

**PLANNING & ZONING COMMISSION  
JUNE 19, 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

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Paige Mims, Assistant City Attorney III  
Tom Elgin, Development Review Manager  
Christina Day, Sr. Planner  
Bester Tauro, Planner  
Eric Hill, Planner  
Dee Sarver, Planning Technician  
Priscilla Parra, Sr. Administrative Assistant  
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, June 19, 2006.

First Vice Chair Beach made a motion to approve the agenda as presented. Second Vice Chair Abraham seconded the motion, which passed 8-0.

Commissioner Briley made a motion to approve the June 5, 2006, meeting minutes. Commissioner Flick seconded the motion, which passed 8-0.

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

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - FINAL PLAT  
8/THE SHOPS AT LEGACY TOWN CENTER (NORTH), PHASE 1, BLOCK A, LOT 1  
APPLICANT: THE KARAHAN COMPANIES**

Retail, restaurant, and office development on one lot on 5.6± acres located at the northwest corner of Legacy Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT  
8/LEGACY TOWN CENTER (NORTH), BLOCK C, LOTS 1, 4, 5, 6, & 7  
APPLICANT: THE SHOPS AT LEGACY (NORTH), L.P.**

Five conveyance lots on 27.2± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN  
8/THE SHOPS AT LEGACY TOWN CENTER, BLOCK C, LOTS 4 & 5  
APPLICANT: THE SHOPS AT LEGACY, L.P.**

A general office building and parking garage on two lots on 3.9± acres located at the northeast and southeast corners of the Dallas North Tollway and Infinity Avenue. Zoned Planned Development-65-Central Business-1.

Approved subject to City Council approval and execution of a right-of-way agreement allowing the covered walkway across Infinity Avenue.

**AGENDA ITEM NO. 5D - FINAL PLAT  
21/ISMAILI JAMATKHANA AND CENTER ADDITION, BLOCK A, LOT 1  
APPLICANT: ISMAILI JAMATKHANA AND CENTER**

A church on one lot on 5.5± acres located at the northeast corner of Alma Drive and Seabrook Drive. Zoned Neighborhood Office.

Approved as submitted.

**AGENDA ITEM NO. 5E - CONVEYANCE PLAT  
9/PRESTON HEDGCOXE ADDITION, BLOCK C, LOTS 1 & 2  
APPLICANT: SCHERER INVESTMENTS, INC.**

Two conveyance lots on 4.1± acres located at the southeast corner of Hedgcoxe Road and San Jacinto Place. Zoned Planned Development-159-General Office.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN & CONCEPT PLAN  
16/STREAM DATA CENTER, BLOCK A, LOTS 1 & 2  
APPLICANT: STREAM REALTY**

A warehouse and future office development on two lots on 29.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5G - CONVEYANCE PLAT  
16/STREAM DATA CENTER, BLOCK A, LOTS 1 & 2  
APPLICANT: STREAM REALTY**

A future office development on two conveyance lots on 29.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2006-06  
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is 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 signs. Tabled 04/17/06, 05/01/06, & 05/15/06. Staff recommended that this item remain on the table until the August 7, 2006, Planning & Zoning Commission meeting.

No vote was taken. This item will remain on the table until the August 7, 2006, meeting.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
ZONING CASE 2006-09  
APPLICANT: ANURADHA BALAKAN**

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Day Care Center on 0.2± acre located on the south side of Hedgcoxe Road, 907± feet west of Coit Road. Zoned Patio Home. Three letters were received in support of the item. Staff recommended approval as submitted.

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

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

Agenda Item Nos. 8A and 8B were presented together.

**AGENDA ITEM NO. 8A - PUBLIC HEARING  
ZONING CASE 2006-10  
APPLICANT: PARK BLVD. CENTER, LTD.**

Christina Day, Sr. Planner, stated this is a request to rezone 2.3± acres located at the southeast corner of Los Rios Boulevard and Park Boulevard from General Office to Retail. Zoned General Office with Specific Use Permits #57 for Restaurant and #484 for Veterinary Clinic. Staff recommended that this item remain on the table until the August 21, 2006, Planning & Zoning Commission meeting at the request of the applicant.

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

After a brief discussion, Commissioner Duggan made a motion to table the item until the August 21, 2006, Planning & Zoning Commission meeting. Commissioner Briley seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8B - SITE PLAN  
51/PARK RIOS ADDITION, BLOCK 1, LOT 1  
APPLICANT: PARK BLVD. CENTER LTD.**

Ms. Day stated this is a request for an existing office building on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Los Rios Boulevard. Zoned General Office with Specific Use Permits #57 for Restaurant & #484 for Veterinary Clinic. Staff recommended that this item remain on the table until the August 21, 2006, Planning & Zoning Commission meeting at the request of the applicant.

After a brief discussion, Commissioner Briley made a motion to table the item until the August 21, 2006, Planning & Zoning Commission meeting. Commissioner Duggan seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT  
16/WHITESTONE ADDITION, BLOCK A, LOT 4R  
APPLICANT: TENNYSON PLAZA, LTD**

Mr. Hill stated this is a request for an office-professional/general administrative, medical office, and retail stores and shops use on one lot on 2.7± acres located at the southeast corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. 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 Beach made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED  
SITE PLAN  
64/DSC COMMUNICATIONS ADDITION, BLOCK 1, LOT 1R  
APPLICANT: COUNTRYWIDE HOME LOANS**

Ms. Day stated this is a request for an office/manufacturing development on one lot on 23.8± acres located at the southeast corner of Jomar Drive and Coit Road. Zoned Planned Development-128-Light Industrial-1. 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, Commissioner Flick made a motion to approve the item subject to staff recommendations. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - REPLAT  
27/AVIGNON WINDHAVEN, PHASE I, BLOCK A, LOT 1R  
APPLICANT: ACRES OF SUNSHINE LTD.**

Bester Tauro, Planner, stated this is a request for a single-family residential lot on 0.2± acre located at the northeast corner of Windhaven Parkway and Jacqueline Drive. Zoned Planned Development-154-Single-Family Residence-6. 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. First Vice Chair Beach seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING - REPLAT, REQUEST FOR VARIANCE  
TO THE SUBDIVISION ORDINANCE, & REVISED SITE PLAN  
19/HUNTERS GLEN 5, BLOCK A, LOTS 4R & 6  
APPLICANT: MSS REALTY PARTNERS, L.P.**

Mr. Elgin stated this is a request for a replat, request for a variance to the lot frontage requirements of the Subdivision Ordinance, and revised site plan for a medical office and church/religious facility on two lots on 1.3± acres located at the northeast corner of Spring Creek Parkway and Old Orchard Drive. Zoned Retail. Staff recommended approval as follows:

The replat and revised site plan are recommended for approval subject to the Planning & Zoning Commission granting a variance to the lot frontage requirements for the proposed Lot 4R.

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

After some discussion, Commissioner Flick made a motion to approve the item subject to staff recommendations. Second Vice Chair Abraham seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:28 p.m.

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Planning & Zoning Commissioner

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