

PLANNING & ZONING COMMISSION

January 7, 2002

Present:

Michael Davidoff, Chairman
Lee Dunlap, 1st Vice Chair
Laura Williamson, 2nd Vice Chair
Joyce Beach
Carolyn Kalchthaler
Bill Neukranz
Jerry Kezhaya
Joy Flick

Staff:

Phyllis M. Jarrell, Director of Planning
Christina Day, Sr. Planner
Carrie Lee, Planner
Charles Lee, Planner
Greg Adams, Sr. Planner
Jeff Zimmerman, Planning & Information Manager
Lloyd E. Neal, P.E., Transportation Engineering Manager
Jeff Green, P.E., Sr. Traffic Engineer
Kent McIlyar, Assistant City Attorney II
Brad Roberts, Planning Technician
Lanae Jobe, Sr. Administrative Assistant
Jean Stellatella, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Davidoff at 7:01 p.m., Tuesday, January 7, 2002. Commissioner Dunlap made a motion to approve the agenda. Commissioner Flick seconded the motion, which passed 8-0. Chairman Davidoff stated Agenda Item Nos. 4b, 4c, 4g, 4j, and 4l would be pulled for individual consideration. Commissioner Williamson made a motion to approve the December 18, 2001, minutes. Commissioner Dunlap seconded the motion, which passed 8-0. Commissioner Kezhaya made a motion to approve the remainder of the Consent Agenda. Commissioner Dunlap seconded the motion, which passed 8-0.

CONSENT AGENDA

Agenda No. 4a - Preliminary Plat & Site Plan: 4/Elementary School No. 13 - Applicant: Frisco Independent School District

This is a request for a proposed public school on one lot on 9.4± acres on the northwest corner of Robinson Road and Crystal Creek Drive. Zoned Patio Home.

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

Site Plan: Approved as submitted.

Agenda No. 4d - Revised Site Plan: 54/Shepton High School Addition, Block A, Lot 1 - Applicant: Plano Independent School District

This is a request for an existing public school on one lot on 19.0± acres on the north side of Plano Parkway, 1,450± feet east of Mira Vista Boulevard. Zoned Single-Family-7.

Approved as submitted.

Agenda No. 4e - Revised Site Plan: 19/Congregational Church Addition, Block A, Lots 1 & 2 - Applicant: Fellowship of Plano

This is a request for an addition to an existing church on two lots on 5.0± acres on the northeast corner of Independence Parkway and Maumelle Drive. Zoned Single-Family-7.

Approved subject to staff approval of the landscape plan.

**Agenda No. 4f - Final Plat: 16/One Lincoln at Legacy Town Center, Block 1, Lot 1
- Applicant: Lincoln-Town Center, Ltd.**

This is a request for a six-story office building on one lot on 3.0± acres on the southeast corner of Kincaid Road and Dallas North Tollway. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

**Agenda No. 4h - Final Plat & Conveyance Plat: 3/Custer Creek Center Addition,
Block A, Lots 1 & 2 - Applicant: Collincroft Joint Venture**

This is a request for a convenience store with gasoline pumps on one lot on 1.4± acres and a conveyance lot on 7.0± acres on the southwest corner of S. H. 121 and Custer Road. Zoned Regional Commercial.

Approved subject to approval of the subdivision improvement agreement.

**Agenda No. 4i - Preliminary Plat & Site Plan: 41/Parkwood Crossing, Block 1, Lot
3 - Applicant: Jeffrey C. Komenda**

This is a request for a one-story medical office building on one lot on 1.0± acre on the south side of Parker Road, 500± feet east of Dallas North Tollway. Zoned Office-1.

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

Site Plan: Approved subject to staff approval of the landscape plan.

Agenda No. 4k - Preliminary Site Plan: 16/Crossmark Addition, Block B, Lot 1 - Applicant: EDS Information Services

This is a request for an office building with structured parking on one lot on 22.8± acres on the south side of Legacy Drive, 1,382± feet east of Windcrest Parkway. Zoned Commercial Employment.

Approved as submitted.

Agenda No. 4m - Preliminary Plat: 40/The Shops at Willow Bend, Block 1, Lot 10 - Applicant: Bank of Texas

This is a request for a bank with drive-thru on one lot on 1.5± acres on the north side of Park Boulevard, 900± feet west of the Dallas North Tollway. Zoned Regional Commercial.

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

Agenda No. 4n - Preliminary Plat & Revised Conveyance Plat: 40/The Shops at Willow Bend, Block 1, Lots 7 & 11 - Applicant: The Taubman Company

This is a request for a restaurant on one lot on 2.9± acres and one revised conveyance lot on 0.9± acre on the northwest corner of Park Boulevard and the Dallas North Tollway. Zoned Regional Commercial.

