

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**July 6, 2010**

| <b>ITEM NO.</b> | <b>EXPLANATION</b>   | <b>ACTION TAKEN</b> |
|-----------------|--|---------------------|
|                 | <p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes for the June 21, 2010, Planning &amp; Zoning Commission meeting</p> <p><b>4</b> <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b>5</b> <b>Final Plat:</b> McDermott Square Addition, Block A, Lot 7 - Veterinary clinic on one lot on 0.6± acre located on the east side of Independence Parkway, 330± feet north of McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3. <b>Applicant: Greenwell Land Company, LLC</b></p> <p><b><u>END OF CONSENT AGENDA</u></b></p> |                     |

**PUBLIC HEARINGS**

**6**  
**EH**     **Public Hearing:** Zoning Case 2010-08 - Request for a Specific Use Permit for Antenna Support Structure on 0.1± acre located 220± feet east of Coit Road, 480± feet north of Hedgcoxe Road. Zoned Retail. **Applicant: Morledge Holdings, LP**

**7**  
**EH**     **Public Hearing - Preliminary Replat & Revised Site Plan:** Fire Station No. 4 Addition, Block 1, Lot 1R - Fire station/public safety building on one lot on 1.5± acres located at the southeast corner of Spring Creek Parkway and Roundrock Trail. Zoned Single-Family Residence-9. Neighborhood #34. **Applicant: City of Plano**

**8**  
**BM**     **Public Hearing - Replat:** Pearcy/Christon Addition, Block 1, Lot 1R - Retail on one lot on 10.7± acres located on the north side of Spring Creek Parkway, 120± feet east of Wagner Way. Zoned Corridor Commercial. Neighborhood #21. **Applicant: Spring Creek Plano Retail, LP**

**END OF PUBLIC HEARINGS**

**9**  
**PJ**     **Discussion & Direction:** Planning & Zoning Commission's Work Program - Discussion and direction on the projects and priorities for the Planning & Zoning Commission's work program **Applicant: City of Plano**

**10**     **Items for Future Discussion** - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

**Council Liaisons: Council Members Harry LaRosiliere and André Davidson**

**ACCESSIBILITY STATEMENT**

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING PROCEDURES**

**The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The Commission does ask, however, that if you wish to speak on an item you:**

1. **Fill out a speaker card.** This helps the Commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The Commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

**The Commission values your testimony and appreciates your compliance with these guidelines.**

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO  
PLANNING & ZONING COMMISSION  
CONSENT AGENDA ITEMS

July 6, 2010

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**Agenda Item No. 5**

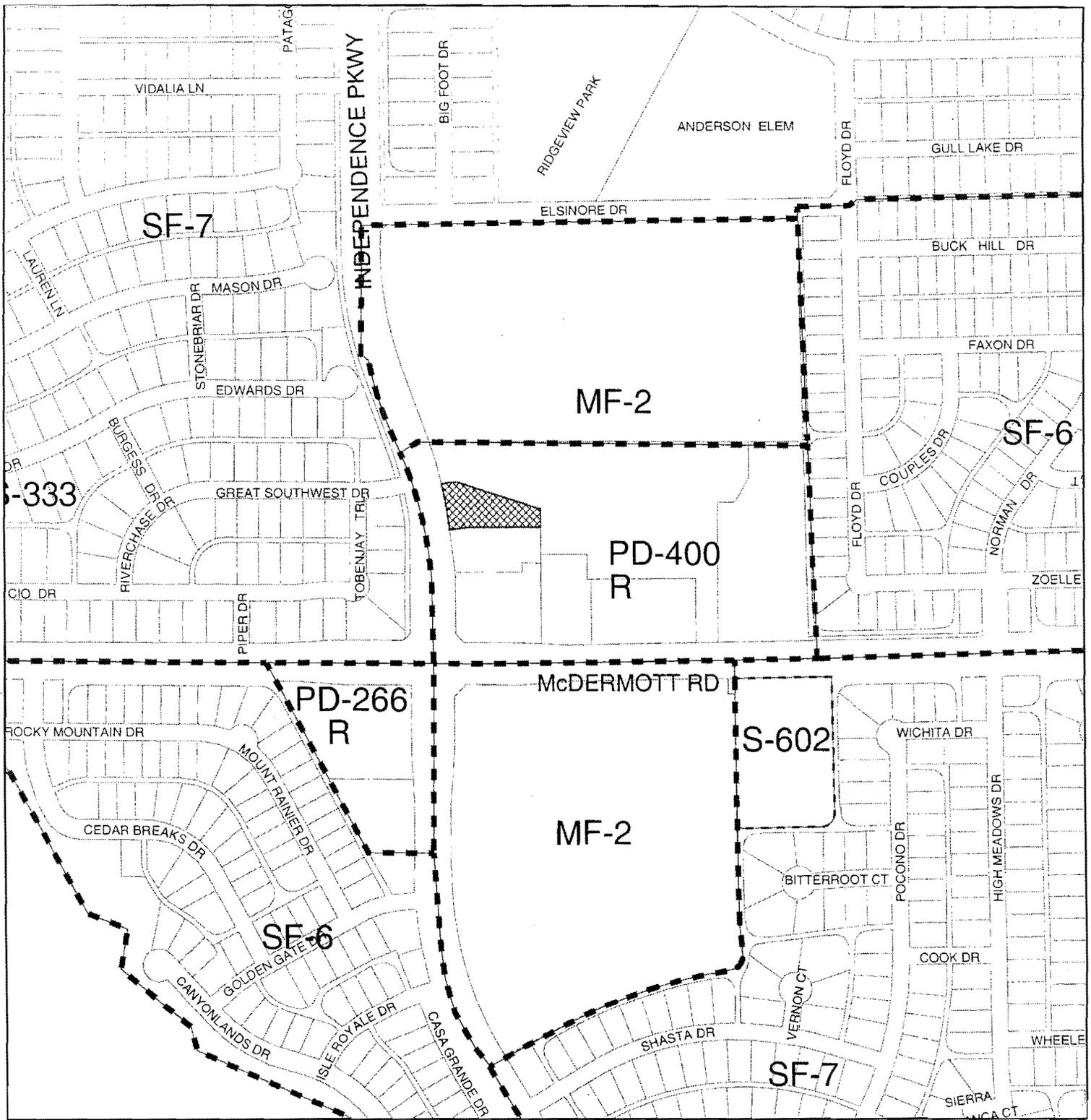
**Final Plat:** McDermott Square Addition, Block A, Lot 7  
**Applicant:** Greenwell Land Company, LLC

Veterinary clinic on one lot on 0.6± acre located on the east side of Independence Parkway, 330± feet north of McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3.

