

PLANNING & ZONING COMMISSION
MAY 15, 2006

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Dennis Abraham, 2nd Vice Chair
Joy Flick
Lisette Briley
Jim Norton
Maggie Armstrong
James Duggan

COMMISSIONER ABSENT

Joyce Beach, 1st Vice Chair

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Jeff Zimmerman, Long Range Planning Manager
Tom Elgin, Development Review Manager
Jeff Green, Sr. Traffic Engineer
Christina Day, Sr. Planner
Steve Sims, Sr. Planner
Kate Tovell, Sr. Planner
Bester Tauro, Planner
Eric Hill, Planner
Emily Wiseman, 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, May 15, 2006.

Commissioner Briley made a motion to approve the agenda as presented. Second Vice Chair Abraham seconded the motion, which passed 7-0.

Commissioner Norton made a motion to approve the May 1, 2006, meeting minutes. Commissioner Duggan seconded the motion, which passed 7-0.

Kate Tovell, Sr. Planner, recognized the students who participated in planning projects.

Commissioner Briley requested Agenda Item No. 6i be pulled for individual consideration. Commissioner Briley made a motion to approve the remainder of the consent agenda. Commissioner Duggan seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 6A - PRELIMINARY SITE PLAN 29/COMMUNICATION PARK, BLOCK 1, LOT 10R APPLICANT: TOLLWAY WINDHAVEN I, LTD.

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

Approved as submitted.

AGENDA ITEM NO. 6B - PRELIMINARY SITE PLAN 32/PROMONTORY ON PRESTON, BLOCK A, LOTS 1-8 APPLICANT: FRITZ DUDA COMPANY

A mixed use development on eight lots on 33.4± acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail.

Approved as submitted.

AGENDA ITEM NO. 6C - PHASE II LAND STUDY 26/POINTE WEST APPLICANT: BILLINGSLEY COMPANY

50 Single-Family Residence-6 lots on 10.8± acres located on the north side of Windhaven Parkway, 595± feet west of Midway Road. Zoned Single-Family Residence-6.

Approved as submitted.

AGENDA ITEM NO. 6D - PRELIMINARY SITE PLAN 6/NORTH POINT ASSEMBLY OF GOD, BLOCK A, LOT 1 APPLICANT: NORTHPOINTE CHURCH

A church on one lot on 3.0± acres located on the south side of McDermott Road, 860± feet east of Independence Road. Zoned Single-Family Residence-7.

Approved as submitted.

AGENDA ITEM NO. 6E - REVISED CONVEYANCE PLAT 8/GRANITE PARK, BLOCK A, LOT 3 APPLICANT: TOLLWAY/121 PARTNERSHIP, LTD.

A conveyance lot on 6.6± acres located at the southeast corner of Granite Parkway and Dallas North Tollway. Zoned Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 6F - FINAL PLAT
8/THE TOWN HOMES AT LEGACY TOWN CENTER, PHASE TWO
APPLICANT: ALLEN & RIDINGER CONSULTING**

56 Single-Family Attached lots and eight open space lots on 3.2± acres located at the northwest corner of Lois Lane and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 6G - CONCEPT PLAN
8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 1
APPLICANT: EDS INFORMATION SERVICES, LLC**

Multifamily residential development on one lot 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. 6H - PRELIMINARY PLAT
8/SHOPS AT LEGACY (NORTH) PHASE 2, BLOCK C, LOT 1
APPLICANT: EDS INFORMATION SERVICES, LLC**

A mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-5-Central Business-1.

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

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 6I - PRELIMINARY SITE PLAN
1/THE LINCOLN TOWNE SQUARE ADDITION PHASE II, BLOCK A, LOT 3
APPLICANT: UDR TEXAS PROPERTIES, L.P.**

Christina Day, Sr. Planner, stated this is a request for 302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive, 871± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Staff recommended for approval subject to provision of a letter from the adjacent property owner agreeing to offsite screening of parking from the diagonal green belt.

After a brief discussion, Commissioner Briley made a motion to approve the item subject to staff recommendations. Commissioner Duggan seconded the motion, which passed 7-0.

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

AGENDA ITEM NO. 7 - PUBLIC HEARING COMPREHENSIVE PLAN REVISION APPLICANT: CITY OF PLANO

Steve Sims, Sr. Planner, stated this is a request to amend the Parks and Recreation Element of the Comprehensive Plan. Staff recommended approval as submitted.

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

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

AGENDA ITEM NO. 8 - PUBLIC HEARING COMPREHENSIVE PLAN REVISION APPLICANT: CITY OF PLANO

Mr. Sims stated this is a request to amend the Public Services and Facilities Element of the Comprehensive Plan. 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 Briley made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9 - PUBLIC HEARING ZONING CASE 2006-06 APPLICANT: CITY OF PLANO

A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06 & 05/01/06. Staff recommended that this item remain on the table until the June 19, 2006, Planning & Zoning Commission meeting.

