

**PLANNING & ZONING COMMISSION
NOVEMBER 6, 2006**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Laura Williamson
Lisette Briley
Jim Norton
Maggie Armstrong
Craig Perry

COMMISSIONERS ABSENT

Joy Flick
James Duggan

STAFF PRESENT

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

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, November 6, 2006.

Commissioner Briley made a motion to approve the agenda as presented. Commissioner Armstrong seconded the motion, which passed 6-0.

Commissioner Norton made a motion to approve the October 16, 2006, meeting minutes with corrections, and the October 18, 2006, work session minutes. Commissioner Armstrong seconded the motion, which passed 4-0. Commissioners Williamson and Perry abstained from the vote.

Commissioner Norton made a motion to nominate Commissioner Williamson for 1st Vice Chair. Commissioner Perry seconded the motion.

Commissioner Williamson made a motion to nominate Commissioner Duggan for 2nd Vice Chair. Commissioner Norton seconded the motion.

Commissioner Williamson requested Agenda Item No. 6k be pulled for individual consideration. Commissioner Williamson made a motion to approve the remainder of the consent agenda. Commissioner Briley seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 6A - REVISED SITE PLAN 72/COIT CROSSING ADDITION, BLOCK 1, LOT 7 APPLICANT: CROW BILLINGSLEY LTD. NO. 10

Bank with drive-through lanes on one lot on 1.0± acres located on the west side of Coit Road, 155± feet north of Mapleshade Lane. Zoned Corridor Commercial.

Approved as submitted.

AGENDA ITEM NO. 6B - FINAL PLAT 32/COIT-SPRING CREEK ADDITION, BLOCK 1, LOTS 3R, 4, 5, 6, 7, & 8 APPLICANT: SPRING CREEK COMMONS

Retail, general, and medical office development on six lots on 10.6± acres located on the south side of Spring Creek Parkway, 208± feet west of Coit Road. Zoned Retail.

Approved as submitted.

AGENDA ITEM NO. 6C - SITE PLAN 32/COIT-SPRING CREEK ADDITION, BLOCK 1, LOT 8 APPLICANT: SPRING CREEK COMMONS

Medical office building on one lot on 1.2± acres located on the south side of Spring Creek Parkway, 922± feet west of Coit Road. Zoned Retail.

Approved as submitted.

AGENDA ITEM NO. 6D - PRELIMINARY PLAT 3/CUSTER-RIDGEVIEW ADDITION, BLOCK 1, LOT 5 APPLICANT: CUSTER RIDGEVIEW L.P.

Retail building on one lot on 1.5± acres located at the northwest corner of Custer Road and Ridgeview Drive. Zoned Retail.

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

**AGENDA ITEM NO. 6E - FINAL PLAT
16/WHITESTONE ADDITION, BLOCK A, LOT 1
APPLICANT: EMERGENTCARE**

Medical office building on one lot on 1.4± acres located at the northwest corner of Preston Road and Commonsgate Boulevard. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 6F - FINAL PLAT
16/LINCOLN R & D IN LEGACY, PHASE III, BLOCK A, LOT 1
APPLICANT: LEGACY TECH III ASSOCIATES, L.P.**

General office development on one lot on 12.1± acres located at the southeast corner of Pinecrest Drive and Tennyson Parkway. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 6G - PRELIMINARY PLAT
26/WINDHAVEN PARK, BLOCK 1, LOT 1
APPLICANT: GUARANTY BANK**

Bank on one lot on 1.7± acres located at the northwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial.

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

**AGENDA ITEM NO. 6H - PRELIMINARY PLAT
51/RCCG-HGE ADDITION, BLOCK A, LOT 1
APPLICANT: THE REDEEMED CHRISTIAN CHURCH OF GOD - HEAVEN'S
GLORIOUS EMBASSY**

Church on one lot on 4.5± acres located on the south side of Parker Road, 900± feet east of Los Rios Boulevard. Zoned Agricultural.

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

**AGENDA ITEM NO. 6I - REVISED PRELIMINARY PLAT
8/THE SHOPS AT LEGACY TOWN CENTER (NORTH), BLOCK C, LOT 1
APPLICANT: THE SHOPS AT LEGACY (NORTH), L.P.**

Mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. 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. 6J - REVISED SITE PLAN
8/THE SHOPS AT LEGACY TOWN CENTER (NORTH), BLOCK C, LOT 1
APPLICANT: THE SHOPS AT LEGACY (NORTH), L.P.**

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

Approved as submitted.

