

**PLANNING & ZONING COMMISSION
SEPTEMBER 5, 2006**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Joyce Beach, 1st Vice Chair
Lisette Briley
Jim Norton
Maggie Armstrong
James Duggan

COMMISSIONERS ABSENT

Dennis Abraham, 2nd Vice Chair
Joy Flick

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Bester Tauro, Planner
Eric Hill, Planner
Dee Sarver, Planning Technician
Priscilla Parra, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Tuesday, September 5, 2006.

First Vice Chair Beach made a motion to approve the agenda as presented. Commissioner Briley seconded the motion, which passed 6-0.

Commissioner Briley made a motion to approve the August 21, 2006, pre-meeting and meeting minutes, with corrections, and the August 23, 2006, work session minutes. Commissioner Armstrong seconded the motion, which passed 6-0.

Commissioner Briley made a motion to approve the consent agenda. Commissioner Duggan seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 21/R.C. CLARK ADDITION, PHASE TWO, BLOCK A, LOT 1R APPLICANT: PLANO I.S.D.

A public school recreational facility on one lot on 64.6± acres located on the south side of Seabrook Drive, 1,297± feet west of Alma Drive. Zoned Planned Development-329-Community Center.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 16/STREAM DATA CENTER, BLOCK A, LOT 2 APPLICANT: EDS INFORMATION SERVICES, L.L.C.

A medical office building on one lot on 4.9± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment.

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

AGENDA ITEM NO. 5C - CONVEYANCE PLAT 16/STREAM DATA CENTER, BLOCK A, LOTS 2 & 3 APPLICANT: EDS INFORMATION SERVICES, L.L.C.

Two conveyance lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN 26/WINDHAVEN PARK, BLOCK 1, LOT 1 APPLICANT: TOLLWAY WINDHAVEN II, LTD.

A bank on one lot on 1.8± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING

ZONING CASE 2006-17

APPLICANT: CITY OF PLANO

Eric Hill, Planner, stated this is a request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance pertaining to automobile leasing/renting use. Staff recommended that the Schedule of Permitted Uses (use charts) be amended to allow the automobile leasing/renting use with approval of an SUP in the R zoning district subject to Residential Adjacency Standards.

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

After some discussion, 2nd Vice Chair Beach made a motion to approve the item subject to staff recommendations. Commissioner Briley seconded the motion, which passed 5-1. Chairman Kalchthaler, voting in opposition, was concerned about vehicle storage in retail districts.

AGENDA ITEM NO. 7 - PUBLIC HEARING

ZONING CASE 2006-18

APPLICANT: CITY OF PLANO

Bester Tauro, Planner, stated this is a request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) regarding helistop use within the Central Business-1 and Commercial Employment zoning districts. Staff recommended that helistop use be permitted by right within the CB-1 and CE zoning districts.

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 subject to staff recommendations. Commissioner Armstrong seconded the motion, which passed 6-0.

Agenda Item Nos. 8A and 8B were presented together.

AGENDA ITEM NO. 8A - PUBLIC HEARING

ZONING CASE 2006-19

APPLICANT: BILL LISLE, III

Christina Day, Sr. Planner, stated this is a request for Specific Use Permit for Service Contractor (with storage yard) on one lot on 0.5± acre located on the west side of K Avenue, 484± feet south of 14th Street. Zoned Light Commercial. Two letters were received in support of the item. Staff recommended approval as submitted.

The public hearing was opened. Bill Lisle, III, the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Norton made a motion to approve the item as submitted. First Vice Chair Beach seconded the motion, which passed 5-1. Commissioner Briley, voting in opposition, wanted the applicant to meet the screening requirement for open storage.

**AGENDA ITEM NO. 8B - SITE PLAN
67/ORIGINAL DONATION, BLOCK 6, LOT 8
APPLICANT: BILL LISLE, III**

Ms. Day stated this is a request for a service contractor with storage yard on one lot on 0.5± acre located on the west side of K Avenue, 484± feet south of 14th Street. Zoned Light Commercial. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2006-19.
2. The applicant meeting the screening requirements for open storage.
3. The Board of Adjustment granting a variance to the front yard setback, landscape edge and open storage surface.

Mr. Lisle spoke in support of the item. No one else spoke for or against the item.

After a brief discussion, First Vice Chair Beach made a motion to approve the item subject to staff recommendations. Commissioner Norton seconded the motion, which passed 5-1. Commissioner Briley, voting in opposition, wanted the applicant to meet the screening requirement for open storage.

