

PLANNING & ZONING COMMISSION
JULY 17, 2006

COMMISSIONERS PRESENT

Joyce Beach, 1st Vice Chair
Dennis Abraham, 2nd Vice Chair
Jim Norton
Maggie Armstrong
Joy Flick

COMMISSIONERS ABSENT

Carolyn Kalchthaler, Chairman
Lisette Briley
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
Michael Arthaud, Planning Technician
Selso Mata, Chief Building Official
Marilu Madrigal, Sr. Code Compliance Representative
Priscilla Parra, Sr. Administrative Assistant
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Beach at 7:00 p.m., Monday, July 17, 2006.

Commissioner Flick made a motion to approve the agenda as presented. Commissioner Jim Norton seconded the motion, which passed 5-0.

Commissioner Armstrong made a motion to approve the July 5, 2006, meeting minutes. Second Vice Chair Abraham seconded the motion, which passed 5-0.

Second Vice Chair Abraham made a motion to approve the consent agenda. Commissioner Flick seconded the motion, which passed 5-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN AND CONCEPT PLAN 16/FMS LEGACY, BLOCK A, LOTS 2 & 3 APPLICANT: TRAMMELL CROW COMPANY

Two office buildings on two lots on 9.7± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 16/LINCOLN LEGACY ONE, BLOCK A, LOT 1 APPLICANT: LINCOLN BROOKDALE ASSOCIATES, LP

A general office building and a parking garage on one lot on 4.6± acres located at the southeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Central Business-1.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 1/PASQUINELLI'S WILLOW CREST, PHASE 3 APPLICANT: PORTRAIT HOMES

105 Single-Family Residence-6 lots and two open space lots on the north side of McDermott Road, 939± feet east of Ohio Drive. Zoned Planned Development-178-Single-Family Residence-6.

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

AGENDA ITEM NO. 5D - PRELIMINARY PLAT 26/POINTE WEST APPLICANT: PLANO POINTE WEST, L.P.

50 Single-Family Residence-6 lots and three open space lots on 10.8± acres located on the north side of Windhaven Parkway at Red Wolf Lane. Zoned Single-Family Residence-6.

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

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
65/FRANKLIN PARK AT CANYON CREEK, BLOCK 1, LOT 1
APPLICANT: FRANKLIN DEVELOPMENT CORP.**

An independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. TXU's written permission to have a fire lane, utilities, fence, landscaping, and other improvements within the TXU easement.

**AGENDA ITEM NO. 5F - REVISED PRELIMINARY PLAT
55/HUFFMAN BUSINESS PARK ADDITION, BLOCK 2, LOT 2
APPLICANT: HUFFMAN BUILDERS, LP**

An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1.

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

**AGENDA ITEM NO. 5G - SITE PLAN
55/HUFFMAN BUSINESS PARK ADDITION, BLOCK 2, LOT 2
APPLICANT: HUFFMAN BUILDERS, LP**

An office-showroom/warehouse on one lot on 1.0± acres located on the north side of Tradition Trail, 315± feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5H - CONVEYANCE PLAT
55/HUFFMAN BUSINESS PARK ADDITION, BLOCK 2, LOTS 1R & 2
APPLICANT: HUFFMAN BUILDERS, LP**

Two conveyance lots on 2.4± acres located on the north side of Tradition Trail, 315 feet west of Fulgham Road. Zoned Planned Development-131-Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY SITE PLAN
8/NYLO HOTELS ADDITION, BLOCK A, LOT 1
APPLICANT: EDS INFORMATION SERVICES, LLC**

A hotel with a restaurant on one lot on 4.1± acres located at the northwest corner of Headquarters Drive and Preston Road. 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**

Christina Day, Senior Planner, stated this is a request to rezone 98.6± acres located at the southwest corner of State Highway 121 and Preston Road from Commercial Employment to Planned Development-Commercial Employment. Per the applicant's request, staff recommended that this item remain on the table until the August 7, 2006, Planning & Zoning Commission meeting.

The public hearing was opened. Kirk Williams, representing the applicant, noted that the applicant requested to table this item, and that he was available to answer questions. No one spoke for or against the item. The public hearing was closed.

After a brief discussion Commissioner Norton made a motion to table the item until the August 7, 2006, meeting. Second Vice Chair Abraham seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT
16/ANS HEADQUARTERS, BLOCK A, LOTS 1R & 2R
APPLICANT: ANS, INC.**

Bester Tauro, Planner, stated this is a request for an office-showroom/warehouse with limited manufacturing and distribution on two lots on 28.7± acres located at the northwest corner of Preston Road and Tennyson Parkway. 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, Commissioner Flick made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
67/GLEN WHITT ADDITION, BLOCK A, LOT 1R
APPLICANT: GLEN WHITT**

Ms. Tauro stated this is a request for a small engine repair shop on one lot on 0.6± acre located at the northeast corner of U.S. Highway 75 and 14th Street. Zoned Corridor Commercial. 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 a brief discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT
54/PARK PLACE ADDITION, BLOCK 1, LOTS 1R & 2R
APPLICANT: PARK PLACE LAND COMPANY**

Ms. Tauro stated this is a request for an existing new car dealer on one lot on 6.3± acres and future parking on one lot on 1.4± acres at the southwest corner of Preston Road and Plano Parkway. Zoned Light Commercial with Specific Use Permit #537 for New Car Dealer. 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. Second Vice Chair Abraham seconded the motion, which passed 5-0.

END OF PUBLIC HEARINGS

**AGENDA NO. 10 - DISCUSSION & DIRECTION
MULTISTORY OFFICE BUILDING SIGN STANDARDS
APPLICANT: CITY OF PLANO**

Selso Mata, Chief Building Official and Marilu Madrigal, Sr. Code Compliance Representative, stated this is a discussion and direction on proposed multistory office building sign standards and presented a power point presentation.

David Cunningham, developer for Granite Properties, appeared to discuss proposed amendments.

After much discussion, the Commission directed Mr. Mata to bring the proposed amendments to the August 7, 2006, Planning & Zoning Commission meeting for further discussion and consideration.

There being no further discussion, 1st Vice Chair Beach adjourned the meeting at 8:38 p.m.

Planning & Zoning Commissioner

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