

**PLANNING & ZONING COMMISSION**  
**March 21, 2011**

**COMMISSIONERS PRESENT**

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

**COMISSIONERS ABSENT**

Tracey Dry

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Eric Hill, Planner  
Bester Munyaradzi, 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 Caso at 7:02 p.m., Monday, March 21, 2011.

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

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

Commissioner Norton requested Consent Agenda Items No. 5c and 5d be pulled for individual consideration.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - REVISED CONVEYANCE PLAT 1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 2 & 9 APPLICANT: STONEBRIDGE PLANO VENTURES, LP**

Two conveyance lots on 6.8± acres located at the southwest corner of McDermott Road and Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Approved as submitted.

### **AGENDA ITEM NO. 5B - REVISED SITE PLAN 8/CAPITAL ONE ADDITION, BLOCK 1, LOT 3R APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION**

General office on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

Approved as submitted.

### **AGENDA ITEM NO. 5E - PRELIMINARY PLAT 8/TINSELTOWN ADDITION, BLOCK A, LOT 7 APPLICANT: ACRES OF SUNSHINE, LTD AND WATTSEC, LTD.**

Restaurant on one lot on 2.0± acres located on the east side of Dallas North Tollway, 600± feet south of Windhaven Parkway. Zoned Regional Employment & Regional Commercial/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. 5F - SITE PLAN 3/MCDERMOTT PAVILION ADDITION, BLOCK A, LOT 6 APPLICANT: QUAD CITIES PROPERTIES, LLC**

Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3.

Approved as submitted.

### **AGENDA ITEM NO. 5G - PRELIMINARY PLAT 3/MCDERMOTT PAVILION ADDITION, BLOCK A, LOT 6 APPLICANT: QUAD CITIES PROPERTIES, LLC**

Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3.

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

**AGENDA ITEM NO. 5H - PRELIMINARY SITE PLAN/CONCEPT PLAN  
8/OMNICOM PHASE 2, BLOCK A, LOTS 2 & 3  
APPLICANT: INTERVEST LEGACY, LTD.**

Hotel and office on two lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5I - REVISED CONVEYANCE PLAT  
8/OMNICOM PHASE 2, BLOCK A, LOTS 2 & 3  
APPLICANT: INTERVEST LEGACY, LTD.**

Two conveyance lots on 5.3± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

**END OF CONSENT AGENDA**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN/CONCEPT PLAN  
69/NORTHEAST BIBLE CHURCH ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: TEMPLE BAPTIST CHURCH OF PLANO**

Bester Munyaradzi, Planner, stated this is a request for a religious facility on two lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

Commissioner Norton had questions regarding landscaping and parking.

After a brief 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. 5D - CONVEYANCE PLAT  
69/NORTHEAST BIBLE CHURCH ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: TEMPLE BAPTIST CHURCH OF PLANO**

Ms. Munyaradzi stated this is a request for two conveyance lots on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

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

## **END OF ITEMS FOR INDIVIDUAL CONSIDERATION**

### **PUBLIC HEARINGS**

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

##### **ZONING CASE 2011-03**

##### **APPLICANT: HSP OF TEXAS, INC./MEDICAL CENTER OF PLANO**

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Helistop on 9.1± acres located at the southwest corner of Amelia Court and American Drive. Zoned Planned Development-137-General Office. Tabled 03/07/11. Staff recommended approval as submitted. There were nine letters received in opposition and one letter received in support.

Second Vice Chair Coleman made a motion to remove the item from the table. Commissioner Hazelbaker seconded the motion, which passed 7-0.

The public hearing was opened. Glen Wallace and Kristine Frederick, Medical Center of Plano, were available to answer any questions. Bruce Danielson, Judith Danielson, and Royse Clayton, citizens of Plano, spoke in opposition of the item. They had concerns regarding safety and noise issues. The public hearing was closed.

After much discussion, 1st Vice Chair Downs made a motion to approve the item as submitted, subject to the Helistop locations shall be a minimum 300-foot setback from residential zoning district boundary lines. Commissioner Norton seconded the motion, which passed 7-0.

#### **AGENDA ITEM NO. 7 - PUBLIC HEARING**

##### **ZONING CASE 2011-04**

##### **APPLICANT: USL FRISCO II, LLC**

Ms. Munyaradzi stated this is a request to rezone 20.3± acres located at the southwest corner of State Highway 121 and Parkwood Boulevard from Commercial Employment and Central Business-1 to Planned Development-Commercial Employment. Zoned Commercial Employment & Central Business-1/State Highway 121 Overlay District. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table the item to the April 4, 2011, Planning & Zoning Commission meeting.

There being no discussion, Commissioner Smith made a motion to table the item to the April 4, 2011, Planning & Zoning Commission meeting. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
45/REPLAT: CUSTER ROAD VETERINARY ADDITION, BLOCK A, LOT 1R  
APPLICANT: CUSTER PARKER LLC**

Ms. Munyaradzi stated this is a request for a car wash on one lot on 1.0± acre located on the west side of Custer Road, 800± feet south of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #45. 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, 1st Vice Chair Downs made a motion to approve the item as submitted. Second Vice Chair Coleman seconded the motion, which passed 6-1. Commissioner Norton voted in opposition to the motion.

**END OF PUBLIC HEARINGS**

**AGENDA NO. 9 - REQUEST TO CALL PUBLIC HEARING  
APPLICANT: TEXAS TURF SOLUTIONS**

Tina Firgens, Planning Manager, stated this is a request to call a public hearing to consider amendments to the landscaping regulations within the Zoning Ordinance in order to allow for artificial grass products for nonresidential properties. Staff recommended that a public hearing be called if the Planning & Zoning Commission agrees that this request should be considered.

Scott Armstrong, applicant, was available to answer any questions.

After some discussion, 2nd Vice Chair Coleman made a motion to call a public hearing to consider amendments to the landscaping regulations within the Zoning Ordinance in order to allow for artificial grass products for nonresidential properties. First Vice Chair Downs seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 8:10 p.m.

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Planning & Zoning Commissioner

xc: Honorable Mayor and City Council  
Bruce Glasscock, City Manager