

**PLANNING & ZONING COMMISSION  
JUNE 5, 2006**

**COMMISSIONERS PRESENT**

Carolyn Kalchthaler, Chairman  
Joyce Beach, 1st Vice Chair  
Dennis Abraham, 2nd Vice Chair  
Joy Flick  
Lisette Briley  
Jim Norton  
Maggie Armstrong  
James Duggan  
Russ Kissick, Transportation & Revitalization Commission (TRC) Chairman  
Craig Perry, TRC Commissioner  
Pat Miner, TRC Commissioner  
Matt Sheehan, TRC Commissioner

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Selso Mata, Chief Building Official  
Paige Mims, Assistant City Attorney III  
Jeff Zimmerman, Long Range Planning Manager  
Tom Elgin, Development Review Manager  
Christina Day, Sr. Planner  
Kate Tovell, Sr. Planner  
Bester Tauro, Planner  
Marilu Madrigal, Sr. Code Compliance Representative  
Dee Sarver, Planning Technician  
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, June 5, 2006.

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

Commissioner Briley made a motion to approve the May 15, 2006, meeting minutes. Commissioner Duggan seconded the motion, which passed 8-0.

Commissioner Briley requested Agenda Item No. 5k be pulled for individual consideration. Commissioner Briley made a motion to approve the remainder of the consent agenda. Commissioner Norton seconded the motion, which passed 8-0.

## **CONSENT AGENDA**

**AGENDA ITEM NO. 5A - FINAL PLAT  
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 8  
APPLICANT: KPM INTEREST, INC.**

A kennel (indoor pens)/commercial pet sitting building on one lot on 1.0± acres located at the southwest corner of McDermott Road and Gratitude Trail. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5B - FINAL PLAT  
72/COIT CENTER, BLOCK B, LOT 6R  
APPLICANT: STAY 190, LTD.**

A hotel/motel on one lot on 2.6± acres located on the west side of Silverglen Drive, 450± feet north of S.H. 190. Zoned Corridor Commercial and Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5C - FINAL PLAT  
2/COIT/RIDGEVIEW TOWNHOMES, PHASE ONE  
APPLICANT: COIT ROAD, L.P.**

40 Single-Family Residence Attached lots, eight Two-Family Residence (Duplex) lots, and six open space lots on 7.3± acres located on the north side of Ridgeview Drive, 1,385± feet east of Coit Road. Zoned Planned Development-46-Multifamily Residence-2.

Approved as submitted.

**AGENDA ITEM NO. 5D - FINAL PLAT  
38/THE HILLS OF SPRING CREEK, PHASE 2  
APPLICANT: STANDARD PACIFIC OF TEXAS, L.P.**

30 Single-Family Residence-9 lots and two open space lots on 9.4± acres located on the north side of Parker Road, 1,450± feet east of Jupiter Road. Zoned Single-Family Residence-9.

Approved as submitted.

**AGENDA ITEM NO. 5E - FINAL PLAT  
2/PORTIA TAYLOR ELEMENTARY SCHOOL, BLOCK A, LOT 1  
APPLICANT: FRISCO I.S.D.**

A public primary school on one lot on 10.7± acres located on the west side of Gillespie Drive, 1,000± feet north of Ridgeview Drive. Zoned Regional Employment.

Approved as submitted.

**AGENDA ITEM NO. 5F - FINAL PLAT  
40/THE SHOPS AT WILLOW BEND, BLOCK 2, LOT 3  
APPLICANT: CHAPEL HILL BUILDING PARTNERS, LTD.**

Medical office buildings on one lot on 3.8± acres located on the north side of Chapel Hill Boulevard, 600± feet east of Plano Parkway. Zoned Regional Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5G - REVISED SITE PLAN  
55/BAYLOR MEDICAL CENTER OF PLANO, BLOCK A, LOT 1R  
APPLICANT: BAYLOR HEALTHCARE SYSTEMS**

A hospital and medical office complex on one lot on 22.5± acres located at the southeast corner of Plano Parkway and Allied Drive. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164.

Approved as submitted.

