

PLANNING & ZONING COMMISSION
August 18, 2008

COMMISSIONERS PRESENT

James Duggan, Chairman
Beth Weingarden
Maggie Armstrong, 2nd Vice Chair
Jeff Bulla
Christopher Caso

COMMISSIONERS ABSENT

Jim Norton, 1st Vice Chair
Michael Coleman
Craig Perry

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Kate Perry, Sr. Planner
Eric Hill, Planner
Paige Mims, Assistant City Attorney
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, August 18, 2008.

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

Commissioner Caso made a motion to approve the minutes of the August 4, 2008, Planning & Zoning Commission meeting. Commissioner Bulla seconded the motion, which passed 5-0.

Tom Elgin, Development Review Manger, requested Agenda Items No. 11 and 12 be reversed in order of presentation.

Chairman Duggan stated he would step down for Agenda Item No. 5a due to a conflict of interest. Due to a lack of quorum, there was no action taken.

Commissioner Caso made a motion to approve the remainder of the consent agenda as submitted. Commissioner Bulla seconded the motion, which passed 5-0.

CONSENT AGENDA

AGENDA ITEM NO. 5B - CONCEPT PLAN & PRELIMINARY SITE PLAN 8/PRIVATE DATA CENTER, BLOCK A, LOTS 1 & 2 APPLICANT: STREAM REALTY ACQUISITION, LLC

Warehouse buildings for data center on two lots on 11.6± acres located on the south side of Headquarters Drive, 90± feet west of Dominion Parkway. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN 37/WELLS BROTHERS ADDITION, BLOCK A, LOT 2 APPLICANT: WELLS BROTHERS GRAIN COMPANY, INC.

Automobile parts sales building on one lot on 0.9± acre located on the west side of K Avenue, 1,300± feet south of Spring Creek Parkway. Zoned Corridor Commercial with Specific Use Permit #416 for Truck/Bus Leasing. Neighborhood #37.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED PRELIMINARY SITE PLAN 37/WELLS BROTHERS ADDITION, BLOCK A, LOT 1 APPLICANT: WELLS BROTHERS GRAIN COMPANY, INC.

Retail, office, and warehouse buildings on one lot on 5.9± acres located on the west side of K Avenue, 1,300± feet south of Spring Creek Parkway. Zoned Corridor Commercial with Specific Use Permit #416 for Truck/Bus Leasing. Neighborhood #37.

Approved as submitted.

AGENDA ITEM NO. 5E - FINAL PLAT 15/TENNYSON PARKWAY OFFICE CENTER, BLOCK A, LOT 3 APPLICANT: HAC PLANO PARTNERS, L.P.

Hotel on one lot on 2.7± acres located on the west side of Dallas North Tollway, 400± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Neighborhood #15.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN
42/WEST PARK PRESTON ADDITION, BLOCK A, LOT 1R
APPLICANT: FROST BANK**

Bank on one lot on 1.6± acres located at the northeast corner of Park Boulevard and Prestwick Road. Zoned Planned Development-68-Retail/Preston Road Overlay District. Neighborhood #42.

Approved submitted.

END OF CONSENT AGENDA

Chairman Duggan stepped down due to conflict of interest.

ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 5A - FINAL PLAT
15/NORMANDY ESTATES
APPLICANT: HW SPRING CREEK PARTNERS, LP AND ZCB SPRING CREEK, L.P.**

49 Patio Home lots, 38 Single-Family Residence Attached lots, 52 Single-Family Residence-9 lots and seven open space lots on 69.2± acres located generally at the northwest corner of Spring Creek Parkway and Tennyson Parkway. Zoned Single-Family Residence-9, Patio Home, and Single-Family Residence Attached with Specific Use Permit #594 for Private Street Subdivision. Neighborhood #15.

No action taken due to a lack of quorum.

END OF ITEMS PULLED FOR INDIVIDUAL CONSIDERATION

Chairman Duggan resumed his seat.

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
15/PRELIMINARY REPLAT & REVISED SITE PLAN: BEAL BANK ADDITION,
BLOCK A, LOT 1R
APPLICANT: BEAL SERVICE CORPORATION**

Eric Hill, Planner, stated this is a request for general office and storage buildings on one lot on 24.9± acres located at the southwest corner of the Dallas North Tollway and Legacy Drive. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #15. Staff made the following recommendations:

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.

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

Second Vice Chair Armstrong made a motion to approve the item as follows:

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

Revised Site Plan: Approved as submitted.

Commissioner Caso seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
25/REPLAT: KINGS GATE, BLOCK B, LOTS 10R, 11 & 12
APPLICANT: MFF RANCH & ROBERT PETERSON**

Mr. Hill stated this is a request for two Single-Family Residence-20 lots and one common area lot for 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 the Planning & Zoning Commission accept the applicant's request to withdraw.

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 accept the applicant's request to withdraw the item. Commissioner Caso seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
68/PRELIMINARY REPLAT & SITE PLAN: EXCHANGE BUSINESS CENTER,
BLOCK 2, LOT 5R
APPLICANT: ONDRACEK PROPERTIES**

Mr. Hill stated this is a request for an office-showroom/warehouse on one lot on 2.4± acres located on the south side of Guilder Drive, 246± feet west of Kroma Drive. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Staff made the following recommendations:

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

Site Plan: Recommended for 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.

There being no discussion, Commissioner Weingarden made a motion, to approve the item as follows:

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

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

Commissioner Bulla seconded the motion, which passed 5-0.

END OF PUBLIC HEARINGS

Mr. Elgin requested Agenda Items No. 9 and 10 be presented together.

AGENDA ITEM NO. 9 REQUEST TO CALL A PUBLIC HEARING APPLICANT: CITY OF PLANO

Mr. Elgin stated this is a request to remove 50.0± acres located at the southwest corner of Preston Road and Spring Creek Parkway from Planned Development-447-Retail/Multifamily Residence-2 and to call a public hearing to rezone this property to a Planned Development-Retail zoning district. Staff recommended the Planning & Zoning Commission approve separation of a portion of PD-447-R/MF-2 from the remaining property in the PD to allow consideration of its rezoning and that a public hearing be called for this purpose.

Steve DiNapoli, majority property owner, summarized his intentions for future development and was available to answer any questions.

There being little discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 5-0.

AGENDA ITEM NO. 10 REQUEST TO CALL A PUBLIC HEARING APPLICANT: CITY OF PLANO

Mr. Elgin stated this is a request to call a public hearing to rezone 12.0± acres located on the east side of Bay Water Drive, 230± feet south of Spring Creek Parkway **from** Planned Development-447-Retail/Multifamily Residence-2 **to** Multifamily Residence-2.

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 11 - DISCUSSION AND DIRECTION
MIXED-USE POLICY STATEMENT
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request for discussion and direction on the development of a mixed-use policy statement that will be adopted as part of the City of Plano Comprehensive Plan.

After a brief discussion, Commissioner Caso requested the discussion on the item be continued at the September 2, 2008, Planning & Zoning Commission meeting.

**AGENDA NO. 12 - DISCUSSION AND DIRECTION
GOLF NETS
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request for discussion and direction regarding golf nets.

The Commission held a lengthy discussion, and stated their views on potential golf net standards. Mr. Elgin stated that staff would consolidate the ideas discussed and present them at a future work session.

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 9:05 p.m.

Planning & Zoning Commissioner

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