

**PLANNING & ZONING COMMISSION**  
**November 19, 2007**

**COMMISSIONERS PRESENT**

Jim Duggan, Chairman  
Jim Norton  
Maggie Armstrong  
Michael Coleman  
Craig Perry  
Christopher Caso  
Jeff Bulla

**COMMISSIONER ABSENT**

Beth Weingarden

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Paige Mims, Assistant City Attorney  
Tina Firgens, Sr. Planner  
Steve Sims, Sr. Planner  
Eric Hill, Planner  
Priscilla Parra, Planning Technician  
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, November 19, 2007.

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

Commissioner Perry made a motion to approve the minutes of the November 5, 2007, Planning & Zoning Commission meeting. Commissioner Caso seconded the motion, which passed 7-0.

Commissioner Perry made a request to pull Agenda Item No. 5f for individual consideration.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - REVISED SITE PLAN 66/DALLAS NORTH SHOPPING CENTER, BLOCK A, LOT 2R APPLICANT: ORDODI TRUST**

Bank on one lot on 0.9± acre located at the southwest corner of 15th Street and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #66.

Approved as submitted.

### **AGENDA ITEM NO. 5B - FINAL PLAT 13/FELLOWSHIP BIBLE CHURCH-NORTH ADDITION, BLOCK A, LOT 1 APPLICANT: CHASE OAKS CHURCH**

Religious facility on one lot on 27.7± acres located at the northeast corner of Chase Oaks Boulevard and Legacy Drive. Zoned Planned Development-277-Retail/General Office. Neighborhood #13.

Approved as submitted.

### **AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT 36/RUISSEAU VILLAGE, PHASE II, BLOCK 1, LOTS 2R & 3 APPLICANT: CORINTH PROPERTIES**

Two conveyance lots on 7.6± acres located at the southwest corner of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36.

Approved as submitted.

### **AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN AND CONCEPT PLAN 36/RUISSEAU VILLAGE, PHASE II, BLOCK 1, LOTS 2 & 3 APPLICANT: CORINTH PROPERTIES**

New car dealer and concept lot on 7.6± acres located at the southwest corner of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36.

Approved as submitted.

### **AGENDA ITEM NO. 5E - FINAL PLAT 1/MORGAN VILLAGE RETAIL CENTER, BLOCK A, LOT 1 APPLICANT: B.P.D.T. VENTURE ONE, LLC**

Minor auto repair building on one lot on 0.8± acre located on the east side of Ohio Drive, 500± feet north of McDermott Road. Zoned Regional Commercial. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5G - REVISED CONVEYANCE PLAT  
8/VILLAGE 121 ADDITION, BLOCK 1, LOTS 1-5  
APPLICANT: YONGSHIK KIM TRUST AND SA EUN KIM TRUST**

Five conveyance lots on 84.1± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8.

Approved subject to street name approval.

**END OF CONSENT AGENDA**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN  
8/VILLAGE 121 ADDITION, BLOCK 1, LOT 1  
APPLICANT: YONGSHIK KIM TRUST AND SA EUN KIM TRUST**

Eric Hill, Planner, stated this is a request for a retail and restaurant development on one lot on 53.4± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment. Neighborhood #8. Staff recommended approval as submitted.

Commissioner Perry had a concern regarding the excessive amount of parking.

Sherrod Bibb, representing the applicant, was available to answer any questions.

After a brief discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 7-0.

**END OF ITEMS FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2007-55  
APPLICANT: CENCOR REALTY SERVICES**

Mr. Hill stated this is a request to amend Planned Development-185-Regional Commercial development standards on 14.8± acres located at the northeast corner of Parker Road and Dallas North Tollway. Zoned Planned Development-185-Regional Commercial. Staff recommended the Planning & Zoning Commission accept staff's request for this item to remain on the table until the December 3, 2007, Planning & Zoning Commission meeting.

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

Myron Dornick, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Caso made a motion to accept staff's request for this item to remain on the table until the December 3, 2007, Planning & Zoning Commission meeting. Commissioner Armstrong seconded the motion, which passed 7.0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
ZONING CASE 2007-56  
APPLICANT: AMAZING JAKES**

Mr. Hill stated this is a request for Specific Use Permit for Arcade on 1.1± acres located on the west side of U.S. Highway 75, 860± feet north of Plano Parkway. 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.

Wendy Hunter, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 7.0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
ZONING CASE 2007-57  
APPLICANT: UNIVERSITY OF GYMNASTICS**

Mr. Hill stated this is a request for Specific Use Permit for Day Care Center on 0.5± acre located 100± feet west of N Avenue, 370± feet south of Plano Parkway. Zoned Light Industrial-1. Staff recommended approval subject to:

1. Planning & Zoning Commission waiving the requirement for outdoor play space;
2. Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of four hours or less in length.
3. The day care center must be operated in conjunction with the gymnastics facility.

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

Chris Barnett and Dayna Deprospero, representing the applicant, were available to answer any questions.