**AGENDA ITEM NO. 6L - REVISED CONVEYANCE PLAT
40/PARKWAY CENTRE ADDITION, PHASE 5, BLOCK C, LOTS 5-7
APPLICANT: DALLAS NORTH TOLLWAY PARTNERSHIP**

Three conveyance lots on 12.0± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial.

Approved as submitted.

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 6K - PRELIMINARY SITE PLAN
40/PARKWAY CENTRE ADDITION, PHASE 5, BLOCK C, LOTS 5 & 6
APPLICANT: DALLAS NORTH TOLLWAY PARTNERSHIP**

Eric Hill, Planner, stated this is a request for a retail and hotel development on two lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communication Parkway. Zoned Regional Employment and Regional Commercial. Staff recommended approval as submitted.

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

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

AGENDA ITEM NO. 7 - PUBLIC HEARING ZONING CASE 2006-21 APPLICANT: CITY OF PLANO

Tom Elgin, Development Review Manager, stated this is a request to amend Planned Development-65-Central Business-1 on 168.1± acres located north and south of Legacy Drive between the Dallas North Tollway and Parkwood Boulevard. Two letters were received for the item, one in support and one in opposition. Staff recommended approval as follows:

General Conditions of the Planned Development District:

5. Lots must have frontage on a street. There is no required frontage distance for a lot although each lot must meet the design standards of the district.

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 Armstrong seconded the motion, which passed 6-0.

Agenda Item Nos. 8A, 8B, and 9 were presented together.

AGENDA ITEM NO. 8A - PUBLIC HEARING ZONING CASE 2006-23 APPLICANT: FTL ASSOCIATES, LTD.

Mr. Elgin stated this is a request to rezone 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway from Light Commercial to Patio Home. Zoned Light Commercial. Tabled 10/03/06. Staff recommended approval as submitted.

Commissioner Williamson made a motion to remove the item from the table. Commissioner Briley seconded the motion.

The public hearing was opened. Chuck McKinney, representing the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

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

**AGENDA ITEM NO. 8B - CONCEPT PLAN
22/OAK POINT ESTATES WEST
APPLICANT: FTL ASSOCIATES, LTD.**

Mr. Elgin stated this is a request for 79 Patio Home lots on 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway. Zoned Light Commercial. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2006-23.
2. City Council approval of the amendment to the Thoroughfare Plan that eliminates the future extension of Des Moines Drive to K Avenue.

Lynn Robertson and Winnie Wackwitz, citizens, spoke in opposition to the item. Their concerns were devaluation of property and increase of traffic with the street connection to the north to the Pecan Lane neighborhood.

After much discussion, Commissioner Williamson made a motion to approve the item subject to staff recommendations and elimination of the street connection to the north to the Pecan Lane neighborhood. Commissioner Briley seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
TRANSPORTATION ELEMENT AMENDMENT OF THE COMPREHENSIVE PLAN
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to amend the Transportation Element of the Comprehensive Plan regarding Des Moines Drive. This amendment proposes to remove the portion of Des Moines Drive north of Leatherwood Drive to K Avenue, and to decrease the capacity of the remaining portion of Des Moines Drive (between Spring Creek Parkway and Leatherwood Drive) from a Type E, four-lane, secondary thoroughfare street to a Type F, two-lane collector street. Staff recommended that the Transportation Element of the Comprehensive Plan be amended to remove the portion of Des Moines Drive north of Leatherwood Drive to K Avenue, and to decrease the capacity of the remaining portion of Des Moines Drive between Spring Creek Parkway and Leatherwood Drive from a Type E, four-lane, secondary thoroughfare street to a Type F, two lane collector street.

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

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

**AGENDA NO. 10 - PUBLIC HEARING
ZONING CASE 2006-24
APPLICANT: P.I.S.D.**

Bester Tauro, Planner, stated this is a request for a Specific Use Permit for an 80-foot Antenna Support Structure on 2.2± acres located on the east side of Jupiter Road, 245± feet south of Park Boulevard. Zoned Retail. Staff recommended approval as submitted.

The public hearing was opened. David Kirk, 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 as submitted. Commissioner Norton seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING
ZONING CASE 2006-26
APPLICANT: MARIA FOLMAR**

Mr. Hill stated this is a request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail. Three letters were received for the item, one in support and two in opposition. Tabled 10/16/06. Staff recommended approval subject to a maximum of 20 students.

Chairman Kalchthaler made a motion to remove the item from the table. Commissioner Briley seconded the motion.

