

**PLANNING & ZONING COMMISSION
DECEMBER 4, 2006**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Laura Williamson, 1st Vice Chair
James Duggan, 2nd Vice Chair
Lisette Briley
Jim Norton
Maggie Armstrong
Craig Perry

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
Michael Arthaud, 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, December 4, 2006.

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

Commissioner Williamson made a motion to approve the November 20, 2006, meeting minutes with corrections. Commissioner Briley seconded the motion, which passed 7-0.

Commissioner Perry made a motion to elect Commissioner Williamson for 1st Vice Chair. Commissioner Briley seconded the motion, which passed 7-0.

First Vice Chair Williamson made a motion to elect Commissioner Duggan for 2nd Vice Chair. Commissioner Armstrong seconded the motion, which passed 7-0.

Commissioner Briley made a motion to approve the consent agenda. Commissioner Perry seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 6A - PRELIMINARY SITE PLAN 8/CAPITAL ONE ADDITION, BLOCK 1, LOTS 1, 2, & 3 APPLICANT: WEST PLANO LAND COMPANY, LP

Bank and office center on three lots on 50.0± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment.

Approved as submitted.

AGENDA ITEM NO. 6B - PRELIMINARY SITE PLAN 21/CENTRAL LEGACY PLAZA, BLOCK 1, LOT 3 APPLICANT: CHING LONG, LLC

Retail development on one lot on 1.4± acres located on the east side of Chase Oaks Boulevard, 247± feet south of Legacy Drive. Zoned Corridor Commercial.

Approved as submitted.

AGENDA ITEM NO. 6C - PRELIMINARY SITE PLAN 72/COIT CENTER ADDITION, BLOCK A, LOT 7 APPLICANT: BANK OF OKLAHOMA FINANCIAL CORPORATION

Bank on one lot on 1.3± acres located at the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial.

Approved as submitted.

AGENDA ITEM NO. 6D - SITE PLAN 1/PASQUINELLI'S WILLOW CREST PHASE I, BLOCK M, LOT 10 APPLICANT: PASQUINELLI PORTRAIT HOMES

Private recreation center on one lot on 0.6± acre located at the southeast corner of Empire Boulevard and Peabody Place. Zoned Planned Development-178-Single-Family Residence-6.

Approved as submitted.

AGENDA ITEM NO. 6E - FINAL PLAT 8/RENT-A-CENTER CORPORATE HEADQUARTERS, BLOCK A, LOT 1 APPLICANT: RENT-A-CENTER TEXAS, L.P.

General office with a parking garage on one lot on 15.0± acres located on the north side of Headquarters Drive, 951± feet east of Parkwood Boulevard. Zoned Commercial Employment.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 7 - PUBLIC HEARING

ZONING CASE 2006-30

APPLICANT: MARY ADAMS

Eric Hill, Planner, stated this is a request to amend Specific Use Permit #256 for Commercial Antenna Support Structure on 0.1± acre located at the northeast corner of Old Alma Drive and Alma Drive to increase the height of the antenna support structure to 120 feet. Zoned Planned Development-324-Retail/Neighborhood Office. Staff recommended approval as submitted.

The public hearing was opened. Woodie Shea, resident, spoke in opposition to the item. Her concerns were aesthetic issues, damage to her fence and landscaping, lack of erosion control, and exposed wiring which could be dangerous to children and pets. Wendy Jacks, 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, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 6-1. Commissioner Norton, voting in opposition, recommended denial due to concerns of the adjacent homeowners.

AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT & REVISED PRELIMINARY SITE PLAN

1/HAGGAR SQUARE RETAIL CENTER, BLOCK A, LOTS 10R & 11R

APPLICANT: TEXAS AUTO SPA

Tom Elgin, Development Review Manager, stated this is a request for a car wash and restaurant on two lots on 2.5± acres located on the east side of Ohio Drive, 215± feet south of State Highway 121. Zoned Regional 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, 1st Vice Chair Williamson made a motion to approve the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 9 - REVISED SITE PLAN
3/ESTANCIA AT RIDGEVIEW RANCH, BLOCK A, LOT 1
APPLICANT: FLOURNOY DEVELOPMENT COMPANY**

Bester Tauro, Planner, stated this is a request for 500 multifamily units on one lot on 36.3± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment. Staff recommended approval subject to the Planning & Zoning Commission granting a permanent waiver to the masonry screening wall requirement.

The public hearing was opened. Dwayne Miller, representing Castlebrook at Ridgeview HOA, 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 Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to call a public hearing to consider amendments to the Zoning Ordinance to permit Recreation Vehicle Parking Lot/Garage use as an accessory use in Retail and Corridor Commercial zoning districts. Staff recommended that a public hearing be called to consider amendments to the Zoning Ordinance to permit Recreation Vehicle Parking Lot/Garage use as an accessory use in Retail and Corridor Commercial zoning districts.

After some discussion, Commissioner Armstrong made a motion to call a public hearing to consider amendments to the Zoning Ordinance to permit Recreation Vehicle Parking Lot/Garage use as an accessory use in Retail and Corridor Commercial zoning districts. Second Vice Chair Duggan seconded the motion, which passed 7-0.

AGENDA ITEM NO. 19 - ITEMS FOR FUTURE DISCUSSION

The Commission had no new items they wished to discuss.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:34 p.m.

Planning & Zoning Commissioner

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