

PLANNING & ZONING COMMISSION
February 15, 2010

COMMISSIONERS PRESENT

James Duggan, Chairman
David Downs
Michael Coleman
Jim Norton
Tracey Dry

COMMISSIONERS ABSENT

Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair
Doug Hazelbaker

STAFF PRESENT

Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, February 15, 2010.

Commissioner Downs made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 5-0.

Commissioner Coleman made a motion to approve the minutes of the February 1, 2010, Planning & Zoning Commission meeting. Commissioner Norton seconded the motion, which passed 5-0.

Commissioner Downs made a motion to approve the consent agenda as presented. Commissioner Coleman seconded the motion, which passed 5-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 11 & 12
APPLICANT: SCI TOWN CENTER PARTNERS, LP**

Retail and office buildings on two lots on 2.2± 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, 10R, 11R, & 12
APPLICANT: SCI TOWN CENTER PARTNERS, LP**

Four conveyance 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 - REVISED CONCEPT PLAN
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 7, 10, 11, & 12
APPLICANT: SCI TOWN CENTER PARTNERS, LP**

Retail and office buildings on four 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. 5D - PRELIMINARY SITE PLAN
13/THE PLAZA AT CHASE OAKS ADDITION, BLOCK A, LOT 2
APPLICANT: UNIFIED HOUSING OF CHASE OAKS**

Independent living facility on one lot on 14.1± acres located on the south side of Chase Oaks Boulevard, 1,500± feet west of U.S. Highway 75. Zoned Planned Development-277-Retail/General Office and Corridor Commercial. Neighborhood #13.

Approved subject to Fire Department approval of a variance to the 150-foot hose-lay requirement.

**AGENDA ITEM NO. 5E - REVISED SITE PLAN
53/ST. ANDREW UNITED METHODIST CHURCH, BLOCK 1, LOT 2R
APPLICANT: ST. ANDREW UNITED METHODIST CHURCH**

Religious facility on one lot on 21.2± acres located at the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family Residence-7. Neighborhood #53.

Approved as submitted

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT
30/TINSELTOWN ADDITION, BLOCK A, LOT 5
APPLICANT: ACRES OF SUNSHINE, LTD.**

Restaurant on one lot on 1.2± acres located on the east side of Dallas North Tollway, 800± feet south of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

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

**AGENDA ITEM NO. 5G - PRELIMINARY PLAT
15/PIZZA HUT ADDITION, BLOCK 1, LOT 1
APPLICANT: WEST PLANO LAND COMPANY, L.P.**

General office and parking garage on one lot on 20.5± acres located on the east side of Corporate Drive, 250± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

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

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
60/PRELIMINARY REPLAT & REVISED SITE PLAN: MENDENHALL ADDITION,
BLOCK 1, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Kate Perry, Sr. Planner, stated this is a public primary school on 8.8± acres located at the northwest corner of N Avenue and 18th Street. Zoned Single-Family Residence-7. Neighborhood #60. Staff recommended:

Preliminary Replat: Approval subject to addition and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: 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 Dry made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 5-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING
36/REPLAT & REVISED SITE PLAN: FAIRVIEW CENTRAL PARK ADDITION,
BLOCK A, LOT 5R
APPLICANT: GRLRE, LLC

Bester Munyaradzi, Planner, stated this is a restaurant on one lot on 1.6± acres located on the west side of U.S. Highway 75, 1,300± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Staff recommended approval as submitted.

The public hearing was opened. Shinpie Kuo, representing the applicant, was available for questions. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 5-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING
67/REPLAT: P.R. GARRETT ADDITION, BLOCK 8, LOTS 1R, 2R, & 5
APPLICANT: PEARL GARNER

Ms. Munyaradzi stated this is three general residential lots on 0.3± acre located at the southwest corner of F Avenue and 13th Street. Zoned General Residential. Neighborhood #67. The applicant requested that this item be withdrawn from consideration at this time to allow additional time to address staff comments. Staff recommended accepting the applicant's request to withdraw the replat from consideration.

The public hearing was opened. Point Jackson requested information on the withdrawal. Tina Firgens, Planning Manager, explained that the applicant needed more time to address staff comments. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Coleman made a motion to approve the request for withdrawal of the item. Commissioner Downs seconded the motion, which passed 5-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 9 - PRELIMINARY SITE PLAN
67/EASTSIDE 14TH STREET ADDITION, BLOCK A, LOT 1
APPLICANT: EASTSIDE 14TH STREET, L.L.C.**

Eric Hill, Planner, stated this is a retail, restaurant, and general office on one lot on 0.3± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. Staff recommended for approval subject to:

1. Planning & Zoning Commission granting a credit to allow the site to use public parking in lieu of constructing required parking onsite.
2. Planning & Zoning Commission granting a variance to the Subdivision Ordinance pertaining to minimum lot frontage requirements along 14th Street and J Avenue.
3. Planning & Zoning Commission granting a variance to the Subdivision Ordinance for the requirement of two points of access.

Cal Young, architect for the project, was available for questions.

After much discussion, Commissioner Norton made a motion to deny the request. Commissioner Coleman seconded the motion, which passed 5-0. The Commission believed that granting a credit for public parking would not be a viable solution for the parking needs of the development and that the applicant needed to provide a substantial portion of the parking required for the development. They also believed that allowing the applicant to use a larger number of public parking spaces for this development would limit the availability of spaces for existing and future businesses in the Downtown Business/Government area.

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION
ADULT DAY CARE CENTER USE
APPLICANT: ENCORE ADULT DAILY ENRICHMENT CENTER, LLC**

Ms. Firgens stated this is a request to consider amending the Zoning Ordinance to allow adult day care center use within the Regional Commercial zoning district which is being withdrawn at the applicants' request. No action was taken.

**AGENDA ITEM NO. 11 - REQUEST TO CALL A PUBLIC HEARING
SCREENING WALL REQUIREMENTS FOR SINGLE-FAMILY AND TWO-FAMILY
RESIDENTIAL USES WITHIN THE RETAIL DISTRICT
APPLICANT: CITY OF PLANO**

Ms. Munyaradzi stated this is a request to call a public hearing to amend the Zoning Ordinance regarding screening wall requirements for single-family and two-family residential uses within the Retail zoning district and related sections of the Zoning Ordinance.

There being no discussion, Commissioner Downs made a motion to call a public hearing to amend the Zoning Ordinance regarding screening wall requirements for single-family and two-family residential uses within the Retail zoning district and related sections of the Zoning Ordinance. Commissioner Norton seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 12 - REQUEST TO CALL A PUBLIC HEARING
DATA CENTER USE
APPLICANT: CITY OF PLANO**

Ms. Perry stated this is a request to call a public hearing to consider Zoning Ordinance amendments regarding data center use. The proposed amendments may include definitions, supplementary regulations, and schedule of permitted uses (use charts).

There being no discussion, Commissioner Dry made a motion to call a public hearing to consider Zoning Ordinance amendments regarding data center use. Commissioner Norton seconded the motion, which passed 5-0.

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 7:50 p.m.

Planning & Zoning Commissioner

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