

**PLANNING & ZONING COMMISSION  
NOVEMBER 20, 2006**

**COMMISSIONERS PRESENT**

Carolyn Kalchthaler, Chairman  
Laura Williamson  
Jim Norton  
Maggie Armstrong  
Craig Perry  
James Duggan

**COMMISSIONER ABSENT**

Lisette Briley

**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  
Michael Arthaud, Planning Technician  
Marcus Watson, Heritage Preservation Officer  
Jeff Zimmerman, Long Range Planning Manager  
Kate Perry, Sr. Planner  
Steve Sims, Sr. Planner  
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, November 20, 2006.

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

Commissioner Perry made a motion to approve the November 6, 2006, meeting minutes. Commissioner Armstrong seconded the motion, which passed 6-0.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - SITE PLAN COIT-SPRING CREEK ADDITION, BLOCK 1, LOT 7 APPLICANT: JIFFY LUBE**

A minor automobile repair on one lot on 1.0± acres located on the south side of Spring Creek Parkway, 404± feet west of Coit Road. Zoned Retail.

Approved as submitted.

### **AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN COMMUNICATION PARK, BLOCK 1, LOT 10R APPLICANT: MILLENNIUM BANK**

A bank and a restaurant on one lot on 1.4± acres located at the southwest corner of Windhaven Parkway and Dallas North Tollway. Zoned Regional Commercial.

Approved as submitted.

### **AGENDA ITEM NO. 5C - SITE PLAN DOBIE PLAZA NO. 3, BLOCK A, LOT 2 APPLICANT: JM-RB PROPERTIES**

A general office building on one lot on 1.0± acre located on the west side of Dobie Drive, 1,000± feet north of Park Boulevard. Zoned light Commercial with Specific Use Permit #157 for Contractors Shop and Storage Yard.

Approved as submitted.

### **AGENDA ITEM NO. 5D - FINAL PLAT PRESTON ONE ADDITION, BLOCK A, LOT 1R APPLICANT: PRECISION ONE, L.P.**

A general office building on one lot on 4.9± acres located on the east side of Preston Road, 195± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office.

Approved as submitted.

### **AGENDA ITEM NO. 5E - PRELIMINARY SITE PLAN PRESTON ONE ADDITION, BLOCK A, LOT 2R APPLICANT: J & H BIRMINGHAM 1989 TRUST**

A general office building on one lot on 6.1± acres located on the east side of Preston Road, 275± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED CONVEYANCE PLAT  
PRESTON ONE ADDITION, BLOCK A, LOT 2R  
APPLICANT: J & H BIRMINGHAM 1989 TRUST**

One conveyance lot on 6.1± acres located on the east side of Preston Road, 275± feet north of Hedgcoxe Road. Zoned Planned Development-159-General Office.

Approved as submitted.

**AGENDA ITEM NO. 5G - PRELIMINARY SITE PLAN  
TENNYSON PARKWAY OFFICE CENTER, BLOCK A, LOT 3  
APPLICANT: TENNYSON TOLLWAY PARTNERS LP C/O S.C. COMPANIES**

A hotel on one lot on 2.7± acres located on the west corner of Dallas North Tollway, 452± feet south of Tennyson Parkway. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5H - CONVEYANCE PLAT  
TENNYSON PARKWAY OFFICE CENTER, BLOCK A, LOTS 3 & 4  
APPLICANT: TENNYSON TOLLWAY PARTNERS LP C/O S.C. COMPANIES**

Two conveyance lots on 16.8± acres located at the southwest corner of Dallas North Tollway and Tennyson Parkway. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY PLAT  
TURNPIKE COMMONS, BLOCK 1, LOT 1  
APPLICANT: WYNWOOD RESOURCES**

An office-showroom/warehouse on one lot on 3.3± acres located at the northwest corner of Wyngate Boulevard and Wynwood Drive. Zoned Research/Technology Center.

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

**AGENDA ITEM NO. 5J - CONVEYANCE PLAT  
TURNPIKE COMMONS, BLOCK 1, LOTS 1 & 2  
APPLICANT: WYNWOOD RESOURCES**

Two conveyance lots on 7.5± acres located at the northwest corner of Wyngate Boulevard and Wynwood Drive. Zoned Research/Technology Center.

Approved as submitted.

**AGENDA ITEM NO. 5K - REVISED CONCEPT PLAN  
LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 1 & 2  
APPLICANT: LEGACY NORTH PT MFA I, L.P.**

1,678 multifamily units on two lots on 28.2± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5L - FINAL PLAT  
PRESTON VILLAGES, PHASE I  
APPLICANT: PARKER/OHIO VILLAGE, LP**

60 Single-Family Residence Attached lots and seven open space lots on 10.1± acres located at the southwest corner of Parker Road and Ohio Drive. Zoned Planned Development-150-Single-Family Attached.