The purpose of this final plat is to dedicate easements necessary for the development of the property as a veterinary clinic.

Recommended for approval as submitted.

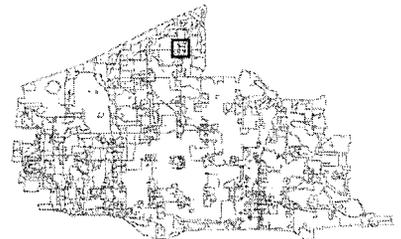
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Item Submitted: FINAL PLAT

Title: McDERMOTT SQUARE ADDITION  
BLOCK A, LOT 7

Zoning: PLANNED DEVELOPMENT-400-RETAIL



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 6, 2010

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2010-08

**Applicant:** Morledge Holdings, LP

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**DESCRIPTION:**

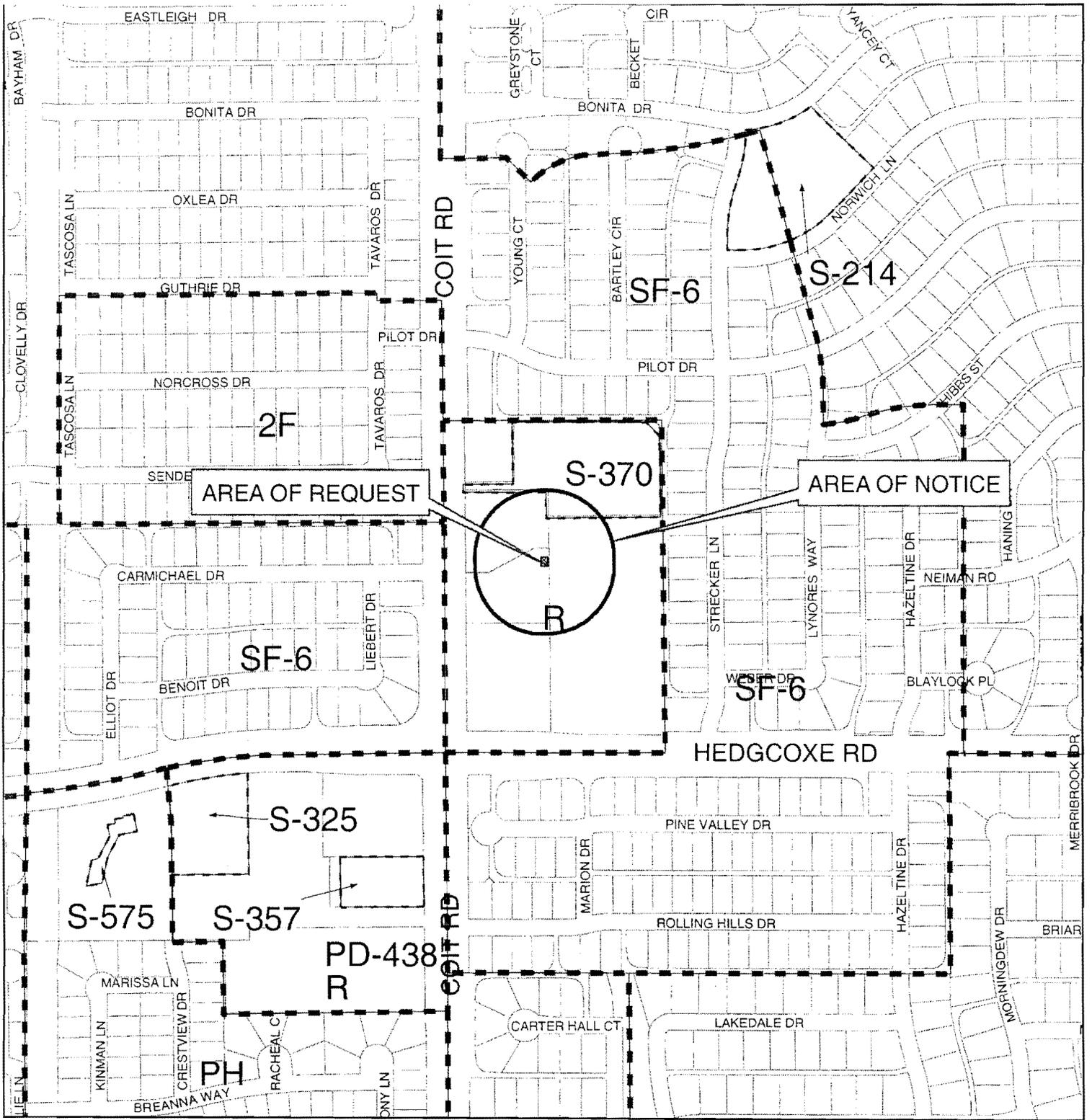
Request for a Specific Use Permit for Antenna Support Structure on 0.1± acre located 220± feet east of Coit Road, 480± feet north of Hedgcoxe Road. Zoned Retail.

**REMARKS:**

The applicant is requesting that this item be tabled until the July 19, 2010, Planning & Zoning Commission meeting to allow for additional time to address staff comments.

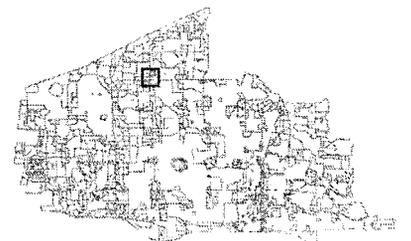
**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the Monday, July 19, 2010 meeting.

