

**PLANNING & ZONING COMMISSION**  
**August 20, 2007**

**COMMISSIONERS PRESENT**

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

**COMMISSIONER ABSENT**

Michael Coleman

**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  
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, August 20, 2007.

Commissioner Perry made a motion to approve the agenda as submitted. Commissioner Norton seconded the motion, which passed 7-0.

Commissioner Armstrong made a motion to approve the August 6, 2007, Planning & Zoning Commission meeting minutes as submitted. Second Vice Chair Duggan seconded the motion, which passed 7-0.

First Vice Chair Williamson made a request to pull Agenda Item No. 5g for individual consideration.

Commissioner Armstrong made a motion to approve the remaining consent agenda as submitted. Commissioner Stovall seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

**AGENDA ITEM NO. 5A - FINAL PLAT  
39/THE ARBORS AT PRESTONWOOD, BLOCK A, LOT 2  
APPLICANT: PRESTONWOOD MEDICAL CENTER, LTD.**

Long-term care facility on one lot on 4.1± acres located at the northeast corner of Marsh Lane and Plano Parkway. Zoned Retail.

Approved as submitted.

**AGENDA ITEM NO. 5B - FINAL PLAT  
1/PASQUINELLI'S WILLOW CREST, PHASE 3  
APPLICANT: PORTRAIT HOMES**

105 Single-Family Residence-6 lots and two open space lots on 24.6± acres on the north side of McDermott Road, 939± feet east of Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6.

Approved as submitted.

**AGENDA ITEM NO. 5C - FINAL PLAT  
1/PASQUINELLI'S WILLOW CREST, PHASE 4  
APPLICANT: PORTRAIT HOMES**

113 Single-Family Residence Attached lots and five open space lots on 11.1± acres located on the north side of McDermott Road, 500± feet east of Ohio Drive. Zoned Planned Development-177-Single-Family Residence Attached.

Approved as submitted.

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

464 multifamily units on two lots and one open space lot on 6.4± acres located at the northwest corner of Parkwood Boulevard and Hathaway Parkway. Zoned Planned Development-65-Central Business-1.

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

**AGENDA ITEM NO. 5E - FINAL PLAT  
3/DANCE STUDIO ON NORTH CUSTER ADDITION, BLOCK A, LOT 1  
APPLICANT: CLEARHAVEN PROPERTIES, L.L.C.**

Dance studio on one lot on 1.7± acres on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5F - FINAL PLAT  
8/DOMINION PARKWAY, PHASE 1  
APPLICANT: EDS INFORMATION SERVICES, L.L.C.**

Right-of-way dedication on 3.8± acres generally bounded by Headquarters Drive on the south and Parkwood Boulevard on the west. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5H - FINAL PLAT  
24/FIRE STATION NO. 11 ADDITION, BLOCK 1, LOT 1  
APPLICANT: CITY OF PLANO**

Fire station on one lot on 2.1± acres located on the east side of Los Rios Boulevard, 90± feet east of Fitzgerald Drive. Zoned Single-Family Residence-9.

Approved as submitted.

**END OF CONSENT AGENDA**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**AGENDA ITEM NO. 5G - REVISED PRELIMINARY SITE PLAN  
40/PRESTONWOOD PARK ADDITION, BLOCK A, LOTS 1R & 14  
APPLICANT: REGENCY CENTERS, L.P.**

Tom Elgin, Development Review Manager, stated this is a request for a retail, restaurant, and car wash development on two lots on 4.6± acres located generally at the northeast corner of Park Boulevard and Midway Road. Zoned Planned Development-112-Retail. Staff recommended approval as submitted.

Chairman Kalchthaler opened the item to the public. Am Boon Tan, representing the applicant, was available to answer any questions. No one spoke for or against the item.

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

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

### **PUBLIC HEARINGS**

#### **AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2007-15 APPLICANT: RH 15 CONDOS ONE, LTD.**

Commissioner Stovall made a motion to remove the item from the table. Commissioner Perry seconded the motion, which passed 7-0.

