

**PLANNING & ZONING COMMISSION**  
**April 7, 2008**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Maggie Armstrong, 2nd Vice Chair  
Jeff Bulla  
Christopher Caso  
Michael Coleman  
Craig Perry  
Beth Weingarden

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Eric Hill, Planner  
Bester Tauro, Planner  
Paige Mims, Assistant City Attorney  
Dee Sarver, Sr. Planning Technician  
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, April 7, 2008.

Commissioner Coleman made a motion to approve the agenda as presented. Commissioner Caso seconded the motion, which passed 8-0.

Second Vice Chair Armstrong made a motion to approve the minutes of the February 26, 2008, Planning & Zoning Commission Training Session, and March 10, 2008, Planning & Zoning Commission meeting as submitted. Commissioner Caso seconded the motion, which passed 8-0.

Commissioner Perry made a motion to approve the consent agenda as submitted. Commissioner Bulla seconded the motion, which passed 8-0.

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN & CONCEPT PLAN  
22/ALL STORAGE PLANO ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: L.W.D. PARTNERS, LTD.**

Mini-warehouse/Public storage on two lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22.

Approved as submitted.

**AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN & CONCEPT PLAN  
14/ARBOR HILLS ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: PLANO PET CARE**

Veterinary clinic and general office buildings on two lots on 6.6± acres located on the east side of Spring Creek Parkway, 3,400± feet west of Tennyson Parkway. Zoned Neighborhood Office with Specific Use Permit #585 for Veterinary Clinic and Kennel (Indoor Pens). Neighborhood #14.

Approved as submitted.

**AGENDA ITEM NO. 5C - CONVEYANCE PLAT  
14/ARBOR HILLS ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: PLANO PET CARE**

Two conveyance lots on 6.6± acres located on the east side of Spring Creek Parkway, 3,400± feet west of Tennyson Parkway. Zoned Neighborhood Office with Specific Use Permit #585 for Veterinary Clinic and Kennel (Indoor Pens). Neighborhood #14.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT  
15/FIRE STATION #13 ADDITION, BLOCK A, LOT 1  
APPLICANT: CITY OF PLANO**

Fire station on one lot on 2.4± acres located on the west side of Corporate Drive, 544± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

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

**AGENDA ITEM NO. 5E - REVISED SITE PLAN  
68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 6  
APPLICANT: NORTH DALLAS COMMUNITY BIBLE FELLOWSHIP**

Church on one lot on 19.6± acres located on the north side of State Highway 190, 1,150± feet east of Jupiter Road. Zoned Research/Technology Center and Light Industrial-1. Neighborhood #68.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT  
53/CIGNA POINT ADDITION, BLOCK A, LOT 1  
APPLICANT: SCARBOROUGH PARKWAY II, L.P.**

General office building on one lot on 13.0± acres located on the east side of the Dallas North Tollway, 1,860± feet north of Plano Parkway. Zoned Regional Employment. Neighborhood #53.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Staff approval of a general tree survey including anticipated tree loss.
3. Mitigation for excess parking per Subsection 3.1107(2) of the Zoning Ordinance.

**AGENDA ITEM NO. 5G - REVISED PRELIMINARY PLAT  
16/CREEKSIDE HOMES IN LEGACY, BLOCK A, LOT 2  
APPLICANT: SAIMA, LLP**

Day care center on one lot on 1.4± acres located at the southeast corner of Whitestone Lane and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16.

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

**AGENDA ITEM NO. 5H - REVISED SITE PLAN  
16/CREEKSIDE HOMES IN LEGACY, BLOCK A, LOT 2  
APPLICANT: SAIMA, LLP**

Day care center on one lot on 1.4± acres located at the southeast corner of Whitestone Lane and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16.

Approved as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY PLAT  
24/THE TRAILS OF GLENWOOD, PHASE 2  
APPLICANT: THE STODDARD GROUP, LTD.**

111 Single-Family Residence-7 and 60 Single-Family Residence-6 lots on 45.7± acres located generally at the northeast corner of Los Rios Boulevard and Fitzgerald Drive. Zoned Single-Family Residence-7 and Single-Family Residence-6. Neighborhood #24.