After much discussion, Commissioner Norton made a motion to approve the item as follows:

1. Waive the requirement for outdoor play space;

2. Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of four hours or less in length.
3. The day care center must be operated in conjunction with the gymnastics facility.

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

**AGENDA ITEM NO. 9 - PUBLIC HEARING**  
**42/REPLAT: THE CREEKS OF WILLOW BEND PHASE 4, BLOCK A, LOT 13R &**  
**BLOCK D, LOT 1R**  
**APPLICANT: ABID ABEDI**

Mr. Hill stated this is a request for one Single-Family Residence-9 lot and one open space lot on 6.5± acres located generally at the northeast corner of Chaucer Court and Mountain Laurel Lane. Zoned Single-Family Residence-9. Neighborhood #42. Staff recommended approval as submitted.

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

Becky Aaronson, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Bulla seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING**  
**52/PRELIMINARY REPLAT & REVISED SITE PLAN: TOLL ROAD OFFICE PARK,**  
**BLOCK 1, LOT 3R**  
**APPLICANT: BANK OF AMERICA**

Mr. Hill stated this is a request for a bank on one lot on 0.9± acre located at the southwest corner of Park Boulevard and Dallas North Tollway. Zoned Planned Development-220-Regional Commercial. Neighborhood #52. Staff recommended the following:

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

Rob Baldwin, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Coleman made a motion to approve the item as follows:

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

Revised Site Plan: Recommended approval as submitted.

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

**AGENDA ITEM NO. 11 - PUBLIC HEARING  
67/REPLAT: P.R. GARRETT ADDITION, BLOCK 8, LOTS 3R & 4  
APPLICANT: CHICAGO LEGACY GROUP, L.P.**

Tina Firgens, Sr. Planner, stated this is a request for two General Residential lots on 0.2± acre located on the west side of F Avenue, 80± feet south of 13th Street. Zoned General Residential. Neighborhood #67. Staff recommended approval subject to Board of Adjustments (BOA) granting a variance to reduce the minimum 90-foot lot depth to 87 feet for Lot 4.

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 BOA granting a variance to reduce the minimum 90-foot lot depth to 87 feet for Lot 4. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING  
25/REPLAT: KINGS RIDGE ADDITION, BLOCK B, LOTS 1R & 10R  
APPLICANT: SCOTT SHAMBLIN**

Ms. Firgens stated this is a request for one Single-Family Residence-7 lot and one open space lot on 1.7± acres located generally at the northwest corner of McKamy Trail and Round Springs Lane. Zoned Single-Family Residence-7 and Single-Family Residence-9. Neighborhood #25. Staff recommended approval as submitted.

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

Scott Shamblin, owner, was present to answer any questions.

There being no discussion, Commissioner Bulla made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING  
64/REPLAT: DICKER CENTER PHASE A, BLOCK A, LOT 4R  
APPLICANT: MCCREEK PARTNERS, LLC**

Tom Elgin, Development Review Manager, stated this is a request for a medical office on one lot on 4.0± acres located at the southwest corner of West 15th Street and Medical Avenue. Zoned Planned Development-129-General Office. Neighborhood #64. Staff recommended approval as submitted.

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

Aaron Wolf, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Bulla seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 14 - PUBLIC HEARING  
PRELIMINARY REPLAT AND REVISED SITE PLAN: PARK PLACE ADDITION,  
BLOCK 1, LOTS 1R & 2R  
APPLICANT: PARK PLACE MOTORCARS**

Mr. Elgin stated this is a request for a car dealership on two lots on 7.8± acres located at the southwest corner of Plano Parkway and Preston Road. Zoned Light Commercial with Specific Use Permit #537. Neighborhood #54. Staff made the following recommendations:

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

Revised site plan: Recommended approval as submitted.

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

John Spiars, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Armstrong made a motion to approve the item as follows:

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

Revised site plan: Recommended approval as submitted.

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

**AGENDA ITEM NO. 15 - PUBLIC HEARING - REPLAT  
40/PRESTONWOOD PARK ADDITION, BLOCK A, LOTS 1R & 14  
APPLICANT: REGENCY CENTERS LP**

Mr. Elgin stated this is a request for a car wash and retail on two lots on 4.5± acres located on the north side of Park Boulevard and on the east side of Midway Road. Zoned Planned Development-12-Retail. Neighborhood #40. Staff recommended approval as submitted.

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

Am Boon Tan, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA NO. 16 - NOMINATION AND ELECTION OF 1ST VICE CHAIR AND 2ND  
VICE CHAIR  
APPLICANT: CITY OF PLANO**

Commissioner Armstrong made a motion to nominate Commissioner Norton for 1st Vice Chair. Commissioner Perry seconded the motion, which passed 7-0.

Commissioner Perry made a motion to nominate Commissioner Armstrong for 2nd Vice Chair. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 17 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no new items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:55 p.m.

---

Planning & Zoning Commissioner

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