± acres located on the south side of Plano Parkway, 450± feet east of Fulgham Road. Zoned Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5H - PRELIMINARY SITE PLAN
3/CUSTER CREEK CENTER ADDITION, BLOCK A, LOT 3
APPLICANT: MC CUSTER 121, L.P.**

Two retail buildings on one lot on 3.4± acres located generally at the southwest corner of State Highway 121 and Custer Road. Zoned Regional Commercial.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING

ZONING CASE 2007-07

APPLICANT: IGOR AND ALLA PLASKOVITSKIY

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Day Care (In-home) on one lot on 0.1± acre located on the south side of Cambridge Drive, 235± feet east of Britany Court. Zoned Single-Family Residence-7. Two letters were received for the item, one in support and one in opposition. Staff recommended approval with the following restriction:

- In-home day care is operated as a home occupation use only.

The public hearing was opened. Igor and Alla Plakovitskiy, applicants, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

The Commissioners had numerous concerns regarding the proposal, such as size of home, parking/safety issues, primary residence, and number of employees.

After much discussion, 1st Vice Chairman Williamson made a motion to deny the request. Commissioner Stovall seconded the motion, which passed 7-0.

AGENDA ITEM NO. 7A - PUBLIC HEARING

ZONING CASE 2007-08

APPLICANT: THOMPSON MCSPEDDEN FAMILY PARTNERS

Tina Firgens, Sr. Planner, stated that this is a request to rezone 57.8± acres from Agriculture to Commercial Employment located at the southeast corner of State Highway 121 and Spring Creek Parkway. Staff recommended approval subject to the Planning & Zoning Commission finding, based upon the TIA, that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.

The public hearing was opened. Rodney Hitt of Pacheco-Koch, representing the applicant, was present to answer questions. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Stovall made a motion to approve the item subject to staff recommendation. Second Vice Chair Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7B - CONCEPT PLAN
14/121 SPRING CREEK ADDITION, BLOCK 1, LOTS 1-13
APPLICANT: THOMPSON MCSPEDDEN FAMILY PARTNERS**

Ms. Firgens stated this is a concept plan for future retail, general office, and restaurant on 13 lots on 55.0± acres located at the southeast corner of State Highway 121 and Spring Creek Parkway. Staff recommended approval subject to City Council approval of Zoning Case 2007-08.

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

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN
16/EDS CLUSTERS, BLOCK A, LOT 2R
APPLICANT: LEGACY CAMPUS, L.P.**

Mr. Hill stated there are general office buildings on one lot on 36.9± acres located on the north side of Tennyson Parkway, 1,750± feet east of Parkwood Boulevard. The purpose of the replat is to abandon unnecessary easements and dedicate additional easements, and the purpose of the revised site plan is to reconfigure existing fire lanes and parking areas. 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.

After some discussion, 2nd Vice Chair Duggan made a motion to approve the item. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - PRELIMINARY REPLAT & SITE PLAN
6/INDEPENDENCE CROSSING, BLOCK A, LOT 2R
APPLICANT: J. P. MORGAN CHASE BANK, L.P.**

Mr. Hill stated this is a bank on one lot on 1.3± acres located at the northeast corner of Hedgcoxe Road and Independence Parkway. Zoned Retail. The preliminary plat is to dedicate fire lane, access and utility easements necessary for development. Staff recommended:

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

Site Plan: Approval as submitted.

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

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

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10 - PRELIMINARY SITE PLAN 22/FTK ADDITION, BLOCK A, LOT 1 APPLICANT: JAMES GOODMAN

Ms. Firgens stated the subject property is service contractor without outdoor storage on one lot on 0.8± acre narrow tract of land located at the southeast corner of K Avenue and Pecan Lane. Zoned Light Commercial. Staff recommended approval subject to:

1. Board of Adjustment granting a variance to reduce the 50-foot front yard setback along Pecan Lane to 15 feet.
2. The Planning & Zoning Commission granting a waiver to the Subdivision Ordinance for minimum lot frontage along K Avenue.

Rick Fambro, representing the applicant, was present to answer questions.

Second Vice Chair Duggan made a motion to approve the item. Commissioner Norton seconded the motion, which passed 6-1. Commissioner Stovall, voting in opposition, expressed concerns with the variance from 50-foot to 15-foot along Pecan Lane.

AGENDA ITEM NO. 11 DISCUSSION AND DIRECTION ON THE PLANNING & ZONING COMMISSION'S WORK PROGRAM

Phyllis Jarrell, Director of Planning, stated the Planning & Zoning Commission's work program contains a prioritized list of the special projects that the Commission will be focused on during the year. The work program items are generated from several sources, including Comprehensive Plan recommendations, zoning amendments initiated by either the Commission or City Council, and issues that the Council refers to the Commission for study. Several of the high priority items have been "on-hold" for some time as a result of competing priorities.

The Commission discussed the items listed on the Work Program. Commissioner Armstrong recommended changing the title of the New Work Program Item topic Teardowns and “McMansion” Regulations to Residential Redevelopment.

All Commissioners were in agreement with the recommendation of topics to be covered in a future work session.

AGENDA ITEM NO. 12
ITEMS FOR FUTURE DISCUSSION
APPLICANT: CITY OF PLANO

The Commission had no new items they wished to discuss.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:45p.m.

Planning & Zoning Commissioner

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