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

**AGENDA ITEM NO. 5J - PRELIMINARY PLAT  
24/THE TRAILS OF GLENWOOD, PHASE 3  
APPLICANT: THE STODDARD GROUP, LTD.**

113 Single-Family Residence-7 and 62 Single-Family Residence-6 lots on 100.2± acres located at the northwest corner of Acorn Drive and Cadillac Drive. Zoned Single-Family Residence-6 and Single-Family Residence-7. Neighborhood #24.

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

**AGENDA ITEM NO. 5K - FINAL PLAT  
16/DENBURY ADDITION, BLOCK 1, LOT 2R  
APPLICANT: KDC-PLANO INVESTMENTS I, L.P.**

General office building on one lot on 5.1± acres located at the southeast corner of Tennyson Parkway and Windcrest Drive. Zoned Commercial Employment. Neighborhood #16.

Approved as submitted.

**AGENDA ITEM NO. 5L - FINAL PLAT  
8/CAPITAL ONE ADDITION, BLOCK 1, LOT 2  
APPLICANT: WEST PLANO LAND COMPANY, L.P.**

General office on one lot on 22.7± acres located at the northwest corner of Preston Road and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5M - FINAL PLAT  
17/LEGACY AT WILLOW BEND RETIREMENT COMMUNITY ADDITION, BLOCK A,  
LOT 1  
APPLICANT: LEGACY SENIOR COMMUNITIES, INC.**

Continuing care facility on one lot on 28.0± acres located at the northeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office. Neighborhood #17.

Approved as submitted.

**AGENDA ITEM NO. 5N - PRELIMINARY SITE PLAN  
14/PALOMINO CROSSING ADDITION, BLOCK 1, LOT 1  
APPLICANT: SEALY SPRING CREEK PARTNERS, L.P.**

General office building on one lot on 11.6± acres located on the north side of Headquarters Drive, 220± feet east of Plano Parkway. Zoned Commercial Employment. Neighborhood #14.

Approved as submitted.

**AGENDA ITEM NO. 5O - REVISED PRELIMINARY SITE PLAN  
21/CENTRAL LEGACY PLAZA, BLOCK 1, LOTS 1R & 4  
APPLICANT: CENTRAL LEGACY INVESTMENTS, LTD.**

Retail, restaurant, general and medical office development on two lots on 15.3± acres located at the southwest corner of U.S. Highway 75 and Legacy Drive. Zoned Corridor Commercial. Neighborhood #21.

Approved as submitted.

**AGENDA ITEM NO. 5P - SITE PLAN  
55/HUFFINES DODGE ADDITION, BLOCK A, LOT 3R  
APPLICANT: H. H. P. L. LIMITED**

Long-term care facility on one lot on 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office. Neighborhood #55.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Fire Department approval of the emergency generator.

**AGENDA ITEM NO. 5Q - REVISED CONVEYANCE PLAT  
55/HUFFINES DODGE ADDITION, BLOCK A, LOTS 3R & 4R  
APPLICANT: H. H. P. L. LIMITED**

Two conveyance lots on 6.9± acres located at the northeast corner of Ohio Drive and Tradition Trail. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55.

Approved as submitted.

**END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2008-18 APPLICANT: PLANO AUTO HOSPITAL**

Tom Elgin, Development Review Manager, stated this is a request for Specific Use Permit for Truck/Bus Leasing on one lot on 0.7± acre located on the west side of K Avenue, 500± feet south of Legacy Drive. Zoned Corridor Commercial. Staff recommended denial. There were no letters received in support of or opposition to the item.

The public hearing was opened. Paul Pingsterhaus, the applicant, spoke in favor of the item. No one spoke in opposition to the item. The public hearing was closed.

After some discussion, Commissioner Caso made a motion to deny, without prejudice, the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 8-0.