The public hearing was opened. Maria Folmar, 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 Armstrong made a motion to approve the item subject to staff recommendations. Chairman Kalchthaler seconded the motion, which passed 5-1. Commissioner Norton, voting in opposition, had reservations about the traffic on 14th Street, the proximity of the building to the right-of-way, and the proximity of the property to existing day care facilities.

**AGENDA ITEM NO. 12 - PUBLIC HEARING
ZONING CASE 2006-28
APPLICANT: RICHARD WELLS**

Mr. Elgin stated this is a request for an amendment to the Heritage Resource Designation #16 on one lot on 2.8± acres located at the southwest corner of Coit Road and Lorimar Drive. Zoned Agricultural with Heritage Resource Designation #16. Six letters were received for the item, one in support and five in opposition.

Staff recommended approval subject to:

- Museum, periodic fund raising activities, related charitable and/or educational activities, office-professional/general administrative, bed-and-breakfast, and restaurant are additional allowed uses.
- Vehicle circulation and parking may be gravel construction.

The public hearing was opened. Richard Wells, the applicant, and Dave Schnell, representing the applicant, spoke in support of the item. Jane Ham, citizen, spoke in opposition to the item because she thought parking may encroach on the surrounding neighborhood. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Williamson made a motion to approve the item subject to staff recommendations. Commissioner Briley seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING - PRELIMINARY REPLAT
64/ALCATEL USA ADDITION, BLOCK A, LOTS 4R & 6
APPLICANT: ALCATEL USA SOURCING, L.P.**

Mr. Hill stated this is a request for general office buildings on two lots on 20.3± acres located at the northwest corner of State Highway 190 and Independence Parkway. Zoned Light Industrial-1, Agricultural, and Planned Development-381-Retail/General Office. Staff recommended approval subject to:

1. TXU granting permanent rights for parking, drive aisles, utilities, and other improvements within the existing electrical easement.
2. TxDOT approval of driveway location on State Highway 190 frontage road.
3. Provision of sanitary sewer to the site.
4. Additions 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 Norton made a motion to approve the item subject to staff recommendations. Commissioner Armstrong seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 14 - PUBLIC HEARING - REPLAT
55/BAYLOR MEDICAL CENTER AT PLANO, BLOCK A, LOT 1R
APPLICANT: BAYLOR MEDICAL CENTER AT PLANO**

Mr. Hill stated this is a request for hospital and medical office buildings on one lot on 22.5± acres located at the southeast corner of Alliance Boulevard and Alliance Drive. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164. 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 Briley made a motion to approve the item as submitted. Commissioner Williamson seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 15 - PUBLIC HEARING - PRELIMINARY REPLAT
67/E.I.G. II ADDITION, BLOCK 1, LOT 2R
APPLICANT: O.C.S. FAMILY LIMITED PARTNERSHIP**

Mr. Hill stated this is a request for an office and warehouse building on one lot on 2.0± acres located south of 10th Street, 208± feet west of N Avenue. Zoned Light Industrial-1. Staff recommended approval subject to additions 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 subject to staff recommendations. Commissioner Armstrong seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 16 - PUBLIC HEARING - REPLAT
34/HUNTER'S GLEN VILLAGE, BLOCK A, LOT 5R
APPLICANT: KEITH R. & ROXANNE B. COOGAN**

Mr. Hill stated this is a request for two Single-Family Residence-7 lots on 0.6± acre located on the west side of Englenook Court, east of Pleasant Valley Drive. Zoned Single-Family Residence-7. Five letters were received in support of the item. 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 Williamson made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 17 - PUBLIC HEARING - REPLAT & REVISED CONCEPT PLAN
21/CENTRAL LEGACY PLAZA, BLOCK 1, LOTS 2R & 3
APPLICANT: CENTRAL LEGACY INVESTMENTS, LTD.**

Ms. Tauro stated this is a request for retail development on two lots on 4.2± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. 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.

There being no discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 18 - DISCUSSION AND DIRECTION
SELECTION OF 2007 WORK SESSION MEETING DATES
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a discussion and direction on the selection of Planning & Zoning Commission work session dates for 2007. Staff recommended that the Commission select two days per month for tentative work session dates.

After a brief discussion, the Commission selected to hold work sessions the day after regular meetings, or at the end of regular meetings when possible.

AGENDA ITEM NO. 19 - ITEMS FOR FUTURE DISCUSSION

Chairman Kalchthaler and Commissioner Williamson stated they would like to discuss human signs, electronic signs, and transit-oriented overlay districts.

Commissioners Briley and Williamson requested a representative from the Parks Department when they discuss the landscape ordinance at a future meeting.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:40 p.m.

Planning & Zoning Commissioner

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