

**PLANNING & ZONING COMMISSION  
MAY 1, 2006**

**COMMISSIONERS PRESENT**

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

**COMMISSIONER ABSENT**

Carolyn Kalchthaler, Chairman

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Paige Mims, Assistant City Attorney III  
Jeff Zimmerman, Long Range Planning Manager  
Tom Elgin, Development Review Manager  
Christina Day, Sr. Planner  
Bester Tauro, Planner  
Eric Hill, Planner  
Michael Arthaud, Planning Technician  
Priscilla Parra, Sr. Administrative Assistant

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

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

Commissioner Flick made a motion to approve the April 17, 2006, pre-meeting and meeting minutes with corrections. Commissioner Briley seconded the motion, which passed 7-0.

Commissioner Flick requested Agenda Item No. 5i be pulled for individual consideration. Commissioner Briley made a motion to approve the remainder of the consent agenda. Commissioner Duggan seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 18/INDEPENDENCE HALL ADDITION, BLOCK 1, LOT 2 APPLICANT: A-PLUS PREP SCHOOL**

A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 1,430± feet north of Spring Creek Parkway. Zoned Neighborhood Office.

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

### **AGENDA ITEM NO. 5B - SITE PLAN 18/INDEPENDENCE HALL ADDITION, BLOCK 1, LOT 2 APPLICANT: A-PLUS PREP SCHOOL**

A day care center on one lot on 0.9± acre located on the west side of Independence Parkway, 1,430± feet north of Spring Creek Parkway. Zoned Neighborhood Office.

Approved as submitted.

### **AGENDA ITEM NO. 5C - FINAL PLAT 1/REGENCY PARK APPLICANT: REGENCY PARK, L.P.**

84 single-family residential lots on 18.4± acres located on the east side of Ohio Drive, 250± feet south of McDermott Road. Zoned Planned Development-155-Single-Family Residence-6.

Approved as submitted.

### **AGENDA ITEM NO. 5D - FINAL PLAT 16/LEGACY TOWN CENTER (SOUTH), BLOCK I, LOT 2R APPLICANT: LEGACY PT MFA III, L.P.**

431 multifamily units on one lot on 4.7± acres located at the northeast corner of Bishop Road and Tennyson Parkway. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

### **AGENDA ITEM NO. 5E - FINAL PLAT 5/WYATT ELEMENTARY SCHOOL ADDITION, BLOCK A, LOT 6 APPLICANT: IMAGE PROPERTIES LTD.**

A retail building with a drive-through lane on one lot on 0.9± acre located on the south side of McDermott Road, 215± feet east of Coit Road. Zoned Planned Development-261-Retail.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED SITE PLAN  
16/EDS CLUSTERS, BLOCK A, LOT 2  
APPLICANT: KDC LEGACY LIMITED PARTNERSHIP**

A general office building on one lot on 41.1± acres located at the southwest corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5G - SITE PLAN  
5/WYATT ELEMENTARY SCHOOL ADDITION, BLOCK A, LOT 5  
APPLICANT: MCDERMOTT CENTER JOINT VENTURE**

A retail building on one lot on 0.9± acre located on the south side of McDermott Road, 1,125± feet east of Coit Road. Zoned Planned Development-261-Retail.

Approved as submitted.

**AGENDA ITEM NO. 5H - REVISED CONVEYANCE PLAT  
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 4 & 5  
APPLICANT: MINT RESORTS, L.P.**

Two conveyance lots on 7.3± acres located at the northeast corner of Towne Square Drive and Gratitude Trail. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 5J - PRELIMINARY PLAT  
40/PARK PLACE CENTER, BLOCK A, LOT 8  
APPLICANT: FRENCH REAL ESTATE INTERNATIONAL**

A retail building on one lot on 1.2± acres located on the south side of Plano Parkway, 1,000± feet east of Midway Road. Zoned Planned Development-112-Retail.

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

**AGENDA ITEM NO. 5K - REVISED CONVEYANCE PLAT  
40/PARK PLACE CENTER, BLOCK A, LOTS 7R & 8  
APPLICANT: FRENCH REAL ESTATE INTERNATIONAL**

Two conveyance lots on 7.0± acres located on the south side of Plano Parkway, 1,000± feet east of Midway Road. Zoned Planned Development-112-Retail.

Approved as submitted.

## **ITEM FOR INDIVIDUAL CONSIDERATION**

### **AGENDA ITEM NO. 5I - REVISED PRELIMINARY SITE PLAN & REVISED CONCEPT PLAN**

**1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 4 & 5**

**APPLICANT: MINT RESORTS, L.P.**

Christina Day, Sr. Planner, stated this is a request for 114 multifamily units and general offices on two lots on 7.3± acres located at the northeast corner of Towne Square Drive and Gratitude Trail. Zoned Planned Development-20-Mixed Use. Staff recommended approval as submitted.

