

**PLANNING & ZONING COMMISSION**  
**May 17, 2010**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Craig Perry, 1st Vice Chair  
Christopher Caso, 2nd Vice Chair  
Jim Norton  
David Downs  
Michael Coleman  
Doug Hazelbaker  
Tracey Dry

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Kate Perry, Sr. Planner  
Eric Hill, 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, May 17, 2010.

A moment of silence was observed in memory of Jim Boswell, a former chairman of the Planning & Zoning Commission.

First Vice Chair Perry made a motion to approve the agenda as presented. Commissioner Norton seconded the motion, which passed 8-0.

Commissioner Downs made a motion to approve the minutes of the May 3, 2010, Planning & Zoning Commission meeting. Second Vice Chair Caso seconded the motion, which passed 8-0.

Commissioner Coleman made a motion to approve the consent agenda as presented. Commissioner Downs seconded the motion, which passed 8-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 22/HINDU TEMPLE OF NORTH TEXAS, BLOCK A, LOT 1 APPLICANT: HINDU TEMPLE OF NORTH TEXAS**

Religious facility on one lot on 10.0± acres located on the east side of K Avenue, 870± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22.

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

### **AGENDA ITEM NO. 5B - REVISED PRELIMINARY PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 8R APPLICANT: LEGACY NORTH PT MFA II, L.P. & LEGACY NORTH PT MFA III, L.P.**

Multifamily residences on one lot on 6.6± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

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

### **AGENDA ITEM NO. 5C - REVISED PRELIMINARY SITE PLAN 68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 6 APPLICANT: NORTH DALLAS COMMUNITY BIBLE FELLOWSHIP**

Religious facility on one lot on 19.6± acres located on the north side of State Highway 190, 1,050± feet east of Jupiter Road. Zoned Light Industrial-1 and Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

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

## **END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

Items 6A and 6B were presented together.

### **AGENDA ITEM NO. 6A - PUBLIC HEARING**

#### **ZONING CASE 2010-02**

#### **APPLICANT: INDUSTRIAL DEVELOPMENTS INTERNATIONAL**

Eric Hill, Planner, stated this is a request to rezone 62.3± acres bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line, from Planned Development-202-Research/Technology Center to Single-Family Residence-6 and Single-Family Residence Attached. There were two letters received in support of the item, and none in opposition. Staff recommended denial of the proposed rezoning since the request is not consistent with the Comprehensive Plan.

The public hearing was opened. Doug Johnson, representing the applicant, Alan Smith, and Shep Stahel, citizens of Plano, spoke in favor of the item. No one else spoke either in favor of or against the item. The public hearing was closed.

After some discussion, Commissioner Coleman made a motion to approve the item. Commissioner Downs seconded the motion, which passed 5-3. Commissioner Dry, 1st Vice Chair Perry, and 2nd Vice Chair Caso, voting in opposition to the request, did so based on inconsistency with the Comprehensive Plan, a need to retain commercial zoning on this larger tract of land and given that there is limited undeveloped commercial zoned land in Plano, concerns regarding noise from the nearby gun range, fire department response, inadequacy of the sanitary sewer system, and quality of life concerns.

### **AGENDA ITEM NO. 6B - CONCEPT PLAN**

#### **69/PARKWAY HEIGHTS, PHASES 1 & 2**

#### **APPLICANT: INDUSTRIAL DEVELOPMENTS INTERNATIONAL**

Mr. Hill stated this was 171 Single-Family Residence-6 lots, 59 Single-Family Residence Attached lots, and five open space lots on 62.3± acres bounded by Bradshaw Drive on the west, Plano's city limit line on the south, extending approximately 2,870± feet east of Bradshaw Drive, and bounded on the north by the Dallas Area Rapid Transit rail line. Zoned Planned Development-202-Research/Technology Center. Neighborhood #69. Staff recommended denial.