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

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

Commissioner Dunlap stepped down for Agenda Item No. 4b.

Agenda No. 4b - Final Plat: 33/Pebblecreek Addition, Block 1, Lot 5 - Applicant: MCG Construction, Inc.

Charles Lee, Planner, stated this is a request for a day care center on one lot on 1.2± acres north of Pebblecreek Court, 600± feet south of Spring Creek Parkway. Zoned Planned Development-140-Office-2. Staff recommended approval as submitted.

There being no discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Commissioner Dunlap resumed his seat.

Commissioner Flick stepped down for Agenda Item No. 4c.

Agenda No. 4c - Final Plat: Coit Road Athletic Site, Section Two, Block A, Lots 1 & 2 - Applicant: City of Plano

Mr. Lee stated this is a request for a community center on two lots on 30.7± acres on the east side of Preston Meadow Drive, 1,500± feet north of Spring Creek Parkway. Zoned Single-Family-9 with Specific Use Permit #39. Staff recommended approval as submitted.

There being no discussion, Commissioner Dunlap made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

Commissioner Flick resumed her seat.

Agenda No. 4g - Final Plat & Site Plan: 67/Plano Jupiter Substation, Block A, Lot 1 - Applicant: TXU Electric

Carrie Lee, Planner, stated this is request for an electrical substation on one lot on 3.1± acres south of Stewart Drive, 225± feet north of S.H. 190. Zoned Light Industrial-1. Staff recommended approval as follows:

Final Plat: 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.

There being no discussion, Commissioner Kezhaya made a motion to approve the item subject to staff's recommendations. Commissioner Dunlap seconded the motion, which passed 8-0.

Commissioner Dunlap stepped down for Agenda Item Nos. 4j and 4l.

Agenda No. 4j - Conveyance Plat & Concept Plan/Preliminary Site Plan: 41/Parkwood Crossing, Block 1, Lots 7 & 8 - Applicant: Parkwood Crossing, Ltd.

Ms. Lee stated this is a request for a medical office and a general office development on two lots on 4.3± acres on the south side of Parker Road, 300± feet east of Dallas North Tollway. Zoned Office-1. Staff recommended approval as follows:

Conveyance Plat: Recommended for approval as submitted.

Concept Plan/Preliminary Site Plan: Recommended for approval as submitted.

There being no discussion, Commissioner Kezhaya made a motion to approve the item subject to staff's recommendation. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 4I - Preliminary Plat: 40/The Shops at Willow Bend, Block 3, Lot 1 - Applicant: Facial Surgery Center

Christina Day, Sr. Planner, stated this is a request for a medical office building on one lot on 2.4± acres on the northwest corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Commercial. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

There being no discussion, Commissioner Beach made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Kezhaya seconded the motion, which passed 7-0

Commissioner Dunlap resumed his seat.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5A - Public Hearing: Zoning Case 2001-46 - Applicant: A.S.G. Plano Industrial, Ltd.

Ms. Day stated this is a request to rezone 24.6± acres from Research Technology Center (RT) to Retail (R) on the southwest corner of Los Rios Boulevard and 14th Street. Zoned Research Technology Center. Neighborhood #69. Seventy nine letters

were received for the item, four letters in favor and six in opposition within the 200 foot notice area, and 36 letters in favor and 33 in opposition outside the 200 foot notice area. Staff recommended denial of this item.

The public hearing was opened. The following people spoke in favor of the item: Tim McNamara, 2616 Geiberger Drive; Mark Andrews, 3813 18th Street; Gary Holt, 1721 Cordoba Court; Wayne Whitman, 905 Trailwood, Hurst; Randy Dennison, 3801 18th Street; Richard and Stacy Murphy, 4024 Bosque, and Toni Pazos, 4012 La Paz Court.

The following people presented speaker cards in favor of the item: Julie Dennison, 3801 18th Street; Amelia and Mary Dennison, 3500 East Park Boulevard, #601; Joseph and Toni Pazos, 4012 La Paz Court; James E. Hankins, 4332 Highlander Drive; Anna England, 4009 La Paz Court; Reinhard and Shelley Egger, 1520 Vera Cruz; Phes Schnitz, 833 West Campbell Road, #355, Richardson; Marie Shoemaker, 4012 Bandera Drive, and Vicki Shupe, 3920 East Park Boulevard.