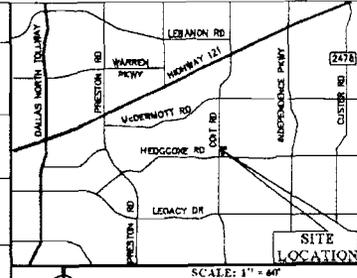
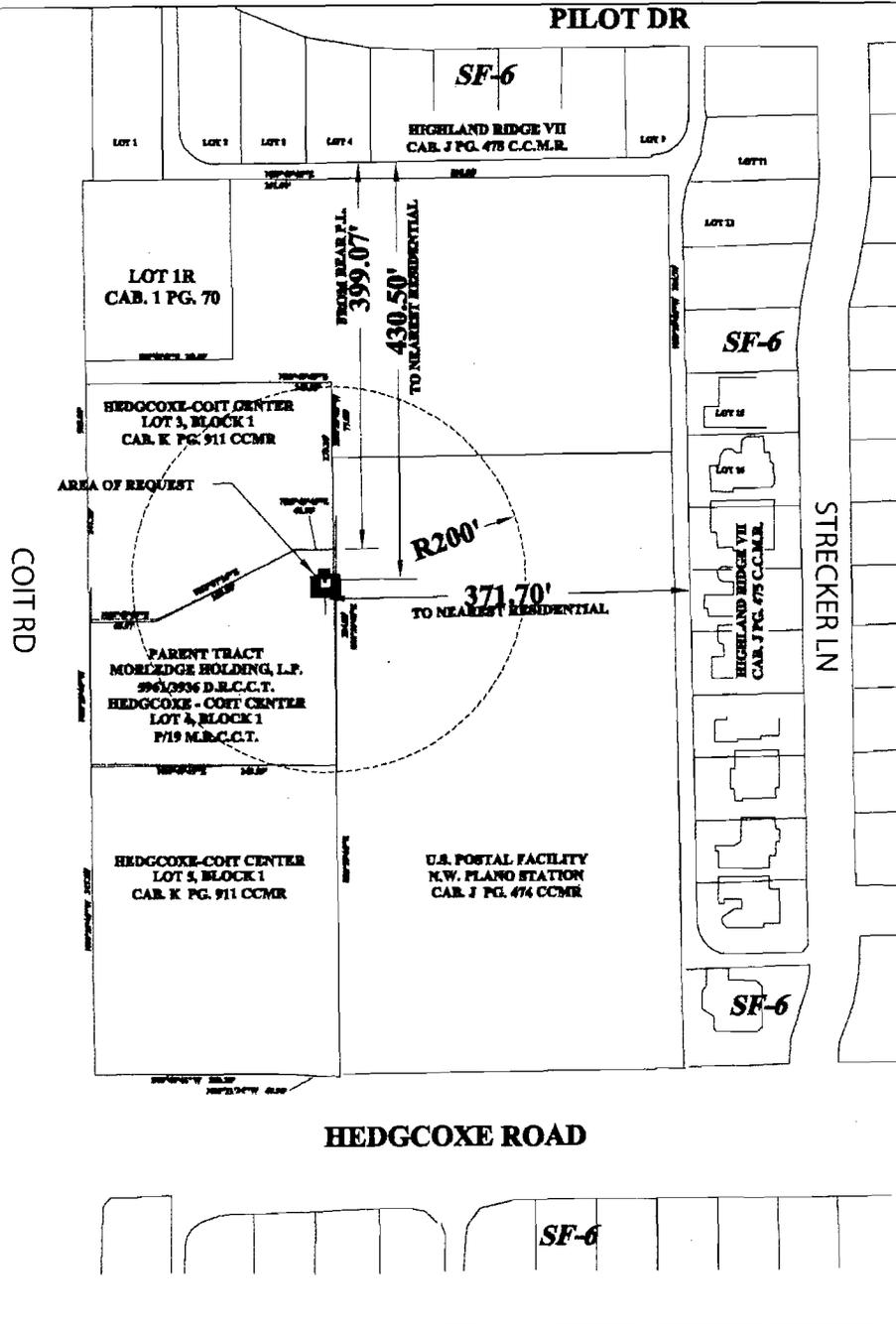
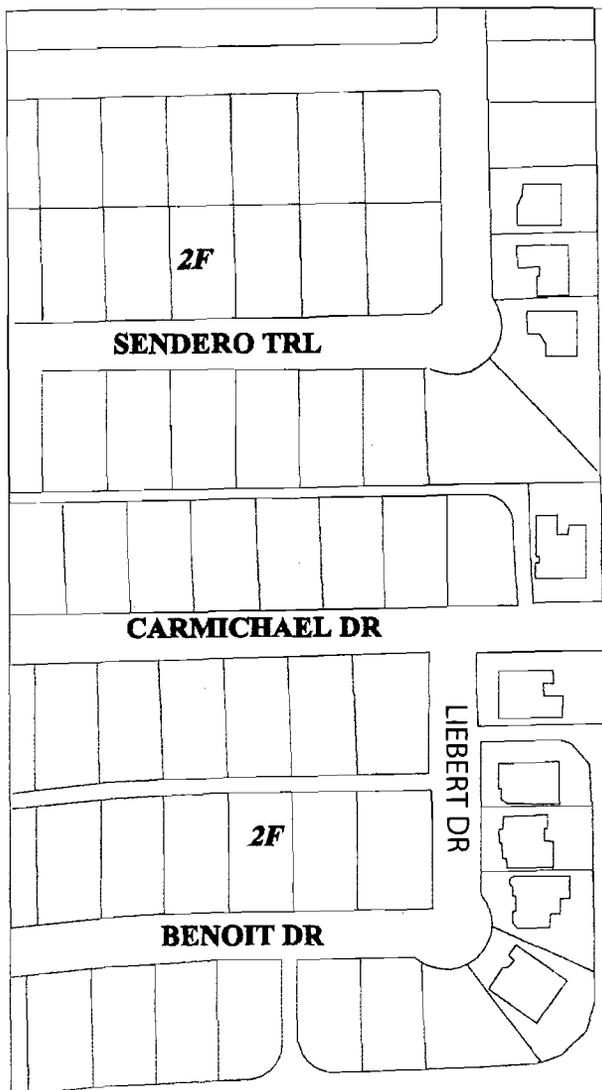


Zoning Case #: 2010-08

Existing Zoning: RETAIL



○ 200' Notification Buffer



**PURPOSE**  
 PURPOSE OF THIS REVISED SITE PLAN IS TO PROVIDE A COMMERCIAL SIGN ANTENNA WITH SUPPORT STRUCTURE FOR TWO CARRIERS, REPLACING EXISTING STRUCTURE FOR SINGLE CARRIER.

