

PLANNING & ZONING COMMISSION
January 7, 2008

COMMISSIONERS PRESENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair
Maggie Armstrong, 2nd Vice Chair
Jeff Bulla
Michael Coleman
Craig Perry
Beth Weingarden

COMMISSIONER ABSENT

Christopher Caso

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Jeff Zimmerman, Long Range Planning Manager
Paige Mims, Assistant City Attorney
Tina Firgens, Sr. Planner
Eric Hill, Planner
Bester Tauro, Planner
Dee Sarver, Sr. Planning Technician
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, January 7, 2007.

Second Vice Chair Armstrong made a motion to approve the agenda as presented. Commissioner Weingarden seconded the motion, which passed 7-0.

Commissioner Weingarden made a motion to approve the minutes of the December 4, 2007, Planning & Zoning Commission Work Session and the December 17, 2007, Planning & Zoning Commission meeting. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

Commissioner Coleman made a motion to approve the consent agenda as submitted. Commissioner Perry seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 52/GREENWAY 190 ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: GREENWAY 190 PARKWAY, LP

Two retail buildings on two lots on 3.4± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 36/RUISSEAU VILLAGE, PHASE II, BLOCK 1, LOT 2 APPLICANT: CORINTH PROPERTIES

Car dealership on one lot on 4.2± acres located at the southeast corner of Ruisseau Drive and Premier Drive. Zoned Corridor Commercial. Neighborhood #36.

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

AGENDA ITEM NO. 5C - FINAL PLAT 21/BAR P ADDITION, BLOCK 1, LOT 2 APPLICANT: SANTO PASCAL, LLC

General office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 830± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

Approved as submitted.

AGENDA ITEM NO. 5D - FINAL PLAT 67/THE LUMINATOR ADDITION, BLOCK A, LOT 2 APPLICANT: 1300 EAST PLANO PARKWAY L.P.

Office/Warehouse building on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1. Neighborhood #67.

Approved as submitted.

AGENDA ITEM NO. 5E - REVISED SITE PLAN 8/CITIZENS, BLOCK A, LOT 1 APPLICANT: PEPSICO INC.

General office buildings on one lot on 27.0± acres located at the southeast corner of Parkwood Boulevard and Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

Approved subject to staff approval of revised landscape plan.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2007-66 APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Bester Tauro, Planner, stated this is a request for a Specific Use Permit for 80-foot Commercial Antenna Support Structure on one lot on 0.1± acre located at the southwest corner of 14th Street and Shiloh Road. Zoned Light Commercial. Staff recommended approval as submitted.

The public hearing was opened. Peter Kavanaugh, representing the applicant, was available to answer any questions. 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 7-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING ZONING CASE 2007-67 APPLICANT: D'VINE WINE

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Winery on one lot on 0.1± acre located at the northeast corner of McDermott Road and Preston Road. Zoned Regional Commercial. Staff recommended approval as submitted.

The public hearing was opened. Lisa Birdsong, representing the applicant, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING ZONING CASE 2007-68 APPLICANT: PARK BOULEVARD CENTER LIMITED

Ms. Tauro stated this is a request for a Specific Use Permit for Kennel with Indoor Pens and Commercial Pet Sitting on one lot on 0.1± acre located at the southeast corner of Los Rios Boulevard and Park Boulevard. Zoned General Office with Specific Use Permit #484 for Veterinary Clinic and Specific Use Permit #57 for Restaurant. Staff recommended approval as submitted. One letter was received in support of the item and one letter was received in opposition of the item.

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

After a brief discussion, Chairman Duggan and 1st Vice Chair Norton voiced concerns regarding the distance of the facility from bordering residences. Commissioner Perry made a motion to approve the item as submitted. Commissioner Bulla seconded the motion, which passed 5-2.

AGENDA ITEM NO. 9A - PUBLIC HEARING
ZONING CASE 2007-58
APPLICANT: CITY OF PLANO

Tina Firgens, Sr. Planner, stated this is a request to rescind Specific Use Permit #137 for Private Club on one lot on 1.4± acres located at the northeast corner of U.S. Highway 75 and Park Boulevard. 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 no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9B - PUBLIC HEARING
ZONING CASE 2007-59
APPLICANT: CITY OF PLANO

Ms. Firgens stated this is a request to rescind Specific Use Permit #195 for Private Club on one lot on 0.1± acre located 240± feet north of Park Boulevard, 750± feet west of Ohio Drive. Zoned Retail. 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, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9C - PUBLIC HEARING
ZONING CASE 2007-60
APPLICANT: CITY OF PLANO

Ms. Firgens stated this is a request to rescind Specific Use Permit #206 for Private Club on one lot on 0.1± acre located at the southwest corner of U.S. Highway 75 and Enterprise Drive. 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 no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9D - PUBLIC HEARING
ZONING CASE 2007-61
APPLICANT: CITY OF PLANO

Ms. Firgens stated this is a request to rescind Specific Use Permit #207 for Private Club on one lot on 0.1± acre located on the east side of Preston Road, 1,370± feet north of Park Boulevard. Zoned Retail. Staff recommended approval as submitted. Three letters were received in support of the item and four letters were received in opposition of the item.

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

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9E - PUBLIC HEARING
ZONING CASE 2007-62
APPLICANT: CITY OF PLANO

Ms. Firgens stated this is a request to rescind Specific Use Permit #212 for Private Club on one lot on 2.2± acres located at the northwest corner of Preston Road and Park Boulevard. Zoned Planned Development-68-Retail. 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, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9F - PUBLIC HEARING
ZONING CASE 2007-63
APPLICANT: CITY OF PLANO

Ms. Firgens stated this is a request to rescind Specific Use Permit #216 for Private Club on one lot on 2.3± acres located on the west side of U.S. Highway 75, 270± feet north of 15th Street. Zoned Planned Development-469-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 no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9G - PUBLIC HEARING
ZONING CASE 2007-64
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #224 for Private Club on one lot on 2.1± acres located at the southwest corner of U.S. Highway 75 and 16th Street. Zoned Planned Development-469-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 no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9H - PUBLIC HEARING
ZONING CASE 2007-65
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #257 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 230± feet south of 18th Street. Zoned Corridor Commercial. Staff recommended approval as submitted. There was one letter received in support of the item.

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

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
25/PRELIMINARY REPLAT - KINGS GATE ADDITION, BLOCK B, LOTS 10R, 11, & 12
APPLICANT: MFF REALTY, INC. AND ROBERT PETERSON**

Ms Firgens stated this is a request for two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. Staff recommended approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
2. Approval by the City Attorney and subsequent recordation at the County of documents amending the Declaration of Covenants, Conditions and Restrictions for the Kings Gate Residential Association, Inc. pertaining to the maintenance of the open space lot for a private street by the homeowners association.

The public hearing was opened. Michael Dowdey, representing the applicant, was available to answer any questions. 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 subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
2. Approval by the City Attorney and subsequent recordation at the County of documents amending the Declaration of Covenants, Conditions and Restrictions for the Kings Gate Residential Association, Inc. pertaining to the maintenance of the open space lot for a private street by the homeowners association.

Second Vice Chair Armstrong seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 11 - PRELIMINARY SITE PLAN 43/544 COIT ADDITION, BLOCK A, LOT 2 APPLICANT: SRCB ESTATE, INC.

Ms. Firgens stated this is a request for a bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43. Staff recommended denial of the item.

Matt Akron, representing the applicant, was available to answer any questions.

After a brief discussion, Commissioner Bulla made a motion to deny the item as requested. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

AGENDA ITEM NO. 12 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:48 p.m.

Planning & Zoning Commissioner

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