Approved as submitted.

**AGENDA ITEM NO. 5 M - FINAL PLAT  
TRADITION TRAIL INDUSTRIAL PARK ADDITION, BLOCK 1, LOT 1  
APPLICANT: SAMOL INVESTMENTS, LLC**

A used car dealer on one lot on 1.2± acres located on the south side of Tradition Trail, 640± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5N - PRELIMINARY PLAT  
WINDHAVEN PARK, BLOCK 1, LOT 2  
APPLICANT: GREEN STREET PROPERTIES**

A retail center on one lot on 9.3± acres located at the northeast corner of Communications Parkway and Windhaven Parkway. Zoned Regional Commercial.

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

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

Commissioner Norton stepped down for Agenda Item No. 6.

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2006-27  
APPLICANT: CITY OF PLANO**

Marcus Watson, Heritage Preservation Officer, stated this is a request for Heritage Resource Designation for the area bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Staff recommended approval as submitted.

The public hearing was opened. Mary Compton, citizen, representing other petitioners, spoke in support of the item. The public hearing was closed.

Chairman Kalchthaler allowed two more speakers after the public hearing was closed. Naomi Googlsby and Rhett Gase spoke in support of the item. After much discussion, Chairman Kalchthaler made a motion to table the item to the January 2, 2007, Planning & Zoning Commission meeting. Commissioner Armstrong seconded the motion, which passed 5-0.

Commissioner Norton resumed his seat.

Agenda Item Nos. 7A and 7B were presented together.

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2006-29  
APPLICANT: WELWOOD-HAWKINS HOMES**

Christina Day, Sr. Planner, stated this is a request to rezone 75.5± acres located at the northwest corner of Spring Creek Parkway and Tennyson Parkway from Commercial Employment to Single-Family Residence Attached, Patio Home, and Single-Family Residence-9. Staff recommended denial. Seven letters were received for the item, 5 in support and 2 in opposition.

The public hearing was opened. Cheryl Williams, representing the applicant, spoke in favor of the item. Norma Brickley, and Joanna Swetizer, spoke in support of the item. Curt Welwood, applicant, spoke in favor of the item. 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 as submitted. Commissioner Perry seconded the motion, which passed 5-1. Commissioner Armstrong, voting in opposition, felt that it was premature to consider residential zoning prior to considering amendments to the Land Use Element of the Comprehensive Plan.

**AGENDA ITEM NO. 7B - CONCEPT PLAN  
COLLIN RRE/SPRING-TENNYSON TRACT  
APPLICANT: COLLIN RRE, L.P.**

Ms. Day stated this is 52 Single-Family Residence-9 lots, 46 Patio Home lots, 36 Single-Family Attached lots, and three commercial lots on 53.2± acres located at the northwest corner of Tennyson Parkway and Spring Creek Parkway. Zoned Commercial Employment. Staff recommended denial.

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

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

**AGENDA ITEM NO. 8 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED  
SITE PLAN  
DSC COMMUNICATIONS ADDITION, BLOCK 1, LOT 1R  
APPLICANT: COUNTRYWIDE HOME LOANS**

Ms. Day stated this is an office/data warehouse development on one lot on 23.8± acres at the southeast corner of Jomar Drive and Coit Road. Zoned Planned Development-128-Light Industrial-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.

Mike Ruelle, representing the applicant, was available to answer questions.

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 Perry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT  
JOE FOREMAN ADDITION, BLOCK A, LOTS 2R & 7R  
APPLICANT: PLANO HOUSING AUTHORITY**

Bester Tauro, Planner, stated this is a general office development on two lots on 1.5± acres located at the southeast corner of G Avenue and 18th Street. Zoned Retail with Heritage Resource Designation #20. 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 Perry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN  
VILLAGE HILL ADDITION, BLOCK 1, LOT 1R  
APPLICANT: MMRG ENTERPRISES, INC.**

Eric Hill, Planner, stated this is a bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Staff recommended approval as submitted.

Kyle Anderson, applicant, was available to answer questions.

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

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 11 - CONSIDERATION AND APPROVAL  
WORKFORCE HOUSING STUDY  
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a discussion and consideration of the Workforce Housing Study. This study examines the availability of workforce housing in Plano and recommends strategies for preserving and enhancing this critical component of the city's housing stock.

Russ Kissick of the Transition and Revitalization Commission was available to answer questions.

After a brief discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Duggan seconded the motion, which passed 5-1. Commissioner Norton voting in opposition, did not express his concerns.

**AGENDA ITEM NO. 12 - DISCUSSION AND DIRECTION  
COMPREHENSIVE PLAN REVISION  
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a discussion and direction on the revision of the Land Use and Transportation Elements of the Comprehensive Plan.

After a brief discussion, Chairman Kalchthaler adjourned the meeting at 8:47 p.m.

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Planning & Zoning Commissioner

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