

**PLANNING & ZONING COMMISSION
SEPTEMBER 18, 2006**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Joyce Beach, 1st Vice Chair
Dennis Abraham, 2nd Vice Chair
Joy Flick
Lisette Briley
Jim Norton
Maggie Armstrong
James Duggan

STAFF PRESENT

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

Chairman Kalchthaler called the meeting to order at 7:01 p.m., Monday, September 18, 2006, in Conference Room 2E of the Municipal Center, 1520 K Avenue. All Commissioners were present. Chairman Kalchthaler then stated that the Commission would retire into Executive Session in compliance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, in order to consult with an attorney and receive Legal Advice, Section 551.071, for which a certified agenda is not required.

Chairman Kalchthaler reconvened the meeting into the Regular Session at 7:20 p.m. in the Council Chambers.

First Vice Chair Beach made a motion to approve the agenda as presented. Commissioner Flick seconded the motion, which passed 8-0.

Commissioner Briley made a motion to approve the September 5, 2006, meeting minutes. Commissioner Duggan seconded the motion, which passed 8-0.

Tom Elgin, Development Review Manager, requested Agenda Item No. 5f be pulled for individual consideration. Commissioner Briley made a motion to approve the remainder of the consent agenda. Second Vice Chair Abraham seconded the motion, which passed 8-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 2 APPLICANT: MIDWAY HOTELS, LLC

A hotel on one lot on 3.5± acres located on the west side of Angels Drive, 500± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 1 APPLICANT: COLUMBUS REALTY PARTNERS, LTD.

370 multifamily units on one lot on 6.3± acres located at the northwest corner of Parkwood Boulevard and Robbie Road. 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. 5C - REVISED CONVEYANCE PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 1 & 2 APPLICANT: COLUMBUS REALTY PARTNERS, LTD.

Two conveyance lots on 28.2± acres located at the northwest corner of Parkwood Boulevard and Robbie Road. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

AGENDA ITEM NO. 5D - FINAL PLAT 1/PASQUINELLI'S WILLOW CREST, PHASE 1 APPLICANT: PASQUINELLI PORTRAIT HOMES, L.P.

52 residential lots and four open space lots developed at Planned Development-178-Single-Family Residence-6 standards on 15.3± acres on the northwest corner of McDermott Road and Razor Boulevard. Zoned Planned Development-178-Single-Family Residence-6.

Approved as submitted.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
50/THE VILLAS OF STONEY HOLLOW
APPLICANT: TUSCANY ENGINEERS, LP**

47 Single-Family Residence-7 lots and three open space lots with Storm Water Management Option 2 on 15.8± acres located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Zoned Single-Family Residence-7.

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

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

A church campus on one lot on 135.6± acres located at the southwest corner of Plano Parkway and Midway Road. Zoned Planned Development-85-Retail/General Office.

Approved as submitted.

**AGENDA ITEM NO. 5H - PRELIMINARY PLAT
52/GREENWAY 190 ADDITION, BLOCK A, LOTS 1 & 2
APPLICANT: GREENWAY 190 PARKWAY, L.P.**

Two retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1.

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

**AGENDA ITEM NO. 5I - FINAL PLAT
17/LEGACY OHIO-MONTESSORI ADDITION, BLOCK 1, LOT 1
APPLICANT: MONTESSORI NEW BEGINNINGS ACADEMY, INC.**

A day care center on one lot on 7.5± acres located at the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family Residence-7 with Specific Use Permit #550 for daycare. Neighborhood #17.

Approved as submitted.

**AGENDA ITEM NO. 5J - FINAL PLAT
22/ROSEBRIAR SPRING CREEK, L.P., PLAZA ADDITION, BLOCK A, LOTS 1-4
APPLICANT: ROSEBRIAR CORP.**

A shopping center on four lots on 13.2± acres located at the northeast corner of U.S. Highway 75 and Spring Creek Parkway. Zoned Corridor Commercial.

Approved as submitted.

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

AGENDA ITEM NO. 5F - CONVEYANCE PLAT 14/EPIC 121 ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: EPIC 121 COMMERCIAL, LTD.