**AGENDA ITEM NO. 5H - PRELIMINARY PLAT  
1/THE LINCOLN AT TOWNE SQUARE ADDITION, BLOCK A, LOT 4  
APPLICANT: HABIB AL-AIDROOS**

Retail, general office, and medical office buildings on one lot on 4.0± acres located at the northwest corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-20-Mixed Use.

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

**AGENDA ITEM NO. 5I - PRELIMINARY PLAT  
1/THE TRIBECA, BLOCK A, LOT 1  
APPLICANT: SUBURBAN/URBAN LTD.**

396 multifamily units on one lot on 11.6± acres located on the west side of Ohio Drive, 500± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use.

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

**AGENDA ITEM NO. 5J - CONVEYANCE PLAT  
1/THE TRIBECA, BLOCK A, LOTS 1 & 2  
APPLICANT: SUBURBAN/URBAN LTD.**

Two conveyance lots on 19.9± acres located at the southwest corner of Ohio Drive and McDermott Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**END OF CONSENT AGENDA**

**ITEM FOR INDIVIDUAL CONSIDERATION**

**AGENDA ITEM NO. 5K - PHASE II LAND STUDY  
50/THE VILLAS OF STONEY HOLLOW  
APPLICANT: TUSCANY ENGINEERS**

Christina Day, Sr. Planner, stated this is a request for 52 Single-Family Residence-7 lots developed with Storm Water Management Option 2 on 15.8± acres located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Zoned Single-Family Residence-7. Staff recommended approval as submitted.

After a brief discussion, Commissioner Briley made a motion to approve the item as submitted. First Vice Chair Beach seconded the motion, which passed 8-0.

**END OF ITEM FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - DISCUSSION AND CONSIDERATION  
URBAN CENTERS STUDY  
APPLICANT: CITY OF PLANO**

Russ Kissick, Transportation & Revitalization Commission Chairman, and Kate Tovell, Sr. Planner, presented the Urban Centers Study. Staff recommended approval and forwarding to the City Council as a guide for the future consideration of urban center development in Plano.

After some discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT  
9/DEERFIELD NORTH, PHASE III  
APPLICANT: STRS PLANO, L.P.**

Bester Tauro, Planner, stated this is a request for 64 Single-Family Residence-7 lots and one open space lot on 21.2± acres located on the south side of Hedgcoxe Road, 424± feet west of Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. 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, 1st Vice Chair Beach made a motion to approve the item as submitted. 2nd Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN  
60/WILLIAMS HIGH SCHOOL, BLOCK 1, LOT 1R  
APPLICANT: PLANO I.S.D.**

Tom Elgin, Development Review Manager, stated this is a request for a public secondary school on one lot on 25.2± acres located at the southeast corner of P Avenue and 18th Street. Zoned Single-Family Residence-7. 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 Duggan seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 9  
REQUEST TO CONSIDER APPROPRIATE ZONING  
APPLICANT: 544C JOINT VENTURE AND SUNSET CORPORATION**

Mr. Elgin stated this is a request to consider the appropriate zoning for property located at the southeast corner of 14th Street and Bradshaw Drive. Zoned Research/Technology Center. Staff recommended the Commission choose one of the two following options to pursue with this request:

1. If the Commission believes that the zoning in the area should be reviewed, give staff direction to bring the issue back in work session for consideration. The Commission then can call a public hearing at a future date if actual zoning changes are proposed.
2. If the Commission believes that the zoning in the area requires no changes, no action is required. The property owners may still submit a petition to request a zoning change for their individual properties.

Karine Van Hee and Jack Keller, the applicants, spoke in favor of rezoning the property. No one else spoke for or against the item.

After much discussion, the Commission gave staff direction to bring the issue back in work session for consideration.

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION  
PROPOSED STANDARDS FOR MULTISTORY OFFICE BUILDING SIGNS  
APPLICANT: CITY OF PLANO**

Selso Mata, Chief Building Official, and Marilu Madrigal, Sr. Code Compliance Representative, presented the discussion and direction on potential amendments to the Zoning Ordinance regarding multistory office building signs. Staff recommended that the Commission provide direction on formal regulations for multistory office building signs for formal consideration on June 19, 2006.

After much discussion, the Commission requested additional information on multistory and retail signs to be presented in a work session.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:53 p.m.

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Planning & Zoning Commissioner

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