**ENGINEERS/ARCHITECTS**  
 ALLPRO CONSULTING GROUP, INC.  
 8221 INWOOD B. JOHNSON PKWY  
 SUITE 204 DALLAS TX 75243  
 PHONE: (972) 231-8883  
 FAX: (966) 374-5775

**LANDLORD/DOWNER**  
 LANELORD: CINCULAR SITE OWNER: MOREEDGE HOLDINGS LP  
 1001 VALLEY VIEW LANE 100 CONGRESS AVE #300  
 FARMERS BRANCH, TX 75234 AUSTIN, TX 78701  
 CONTACT: ELIZABETH POWROFF CONTACT: PHONE:  
 PHONE: 872-617-8141 PHONE:

**APPLICANT INFO.**  
 T-MOBILE  
 4401 FREDERICK LANE, STE 110  
 AUSTIN, TX 78744  
 CONTACT: PHONE: (512)  
 FAX: (512)338-2883

**LEGAL DESCRIPTION**  
 LOT 4, BLOCK 1 OF THE HEDGCOXE - COIT CENTER  
 VOLUME 1, PAGE 19

**ZONING**  
 1. THE PROPERTY IS ZONED SF-6 (SINGLE-FAMILY DWELLING) UNDER THE PRESENT ZONING ORDINANCE.  
 2. APPROVAL OF THIS ZONING CASE AS A SPECIAL USE VARIATION IS NECESSARY.  
 3. APPROVAL OF THIS CASE SHALL BE GRANTED ONLY IF THE APPLICANT HAS OBTAINED ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND THE CITY ENGINEER HAS REVIEWED AND APPROVED THE PROPOSED SIGN AND SUPPORT STRUCTURE.  
 4. THIS CASE SHALL BE REVIEWED BY THE CITY ENGINEER AND THE CITY COMMISSIONERS AT THE CITY ENGINEER'S OFFICE ON THE DATE AND TIME SPECIFIED IN THE NOTICE OF HEARING.  
 5. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES AND THE CITY ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL APPLICABLE AGENCIES.

**ZONING EXHIBIT**  
 ZONING CASE 2010-08

**HEDGCOXE COIT CENTER**  
 BLOCK 1, LOT 4  
 GOODYEAR SERVICE CENTER  
 1.048 ACRES  
 GRIZZELL KENNEDY SURVEY, ABSTRACT 20499  
 CITY OF PLANO, COLLIN COUNTY, TX

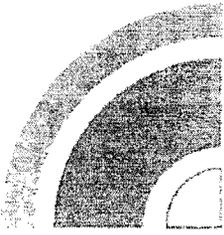
| REVISIONS/CORRECTIONS |   |                                       |                        |                                 |                                |               |
|-----------------------|---|---------------------------------------|------------------------|---------------------------------|--------------------------------|---------------|
| NO.                   | DESCRIPTION   | REVISED (R) ADD (A) DEL (D) SHEET NO. | TOTAL # SHEETS IN PLAN | NET CHANGE SHEETS COVER (eq. A) | TOTAL SITE NET COVER (sq. ft.) | APPROVAL/DATE |
| 1                     | SEE TRACKS submitted to Planning Commission on 10/14/10. Approved 10/14/10. | RS                                    | 1                      | 1                               | 2148                           | BLANK         |

**T-Mobile**  
 7868 Victoria Parkway, Suite 100  
 9/22/2010 2:22:21 PM

**PLANO AT&T ZONING EXHIBIT**  
 ZONING CASE 2010-08

**VINCENT GERARD & ASSOCIATES**  
 LAND PLANNING & ZONING CONSULTANTS  
 1714 CAPITAL OF TEXAS HIGHWAY SOUTH, SUITE 207  
 AUSTIN, TEXAS  
 (512) 381-3931 FAX: (512) 491-3930  
 EMAIL ADDRESS: vgerard@vga.net

1 0 2  
 DATE: 06/16/2010



VINCENT GERARD AND ASSOCIATES, INC.

Mr. Eric Hill, Case Manager  
City of Plano  
Planning Department  
1520 K Avenue  
Plano, TX. 75074

**Plano AT&T Drop & Swap  
Zoning Case 2010-08**

Re: Table P & Z case:

Dear Mr. Hill,

On behalf of our client, AT&T, we are requesting this case to be tabled until July 19, 2010. We are currently working on tower design issues, and will provide all the necessary information to City Staff as soon as possible.

Thank you for your time and review of this project. If you have any questions, please feel free to contact me.

Sincerely,

Ron Williams  
Vincent Gerard & Associates

RECEIVED

JUL 01 2010

REPLY FORM

PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Zoning Case 2010-08. This is a request for a Specific Use Permit for a 90-foot Commercial Antenna Support Structure on 0.1± acre located 220± feet east of Coit Road, 480± feet north of Hedcoxe Road. The property is currently zoned Retail (R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. The requested zoning is a Specific Use Permit for a 90-foot Commercial Antenna Support Structure. The applicant proposes to remove the existing 60-foot tower and construct a new 90-foot tower. The purpose and intent of a Specific Use Permit is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. A commercial antenna is defined as any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-08.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2010-08.

This item will be heard on July 6, 2010, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Items on ATTACHED DOCUMENT

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

BRET GASTON  
Name (Please Print)

[Signature]  
Signature

8020 COIT PLANO TX 75085  
Address 469-569-1838

6-30-10  
Date

EH

We are protesting the variance for the following reasons.

1. The new larger structure would be an eyesore and the property is not zoned for the antenna. The antenna can be placed at a location that is zoned for something that large.
2. The large structure could distract potential customers eyes from our business and miss our signage. We cannot put up a 90 foot sign to compete with the antenna.
3. The larger tower would cast a shadow on our car drying and prep area that would last for longer periods as the sun rises across our property. We are a sunshine business and shadows make it hard to spot areas of cars that need cleaned and dried.
4. The larger structure would reduce the value of our property.
5. Employees and customers that worry about radiation fears would be more concerned and possibly not frequent our business because of a larger and more powerful looking antenna.
6. Construction of new tower would interrupt our business and traffic flow.
7. Construction would not return our property to past condition. Past updates have torn up our grass and marked up our property with spray paint lines all over. During past construction we had had weeks of mud left around our entrance and exit which is not inviting to customers wanting a clean car.
8. More and more news stories of cell phone tower dangers and effects like killing honey bees will only add to the effect on our business.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 6, 2010

**Agenda Item No. 7**

**Public Hearing - Preliminary Replat & Revised Site Plan:** Fire Station No. 4  
Addition, Block 1, Lot 1R

**Applicant:** City of Plano

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**DESCRIPTION:**

Fire station/public safety building on one lot on 1.5± acres located at the southeast corner of Spring Creek Parkway and Roundrock Trail. Zoned Single-Family Residence-9. Neighborhood #34.

