

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

**COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Eric Hill, Planner  
Bester Tauro, Planner  
Paige Mims, Assistant City Attorney  
Priscilla Parra, 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, July 7, 2008.

The agenda was approved 8-0 as presented.

Commissioner Weingarden made a motion to approve the minutes of the June 16, 2008, Planning & Zoning Commission meeting. Commissioner Perry seconded the motion, which passed 8-0.

First Vice Chair Norton made a motion to approve the consent agenda as submitted. Commissioner Caso seconded the motion, which passed 8-0.

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - FINAL PLAT  
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOT 8  
APPLICANT: VGA LEASING, L.P.**

General office 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. Neighborhood #13.

Approved as submitted.

**AGENDA ITEM NO. 5B - FINAL PLAT  
26/WINDHAVEN PARK, BLOCK 1, LOT 2  
APPLICANT: GREENSTREET PROPERTIES**

Retail center on one lot on 9.2± acres located at the northeast corner of Communications Parkway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26.

Approved as submitted.

**AGENDA ITEM NO. 5C - REVISED PRELIMINARY SITE PLAN  
68/CENTRAL PLANO INDUSTRIAL PARK, BLOCK 21, LOT 1R  
APPLICANT: SV TRONICS**

Light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68.

Approved as submitted.

**AGENDA ITEM NO. 5D - FINAL PLAT  
16/LINCOLN R&D IN LEGACY, PHASE IV, BLOCK A, LOT 1  
APPLICANT: LINCOLN LEGACY TECH IV, LTD.**

General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 750± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

Approved as submitted.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT  
50/PARKER ROAD EARLY CHILDHOOD SCHOOL, BLOCK A, LOT 1  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Public school on one lot on 12.9± acres located at the northeast corner of Parker Road and San Gabriel Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50.

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

**AGENDA ITEM NO. 5F - REVISED PRELIMINARY SITE PLAN  
60/PIONEER PLACE ADDITION, BLOCK A, LOTS 1R, 2R, & 3  
APPLICANT: PIONEER PLACE SPONSER, INC.**

Independent living on three lots on 7.5± acres located on the east side of K Avenue, 340± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60.

Approved as submitted.

## **END OF CONSENT AGENDA**

### **PUBLIC HEARINGS**

#### **AGENDA ITEM NO. 6 - PUBLIC HEARING**

**36/ PRELIMINARY REPLAT: PEARSON EARLY CHILDHOOD SCHOOL, BLOCK A, LOT 1**

**APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Eric Hill, Planner, stated this is a public school on one lot on 6.7± acres located at the southeast corner of Lookout Trail and Eagle Pass. Zoned Single-Family Residence-7. Neighborhood #36. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the preliminary replat from consideration.

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 withdraw as requested. Commissioner Caso seconded the motion, which passed 8-0.

#### **AGENDA ITEM NO. 7 - PUBLIC HEARING**

**59/REPLAT: 15TH STREET VILLAGE NO. 2, BLOCK A, LOT 3R**

**APPLICANT: RH 15TH CONDOS ONE, LTD.**

Tom Elgin, Development Review Manager, stated this is a multifamily residence on one lot on 0.7± acre located on the south side of 15th Street, 165± feet east of G Avenue. Zoned Downtown Business/Government. Neighborhood #59. 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, Second Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

#### **AGENDA ITEM NO. 8 - PUBLIC HEARING**

**43/PRELIMINARY REPLAT & SITE PLAN: COIT ADDITION, BLOCK A, LOT 2R**

**APPLICANT: SRCB ESTATE**

Mr. Elgin stated this is a bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43. Staff made the following recommendations:

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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 some discussion, Commissioner Caso made a motion to approve the item as follows:

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

Site Plan: Approved as submitted.

Second Vice Chair Armstrong seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
43/PRELIMINARY REPLAT & REVISED SITE PLAN: CHRIST UNITED METHODIST  
CHURCH, BLOCK 1, LOT 1R  
APPLICANT: CHRIST UNITED METHODIST CHURCH**

Bester Tauro, Planner, stated this is a religious facility on one lot on 14.1± acres located at the southwest corner of Parker Road and Coit Road. Zoned Single-Family Residence-7. Neighborhood #43. There was one letter received in support of the item and no letters received in opposition to the item. Staff made the following recommendations:

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.

There being no discussion, First Vice Chair Norton made a motion to approve the item as follows:

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

Revised Site Plan: Approved as submitted.

Commissioner Weingarden seconded the motion, which was approved 8-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
32/REPLAT: HARRINGTON HOMEPLACE, BLOCK C, LOTS 25R & 32R  
APPLICANT: HARRINGTON HOMEPLACE HOA**

Ms. Tauro stated this is a Single-Family Residence-7 lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. Zoned Planned Development-183-Single-Family Residence-6/Single-Family Residence-7. Neighborhood #32. Staff recommended approval as submitted. There were two letters received in support of the item and no letters received in 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.

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION**

There being no further discussion, Chairman Duggan adjourned the meeting at 7:15 p.m.

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Planning & Zoning Commissioner

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