Tina Firgens, Sr. Planner, stated this is a request to rezone 0.4± acre from Downtown Business/Government (BG) to Planned Development-Downtown Business/Government (PD-BG) located on the east side of G Avenue, 210± feet south of 15th Street. Zoned Downtown Business/Government. Tabled 8/6/07. Staff recommended approval as submitted. Three letters were received in support of the item.

The public hearing was opened. Stephen Marani, applicant, was available to answer any questions. Ray Hotchkiss, corner of G Avenue and 15th Street and Carrisa Myers Bishon, 1440 Clarinet Lane spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Norton made a motion to recommend approval of the item as submitted. Commissioner Perry seconded the motion, which passed 7-0.

#### **AGENDA ITEM NO. 7A - PUBLIC HEARING ZONING CASE 2007-18 APPLICANT: ONCOR ELECTRIC DELIVERY COMPANY**

Ms. Firgens stated this is a request for a Specific Use Permit (SUP) for an electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment. Staff recommended approval as submitted. One letter was received in opposition of the item.

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

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

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN  
26/COMMUNICATIONS PARKWAY SUBSTATION, BLOCK 1, LOT 1  
APPLICANT: ONCOR ELECTRIC DELIVERY COMPANY**

Ms. Firgens stated this is a request for a electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment. Staff recommended approval subject to City Council approval of Zoning Case 2007-18.

Chairman Kalchthaler opened the item to the public. Dallas Cothran, representing the applicant, was available to answer any questions. No one spoke for or against the item.

After much discussion, 1st Vice Chair Williamson made a motion to approve the item subject to City Council approval of Zoning Case 2007-18. Commissioner Stovall seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
ZONING CASE 2007-19  
APPLICANT: CONGREGATION ANSHAI TORAH**

Mr. Elgin stated this is a request to rezone 7.1± acres located at the northeast corner of Parker Road and Willow Bend Drive from Estate Development to Single-Family Residence-9. Zoned Estate Development. Staff recommended approval as submitted.

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

After much discussion, 1st Vice Chair Williamson made a motion to approve the item as a Single-Family Residence-20 zoning district. Commissioner Stovall seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
8/PRELIMINARY REPLAT & REVISED SITE PLAN: THE SHOPS AT LEGACY  
TOWN CENTER (NORTH), BLOCK C, LOTS 1R & 5  
APPLICANT: THE KARAHAN COMPANIES**

Ms. Firgens stated this is a request for 28 multifamily units, retail, restaurant, and office development on two lots on 12.9± acres located at the northeast corner of Dallas Parkway and Legacy Drive. Zoned Planned Development-65-Central Business-1. 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.

There being no discussion, Commissioner Stovall made a motion to:

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

Revised Site Plan: Approve as submitted.

Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
33/REPLAT: COIT PARKER ADDITION, BLOCK F, LOT 20R  
APPLICANT: INDUS INVESTMENT, INC.**

Bester Tauro, Planner, stated this is a request for a convenience store with gas pumps and retail building on one lot on 1.2± acres located at the northeast corner of Coit Road and Parker Road. 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, Commissioner Norton made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING  
21/PRELIMINARY REPLAT: CENTRAL LEGACY PLAZA ADDITION, BLOCK 1,  
LOT 2R  
APPLICANT: 75 LEGACY, L.P.**

Ms. Tauro stated this is a request for retail and bank on one lot on 2.8± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. Staff recommended approval subject to additional 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, Commissioner Perry made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 12 - REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to call a public hearing to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations), and Section 6.200 (Board of Adjustment) of Article 6 (Procedures and Administration) of the Zoning Ordinance regarding authority, jurisdiction, action, and administrative procedures of the Board of Adjustment.

There being no discussion, Commissioner Stovall made a motion to call a public hearing to consider amendments to Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations), and Section 6.200 (Board of Adjustment) of Article 6 (Procedures and Administration) of the Zoning Ordinance regarding authority, jurisdiction, action, and administrative procedures of the Board of Adjustment. Second Vice Chair Duggan seconded the motion, which passed 7-0.

**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 8:02 p.m.

---

Planning & Zoning Commissioner

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