### **AGENDA ITEM NO. 7 - PUBLIC HEARING ZONING CASE 2008-27 APPLICANT: SCARBOROUGH PARKWAY II, L.P.**

Eric Hill, Planner, stated this is a request to rezone 40.2± acres located at the northeast corner of the Dallas North Tollway and Plano Parkway from Regional Employment to Planned Development-Regional Employment. Zoned Regional Employment. Staff recommended tabling this item until the April 21, 2008, meeting.

The public hearing was opened. Kirk Williams, representing the applicant, requested that the item be tabled until the next Planning & Zoning Commission meeting to give time for meetings with the neighborhood association to discuss rezoning. Laird Schaller and Ed Griffin, residents, spoke in favor of the item. No one spoke against the item. The public hearing was closed.

There being no discussion, Commissioner Perry made a motion to table the item until the April 21, 2008, meeting. Commissioner Weingarden seconded the motion, which passed 8-0.

### **AGENDA ITEM NO. 8A - PUBLIC HEARING ZONING CASE 2008-08 APPLICANT: CITY OF PLANO**

Bester Tauro, Planner, stated this is a request to rescind Specific Use Permit #408 for Private Club on one lot on 0.2± acre located on the west side of Preston Road, 112± feet north of Lorimar Drive. Zoned Planned Development-447-Retail/Multifamily Residence-2. Staff recommended approval of the item as submitted. There were no letters received in support of or opposition to the item.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8B - PUBLIC HEARING  
ZONING CASE 2008-28  
APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #461 for Private Club on one lot on 2.9± acres located at the northwest corner of Park Boulevard and the Dallas North Tollway. Zoned Regional Commercial. Staff recommended approval of the item as submitted. There were no letters received in support of or opposition to the item.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8C - PUBLIC HEARING  
ZONING CASE 2008-29  
APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #462 for Private Club on one lot on 0.1± acre located on the west side of Bishop Road, 220± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8D - PUBLIC HEARING  
ZONING CASE 2008-30  
APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #464 for Private Club on one lot on 0.1± acre located on the north side of 15th Street, 50± feet west of K Avenue. Zoned Downtown Business/Government w/Heritage Resource Designation #26. Staff recommended approval as submitted. There were four letters received in support of the item and no letters in opposition.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8E - PUBLIC HEARING**  
**ZONING CASE 2008-31**  
**APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #466 for Private Club on one lot on 0.2± acre located on the south side of Legacy Drive, 245± feet east of Bishop Road. Zoned Planned Development-65-Central Business-1. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8F - PUBLIC HEARING**  
**ZONING CASE 2008-32**  
**APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #472 for Private Club on one lot on 1.1± acres located on the east side of U.S. Highway 75, 1,300± feet north of Parker Road. Zoned Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8G - PUBLIC HEARING**  
**ZONING CASE 2008-33**  
**APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #476 for Private Club on one lot on 1.6± acres located on the north side of Park Boulevard, 300± feet west of Preston Road. Zoned Planned Development-68-Retail. Staff recommended approval as submitted. There was one letter received in support of the item and no letters in opposition.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8H - PUBLIC HEARING**  
**ZONING CASE 2008-34**  
**APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #479 for Private Club on one lot on 0.1± acre located on the north side of Granite Parkway, 290± feet east of Dallas North Tollway. Zoned Central Business-1. Staff recommended approval as submitted. There was one letter received in support of the item and no letters in opposition.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8I - PUBLIC HEARING**  
**ZONING CASE 2008-35**  
**APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #485 for Private Club on one lot on 0.3± acre located at the northwest corner of Bishop Road and Martin Road. Zoned Planned Development-65-Central Business-1. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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 Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING**  
**2/REPLAT: COIT/RIDGEVIEW APARTMENTS, BLOCK 1, LOT 1R**  
**APPLICANT: DCO RIACHI AT ONE21 LP**

Ms. Tauro stated this is 200 multifamily residences on one lot on 11.1± acres located at the northeast corner of Coit Road and Ridgeview Drive. Zoned Planned Development-46-Multifamily Residence-2. Neighborhood #2. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
68/PRELIMINARY REPLAT: GULF OIL ADDITION, BLOCK 1, LOT 1R  
APPLICANT: QUIKTRIP CORPORATION**

Ms. Tauro stated this is a convenience store with gas pumps on one lot on 1.3± acres located at the southeast corner of Plano Parkway and K Avenue. Zoned Light Industrial-1. Neighborhood #68. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

The public hearing was opened. Kristy Elliott, applicant, was available for questions. No one else spoke in support of or opposition to the item. The public hearing was closed.