**REMARKS:**

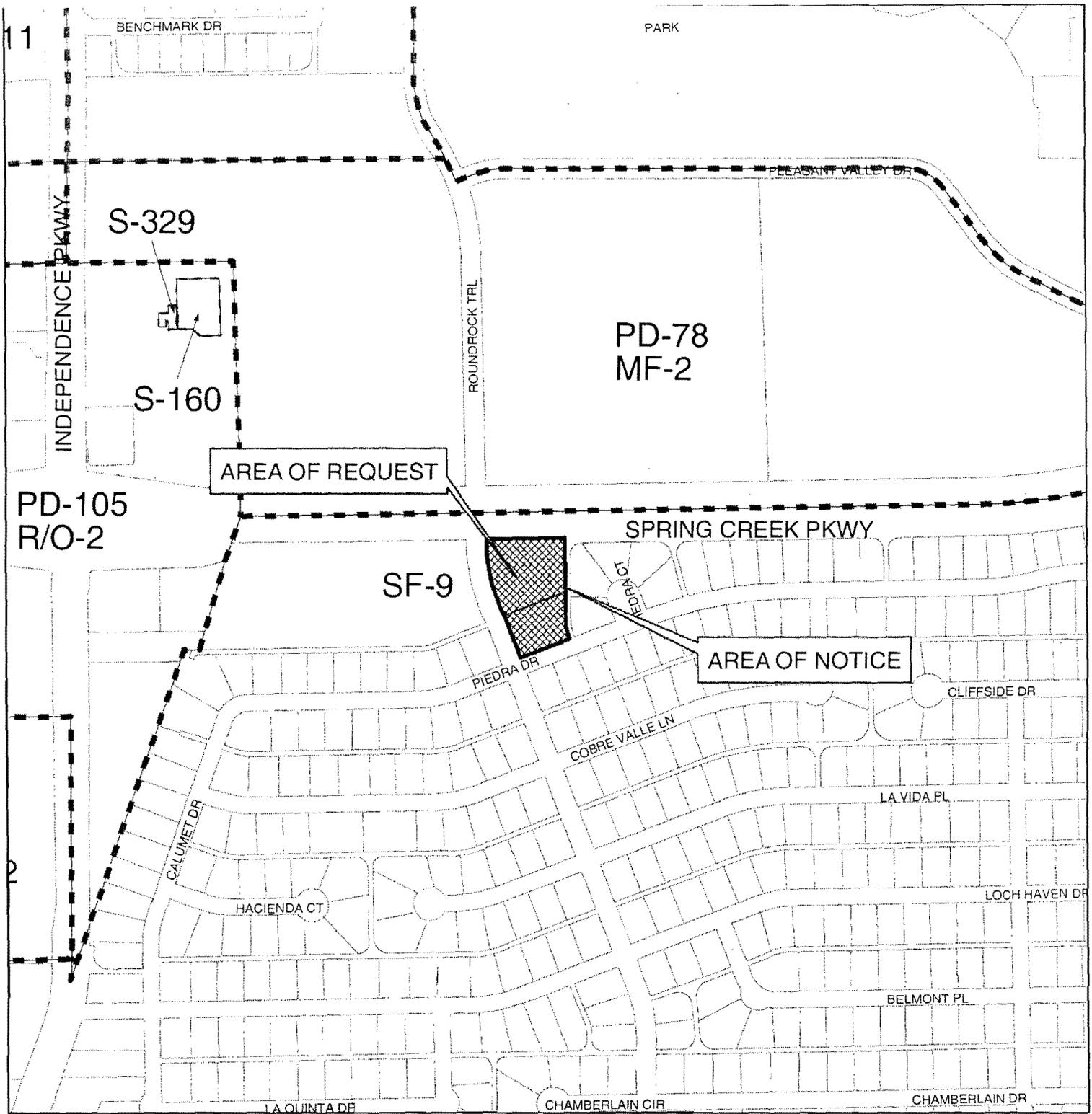
The purpose for the preliminary replat is to combine Lots 1 and 2 into one lot, Lot 1R, to accommodate the expansion of the existing fire station/public safety building, and to dedicate right-of-way.

The purpose for the revised site plan is to show the new lot configuration and the proposed expansion of the existing fire station/public safety building and related site improvements.

**RECOMMENDATION:**

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

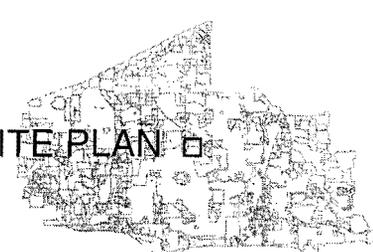
**Revised Site Plan:** Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: FIRE STATION NO. 4 ADDITION  
BLOCK 1, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-9



