

PLANNING & ZONING COMMISSION
April 4, 2011

COMMISSIONERS PRESENT

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

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
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 7:00 p.m., Monday, April 4, 2011.

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

Second Vice Chair Coleman made a motion to approve the minutes of the March 21, 2011, Planning & Zoning Commission meeting. Commissioner Balda seconded the motion, which passed 8-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 6/THOMAS WESLEY ANDREWS ELEMENTARY SCHOOL, BLOCK A, LOT 1 APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Public primary school on one lot on 7.6± acres located at the southeast corner of Orchard Hill Drive and Scenic Drive. Zoned Single-Family Residence-7. Neighborhood #6.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 40/THE SHOPS AT WILLOW BEND, BLOCK 1, LOT 6R APPLICANT: TAUBMAN REALTY GROUP, L.P.

Regional mall on 61.6± acres located at the northwest corner of 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 Automobile Leasing/Renting. Neighborhood #40.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Agenda Item Nos. 6A and 6B were presented together.

AGENDA ITEM NO. 6A - PUBLIC HEARING ZONING CASE 2011-04 APPLICANT: USL FRISCO II, LLC

Bester Munyaradzi, Planner, 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 and Central Business-1/State Highway 121 Overlay District. Tabled 03/21/11. First Vice Chair Downs made a motion to remove the item from the table. Commissioner Hazelbaker seconded the motion, which passed 8-0. Staff recommended denial.

The public hearing was opened. Michael Ablon and Rob Baldwin, the applicants for the request, gave a presentation regarding the proposed request and responded to questions from the Commissioners. Robert Miller, Vice President of the Plano Homeowners Council, and Dennis Brent from Frisco Independent School District, spoke against the request. No one else spoke in favor of or opposition to the item. The public hearing was closed.

After much discussion, 1st Vice Chair Downs made a motion to approve the item. Commissioner Hazelbaker seconded the motion, which was defeated 3-5. Commissioner Norton made an affirmative motion to deny the item and Commissioner Dry seconded the motion, which passed 5-3. First Vice Chair Downs, Commissioner Balda, and Commissioner Hazelbaker voted in opposition to the motion to deny the item. The Commissioners voting in opposition to the motion for denial believed the site is appropriate for multifamily use which could provide additional housing for employees of businesses nearby, and provide a housing type that may be attractive to younger employees. Additionally, the Commissioners believed that the proposed request would connect to neighboring properties, such as the existing development to the west.

**AGENDA ITEM NO. 6B - CONCEPT PLAN
8/PARKWOOD VILLAGES, BLOCK A, LOTS 1 & 2
APPLICANT: USL FRISCO II, LLC**

Ms. Muntaryadzi stated this is retail, restaurants, and 400 multifamily units on two lots on 20.3± acres located at the southwest corner of Parkwood Boulevard and State Highway 121. Zoned Commercial Employment and Central Business-1/State Highway 121 Overlay District. Neighborhood #8. Staff recommended denial.

There being no discussion, Commissioner Smith made a motion to deny the item. Commissioner Norton seconded the motion, which passed 5-3. First Vice Chair Downs, Commissioner Balda, and Commissioner Hazelbaker voted in opposition to the denial.

Agenda Item Nos. 7A and 7B were presented together.

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2011-05
APPLICANT: COIT 190, L.P. AND HARKINS PLANO, L.P.**

Eric Hill, Planner, stated this is a request to rezone 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive from Corridor Commercial and Light Industrial-1 to Planned Development-Corridor Commercial. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Staff recommended denial.

The public hearing was opened. Paul Gardner and Kirk Williams, applicants for the request, gave a presentation and responded to questions from the Commission. Robert Miller, Vice President of the Plano Homeowners Council, spoke in opposition to the item. No one else spoke in favor of or in opposition to the item. The public hearing was closed.

After much discussion, Commissioner Norton made a motion to approve the item with a maximum of 35 units per acre in Tract A, a maximum of 50 units per acre in Tract C, and no multifamily units in Tract B. Commissioner Hazelbaker seconded the motion, which failed 4-4. Second Vice Chair Coleman, Chairman Caso, Commissioner Dry, and

Commissioner Smith voted in opposition to the motion. The Commissioners voting in opposition to the denial recommendation believed the site is appropriate for multifamily use, and that the multifamily use provides for an additional housing type for persons who do not want to purchase a home. Additionally, the Commissioners believed that the proposed request provides an opportunity for a mixed use development in the southern area of the city, and it integrates with the existing retail and office development to the south and west.

**AGENDA ITEM NO. 7B - CONCEPT PLAN
72/COIT CENTER, BLOCK A, LOTS 1R, 8, & 9 AND BLOCK B, LOT 4R
APPLICANT: COIT 190, L.P. AND HARKINS PLANO, L.P.**

Mr. Hill stated this is multifamily and restaurant on three lots on 34.6± acres located generally at the northeast corner of Coit Road and Mapleshade Lane, and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Corridor Commercial and Light Industrial-1/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 & #546 for Regional Theater and Arcade. Neighborhood #72. Staff recommended denial.

Chairman Caso made a motion to deny the item. Commissioner Dry seconded the motion, which passed 5-3. First Vice Chair Downs, Commissioner Balda, and Commissioner Hazelbaker voted in opposition to the denial.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - ITEMS FOR FUTURE DISCUSSION

There being no further discussion, Chairman Caso adjourned the meeting at 9:35 p.m.

Planning & Zoning Commissioner

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