Bester Tauro, Planner, stated this is a request for two conveyance lots on 2.1± acres located on the south side of State Highway 121, 1,950± feet west of Legacy Drive. Zoned Commercial Employment. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the conveyance plat.

There being no discussion, Commissioner Flick made a motion to withdraw the item. Commissioner Briley seconded the motion, which passed 8-0.

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN 16/THE LAKES ON TENNYSON, BLOCK A, LOT 1R APPLICANT: GOLDEN GOOSE PROPERTIES, LTD.

Ms. Tauro stated this is a request for a general and medical office development on one lot on 18.1± acres located at the southwest corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. 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. Kristine Sotelo, representing the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Flick made a motion to approve the item subject to staff recommendations. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT
35/PARKER PLAZA EAST, SECTIONS TWO AND THREE, BLOCK A, LOT 3R
APPLICANT: HOME DEPOT, USA**

Eric Hill, Planner, stated this is a request for a superstore on one lot on 10.6± acres located on the north side of Parker Road, 155± feet east of Custer Road. Zoned Planned Development-175-Retail. Staff recommended approval as submitted.

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

After a brief discussion, 1st Vice Chair Beach made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
41/WILLOW BEND PLACE - WEST, BLOCK B, LOT 3R-B
APPLICANT: J. KEN & JAN WEST**

Mr. Hill stated this is a request for one Single-Family Residence-20 residential lot on 1.1± acres located on the east side of Willow Bend Drive at the west side of St. Andrews Court. Zoned Single-Family Residence-20 and Single-Family Residence-9 with Specific Use Permit #60. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the replat.

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 withdraw the item. Commissioner Duggan seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

Commissioners Flick and Briley stated they would like to discuss water restrictions and their effect on rezoning at a future work session.

**AGENDA ITEM NO. 10 - ITEM FOR DISCUSSION AND DIRECTION
ZONING AT THE SOUTHWEST CORNER OF 14TH STREET AND PLANO
PARKWAY**

Jeff Zimmerman, Long Range Planning Manager, provided a slide presentation on this item. He noted that staff was seeking direction regarding the appropriateness of the current Research/Technology (RT) zoning for the area bounded on the north by 14th Street, on the east by Plano Parkway, on the south by the Cottonbelt Railroad (DART) right-of-way, and on the west by the eastern property line of Allied Waste's recycling center. At a recent meeting, the Planning & Zoning Commission agreed to discuss the zoning of this area to determine if other zoning options would be more appropriate.

Three weeks ago, staff held a meeting with some of the property owners who were concerned about the feasibility of developing their small tracts of land in accordance with RT regulations.

The study area was zoned Light Industrial-1 (LI-1) for nearly twenty years and then rezoned to RT in 1998, as part of a larger city-initiated zoning case that involved approximately 1,100 acres. The intent of that zoning case was to create a campus office and light manufacturing area focused on research and technology-based businesses. LI-1 zoning allows a variety of uses with a wide range of intensity such as office, retail, wholesale warehouse, distribution center, manufacturing, and truck repair.

Mr. Zimmerman noted that the study area was somewhat detached from the remainder of the RT district by the railroad right-of-way, Plano Parkway, and existing light industrial uses. He indicated that the recent extension of Plano Parkway has reduced the traffic level volumes along 14th Street.

The commissioners considered a variety of zoning options for the property including RT, LI-1, Light Commercial (LC), Retail (R), and Neighborhood Office (O-1), but could not reach a consensus on the most appropriate classification for the study area. Some commissioners felt that the timing was not right for splitting this area from the remainder of the district. Others indicated that they felt lot configuration and other factors would severely hinder development of the property under RT regulations. Jack Keller, property owner, indicated that his lot and others were simply too small to develop in accordance with RT regulations and suggested creating special stipulations for smaller lots like his.

Staff was directed to provide a detailed overview of the RT district, its original purpose, and the effectiveness of the current regulations at a future work session. It was noted that this discussion was to be primarily a training exercise and not an effort to modify the current district regulations or its boundaries.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:56 p.m.

Planning & Zoning Commissioner

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