

**PLANNING & ZONING COMMISSION**  
**July 2, 2007**

**COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Bester Tauro, Planner  
Dee Sarver, Planning Technician  
Paige Mims, Assistant City Attorney  
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, July 2, 2007.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Armstrong seconded the motion, which passed 8-0.

Commissioner Coleman made a motion to approve the June 18, 2007, Planning & Zoning Commission meeting minutes. Second Vice Chair Duggan seconded the motion, which passed 8-0.

Second Vice Chair Duggan requested that Items 5k, 5l, and 5m of the Consent Agenda be pulled for individual consideration. Commissioner Perry made a motion to approve the remainder of the Consent Agenda items. Commissioner Stovall seconded the motion, which passed 8-0.

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT  
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOT 6  
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.

Approved as submitted.

**AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN  
8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 2R, 3 & 4  
APPLICANT: COLUMBUS REALTY PARTNERS, LTD.**

464 multifamily units on three lots on 6.4± acres located at the northeast corner of Parkwood Boulevard and Hathaway Parkway. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5C - REVISED PRELIMINARY SITE PLAN  
32/PARKER COIT ADDITION, BLOCK 1, LOTS 1R & 2  
APPLICANT: CITY OF PLANO**

Fire station, public safety buildings, and retail buildings on two lots on 6.5± acres located on the north side of Parker Road, 500± feet west of Coit Road. Zoned Planned Development-31-Retail.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN  
8/THE SHOPS AT LEGACY TOWN CENTER (NORTH), BLOCK C, LOT 6  
APPLICANT: JACKSON SHAW**

Retail and hotel building on one lot on 2.8± acres located at the southwest corner of Infinity Avenue and Bishop Road. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5E - FINAL PLAT  
8/THE SHOPS AT LEGACY TOWN CENTER (NORTH), BLOCK C, LOT 1  
APPLICANT: THE SHOPS AT LEGACY (NORTH), L.P.**

Mixed use on one lot on 13.0± acres located at the northeast corner of Dallas North Tollway and Legacy Drive. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED PRELIMINARY SITE PLAN & CONCEPT PLAN  
59/15TH STREET VILLAGE NO. 2, BLOCK A, LOTS 1-4  
APPLICANT: RH 15TH CONDOS ONE LTD. AND CITY OF PLANO**

Multifamily residences on four lots on 3.1± acres located at the southeast corner of 15th Street and G Avenue. Zoned Downtown Business/Government.

Approved as submitted.

**AGENDA ITEM NO. 5G - REVISED SITE PLAN  
40/ PRESTONWOOD ADDITION, BLOCK 1, LOT 1R  
APPLICANT: PRESTONWOOD BAPTIST CHURCH**

Church on one lot on 135.6± acres located at the northwest corner of Midway Road and Park Boulevard. Zoned Planned Development-85-Retail/General Office. Neighborhood #40.

Approved as submitted.

**AGENDA ITEM NO. 5H - FINAL PLAT  
1/THE LINCOLN AT TOWNE SQUARE ADDITION, BLOCK A, LOT 4  
APPLICANT: VOTEX SURVEYING COMPANY**

Retail, general office, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Rasor Boulevard. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5I - REVISED PRELIMINARY SITE PLAN  
2/COIT/RIDGEVIEW APARTMENTS & TOWNHOME ADDITION, PHASE TWO,  
BLOCK 1, LOT 1R  
APPLICANT: ARCHON CO.**

200 multifamily residences on one lot on 11.0± acres located on the north side of Ridgeview Drive, 830± feet east of Coit Road. Zoned Planned Development-46-Multifamily Residence-2.

Approved as submitted.

**AGENDA ITEM NO. 5J - FINAL PLAT  
34/MEMORIAL PARK, BLOCK A, LOT 1  
APPLICANT: CITY OF PLANO**

Park on one lot on 8.6± acres located at the northwest corner of Custer Road and Bay Hill Drive, and on the south side of Spring Creek Parkway. Zoned Single-Family Residence-9.

Approved as submitted.

**END OF CONSENT AGENDA**

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

Second Vice Chair Duggan stepped down for Agenda Item Nos. 5k, 5l, and 5m.

### **AGENDA ITEM NO. 5K - SITE PLAN:**

#### **14 AND 15/NORMANDY ESTATES**

**APPLICANT: HW SPRING CREEK PARTNERS, L.P.**

49 Patio Home lots, 38 Single-Family Residence Attached lots and four open space lots on 15.5± acres located on the north side of Spring Creek Parkway, 750± feet west of Tennyson Parkway. Zoned Patio Home, Single-Family Residence Attached, and Single-Family-9.

### **AGENDA ITEM NO. 5L - PRELIMINARY PLAT:**

#### **14 AND 15/NORMANDY ESTATES**

**APPLICANT: HW SPRING CREEK PARTNERS, L.P.**

49 Patio Home lots, 38 Single-Family Residence Attached lots, 52 Single-Family Residence-9 lots and seven open space lots on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Patio Home, Single-Family Residence Attached and Single-Family Residence-9.

### **AGENDA ITEM NO. 5M - CONVEYANCE PLAT**

#### **14 AND 15/NORMANDY ESTATES, BLOCK A, LOTS 1-6**

**APPLICANT: HW SPRING CREEK PARTNERS, L.P.**

Six conveyance lots on 83.0± acres located at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Patio Home, Single-Family Residence Attached, Single-Family Residence-9, and Commercial Employment.

Commissioner Armstrong made a motion to approve Agenda Item Nos. 5k, 5l, and 5m as represented. Commissioner Stovall seconded the motion, which passed 7-0.

## **END OF ITEMS FOR INDIVIDUAL CONSIDERATION**

Second Vice Chair Duggan resumed his seat.

## **PUBLIC HEARINGS**

### **AGENDA ITEM 6 - PUBLIC HEARING - REPLAT**

#### **59/15TH STREET VILLAGE NO. 2, BLOCK A, LOT 3R**

**APPLICANT: RH 15TH CONDOS ONE LTD. AND CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request for multifamily residences on one lot on 0.7± acre located on the south side of 15th Street, 110± feet west of H Avenue. Zoned Downtown Business/Government. Staff recommended approval as submitted.

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

Second Vice Chair Duggan made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7.-PUBLIC HEARING - PRELIMINARY REPLAT  
21/CENTRAL LEGACY PLAZA, BLOCK 1, LOT 3R  
APPLICANT: CHING LONG LLC**

Bester Tauro, Planner, stated this is a request for a restaurant and retail building on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 206± feet south of Legacy Drive. Zoned Corridor Commercial. Staff recommended approval as submitted.

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

Commissioner Stovall made a motion to approve the item as presented. Commissioner Perry seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 PUBLIC HEARING – PRELIMINARY REPLAT AND REVISED  
SITE PLAN  
59/PARKER SQUARE ADDITION, BLOCK 2, LOT 3R  
APPLICANT: DISCOUNT TIRE COMPANY**

Ms. Tauro stated this is a tire dealer on one lot on 1.3± acres located on the south side of Park Boulevard, 150± feet west of K Avenue. Zoned Planned Development-23-Light Commercial. The purpose of the preliminary replat is to reconfigure easements for construction of a new building. The purpose of the revised site plan is to remove the existing warehouse and replace it with a new tire building. Staff recommended:

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

**Revised Site Plan:** Approval as submitted.

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

First Vice Chair Williamson made a motion to approve the item as presented. Commissioner Stovall seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

## **AGENDA ITEM NO. 9 - 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 7:08 p.m.

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Planning & Zoning Commissioner

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