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING  
66/PRELIMINARY REPLAT & REVISED SITE PLAN: SIGLER ELEMENTARY  
ADDITION, BLOCK A, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Tauro stated this is a public primary school on one lot on 9.8± acres located on the south side of Janwood Drive, 130± feet east of Edgefield Drive. Zoned Single-Family Residence-7. Neighborhood #66. Staff recommended:

Preliminary Replat: 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.

There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Weingarden made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING**

**12/PRELIMINARY REPLAT & REVISED SITE PLAN: KINGDOM HALL ADDITION,  
BLOCK A, LOT 1R**

**APPLICANT: CHISHOLM TRAIL CONGREGATION OF JEHOVAHS WITNESSES**

Mr. Hill stated this is a church on one lot on 2.2± acres located on the south side of Hedgcoxe Road, 180± feet west of Georgetown Drive. Zoned Single-Family Residence-7/Planned Residential Development-2. Neighborhood #12. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING**

**19/REPLAT: CARPENTER PLAZA SHOPPING CENTER ADDITION, BLOCK A, LOT  
1R**

**APPLICANT: WHISENANT CARPENTER, LP**

Mr. Hill stated this is a bank on one lot on 1.0± acre located at the southeast corner of Legacy Drive and Independence Parkway. Zoned Planned Development-115-Retail/General Office. Neighborhood #19. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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 Coleman seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 14 - PUBLIC HEARING**

**55/PRELIMINARY REPLAT: HUFFINES DODGE ADDITION, BLOCK A, LOTS 1R &  
3R**

**APPLICANT: H.H.P.L. LIMITED**

Mr. Elgin stated this is a long-term care facility and new car dealer on two lots on 16.0± acres located on the southeast corner of Plano Parkway and Ohio Drive and on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

The public hearing was opened. Joyce Stanton, applicant, was present to answer any questions. No one else spoke in favor of or in opposition to the item. The public hearing was closed.

There being no discussion, Commissioner Weingarden made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 15 - PUBLIC HEARING  
REPLAT: STREAM DATA CENTER, BLOCK A, LOT 2R  
APPLICANT: HARROD PROPERTIES**

Mr. Hill stated this is medical offices on one lot on 9.8± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 16 - REQUEST TO SCHEDULE FIELD TRIP  
MIXED USE/URBAN CENTER DEVELOPMENT  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to schedule a half-day field trip followed by a work session to initiate discussion regarding a policy statement for the Comprehensive Plan relating to the location, design, and development of mixed-use and urban center projects.

After some discussion, the date of May 7, 2008, was selected for the field trip. Commissioner Bulla made a motion to accept the date of May 7, 2008. First Vice Chair Norton seconded the motion, which passed 6-2. Commissioner Caso and Chairman Duggan voted in opposition due to prior commitments.

**AGENDA NO. 17  
REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to call a public hearing to amend the Downtown Business/Government zoning district standard that limits the quantity of multifamily residences per block to 200 dwelling units and the standard that, within a sub-area of the Downtown Business/Government district, limits residential use for the first floor of buildings to no more than 60% of the total street frontage. Staff recommended that the public hearing be called.

After some discussion, Commissioner Perry made a motion to call the public hearing as requested. Commissioner Bulla seconded the motion, which passed 8-0.

### **AGENDA ITEM NO. 18 - ITEMS FOR FUTURE DISCUSSION**

First Vice Chair Norton stated he would like to see a listing of zoning and property standards violations along K Avenue. Phyllis Jarrell, Director of Planning, stated she would request to have the Property Standards Director, Ms. Cynthia O'Banner, speak with the Commission regarding the enforcement programs.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:00 p.m.

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Planning & Zoning Commissioner

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