

PLANNING & ZONING COMMISSION
December 18, 2006

COMMISSIONERS PRESENT

Laura Williamson, 1st Vice Chair
James Duggan, 2nd Vice Chair
Jim Norton
Maggie Armstrong
Craig Perry

COMMISSIONER ABSENT

Carolyn Kalchthaler, Chairman

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Paige Mims, Assistant City Attorney III
Bester Tauro, Planner
Eric Hill, Planner
Dee Sarver, Planning Technician
Lynn Woodall, Administrative Support Supervisor

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Williamson at 7:00 p.m., Monday, December 18, 2006.

Second Vice Chair Duggan made a motion to approve the agenda as presented. Commissioner Perry seconded the motion, which passed 5-0.

Commissioner Armstrong made a motion to approve the December 4, 2006, meeting minutes with no changes. Commissioner Norton seconded the motion, which passed 5-0.

Commissioner Perry made a motion to approve the consent agenda. Second Vice Chair Duggan seconded the motion, which passed 5-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - REVISED SITE PLAN
15/COUNTRYWIDE ADDITION, BLOCK 1, LOT 1R
APPLICANT: COUNTRYWIDE**

General office building on two lots on 38.5± acres located at the southwest corner of Legacy Drive and Corporate Drive. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN
15/COUNTRYWIDE ADDITION, PHASE 2, BLOCK 1, LOT 2
APPLICANT: COUNTRYWIDE**

Automobile parking lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY PLAT
15/COUNTRYWIDE ADDITION, PHASE 2, BLOCK 1, LOT 2
APPLICANT: COUNTRYWIDE**

Parking spaces on one lot on 11.8± acres located west of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment.

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

**AGENDA ITEM NO. 5D - FINAL PLAT
67/JUPITER SERVICE CENTER, BLOCK B, LOT 2
APPLICANT: TROPHY DENTAL P.A.**

Medical Office development on one lot on 0.9± acre located at the northwest corner of 10th Street and Jupiter Road. Zoned Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5E - FINAL PLAT
25/KINGS RIDGE ADDITION, PHASE 3
APPLICANT: PROSPER LAND COMPANY, LLC**

115 Patio Home lots and 12 open space lots on 27.8± acres located on the west side of Spring Creek Parkway, 1,023± feet north of Kings Manor Lane. Zoned Planned Development-160-Patio Home.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED CONVEYANCE PLAT
9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 2R, 3, 4, 5, 6, & 7
APPLICANT: FLORIDA E. TOILE, INC.**

Six conveyance lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office.

Approved as submitted.

**AGENDA ITEM NO. 5G - CONCEPT PLAN AND PRELIMINARY SITE PLAN
9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 2R, 3, 4, 5, 6, & 7
APPLICANT: FLORIDA E. TOILE, INC.**

General office and bank development on six lots on 14.7± acres located at the northeast corner of Preston Road and Legacy Drive. Zoned General Office.

Approved as submitted.

**AGENDA ITEM NO. 5H - REVISED CONVEYANCE PLAT
1/MORGAN VILLAGE RETAIL CENTER, BLOCK A, LOTS 1 & 2
APPLICANT: DICK FERRELL & CO.**

Two conveyance lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5I - REVISED CONCEPT PLAN
1/MORGAN VILLAGE RETAIL CENTER, BLOCK A, LOTS 1 - 5
APPLICANT: DICK FERRELL & CO.**

Five conceptual buildings on five lots on 3.5± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial.

Approved as submitted.

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

Retail, hotel, and bank development on three lots on 12.0± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial.

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

**AGENDA ITEM NO. 5K - PRELIMINARY PLAT
4/PRESTON ONE ADDITION, BLOCK A, LOT 2R
APPLICANT: TEXAS GSA HOLDINGS, L.P.**

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

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Filing and recordation of Revised Conveyance Plat for Preston One Addition, Block A, Lot 2R and Final Plat for Preston One Addition, Block A, Lot 1R.

**AGENDA ITEM NO. 5L - FINAL PLAT
16/CLASSIC BMW ADDITION, BLOCK 1, LOT 1
APPLICANT: SOLID CLASSIC, L.P.**

New car dealer on one lot on 23.8± acres located at the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment with Specific Use Permit #539 for New Car Dealer.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2006-31
APPLICANT: JOE AND SUSANA HERNANDEZ**

Eric Hill, Planner, stated this is a request for expansion of Specific Use Permit #571 for Service Contactor with Storage Yard on 3.3± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage yard. Staff recommended approval subject to the Planning & Zoning Commission acceptance of the applicant's request to table this item until the Tuesday, January 2, 2007, meeting.

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 table the item to the January 2, 2007, Planning & Zoning Commission meeting. Commissioner Armstrong seconded the motion, which passed 5-0.

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

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2006-32
APPLICANT: CENCOR REALTY SERVICES**

Mr. Hill stated this is a request to rezone 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard **from** Regional Employment **to** Planned Development-Regional Commercial. Staff recommended denial of the item. There were no letters received for the item.

The public hearing was opened. David Palmer, Applicant, spoke in support of the item and was available to answer questions. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 4-1. First Vice Chair Williamson voted in opposition expressing concerns regarding the size of the site and its suitability for multifamily residential development.

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN
30/TINSELTOWN ADDITION, BLOCK A, LOT 1
APPLICANT: CENCOR REALTY SERVICES**

Mr. Hill stated this is a retail, office, and multifamily residential mixed use development on one lot on 14.8± acres located at the northwest corner of Parker Road and Parkwood Boulevard. Zoned Regional Employment. Staff recommended denial of the item.

After much discussion, Commissioner Norton made a motion to approve the item subject to City Council approval of Zoning Case 2006-32. Commissioner Perry seconded the motion, which passed 4-1. First Vice Chair Williamson voted in opposition expressing concerns regarding the size of the site and its suitability for multifamily residential development.

Commissioner Perry stepped down for Agenda Item No. 8.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
63/PRELIMINARY REPLAT: FOOD LION/LOS RIOS ADDITION, BLOCK 15, LOT 1R
APPLICANT: COLLIN COUNTY CHILDREN'S ADVOCACY CENTER, INC.**

Bester Tauro, Planner, stated this is a civic center on one lot on 5.8± acres located at the southwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail. 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 Armstrong made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 5-0.

Commissioner Perry resumed his seat.

AGENDA ITEM NO. 9 - PUBLIC HEARING

**34/REPLAT: ST. ELIZABETH ANN SETON ADDITION, BLOCK 1, LOT 1R
APPLICANT: ST. ELIZABETH ANN SETON CATHOLIC CHURCH**

Ms. Tauro stated this is a church on one lot on 6.3± acres located at the southwest corner of Spring Creek Parkway and Round Rock Trail. Zoned Single-Family Residence-9. 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 Norton made a motion to approve the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 5-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10 - PRELIMINARY SITE PLAN

**1/MORGAN VILLAGE RETAIL CENTER, BLOCK A, LOT 1
APPLICANT: DICK FERRELL & CO.**

Mr. Hill stated this is a minor automotive repair building on one lot on 0.8± acre located on the east side of Ohio Drive, 510± feet north of McDermott Road. Zoned Regional Commercial. Staff recommended approval subject to the Planning & Zoning Commission finding that the additional landscaping requirements will provide adequate screening to meet the Residential Adjacency Standards.

After a brief discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 5-0.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

The Commission had no new items they wished to discuss.

There being no further discussion, 1st Vice Chair Williamson adjourned the meeting at 8:47 p.m.

Planning & Zoning Commissioner

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