

PLANNING & ZONING COMMISSION
September 8, 2009

COMMISSIONERS PRESENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair
Christopher Caso
Michael Coleman
Tracey Dry
Craig Perry

COMMISSIONERS ABSENT

Maggie Armstrong, 2nd Vice Chair
Jeff Bulla

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Eric Hill, Planner
Bester Munyaradzi, 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.

Commissioner Perry made a motion to approve the agenda as presented. First Vice Chair Norton seconded the motion, which passed 6-0.

Commissioner Caso made a motion to approve the minutes of the August 17, 2009, Planning & Zoning Commission meeting. Commissioner Coleman seconded the motion, which passed 6-0.

Commissioner Dry made a motion to approve the consent agenda as submitted. Commissioner Perry seconded the motion, which passed 6-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - REVISED CONCEPT PLAN
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 7R & 11
APPLICANT: SCI TOWN CENTER PARTNERS, L.P.**

Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 7R & 11
APPLICANT: SCI TOWN CENTER PARTNERS, L.P.**

Office and retail development on two lots on 4.0± acres located at the southeast corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5C - FINAL PLAT
53/CIGNA POINT ADDITION, BLOCK A, LOT 1
APPLICANT: CMC COMMERCIAL REALTY GROUP**

General office building on one lot on 13.0± acres located on the east side of Dallas North Tollway, 1,860± feet north of Plano Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #53.

Approved as submitted.

**AGENDA ITEM NO. 5D - FINAL PLAT
66/HOPE CENTER ADDITION, BLOCK A, LOT 2
APPLICANT: THE HOPE CENTER FOUNDATION**

General office building on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Commissioner Perry stepped down for Agenda Item Nos. 6, 7A, and 7B.

AGENDA ITEM NO. 6 - PUBLIC HEARING

ZONING CASE 2009-14

APPLICANT: REGENCY CENTERS, L.P. AND OTHER PD PROPERTY OWNERS

Bester Munyaradzi, Planner, stated this is a request to amend Planned Development-189-Retail/General Office on 114.0± acres located at the southeast corner of Preston Road and Park Boulevard to allow for an increase to the maximum lot coverage. Zoned Planned Development-189-Retail/General Office/Preston Road Overlay District.

The public hearing was opened. Stan Sewell, representing the applicant, spoke in favor of the item. Maria Schmitz and Glenda Sattler, citizens of Plano, spoke against the item. The public hearing was closed.

After much discussion, 1st Vice Chair Norton made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 5-0.

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

AGENDA ITEM NO. 7A - PUBLIC HEARING

ZONING CASE 2009-15

APPLICANT: REGENCY CENTERS, L.P.

Ms. Munyaradzi stated this is a request for a Specific Use Permit for Public Storage/Mini-Warehouse on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

The public hearing was opened. Stan Sewell, representing the applicant, spoke in favor of the item. Jack Harvard, project developer, also spoke in favor of the item, and was available to answer any questions. Maria Schmitz spoke in opposition to development of mini-warehouses/public storage in this area. No one else spoke for or against the item. The public hearing was closed.

After much discussion, 1st Vice Chair Norton made a motion to approve the item with the following stipulations:

- Incorporate facade from Zoning Case 2009-14
- No open or outside storage
- No exterior windows for the mini-ware/public storage units

Chairman Duggan seconded the motion, which was denied 2-3. , The Commissioners voting in opposition, Commissioners Dry, Coleman, and Caso, felt that mini-warehouse/public storage was not the best reuse of the site. They were also concerned that the square footage being proposed was too much. Since the Commission recommended approval of the companion Zoning Case 2009-14, it was believed that the increase in lot coverage might provide opportunities for other redevelopment proposals.

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN
55/PRESTON PARK VILLAGE ADDITION, BLOCK A, LOT 2
APPLICANT: REGENCY CENTERS, L.P.**

Ms. Munyaradzi stated this is a public storage/mini-warehouse on one lot on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Staff recommended approval subject to City Council approval of Zoning Cases 2009-14 and 2009-15.

There being little discussion, Commissioner Caso made a motion to deny the preliminary site plan due to denial of companion Zoning Case 2009-15. Commissioner Coleman seconded the motion, which passed 3-2, with Chairman Duggan and 1st Vice Chair Norton voting against the motion.

Commissioner Perry resumed his seat.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
66/MESSIAH LUTHERAN CHURCH ADDITION, BLOCK A, LOT 1R
APPLICANT: MESSIAH LUTHERAN CHURCH**

Mr. Hill stated this is a religious facility on one lot on 13.8± acres located on the north side of Plano Parkway, 680± feet east of Custer Road. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. 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 Perry made a motion to approve the item as submitted. First Vice Chair Norton seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN
59/ORIGINAL DONATION, BLOCK 2, LOTS 5R & 6R
APPLICANT: SQUIRIC BROTHERS PROPERTY, LLC AND GWENDOLYN
WORKMAN**

Mr. Hill stated this is a general office and retail buildings on two lots on 1.1± acres located on the west side of K Avenue, 250± feet south of 18th Street. Zoned Downtown Business/Government with Heritage Resource Designation #5. Neighborhood #59. Staff recommended approval subject to Planning & Zoning Commission granting a variance to the Subdivision Ordinance for the minimum lot frontage along K Avenue for both lots.

The public hearing was opened. The applicant was present to answer any questions. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
AMENDMENTS TO THE THOROUGHFARE STANDARDS RULES AND
REGULATIONS
APPLICANT: CITY OF PLANO**

Jeff Green, Sr. Transportation Engineer, stated this is a request to amend the Thoroughfare Standards Rules and Regulations pertaining to visibility geometric standards and related standards. 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 Caso made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 11
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request to call a public hearing to consider amendments to the uses and related development standards of the Regional Employment zoning district pertaining to restaurant/cafeteria uses.

There being no discussion, 1st Vice Chair Norton made a motion to call a public hearing. Commissioner Dry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 12 - DISCUSSION & DIRECTION
PLANNING & ZONING COMMISSION'S WORK PROGRAM
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program.

Ms. Jarrell stated there are several items from the list such as sign ordinance amendments, Mixed-Use/Urban Center Policy Statement, household care facilities, daycare regulations, and Estate Development that have been completed since the last review.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:35 p.m.

Planning & Zoning Commissioner

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