○ 200' Notification Buffer





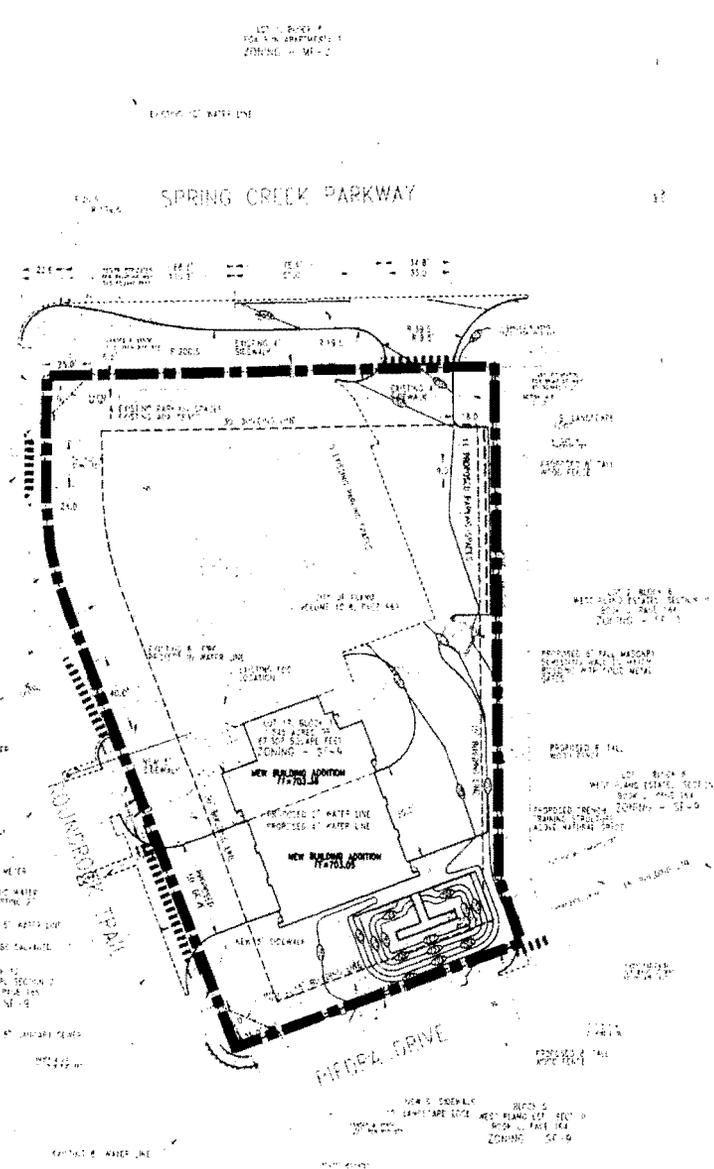
LOCATION MAP

**WATER METER SCHEDULE**

| ITEM | DESCRIPTION   | SIZE | QUANTITY | REMARKS |
|------|---|------|----------|---------|
| 1    | EXISTING DOMESTIC WATER METER (1/2" GALV. STEEL)      | 1/2" | 1        |         |
| 2    | EXISTING DOMESTIC WATER METER (1/2" GALV. STEEL)      | 1/2" | 1        |         |
| 3    | PROPOSED DOMESTIC WATER METER (1/2" GALV. STEEL)      | 1/2" | 1        |         |
| 4    | PROPOSED FIRE FIGHTING WATER METER (1/2" GALV. STEEL) | 1/2" | 1        |         |

**SITE DATA SUMMARY TABLE**

| ITEM   | LOT 1B                       |
|--|------------------------------|
| <b>GENERAL SITE DATA</b>   |                              |
| ZONING   | SF-9                         |
| LAND USE   | FIRE STATION/PROTECTIVE      |
| LOT AREA (SQUARE FEET & ACRES)   | 67,307 SF / 1.545 AC         |
| BUILDING FOOTPRINT AREA (SQUARE FEET)  | 7,150 (EXIST.) 7,186 (PROJ.) |
| TOTAL BUILDING AREA (SQUARE FEET)  | 8,098                        |
| BUILDING HEIGHT (STORIES)  | 2                            |
| BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)  | 33.83'                       |
| LOT COVERAGE (PERCENT)   | 11%                          |
| FLUID AREA RATIO   | 0.22:1                       |
| <b>PARKING</b>   |                              |
| PARKING RATIO  | 3 SPACE / 1 EMPLOYEE         |
| REQUIRED PARKING (IF SPACES)   | 18                           |
| PROVIDED PARKING (IF SPACES)   | 20                           |
| ACCESSIBLE PARKING PROVIDED (IF SPACES)  | 1                            |
| ACCESSIBLE PARKING PROVIDED (IF SPACES)  | 1                            |
| PARKING IN EXCESS OF 110% OF REQUIRED PARKING (IF SPACES)  | 2                            |
| <b>LANDSCAPE AREA (INCLUDING TURF AREAS)</b>   |                              |
| LANDSCAPE EDGE AREA PROVIDED (SQUARE FEET)   | 7150                         |
| REQUIRED INTERIOR LANDSCAPE AREA (SQUARE FEET)   | 388                          |
| ADD. 1' DUAL INTERIOR LANDSCAPE AREA PROVIDED (SQUARE FEET)  | 3881                         |
| OTHER LANDSCAPE AREA WITHIN THE LOT (INCLUDING STORM WATER CONSERVATION AREAS) (SQUARE FEET)                                 | 11242                        |
| TOTAL LANDSCAPE AREA (SQUARE FEET)   | 22261                        |
| <b>PERMEABLE AREA (NOT INCLUDING LANDSCAPING OF TURF AREAS)</b>  |                              |
| PERMEABLE PAVEMENT (SQUARE FEET)   | 0                            |
| OTHER PERMEABLE AREA WITHIN THE LOT (NOT INCLUDING LANDSCAPING OR TURF AREAS) (SQUARE FEET)                                  | 0                            |
| TOTAL PERMEABLE AREA (SQUARE FEET)   | 0                            |
| <b>IMPERVIOUS AREA</b>   |                              |
| BUILDING FOOTPRINT AREA (SQUARE FEET)  | 14,316                       |
| AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)  | 10710                        |
| OTHER IMPERVIOUS AREA  | 0                            |
| TOTAL IMPERVIOUS AREA  | 45046                        |
| SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA + TOTAL IMPERVIOUS AREA (SQUARE FEET) * (NOTE: SLATS MUST EQUAL LOT AREA) |                              |
|  | 67307                        |
| TOTAL IMPERVIOUS AREA  |                              |
|  | 45046                        |
| LESS BMP IMPERVIOUS AREA (CIRCUM)  |                              |
|  | 45046                        |
| <b>BILLABLE IMPERVIOUS AREA</b>  |                              |
|  | 45046                        |



1. BUILDING AND SQUARE FEET TO BE ADDED SHALL BE ACCORDING APPROVAL.
2. THE LAND SHALL BE DIVIDED INTO LOTS AS SHOWN ON THE SITE PLAN.
3. LANDSCAPING SHALL BE PROVIDED TO BE SUFFICIENT TO PROTECT THE CITY'S INTERESTS AND TO PROVIDE WITH REQUIREMENTS OF THE CITY'S LANDSCAPING ORDINANCE.
4. THE CITY'S INTERESTS SHALL BE PROVIDED TO BE SUFFICIENT TO PROTECT THE CITY'S INTERESTS AND TO PROVIDE WITH REQUIREMENTS OF THE CITY'S LANDSCAPING ORDINANCE.
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12. THE CITY'S INTERESTS SHALL BE PROVIDED TO BE SUFFICIENT TO PROTECT THE CITY'S INTERESTS AND TO PROVIDE WITH REQUIREMENTS OF THE CITY'S LANDSCAPING ORDINANCE.
13. THE CITY'S INTERESTS SHALL BE PROVIDED TO BE SUFFICIENT TO PROTECT THE CITY'S INTERESTS AND TO PROVIDE WITH REQUIREMENTS OF THE CITY'S LANDSCAPING ORDINANCE.