Agenda Item Nos. 9A and 9B were presented together.

**AGENDA ITEM NO. 9A - PUBLIC HEARING
ZONING CASE 2006-20
APPLICANT: COIT/LEGACY, L.P.**

Mr. Hill stated this is a request for a Specific Use Permit for Automobile Leasing/Renting on 0.1± acre located 578± feet south of Legacy Drive and 745± feet west of Coit Road. Zoned Retail. Staff recommended approval subject to City Council approval of Zoning Case 2006-17.

The public hearing was opened. Alan Sandgarten, representing the applicant, spoke in support of the item. 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 subject to staff recommendations. Commissioner Duggan seconded the motion, which passed 5-1. Chairman Kalchthaler, voting in opposition, was concerned about vehicle storage within retail space.

**AGENDA ITEM NO. 9B - REVISED SITE PLAN
17/LYNCH PARK ADDITION, BLOCK A, LOT 7
APPLICANT: COIT/LEGACY, L.P.**

Mr. Hill stated this is a request for a retail building on one lot on 1.8± acres located on the south side of Legacy Drive, 715± feet west of Coit Road. Zoned Retail. Staff recommended approval subject to City Council approval of Zoning Case 2006-20.

Mr. Sandgarten spoke in support of the item. No one else spoke for or against the item.

After a brief discussion, 1st Vice Chair Beach made a motion to approve the item subject to staff recommendations. Commissioner Duggan seconded the motion, which passed 5-1. Chairman Kalchthaler, voting in opposition, was concerned about vehicle storage within retail space.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN
50/PLANO EAST SENIOR HIGH SCHOOL ADDITION, BLOCK 1, LOT 1R
APPLICANT: PLANO I.S.D.**

Ms. Tauro stated this is a request for a public senior high school on one lot on 67.1± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Staff recommended approval as submitted.

The public hearing was opened. Susan Norton, resident, spoke in favor of the item, and Hazel Edwards, resident, had questions for the Commission. They voiced their concerns about landscaping, debris, and taxpayer expenses. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Briley made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED
SITE PLAN
64/THE GABLES, BLOCK A, LOT 8
APPLICANT: ADAMS LIFE BROKERAGE, INC.**

Mr. Hill stated this is a request for a general office building on one lot on 1.5± acres located 377± feet south of 15th Street, 392± feet east of Linda Lane. Zoned Planned Development-126-Neighborhood Office. Staff recommended approval as follows:

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

Revised Site Plan: Recommended for approval subject to the Planning & Zoning Commission finding that a living screen will provide adequate screening and granting a waiver to the masonry screening wall requirement on the eastern side of the property.

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

After a brief discussion, Commissioner Norton made a motion to approve the item subject to staff recommendations. Commissioner Duggan seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED SITE PLAN
68/HEMATRONIX ADDITION, BLOCK A, LOTS 1R & 2
APPLICANT: JL & JY ENTERPRISES, LTD.**

Mr. Hill stated this is a request for an office/warehouse development on two lots on 4.2± acres located on the north side of Technology Drive, 1,380± feet east of Professional Drive. Zoned Research/Technology Center. Staff recommended approval as follows:

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

Revised Site Plan: Recommended for approval as submitted.

The public hearing was opened. Doug Loomis, representing the applicant, stated he was available for questions. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Briley made a motion to approve the item subject to staff recommendations. Commissioner Armstrong seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING - REPLAT
8/GRANITE PARK, BLOCK A, LOT 5R
APPLICANT: TOLLWAY/121 PARTNERS**

Mr. Hill stated this is a request for an office building on one lot on 6.1± acres located at the southwest corner of Granite Parkway and Parkshore Drive. Zoned Central Business-1. 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 Duggan made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 14 - DISCUSSION AND DIRECTION
PRE-MEETINGS
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a discussion and direction on the continuation of the Planning & Zoning Commission's pre-meetings, held before the regular meeting on the third Monday of the month. Staff recommended that the Commission take appropriate action regarding the usefulness and necessity for pre-meetings.

After some discussion, the Commission decided to discontinue pre-meetings and to add "Items for Future Discussion" to the end of regular meeting agendas.

Chairman Kalchthaler adjourned the meeting at 8:00 p.m., but Mr. Lisle came forward to question the Commission about their vote on his item.

Chairman Kalchthaler re-opened the meeting at 8:00 p.m. Mr. Lisle sought clarification on the reasoning behind Commissioner Briley's vote.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:05 p.m.

Planning & Zoning Commissioner

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