

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

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Joyce Beach, 1st Vice Chair
Joy Flick
Lisette Briley
Jim Norton
Maggie Armstrong
James Duggan

COMMISSIONER ABSENT

Dennis Abraham, 2nd Vice Chair

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
Lynn Woodall, Administrative Support Supervisor
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, July 5, 2006.

Commissioner Flick made a motion to approve the agenda as presented. Commissioner Briley seconded the motion, which passed 7-0.

Commissioner Briley made a motion to approve the June 19, 2006, pre-meeting and meeting minutes and the June 21, 2006, work session minutes. Commissioner Duggan seconded the motion, which passed 7-0.

First Vice Chair Beach made a motion to approve the consent agenda. Commissioner Briley seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 55/COIT ROAD MEDICAL OFFICE ADDITION, BLOCK 1, LOT 1 APPLICANT: LBL PARTNERS

A medical office building on one lot on 1.4± acres located on the west side of Coit Road, 800± feet south of 15th Street. Zoned Retail.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOT 3R APPLICANT: DAVID CAPPS FAMILY, L.P.

Auto leasing and renting on one lot on 1.7± acres located at the southwest corner of Chase Oaks Boulevard and U.S. Highway 75. Zoned Corridor Commercial.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 13/FELLOWSHIP BIBLE CHURCH-NORTH ADDITION, BLOCK A, LOT 1 APPLICANT: FELLOWSHIP BIBLE CHURCH-NORTH

A church campus development on one lot on 27.7± acres located at the northeast corner of Chase Oaks Boulevard and Legacy Drive. Zoned Planned Development-277-Retail/General Office.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Written letter from TXU Delivery (TP&L) authorizing parking spaces, fire lane, access and utility easements, and other improvements within the TP&L easement.

AGENDA ITEM NO. 5D - PRELIMINARY PLAT 8/THE SHOPS AT LEGACY TOWN CENTER (NORTH), BLOCK C, LOTS 4 & 5 APPLICANT: THE KARAHAN COMPANIES

An office building and parking garage on two lots on 3.9± acres located at the northeast corner of Dallas North Tollway and Legacy Circle. Zoned Planned Development-65-Central Business-1.

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

**AGENDA ITEM NO. 5E - REVISED CONVEYANCE PLAT
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOTS 3R, 5, 6, & 7
APPLICANT: DAVID CAPPS FAMILY, L.P.**

Four conveyance lots on 8.4± acres located at the southwest corner of Chase Oaks Boulevard and U.S. Highway 75. Zoned Corridor Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT
9/PRESTON HEDGCOXE ADDITION, BLOCK C, LOT 2
APPLICANT: SCHERER INVESTMENTS, INC.**

General and medical offices on one lot on 2.7± acres located on the east side of San Jacinto Place, 310± feet south of Hedgcoxe Road. Zoned General Office.

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

**AGENDA ITEM NO. 5G - PRELIMINARY SITE PLAN
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOT 8
APPLICANT: AMERICAN REALTY TRUST**

A general office building on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5H - CONVEYANCE PLAT
8/NETWORK ASSOCIATES, BLOCK A, LOT 2
APPLICANT: EDS INFORMATION SERVICES**

One conveyance lot on 5.4± acres located on the south side of Headquarters Drive, 1,000± feet west of Preston Road. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5I - CONCEPT PLAN
8/NETWORK ASSOCIATES, BLOCK A, LOT 2
APPLICANT: EDS INFORMATION SERVICES**

A parking lot on one lot on 5.4± acres located on the south side of Headquarters Drive, 1,000± feet west of Preston Road. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5J - CONCEPT PLAN
26/WINDHAVEN PARK, BLOCK 1, LOTS 1 & 2
APPLICANT: TOLLWAY WINDHAVEN II, LTD.**

A shopping center on one lot and a bank and general office building on one lot on 11.1± acres located at the northwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5K - REVISED CONVEYANCE PLAT
26/WINDHAVEN PARK, BLOCK 1, LOTS 1 & 2
APPLICANT: TOLLWAY WINDHAVEN II, LTD.**

Two conveyance lots on 11.1± acres located at the northwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2006-11
APPLICANT: CITY OF PLANO**

Bester Tauro, Planner, stated this is a request to rezone 28.5± acres located at the northwest corner of Marsh Lane and Plano Parkway from Planned Development-256-General Office to General Office. Zoned Planned Development-256-General Office. Four letters were received for the item, three in support and one in opposition. Staff recommended approval as submitted.