THE PURPOSE OF THIS REVISED SITE PLAN IS FOR AN ADDITION TO EXISTING BUILDING

REVISED SITE PLAN  
FIRE STATION NO. 4 ADDITION  
LOT 1B, BLOCK 1  
1.545 ACRES  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
GEORGE W. MASKE SURVEY, ABSTRACT NO. 613

JUNE 2010

OWNER:  
CITY OF PLANO  
1000 EAST BRAND EXPANDED  
PLANO, TEXAS 75075  
(972) 341-2000

APPROVED:  
CITY OF PLANO  
1000 EAST BRAND EXPANDED  
PLANO, TEXAS 75075  
(972) 341-2000

ENGINEER:  
M. J. THOMAS ENGINEERING, LLC  
1000 EAST BRAND EXPANDED  
PLANO, TEXAS 75075  
(972) 341-2000

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 6, 2010

**Agenda Item No. 8**

**Public Hearing - Replat:** Percy/Christon Addition, Block 1, Lot 1R

**Applicant:** Spring Creek Plano Retail, LP

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**DESCRIPTION:**

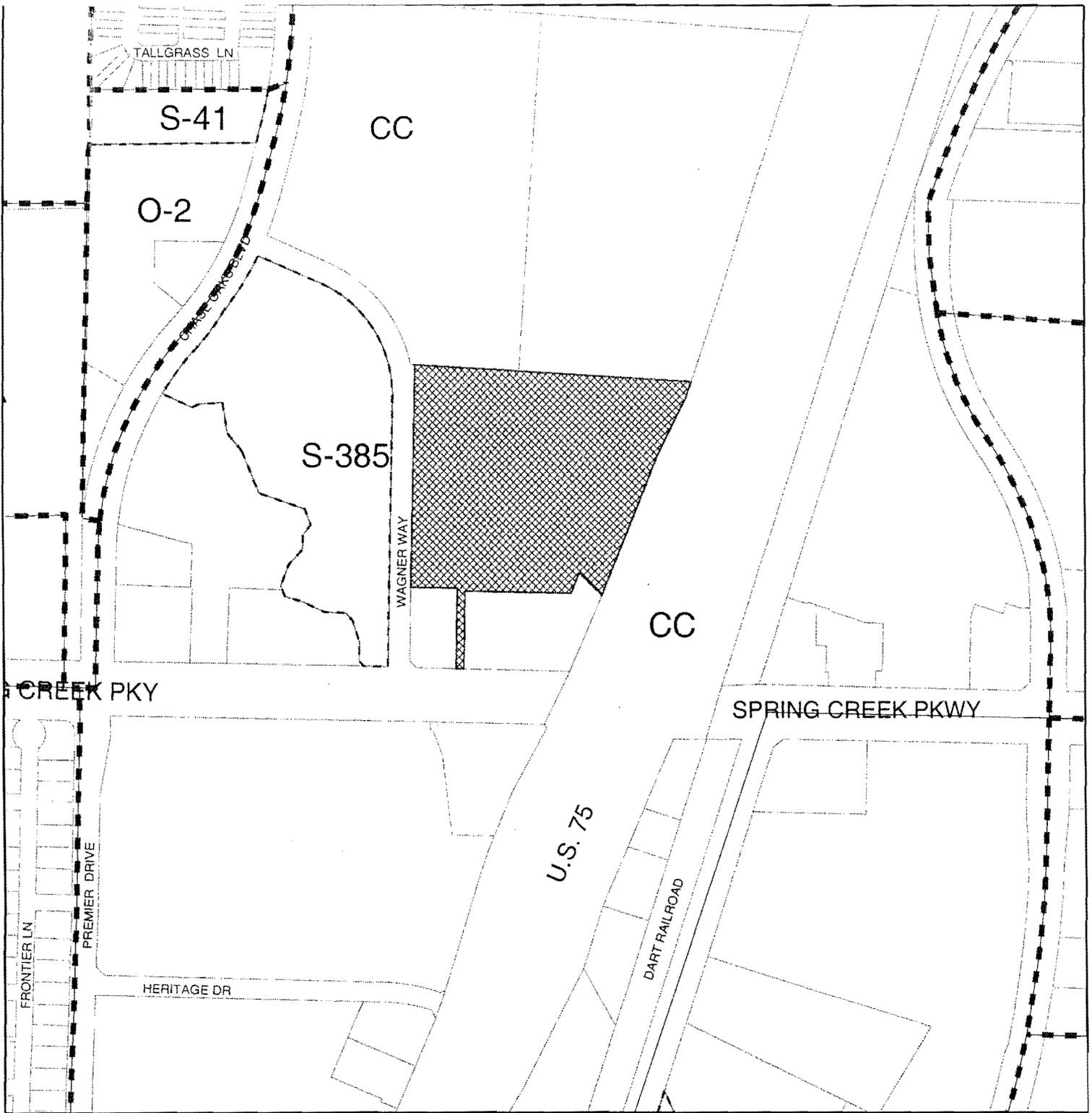
Retail on one lot on 10.7± acres located on the north side of Spring Creek Parkway, 120± feet east of Wagner Way. Zoned Corridor Commercial. Neighborhood #21.

**REMARKS:**

The purpose of this replat is to reconfigure the fire lane along the north property line, abandon and dedicate easements necessary to accommodate modifications to the site.

**RECOMMENDATION:**

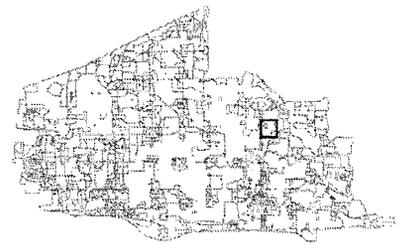
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: PEARCY/CHRISTON ADDITION  
BLOCK 1, LOT 1R

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 6, 2010

**Agenda No. 9**

**Discussion & Direction:** Planning & Zoning Commission's Work Program

**Applicant:** City of Plano

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**DESCRIPTION:**

Discussion and direction on the projects and priorities for the Planning & Zoning Commission's work program

**REMARKS:**

The Planning & Zoning Commission's work program contains a prioritized list of the special projects that the Commission will be focused on during the year. The work program items are generated from several sources, including Comprehensive Plan recommendations, zoning amendments initiated by either the Commission or City Council, and issues that the Council refers to the Commission for study. Attached is a copy of the present work program, with the status of each item noted.