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

## **END OF ITEM FOR INDIVIDUAL CONSIDERATION**

### **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 sign. Tabled 04/17/06. Staff recommended that this item remain on the table until the May 15, 2006, Planning & Zoning Commission meeting.

There being no discussion, the Commission left this item on the table until the May 15, 2006, meeting.

Agenda Item Nos. 7A and 7B were presented together.

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

**ZONING CASE 2006-07**

**APPLICANT: FELLOWSHIP BIBLE CHURCH-NORTH**

Bester Tauro, Planner, stated this is a request to rezone 9.9± acres located on the north side of Legacy Drive, 748± feet east of Chase Oaks Boulevard from Corridor Commercial to Planned Development-277-Retail/General Office. 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 6-1. Second Vice Chair Abraham, voting in opposition, expressed concern about the change to the taxable value of the property.

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN  
13/FELLOWSHIP BIBLE CHURCH-NORTH ADDITION, BLOCK A, LOT 1  
APPLICANT: FELLOWSHIP BIBLE CHURCH-NORTH**

Ms. Tauro stated this is a request for 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 and Corridor Commercial. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2006-07.
2. TP&L granting permission to have parking spaces, fire lane, access and utility easements, and improvements within the TP&L easement.

After a brief discussion, Commissioner Flick made a motion to approve the item subject to staff recommendations. Commissioner Briley seconded the motion, which passed 6-1. Second Vice Chair Abraham, voting in opposition, expressed concern about the change to the taxable value of the property.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
ZONING CASE 2006-08  
APPLICANT: CITY OF PLANO**

Jeff Zimmerman, Long Range Planning Manager, stated this is a request for an amendment to the Heritage Resource designation H-1 (Ammie Wilson House) on one lot on 4.0± acres located at the southeast corner of 15th Street and Pitman Drive. Zoned Single-Family Residence-9 (SF-9) with Heritage Resource designation (H-1). Staff recommended approval as follows: (Additions are indicated by underlined text.)

Heritage Resource designation H-1 is amended to read:

1. Additional uses permitted are incidental retail sales, museum, periodic fund raising activities, related charitable and/or educational activities, and incidental office uses.
2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.

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 subject to staff recommendations. Second Vice Chair Abraham seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN  
16/EDS CLUSTERS, BLOCK A, LOT 3R  
APPLICANT: KDC LEGACY LIMITED PARTNERSHIP**

Ms. Day stated this is a request for a general office building on one lot on 32.1± acres located at the southeast corner of Legacy Drive and Hedgcoxe Road. 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 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 - PRELIMINARY REPLAT & SITE PLAN  
67/AMTROL ADDITION, BLOCK A, LOT 3R  
APPLICANT: ARI-TEX**

Eric Hill, Planner, stated this is a request for an office-showroom/warehouse building on one lot on 1.0± acres located on the north side of Plano Parkway, 540± feet east of N Avenue. Zoned Light Industrial-1. Staff recommended approval subject to:

- Preliminary Replat:
1. The Planning & Zoning Commission finding that a second point of access cannot be obtained and traffic safety and fire protection are sufficient.
  2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: The Planning & Zoning Commission finding that a second point of access cannot be obtained and traffic safety and fire protection are sufficient.

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

The public hearing was re-opened. Rick Pickard, 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. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - PRELIMINARY REPLAT  
16/SOUTHWEST CORPORATE FEDERAL CREDIT UNION, BLOCK A, LOT 2R  
APPLICANT: HOLT LUNSFORD COMMERCIAL**

Mr. Hill stated this is a request for general offices on one lot on 3.5± acres located at the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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 subject to staff recommendations. Commissioner Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING - REPLAT  
1/TWO LEGACY TOWN CENTER, BLOCK A, LOT 1R  
APPLICANT: TENNYSON DEVELOPMENT, L.P.**

Mr. Hill stated this is a request for a general office building on one lot on 6.8± acres located at the northeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. 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 Abraham made a motion to approve the item as submitted. Commissioner Briley seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING - REPLAT & REVISED SITE  
PLAN/CONCEPT PLAN  
67/CENTRAL PLANO INDUSTRIAL PARK, PHASE 1, BLOCK 1, LOTS 4R & 5  
APPLICANT: OLIVAS OWNERS, LLC**

Ms. Day stated this is a request for two warehouse buildings on two lots on 9.6± acres located at the northwest corner of Jupiter Road and Summit Avenue. Zoned Light Industrial-1. 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 Norton made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 14 - DISCUSSION AND DIRECTION  
PLANNING & ZONING COMMISSION'S WORK PROGRAM  
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program.

Phyllis Jarrell, Director of Planning, asked the Commission to give direction on the priorities of the work program items and determine if other issues need consideration.

After a brief discussion, the Commission directed staff to pursue the program as presented.

There being no further discussion, 1st Vice Chair Beach adjourned the meeting at 7:38 p.m.

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Planning & Zoning Commissioner

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