The following people spoke in opposition to the item: David M. Smith, 1524 Idyllwild Drive; J. D. Williams, 5 Eastcreek Place; Alan Smith, 4225 Dottle Drive; Robert Miller, 2300 Westridge; Mickie Boyette, 3801 East 14th Street, #908; Natalie Davis, 3912 Ridge Gate Drive; Robert McTaggart, 8111 Preston Road, #300, Dallas; Richard Simmons, 2903 Peppertree Place; Alan England, 4009 La Paz Court; Mary Tave, 4008 Ridge Gate Drive; Katherine Brewer, 1100 Geomap Lane, and Friedrich T. Elliott, 4012 Leon Drive. There were many concerns brought forward including alignment with the Comprehensive Plan, noise level and increased traffic.

The following people presented speaker cards in opposition to the item: Sandra Ptacek, 4304 Lavaca Drive and Mary Lou Fairchild, 6310 Douglas. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Flick made a motion to deny the item. Commissioner Williamson seconded the motion, which passed 5-3. Commissioners Beach, Kezhaya, and Kalchthaler voted in opposition to denying the item. They expressed confidence in the applicant's product and felt the request had the possibility for success if a planned development was created.

Chairman Davidoff called a recess at 9:50 p.m.

The Commission resumed at 10:00 p.m.

Agenda No. 5B - Concept Plan: 69/Villages on Los Rios, Block A, Lots 1-8 - Applicant: A.S.G. Plano Industrial, Ltd.

Ms. Day stated this is a request for a retail development on eight lots on 24.6± acres on the southwest corner of Los Rios Boulevard and 14th Street. Zoned Research Technology Center. Staff recommended denial of this item.

There being no discussion, Commissioner Kezhaya made a motion to deny the item. Commissioner Dunlap seconded the motion, which passed 8-0.

Agenda No. 6 - Public Hearing: Zoning Case 2001-47- Applicant: Inez Daniel

Ms. Lee stated this is a request to rezone 3.4± acres on the northwest corner of 14th Street and Dublin Road from Agricultural to Retail. Zoned Agricultural. Neighborhood #51. Staff recommended approval to accept the applicant's request to table this item to the February 4, 2002, Planning & Zoning Commission meeting.

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

There being no discussion, Commissioner Dunlap made a motion to accept the applicant's request to table the item to the February 4, 2002, Planning & Zoning Commission meeting. Commission Kezhaya seconded the motion, which passed 8-0.

Agenda No. 7 - Public Hearing: Zoning Case 2001-48 - Applicant: Lincoln Coit-190 Market, Ltd.

Ms. Day stated this is a request for for a Specific Use Permit (SUP) for a Private Club on 0.3± acre on 790± feet east of Coit Road, 135± feet south of Mapleshade Lane. Zoned Corridor Commercial. Neighborhood #72. Staff recommended approval as submitted.

The public hearing was opened. Mark Myran, representing the applicant, explained the concept and marketing strategy of the HEB Central Market. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 8-0.

Agenda No. 8 - Public Hearing: Zoning Case 2001-49 - Applicant: City of Plano

Ms. Day stated this is a request to amend Section 1-600 (Definitions) of Article 1 (General Regulations), Subsection 3-107 (Communications Antennas - Amateur and Commercial) 7. (Requirements for the Replacement of Support Structures and Antennas) c. v. of Section 3-100 (Supplementary Regulations for Principle Permitted Uses and Specific Uses), Subsection 3-511 of Section 3-500 (Front Yard Regulations), Subsection 3-606 of Section 3-600 (Side Yard Regulations), Subsection 3-704 of Section 3-700 (Rear Yard Regulations), and Subsection 3-801 of Section 3-800 (Height Regulations) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance governing heights of structures and other improvements. This zoning

case does not propose to change the maximum allowable building heights within the individual zoning districts in Section 2-800 (District Charts) of Article 2 (Zoning Districts and Uses). Staff recommended approval as follows:

1. Amend the definition of "story" in Section 1-600 (Definitions) of Article 1 (General Regulations) to read as follows:

"Story - The height between the successive floors of a building or from the top floor to the roof. ~~For the purpose of computing building height pursuant to this ordinance, the average height for a story shall be defined as 12'6".~~"

2. Amend Subsection 3-107 (Communications Antennas - Amateur and Commercial) 7. (Requirements for the Placement of Support Structures and Antennas) c. v. of Section 3-100 (Supplementary Regulations for Principle Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) to read as follows:

"v. No commercial antenna support structure shall be closer to any residential district boundary line than a distance equal to the sum of the required setback specified for the zoning district in which such structure is located, plus 25 feet, plus twice the height of the portion of the structure above 25 feet two stories, or 125% of the height of the support structure, whichever is greater. Such distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line. Setbacks from residentially zoned property do not apply to antennas attached to existing utility structures exceeding 60 feet in height, or to antennas placed wholly within a building or attached to a building; however, the building itself must meet all applicable setback requirements."

