

**PLANNING & ZONING COMMISSION**  
**June 18, 2007**

**COMMISSIONERS PRESENT**

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

**COMMISSIONER ABSENT**

Janet Stovall

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Tina Firgens, Sr. Planner  
Bester Tauro, Planner  
Priscilla Parra, Planning Technician  
Paige Mims, Assistant City Attorney III  
Jeff Zimmerman, Long Range Planning Manager  
Steve Sims, Sr. Planner  
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:02 p.m., Monday, June 18, 2007.

First Vice Chair Williamson made a motion to approve the agenda as presented. Commissioner Perry seconded the motion, which passed 7-0.

Commissioner Armstrong made a motion to approve the June 4, 2007, Planning & Zoning Commission meeting minutes as submitted. Second Vice Chair Duggan seconded the motion, which passed 7-0.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - FINAL PLAT ARBORS AT PRESTONWOOD, BLOCK A, LOT 1 APPLICANT: PLANO PROPERTIES, INC.**

Retail on one lot on 4.8± acres located on the east side of Marsh Lane, 300± feet north of Plano Parkway. Zoned Retail. Neighborhood #39.

Approved as submitted.

### **AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN CENTRAL LEGACY PLAZA ADDITION, BLOCK 1, LOT 2R APPLICANT: 75 LEGACY, L.P.**

Retail and bank building on one lot on 2.8± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #21.

Approved as submitted.

### **AGENDA ITEM NO. 5C - PRELIMINARY PLAT HEADQUARTERS VILLAGE, BLOCK A, LOT 3 APPLICANT: HEADQUARTERS, L.P.**

Hotel on one lot on 3.0± acres located on the south side of Town Square Drive, 455± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

### **AGENDA ITEM NO. 5D - REVISED SITE PLAN LYNCH PARK ADDITION, BLOCK A, LOT 4 APPLICANT: COIT/LEGACY LIMITED PARTNERSHIP**

Restaurant and existing retail building on one lot on 6.6± acres located generally at the southwest corner of Legacy Drive and Coit Road. Zoned Retail. Neighborhood #17

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED PRELIMINARY SITE PLAN  
LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOT 6R  
APPLICANT: FAIRVIEW FARM LAND CO. LTD.**

Retail building on one lot on 1.3± acres located on the west side of U.S. Highway 75, 370± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED CONVEYANCE PLAT  
LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOTS 5R & 6R  
APPLICANT: FAIRVIEW FARM LAND CO. LTD.**

Two conveyance lots on 3.1± acres located on the west side of U.S. Highway 75, 220± feet south of Chase Oaks Boulevard. Zoned Corridor Commercial. Neighborhood #13.

Approved as submitted.

**AGENDA ITEM NO. 5G - REVISED CONVEYANCE PLAT  
LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 2R, 3, 4 & 5  
APPLICANT: COLUMBUS REALTY PARTNERS, LTD.**

Four conveyance lots on 21.2± acres located at the southwest corner of Headquarters Drive and Parkwood Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6A - PUBLIC HEARING  
ZONING CASE 2007-14  
APPLICANT: HW SPRING CREEK PARTNERS, L.P.**

Tina Firgens, Sr. Planner, stated this is a request to rezone 6.6± acres from Commercial Employment to Neighborhood Office with Specific Use Permit for Veterinary Clinic and Kennel (Indoor Pens) located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. Staff recommended approval as submitted.

The public hearing was opened. Shane Jordan, representing the applicant, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, 1st Vice Chair Williamson made a motion to approve the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6B - CONCEPT PLAN  
ARBOR HILLS ADDITION, BLOCK A, LOT 1  
APPLICANT: HW SPRING CREEK PARTNERS, L.P.**

Ms. Firgens stated this is a request for a veterinary clinic and kennel (indoor pens) on one lot on 6.6± acres located on the east side of Spring Creek Parkway, 3,100± feet west of Tennyson Parkway. Staff recommended approval subject to City Council approval of Zoning Case 2007-14.

Shane Jordan, representing the applicant, was available to answer any questions.

After a brief discussion, Commissioner Perry made a motion to approve the item as submitted. First Vice Chair Williamson seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
PRELIMINARY REPLAT: CARRINGTON PARK ADDITION, BLOCK B, LOT 1R  
APPLICANT: BIDKA PLAZA, L.P.**

Tom Elgin, Development Review Manager, stated this is a request for medical and general offices on one lot on 3.4± acres located at the northeast corner of Communications Parkway and Wedgewood Drive. Zoned Regional Employment. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. Ronald Forrester, representing the applicant, was present to answer any questions. No one spoke for or against the item. The public hearing was closed.

There being no discussion, 2nd Vice Chair Duggan made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
REPLAT: AVIGNON WINDHAVEN PHASE I, BLOCK H, LOT 10R  
APPLICANT: WINDHAVEN PARTNERS, L.P.**

Bester Tauro, Planner, stated this is a request for one open space lot on 1.5± acres located at the northeast corner of Jacqueline Drive and Cadence Lane. Zoned Planned Development-154-Single-Family Residence-6. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw this case for a future Planning & Zoning Commission meeting date.

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 accept the applicant's request to withdraw the item for a future Planning & Zoning Commission meeting. Commissioner Perry seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 9 - PRELIMINARY SITE PLAN/REVISED CONCEPT PLAN & CONVEYANCE PLAT  
THE VILLAGE AT STONEBRIAR, BLOCK A, LOTS 1 & 2  
APPLICANT: PRESTON CROSSROADS L.P.**

Ms. Firgens stated this is a request for a bank, restaurant, and retail on one lot on 6.6± acres and future retail on one lot on 10.8± acres located at the southeast corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment. Staff recommendations were as follows:

Preliminary Site Plan & Revised Concept Plan: Recommended for 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.

Conveyance Plat: Recommended for approval as submitted.

There being no discussion, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA NO. 10 - REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to call a public hearing to amend the Zoning Ordinance to add a definition for golf netting and to formulate regulations to allow golf netting to be erected by golf courses and driving ranges.

Chuck Holly, 1916, Country Club Drive, Plano, Texas, spoke in support of golf netting and fencing.

After a brief discussion, Commissioner Perry made a motion to call a public hearing to amend the Zoning Ordinance to add a definition for golf netting and to formulate regulations to allow golf netting to be erected by golf courses and driving ranges. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11  
DISCUSSION AND DIRECTION: COMPREHENSIVE PLAN UPDATE  
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, presented a preliminary list of issues for updating the Economic Development Element of the Comprehensive Plan.

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He noted that the chapter's primary purpose is to guide economic growth and its relationship to the planning process. There are two reasons for the update: (1) the element should reflect current trends and issues facing economic development within Plano; and (2) it needs to match the present format of the Comprehensive Plan.

Mr. Sims indicated that staff felt there were seven primary focal points that formed the basis for the list:

- Promoting economic diversity
- Changing composition of the regional and local economy
- Competing with outer ring suburbs for businesses and jobs
- Accessibility to places of business and employment
- Balancing short-term land use requirements
- Workforce compatibility with business demand
- Future role of small businesses in Plano's economy

At the conclusion of the presentation, Mr. Sims asked the commission three questions:

1. Are the issues relevant for Plano at this time?
2. Are there additional issues that need to be addressed with this update?
3. Do the seven focal points represent a good starting point for updating this chapter?

The commission members were in agreement with the list of issues staff presented. They directed staff to organize the issues around the three themes of the Comprehensive Plan and develop objectives and strategies for further discussion.

#### **AGENDA ITEM NO. 12 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no new items they wished to discuss.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:43 p.m.

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Planning & Zoning Commissioner

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