After some discussion, Commissioner Hazelbaker made a motion to approve the item. Commissioner Norton seconded the motion, which passed 5-3. Commissioner Dry, 1st Vice Chair Perry, and 2nd Vice Chair Caso, voting in opposition to the request, did so since they voted in opposition to the zoning case.

**AGENDA ITEM NO. 7 - PUBLIC HEARING**  
**64/PRELIMINARY REPLAT, REVISED SITE PLAN, PRELIMINARY SITE PLAN, &**  
**CONCEPT PLAN - THE DALLAS MORNING NEWS NORTH PLANT, BLOCK**  
**A, LOTS 1R, 2, 3, & 4**  
**APPLICANT: THE DALLAS MORNING NEWS, INC.**

Mr. Hill stated this is a general commercial plant on Lots 1R and 2, convenience store with gas pumps on Lot 3, and future office and restaurant on Lot 4, all on 37.0± acres located at the southeast corner of Coit Road and Plano Parkway. Zoned Light Industrial-1 with Specific Use Permit #319 for Commercial Antenna Support Structure (100 foot)/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Staff recommended:

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

Revised Site Plan, Preliminary Site Plan & Concept 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, Commission Coleman made a motion to approve the item as submitted. Second Vice Chair Caso seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING**  
**55/EXTENSION OF APPROVAL FOR PRELIMINARY REPLAT & SITE PLAN -**  
**HUFFINES DODGE ADDITION BLOCK A, LOTS 1R & 3R**  
**APPLICANT: FIRST TRAIL CAPITAL FUNDING LLC AND HUFFINES DODGE**

Mr. Hill stated this is a long-term care facility and new car dealer on two lots on 16.0± acres located at the southeast corner of Plano Parkway and Ohio Drive and on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. 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.

First Vice Chair Perry made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
8/REPLAT - 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 3R  
APPLICANT: COLUMBUS REALTY PARTNERS, LTD.**

Tina Firgens, Planning Manager, stated this is multifamily residences on one lot on 2.0± acres located at the northwest corner of Parkwood Boulevard and Hathaway Parkway. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. 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 Downs made a motion to approve the item as submitted. Second Vice Chair Caso seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
45/PRELIMINARY REPLAT & REVISED SITE PLAN - PARK BOULEVARD ESTATES  
WEST SCHOOL SITE NO. 2, BLOCK A, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Kate Perry, Sr. Planner, stated this is a public secondary school on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. Neighborhood #45. Staff recommended:

Preliminary Replat: Approval subject to additions 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, 2nd Vice Chair Caso made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING  
62/PRELIMINARY REPLAT & REVISED SITE PLAN - PECAN HOLLOW GOLF  
COURSE ADDITION, BLOCK A, LOT 1R  
APPLICANT: CITY OF PLANO**

Ms. Perry stated this is a golf course on one lot on 257.9± acres located at the northwest corner of 14th Street and Dublin Road. Zoned Agricultural. Neighborhood #62. Staff recommended:

Preliminary Replat: Approval subject to additions 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, 1st Vice Chair Perry made a motion to approve the item as submitted. Commission Dry seconded the motion, which passed 8-0.

### **END OF PUBLIC HEARINGS**

#### **AGENDA ITEM NO. 12 REQUEST TO CALL A PUBLIC HEARING APPLICANT: SHOPS AT LEGACY**

Ms. Firgens stated this is a request to call a public hearing to amend the regulations for signage in Planned Development-65-Central Business-1, located at the northeast and southeast corners of the Dallas North Tollway and Legacy Drive.

There being no discussion, Commissioner Coleman made a motion to approve the item to call a public hearing for amending the signage regulations within Planned Development-65-Central Business-1 district. Second Vice Chair Caso seconded the motion, which passed 8-0.

#### **AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION**

The Commission requested that their pending projects list be reviewed at an upcoming meeting.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:00 p.m.

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Planning & Zoning Commissioner

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