There being no discussion, the Commission left this item on the table until the June 19, 2006, meeting.

AGENDA ITEM NO. 10 - PUBLIC HEARING - REPLAT & REVISED PRELIMINARY SITE PLAN

31/LAKESIDE MARKET, PHASE 1, BLOCK A, LOTS 1R, 2, 3, 4, 5, & 6

APPLICANT: LSM CENTER PARTNERS, L.P.

Eric Hill, Planner, stated this is a request for a retail center on six lots on 27.2± acres located at the southwest corner of Spring Creek Parkway and Preston Road. Zoned Planned Development-447-Retail/Multifamily Residence-2. Staff recommended approval as submitted.

The public hearing was opened. Steve DiNapoli, the applicant, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

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

AGENDA ITEM NO. 11 - PUBLIC HEARING - PRELIMINARY REPLAT AND REVISED SITE PLAN

34/ST. ELIZABETH ANN SETON ADDITION, BLOCK 1, LOT 1R

APPLICANT: ST. ELIZABETH ANN SETON CATHOLIC CHURCH

Bester Tauro, Planner, stated this is a request for 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 follows:

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.

There being no discussion, 2nd Vice Chair Abraham made a motion to approve the item subject to staff recommendations. Commissioner Briley seconded the motion, which passed 7-0.

AGENDA ITEM NO. 12 - PUBLIC HEARING - REPLAT

8/GRANITE PARK, PHASE I, BLOCK A, LOTS 1R & 2

APPLICANT: TOLLWAY/121 PARTNERSHIP, LTD.

Ms. Day stated this is a request for a general office building with parking garage on one lot and a drainage and floodway lot on 9.1± acres located on the south side of Granite Parkway, 345± feet east of Dallas North Tollway. Zoned Central Business-1. Staff recommended approval as submitted.

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

After a brief discussion, 2nd Vice Chair Abraham made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 13 - CONCEPT PLAN 71/BUSH BUSINESS PARK APPLICANT: BILLINGSLEY COMPANY

Mr. Hill stated this is a request for an office and restaurant development on one lot on 85.0± acres located on the west side of Coit Road, 750± feet south of Plano Parkway. Zoned Corridor Commercial. Staff recommended approval subject to the Planning & Zoning Commission finding, based upon the Traffic Impact Analysis (TIA), that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.

After a brief discussion, Commissioner Duggan made a motion to approve the item subject to staff recommendations. 2nd Vice Chair Abraham seconded the motion, which passed 6-1. Commissioner Norton, voting in opposition, expressed concern about reducing the proposed interior street from four lanes to two lanes.

AGENDA ITEM NO. 14 - DISCUSSION AND DIRECTION COMPREHENSIVE PLAN REVISION APPLICANT: CITY OF PLANO

Steve Sims, Sr. Planner, presented the outline of the key factors, issues, and objectives of the Utilities Element. At the end of the presentation, Mr. Sims asked the Commission the following questions:

- Is the organization of the key factors, issues, and objectives under each theme appropriate?
- Are there any objectives that need to be added or deleted from the outline?
- Are there any additional questions or comments?

The commissioners indicated general agreement with the outline. One commissioner asked for more emphasis on water conservation. Another commissioner asked for clarification of the “take or pay” system with the North Texas Municipal Water District (NTMWD).

Mr. Sims stated that the outline identifies issues to be included in the text of the document. The first draft text is where issues such as water conservation can be presented in more detail. Mr. Sims provided an example of the “take or pay” system of member cities of the NTMWD. A city can contract with NTMWD to use 100 gallons of water. They may only sell 95 gallons of water. The city would receive a 50% rebate on the unused water. This system was arranged by member cities of the NTMWD to ensure that they would have enough water to meet the needs of the residents and businesses. The problem with the system is that it discourages water conservation.

Another commissioner raised the issue of street lighting and how it is addressed by the electric utility provider. Staff will investigate and provide information at a future meeting.

Staff was directed to move forward to develop strategies to be discussed at a future work session date.

**AGENDA ITEM NO. 15 - DISCUSSION AND DIRECTION
UPCOMING PLANNING & ZONING COMMISSION TRAINING SESSION TOPICS
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a discussion and direction on upcoming Planning & Zoning Commission training session topics.

The commissioners were asked what topics they would like to cover at their upcoming training session. Requested topics included commercial site plans, retail percentages, and land use.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:06 p.m.

Planning & Zoning Commissioner

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