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

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

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2006-12
APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rezone 14.4± acres located at the northwest corner of Midway Road and Parker Road from Planned Development-250-Retail to Retail. Zoned Planned Development-250-Retail. Within the 200 foot notice area, 31 letters were received for the item, two in support and 29 in opposition. Outside the 200 foot notice area, one letter was received in opposition. 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. Commissioner Flick seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2006-13
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request to rezone 10.7± acres located at the northeast corner of Marsh Lane and Plano Parkway from Planned Development-257-Retail to Retail. Zoned Planned Development-257-Retail. Twelve letters were received for the item, five in support and seven in opposition. Staff recommended approval as submitted.

The public hearing was opened. Robert Baucher, resident, was concerned that Retail zoning would change the character of the neighborhood and stated that he preferred medical offices. 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 Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
ZONING CASE 2006-14
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to rezone 44.2± acres located at the southwest corner of Marsh Lane and Plano Parkway from Planned Development-258-Light Commercial to Light Commercial. Zoned Planned Development-258-Light Commercial. Three letters were received in support of the item. 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 Duggan made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - REPLAT
21/R. C. CLARK ADDITION, PHASE TWO, BLOCK A, LOT 1R
APPLICANT: PLANO I.S.D.**

Mr. Elgin stated this is a request for a public school recreational facility on one lot on 64.6± acres located on the south side of Seabrook Drive at Stadium Drive. Zoned Planned Development-329-Community Center. Neighborhood #21. 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. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - REPLAT
16/EDS PLANO COMMAND CENTER, BLOCK R, LOTS 2R & 3
APPLICANT: EDS INFORMATION SERVICES, LLC**

Mr. Elgin stated this is a request for two agricultural lots on 12.3± acres located on the east side of Windcrest Drive, 800± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. 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. First Vice Chair Beach seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED
SITE PLAN
68/GRAINGER ADDITION, BLOCK 1, LOT 1R
APPLICANT: W.W. GRAINGER, INC.**

DESCRIPTION:

Ms. Tauro stated this is a request for a warehouse/distribution center on one lot on 2.5± acres located on the north side of Plano Parkway, 415± feet east of Jupiter Road. Zoned 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.

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

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 13 - REQUEST TO CALL A PUBLIC HEARING CONSIDERATION OF AUTOMOBILE LEASING AND RENTING USE APPLICANT: QUINE & ASSOCIATES, INC.

Christina Day, Sr. Planner, stated this is a request to call a public hearing to consider the definition of automobile leasing and renting, the zoning districts in which automobile leasing and renting should be allowed, and how the use should be allowed. Staff recommended that the Commission call a public hearing to further consider the definition of automobile leasing and renting, the zoning districts in which automobile leasing and renting should be allowed, and how the use should be allowed.

Alan Sandgarten, representing the applicant, spoke in support of the item. No one else spoke for or against the item.

After some discussion, 1st Vice Chair Beach made a motion to call a public hearing to further consider the definition of automobile leasing and renting, the zoning districts in which automobile leasing and renting should be allowed, and how the use should be allowed. Commissioner Armstrong seconded the motion, which passed 7-0.

AGENDA ITEM NO. 14 - REQUEST TO CALL A PUBLIC HEARING CORRECTION OF AN ERROR REGARDING HELISTOP USE IN THE CENTRAL BUSINESS-1 AND COMMERCIAL EMPLOYMENT ZONING DISTRICTS APPLICANT: CITY OF PLANO

Ms. Day stated this is a request to call a public hearing to correct an error regarding helistop use within the Central Business-1 and Commercial Employment zoning districts. Staff recommended that the Planning & Zoning Commission call a public hearing to correct an error regarding helistop use within the Central Business-1 and Commercial Employment zoning districts.

There being no discussion, Commissioner Briley made a motion to call a public hearing to correct an error regarding helistop use within the Central Business-1 and Commercial Employment zoning districts. Commissioner Armstrong seconded the motion, which passed 7-0.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 7:39 p.m.

Planning & Zoning Commissioner

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