

**PLANNING & ZONING COMMISSION**  
**January 18, 2011**

**COMMISSIONERS PRESENT**

Christopher Caso, Chairman  
David Downs, 1st Vice Chair  
Fred Balda  
Tracey Dry  
Jim Norton  
Doug Hazelbaker  
Alan Smith

**COMMISSIONERS ABSENT**

Michael Coleman, 2nd Vice Chair

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Eric Hill, Planner  
Bester Munyaradzi, Planner  
Liz Casso-Hersch - Heritage Preservation Officer  
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 Caso at 7:00 p.m., Tuesday, January 18, 2011.

First Vice Chair Downs made a motion to approve the agenda as presented. Commissioner Norton seconded the motion, which passed 7-0.

Commissioner Norton made a motion to approve the minutes of the January 4, 2011, Planning & Zoning Commission meeting as submitted. Commissioner Dry seconded the motion, which passed 7-0.

Chairman Caso welcomed Commissioner Smith to the Planning & Zoning Commission.

First Vice Chair Downs made a motion to approve the consent agenda as presented. Commissioner Hazelbaker seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT**

#### **27/AVIGNON WINDHAVEN PHASE 3**

#### **APPLICANT: ACRES OF SUNSHINE LTD. & WINDHAVEN DEVELOPMENT**

78 Single-Family Residence-6 and eight open space lots on 32.5± acres located generally at the northwest corner of Windhaven Parkway and Georgette Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Approval by the City Attorney and subsequent recordation at the county of the Declaration of Covenants, Conditions, and Restrictions for the Avignon Windhaven, Phase 3, pertaining to the maintenance of the open space lots by the homeowners association, prior to approval of the final plat.

### **AGENDA ITEM NO. 5B - REVISED SITE PLAN**

#### **64/THE DALLAS MORNING NEWS NORTH PLANT, BLOCK A, LOT 2**

#### **APPLICANT: BIG MAVERICK ENTERPRISES, LLC**

Light-intensity manufacturing on one lot on 3.2± acres located on the east side of Coit Road, 200± feet south of Plano Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64.

Approved as submitted.

### **AGENDA ITEM NO. 5C - PRELIMINARY PLAT**

#### **40/PARK PLACE CENTER, BLOCK A, LOT 9**

#### **APPLICANT: PLANO DEVELOPMENT, L.P. C/O URBAN COMPANIES, INC.**

Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 1,280± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

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

### **AGENDA ITEM NO. 5D - REVISED SITE PLAN/PRELIMINARY SITE PLAN**

#### **1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 8 & 10R**

#### **APPLICANT: ANS VENTURES, LLC**

Commercial pet sitting and medical office on two lots on 1.5± acres located on the south side of McDermott Road, 1,600± feet east of Preston Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5E - SITE PLAN  
6/DALLAS NORTH INDUSTRIAL DISTRICT SECTION FOUR, BLOCK C, LOT 5  
APPLICANT: SWIFT CONCRETE**

Office and warehouse on one lot on 0.7± acre located on the north side of Capital Avenue, 350± west of N Avenue. Zoned Light Industrial-1. Neighborhood #6.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT  
43/PRESTON VILLAGE, PHASE II  
APPLICANT: PRESTON VILLAGES DEVELOPERS, LP**

56 Single-Family Residence Attached lots and three common area lots on 7.3± acres located at the northwest corner of Orion Drive and Durham Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department
2. Approval by the City Attorney and subsequent recordation at the county of the Declaration of Covenants, Conditions, and Restrictions for the Preston Village Addition, Phase II, pertaining to the maintenance of the common area lots by the homeowners association, prior to approval of the final plat.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

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

Bester Munyaradzi, Planner, stated this is a request for a public primary school on one lot on 6.5± acres located on the north side of 18th Street and 497± feet east of K Avenue. Zoned Single-Family Residence-7. Neighborhood #60. Staff recommended the following:

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.

There being no discussion, 1st Vice Chair Downs made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING**  
**56/PRELIMINARY REPLAT & REVISED SITE PLAN: WEATHERFORD**  
**ELEMENTARY ADDITION, BLOCK A, LOT 1R**  
**APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Munyaradzi stated this is a request for a public primary school on one lot on 4.5± acres located on the west side of Mollimar Drive, 751± feet north of 15th Street. Zoned Single-Family Residence-9. Neighborhood #56. Staff recommended the following:

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.

There being no discussion, Commissioner Hazelbaker made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING**  
**48/PRELIMINARY REPLAT & REVISED SITE PLAN: PLANO PARK SCHOOL**  
**ADDITION, BLOCK 1, LOT 1R**  
**APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Eric Hill, Planner, stated this is a public primary school on one lot on 23.7± acres located at the southwest corner of Jupiter Road and Laurel Lane. Zoned Single-Family Residence-7. Neighborhood #48. Staff recommended the following:

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

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 Downs made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
64/REVISED PRELIMINARY REPLAT: THE DALLAS MORNING NEWS NORTH  
PLANT, BLOCK A, LOTS 2, 4R, & 5  
APPLICANTS: BIG MAVERICK ENTERPRISES, LLC & PHYSICIAN'S CAPITAL  
INVESTMENTS**

Mr. Hill stated this is a request for light-intensity manufacturing, medical office, retail, and restaurant on three lots on 6.6± acres located at the southeast corner of Coit Road and Plano Parkway. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. 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.

There being no discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION  
HERITAGE PRESERVATION PLAN  
APPLICANT: CITY OF PLANO**

Liz Casso-Hersch stated this is a request for a presentation of the draft text for Chapters I through V of the Heritage Preservation Plan. Staff recommended that the Planning & Zoning Commission provide comments and direction pertaining to the Heritage Preservation Plan.

Ms. Casso-Hersch introduced Anne Quaintance-Howard, Chairperson, Heritage Commission.

Ms. Quaintance-Howard gave a presentation of the draft text for Chapters I through V of the Heritage Preservation Plan and was available for any questions.

Some discussion occurred, and comments from the P&Z Commission included that the Commission concurred that better selected criteria needs to be developed to address mid-century architecture coming of age and that it may not be appropriate for all mid-century to be preserved.

The Commission also expressed that it was interested in allowing for infill and redevelopment and balancing that with heritage preservation.

**AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 7:30 p.m.

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Planning & Zoning Commissioner

xc: Honorable Mayor and City Council  
LaShon Ross, Interim City Manager