Since the last review of the work program in September 2009, the following mid term priority item has been completed:

- Parking Garage Facade Standards--Develop facade and design requirements for parking structures. City Council approved amendments to the Zoning Ordinance at its January 10th meeting.

As indicated in the attached work program table, amendments and updates to several parts of the Zoning Ordinance are in process as part of the priority recommendations from the 2008 assessment of the ordinance. Work is also progressing on the Comprehensive Plan update. The Commission also heard a presentation on regulating human signs in April.

**Potential New Work Program Items**

There are two issues that may require further study by the Commission. The first relates to recent zoning changes in the eastern part of the Research/Technology (RT) district. At its June 28th meeting, the City Council approved the second of two zoning petitions requesting a change to allow single-family zoning in the area. At a future meeting, Council will discuss the implications of these changes for the remaining land

zoned RT located generally east of Los Rios Boulevard, and may provide direction for the Planning & Zoning Commission to consider in relation to the appropriate zoning and development for this area.

Staff has also been assessing the remaining undeveloped land in the city, looking at the size of tracts, acreage and location, the present zoning, how much is developable or located in the flood plain, etc. We recommend that the Commission undertake a review of this information, along with the adopted policies concerning future development of urban centers, preserving land for economic development, and the appropriate locations for new housing.

### **Other Items for Consideration**

The Commission has identified a number of other issues that it would like to review or discuss, as follows:

- Arcade regulations
- The city's code enforcement efforts
- Training on the sign ordinance

After the Commission has reviewed these and determined if any further action is necessary, they can be added to the work program and prioritized. Some of these may simply consist of briefings by staff from various departments.

### **RECOMMENDATIONS:**

Staff asks that the Commission give direction on the priorities of the work program items, and determine if other issues need consideration.

**PLANNING & ZONING COMMISSION  
WORK PROGRAM  
June 2010  
(Changes are in bold and italics)**

| Title                          | Description  | Current Status   | Priority |
|--------------------------------|--|--|----------|
| Comprehensive Plan Update      | Revise and reformat the city's Comprehensive Plan to improve guidance for the city's future growth and development.  | <i>In February, staff presented the proposed outline and format for the new plan to the Planning &amp; Zoning Commission and City Council. Work continues on the plan design, the public input process and a website devoted to the plan update.</i> | High     |
| Traffic Impact Analysis Update | With the pending completion of the city's thoroughfare system, develop amendments to the traffic impact analysis regulations that recognize the lack of mitigation factors and that focus on site-specific traffic management. | <i>The Transportation Engineering staff will initiate this project with a presentation to the commission at its July 19th meeting.</i>   | High     |
| Regulations for Human Signs    | Review of sign and solicitation ordinances governing human signs   | <i>In April, the City Attorney made a presentation to the Commission and discussed the difficulties and limitations on regulating human signs.</i>   | High     |

|   |  |   |             |
|---|--|---|-------------|
| <p>Zoning Ordinance Assessment Amendments</p> | <p>As recommended in the consultant's report, amend several sections of the Zoning Ordinance to better address code enforcement, redevelopment and legal issues. Priority topics are listed below:</p> <p>--Reorganize and reformat the zoning ordinance to make it easier to use and add graphics and tables to clarify information.</p> <p>--Reorganize the use charts and update definitions</p> <p>--Revise or add standards related to on-going enforcement problems</p> <p>--Revise supplementary regulations in Article 3 of the Zoning Ordinance</p> <p>--Align regulations for household care facilities and household care institutions with the Fair Housing Act and Americans with Disabilities Act</p> <p>--Review regulations for religious institutions in accordance with the Religious Land Use and</p> | <p>Various parts of the Zoning Ordinance are being reviewed for revisions.</p> <p>A consultant has been engaged for this task.</p> <p>A consultant has been engaged for this task.</p> <p>In progress with input from Property Standards and Municipal Prosecutor's office.</p> <p>Amendments to day care center regulations were adopted by City Council at its June 8, 2009 meeting.</p> <p>Completed. Council adopted amendments at its June 8, 2009, meeting.</p> <p><b><i>The Planning &amp; Zoning Commission held a number of work</i></b></p> | <p>High</p> |
|---|--|---|-------------|

|  |   |  |  |
|--|---|--|--|
|  | <p>Institutionalized Persons Act and other applicable statutes</p> <p>--Revise regulations for non-conforming uses and structures</p> | <p><b><i>sessions on this topic, and will consider amendments to the Zoning Ordinance at its July 19th meeting.</i></b></p> <p><b><i>Staff has started research on this topic.</i></b></p> |  |
|--|---|--|--|

**PLANNING & ZONING COMMISSION  
WORK PROGRAM (CONT.)**

| <b>Title</b>  | <b>Description</b>  | <b>Current Status</b>  | <b>Priority</b> |
|---|---|--|-----------------|
| Revisions to Parking Regulations                        | Review existing parking regulations and devise new standards to address stormwater design issues and to assist in redevelopment requests.   | On hold. This item is on the priority list of amendments from the zoning ordinance assessment. | Mid-Term        |
| New Single-Family and Urban Townhouse Zoning Districts  | Create a separate zoning district(s) for single-family development to address smaller lot and more flexible regulations for density, lot size, height, setbacks, and other design requirements. | On hold  | Mid-Term        |
| Rescind Unneeded Specific Use Permits for Private Clubs | As restaurants switch to TABC's mixed beverage with food-and-beverage certificates to continue selling alcohol, rescind private club specific use permits that are no longer required.          | Ongoing as staff time permits. 98 permits have been repealed to date.                          | Mid-Term        |
| Stormwater Management Plan                              | Strengthen the city's ordinances and development review procedures to protect stormwater quality and reduce stormwater quantity, in conformance with its EPA stormwater permit requirements.    | Phase I amendments completed in 2006; additional ordinance changes anticipated in 2010         | Longer-Term     |

High Priority - *These projects should receive priority in scheduling and allocation of staff and budget resources to ensure prompt completion.*

Mid-Term Priority - *These projects should be an active part of the Planning & Zoning Commission's work program. The projects should be delayed only if it is determined to be necessary to complete high priority projects.*

Longer-Term Priority - *Work may proceed provided it does not compromise the timely completion of higher priority projects.*