3. Amend Subsection 3-511 of Section 3-500 (Front Yard Regulations) of Article 3 (Supplementary Regulations) to read as follows:

"In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two-stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet two stories."

4. Amend Subsection 3-606 of Section 3-600 (Side Yard Regulations) of Article 3 (Supplementary Regulations) to read as follows:

“In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two-stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet ~~two stories~~.”

5. Amend Subsection 3-704 of Section 3-700 (Rear Yard Regulations) of Article 3 (Supplementary Regulations) to read as follows:

“In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two-stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet ~~two stories~~.”

6. Amend Subsection 3-801 of Section 3-800 (Height Regulations) of Article 3 (Supplementary Regulations) to read as follows:

“In all zoning districts and planned developments, ~~where the height of buildings is restricted to three stories or less,~~ water standpipes and tanks, church steeples, domes and spires on school buildings and institutional buildings, the roofs of auditoriums and sanctuaries of one-story construction, and public safety structures may be erected to exceed the district’s maximum height. Side and rear yards shall be increased by two additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district’s maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sections 3-600 (Side Yard Regulations) and 3-700 (Rear Yard Regulations) for additional side and rear yard setbacks in non-residential zoning districts.”

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

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

1. Amend the definition of "story" in Section 1-600 (Definitions) of Article 1 (General Regulations) to read as follows:

"Story - The height between the successive floors of a building or from the top floor to the roof. ~~For the purpose of computing building height pursuant to this ordinance, the average height for a story shall be defined as 12'6".~~"

2. Amend Subsection 3-107 (Communications Antennas - Amateur and Commercial) 7. (Requirements for the Placement of Support Structures and Antennas) c. v. of Section 3-100 (Supplementary Regulations for Principle Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) to read as follows:

"v. No commercial antenna support structure shall be closer to any residential district boundary line than a distance equal to the sum of the required setback specified for the zoning district in which such structure is located, plus 25 feet, plus twice the height of the portion of the structure above 25 feet two stories, or 125% of the height of the support structure, whichever is greater. Such distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line. Setbacks from residentially zoned property do not apply to antennas attached to existing utility structures exceeding 60 feet in height, or to antennas placed wholly within a building or attached to a building; however, the building itself must meet all applicable setback requirements."

3. Amend Subsection 3-511 of Section 3-500 (Front Yard Regulations) of Article 3 (Supplementary Regulations) to read as follows:

"In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two-stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet two stories."

4. Amend Subsection 3-606 of Section 3-600 (Side Yard Regulations) of Article 3 (Supplementary Regulations) to read as follows:

“In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two-stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet ~~two stories~~.”

5. Amend Subsection 3-704 of Section 3-700 (Rear Yard Regulations) of Article 3 (Supplementary Regulations) to read as follows:

“In all districts, except BG (see Subsection 2-818 C. 10.), RE (see Subsection 2-824 C. 10.), RC (see Subsection 2-825 C. 10.), RT (see Subsection 2-827 C. 12.), and CC (see Subsection 2-828 C. 11.), where buildings or structures are erected or altered to exceed two-stories in height, such buildings or structures shall not be located closer to any residential district boundary line than a distance equal to the sum of the required yard specified for the zoning district in which such building or structure is located, plus 25 feet, plus twice the height of the portion of the building above 25 feet ~~two stories~~.”

6. Amend Subsection 3-801 of Section 3-800 (Height Regulations) of Article 3 (Supplementary Regulations) to read as follows:

“In all zoning districts and planned developments, ~~where the height of buildings is restricted to three stories or less~~, water standpipes and tanks, church steeples, bell towers, domes and spires on school buildings and institutional buildings, the roofs of auditoriums and sanctuaries of one-story construction, and public safety structures may be erected to exceed the district’s maximum height. Side and rear yards shall be increased by two additional feet, and the front yard shall be increased by one additional foot, for each foot that such structures exceed the district’s maximum height where adjacent to residential districts. The increase in the required yard shall apply only to the portion of the structure that causes the increased yard requirements. See Sections 3-600 (Side Yard Regulations) and 3-700 (Rear Yard Regulations) for additional side and rear yard setbacks in non-residential zoning districts.”

