

**PLANNING & ZONING COMMISSION**  
**February 7, 2011**

**COMMISSIONERS PRESENT**

Christopher Caso, Chairman  
David Downs, 1st Vice Chair  
Michael Coleman, 2nd Vice Chair  
Jim Norton  
Doug Hazelbaker  
Fred Balda  
Alan Smith

**COMMISSIONERS ABSENT**

Tracey Dry

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Kate Perry, Sr. Planner  
Steve Sims, Sr. Planner  
Eric Hill, Planner, 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 Caso at 7:04 p.m., Monday, February 7, 2011.

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

First Vice Chair Downs made a motion to approve the minutes of the January 18, 2011, Planning & Zoning Commission meeting as submitted. Commissioner Norton seconded the motion, which passed 7-0.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 12/PRESTON MEADOWS SUBSTATION ADDITION, BLOCK 1, LOT 1 APPLICANT: ONCOR ELECTRIC DELIVERY LLC**

Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 650± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Neighborhood #12.

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

### **AGENDA ITEM NO. 5B - CONCEPT PLAN 30/TINSELTOWN ADDITION, BLOCK A, LOTS 6, 7, 8, & 9, & WATTSEC ADDITION, BLOCK 1, LOT 2 APPLICANT: ACRES OF SUNSHINE, LTD.**

Restaurants and office on five lots on 15.95± acres located generally at the southeast corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

Approved as submitted.

## **END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 - PUBLIC HEARING 34/REPLAT: HUNTERS GLEN BAPTIST CHURCH ADDITION, BLOCK 1, LOT 1R APPLICANT: HUNTERS GLEN BAPTIST CHURCH**

Bester Munyaradzi, Planner, stated this is a religious facility on one lot on 5.9± acres located at the southwest corner of Pleasant Valley Drive and Custer Road. Zoned General Office with Specific Use Permit #15 for Day Care Center. Neighborhood #34. 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, First Vice Chair Downs made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT  
60/PIONEER PLACE ADDITION, BLOCK A, LOTS 1R, 2R, & 3  
APPLICANT: PIONEER PLACE SENIOR HOUSING, INC.**

Eric Hill, Planner, stated this is an independent living facility on three lots on 7.5± acres located on the east side of K Avenue, 390± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. 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 Coleman made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
60/REPLAT: PORTMAN ADDITION, BLOCK 1, LOT 2R  
APPLICANT: MICHAEL F. LINZ**

Mr. Hill stated this is one Urban Residential lot on 0.7± acre located on the north side of 15th Street, 110± feet east of N Avenue. Zoned Urban Residential with Heritage Resource Designation #14. Neighborhood #60. 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 Norton made a motion to approve the item as submitted. Second Vice Chair Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT  
40/THE SHOPS AT WILLOW BEND, BLOCK 1, LOT 6R  
APPLICANT: WILLOW BEND SHOPPING CENTER, L.P.**

Mr. Hill stated this is a regional mall on one lot on 61.6± acres located at the northwest corner of the Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Clubs and Auto Leasing and Renting. Neighborhood #40. 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 Balda made a motion to approve the item as submitted. First Vice Chair Downs seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
PRELIMINARY REPLAT & REVISED SITE PLAN - REPUBLICBANK PRESTON  
NORTH MOTOR BANK, BLOCK A, LOT 1R  
APPLICANT: WHISENANT/PLANO PARKWAY LP**

Ms. Munyaradzi stated this is a medical office and bank on one lot on 1.0± acre located at the northwest corner of Plano Parkway and Burham Drive. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Staff recommended the following:

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, 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 Nos. 11A and 11B were presented together.

**AGENDA ITEM NO. 11A - PRELIMINARY SITE PLAN  
30/TINSELTOWN ADDITION, BLOCK A, LOT 7  
APPLICANT: ACRES OF SUNSHINE, LTD.**

Kate Perry, Sr. Planner, stated this is a restaurant and parking on one lot on 2.0± acres located on the east side of Dallas North Tollway, 795± feet south of Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. Staff recommended approval as submitted.

Representatives of the applicant were present to answer any questions.

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

**AGENDA ITEM NO. 11B - FACADE PLAN  
30/TINSELTOWN ADDITION, BLOCK A, LOT 7  
APPLICANT: ACRES OF SUNSHINE, LTD.**

Restaurant and parking on one lot on 2.0± acres located on the east side of Dallas North Tollway, 795± feet south of Windhaven Parkway. Zoned Regional Commercial & Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30. Staff recommended approval as submitted.

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

**AGENDA ITEM NO. 12 - DISCUSSION & DIRECTION  
METAL EXTERIOR WALL MATERIALS  
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a discussion and direction regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the Regional Commercial and Regional Employment zoning districts.

The Commission discussed the use of metal as an exterior wall material and possible percentage allowances for building facades for both non-high rise and high rise buildings. Additionally, they considered whether to allow additional building materials within the Regional Commercial and Regional Employment districts.

**AGENDA ITEM NO. 13 - DISCUSSION & DIRECTION  
COMPREHENSIVE PLAN UPDATE  
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a discussion and direction regarding the results of the November 9, 2010, and November 16, 2010, Comprehensive Plan update public meeting.

Mr. Sims presented a summary of the feedback received from attendees at the public meetings, as well as highlights from the final report prepared by the meeting facilitator.

**AGENDA ITEM NO. 14 - DISCUSSION & DIRECTION  
RESEARCH/TECHNOLOGY CENTER DISTRICT  
APPLICANT: CITY OF PLANO**

Ms. Perry stated this is a discussion and direction regarding possible amendments to the Research/Technology Center zoning district regulations and related sections of the zoning ordinance.

Shep Stahel and John Burger, citizens of Plano, spoke in opposition of making changes to the Research/Technology Center (RT) zoning district development regulations.

The Commission recommended modifying the following RT district development regulations: Landscaping; parking; and restaurants.

**AGENDA ITEM NO. 15 - DISCUSSION & DIRECTION  
PLANNING & ZONING COMMISSION'S WORK PROGRAM  
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program

Ms. Jarrell covered the items that had been completed, stated that no new items had been added to the list but there would be several zoning amendments added in the future. The Commission felt that there were sufficient items on the list at this time.

**AGENDA ITEM NO. 16 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 9:30 p.m.

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Planning & Zoning Commissioner

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