Commissioner Dunlap seconded the motion, which passed 8-0.

Agenda No. 9 - Public Hearing: Zoning Case 2001-50 - Applicant: Karahan Companies

Ms. Day stated this is a request for a Specific Use Permit (SUP) for a Private Club on 0.1± acre on the west side of Bishop Road, 180± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1 (PD-65-CB-1). Neighborhood #16. One letter was received in favor 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 Flick made a motion to approve the item as submitted. Commissioner Beach seconded the motion, which passed 8-0.

Agenda No. 10 - Public Hearing: Zoning Case 2001-51 - Applicant: City of Plano

Ms. Day stated this is a request to amend Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance governing day care center uses, mini-warehouse/public storage uses, drive-in restaurant uses, and general manufacturing/industrial uses complying with performance standards. Staff recommended approval subject to Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) amended as follows:

1. *Day Care Center* uses shall be allowed by right in the CE and CB-1 districts instead of by SUP approval as currently designated.
2. *Mini-Warehouse/Public Storage* uses shall be allowed in the R district with SUP approval.

3. *General Manufacturing/Industrial Uses Complying with Performance Standards* shall be allowed in the LI-1 district with SUP approval.
4. *Restaurant (Drive-In)* uses shall be allowed by right in R, LC, CE, CB-1, LI-1, RC, and CC districts subject to RAS.

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's recommendations. Commissioner Dunlap seconded the motion, which passed 8-0.

Agenda No. 11 - Public Hearing - Preliminary Replat: 29/Windhaven Plaza, Block A, Lot 4 - Applicant: Cencor Realty Services

Ms. Day stated this is a request for a retail building and a medical office building on one lot on 6.2± acres on the west side of the Dallas North Tollway, 1,000± feet south of Windhaven Parkway. Zoned Regional Commercial. 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 Dunlap made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Kalchthaler seconded the motion, which passed 8-0.

Agenda No. 12 - Public Hearing - Replat: 4/Grace Community Church Addition, Block A, Lot 1R - Applicant: Grace Community Church

Mr. Lee stated this is a request for an existing church campus on one lot on 14.4± acres on the northwest corner of Preston Meadow Drive and Hedgoxe Road. Zoned Planned Development-439-Single-Family-7 and Single-Family-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 Dunlap made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 8-0.

Agenda No. 13 - Public Hearing - Replat & Revised Site Plan: 17/Preston Meadow Lutheran Church, - Block 1, Lot 1R - Applicant: Preston Meadow Lutheran Church

Ms. Lee stated this is a request for a church on one lot on 10.1± acres on the west side of Coit Road, 1,700± feet south of Legacy Drive. Zoned Single-Family-6. Staff recommended approval subject to the following:

Replat: Recommended approval as submitted.

Revised Site Plan: Recommended approval subject to staff approval of the landscape plan.

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

There being no discussion, Commissioner Dunlap made a motion to approve the item subject to staff's recommendations. Commissioner Kalchthaler seconded the motion, which passed 8-0.

Agenda No. 14 - Public Hearing - Replat: 5/Hedgcoxe-Coit Center, Block 1, Lot 2R - Applicant: Child Care Management Co., L.L.C.

Ms. Lee stated this is a request for a day care center on one lot on 2.8± acres on the east side of Coit Road, 700± feet north of Hedgcoxe Road. Zoned Retail with Specific Use Permit #370. 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 Kezhaya made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 8-0.

Commissioner Dunlap stepped down for Agenda Item No. 15.

Agenda No. 15 - Public Hearing - Replat: 32/Wells-Coit Addition, Block 1, Lot 4R - Applicant: MCG Construction, Inc.

Ms. Lee stated this is a request for three one-story general office and medical office buildings on one lot on 2.0± acres on the northeast corner of Coit Road and San Marino Drive. Zoned Office-2. 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 Kezhaya made a motion to approve the item as submitted. Commission Kalchthaler seconded the motion, which passed 7-0.

Commissioner Dunlap resumed his seat.

END OF PUBLIC HEARINGS

Agenda No. 16 - Request to Call a Public Hearing - Applicant: City of Plano

Ms. Day stated this is a request to call a public hearing to amend the Zoning Ordinance concerning sign regulations. Staff recommended a public hearing be called for this purpose.

There being no discussion, Commissioner Dunlap made a motion to call a public hearing to amend the Zoning Ordinance concerning sign regulations. Commissioner Flick seconded the motion, which passed 8-0.

There being no further discussion, Chairman Davidoff adjourned the meeting at 10:20 p.m.

Planning & Zoning Commissioner

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