

PLANNING & ZONING COMMISSION
May 2, 2011

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Fred Balda

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, 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 7:00 p.m., Monday, May 2, 2011.

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

Commissioner Smith made a motion to approve the minutes of the April 18, 2011, Planning & Zoning Commission meeting with a revision. 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 - CONVEYANCE PLAT 1/BEVERLY HILLS ESTATES I ADDITION, BLOCK A, LOT 1 & BEVERLY HILLS ESTATES II ADDITION, BLOCK F, LOT 1 APPLICANT: FLORIDA ETOILE, INC.

Two conveyance lots on 14.9± acres located at the northeast corner of Ohio Drive and Razor Boulevard. Zoned Retail. Neighborhood #1.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT 30/TINSELTOWN ADDITION, BLOCK A, LOTS 6, 7, 8, & 9 APPLICANT: AOS/WATTSEC BD LLC

Four conveyance lots on 15.9± acres located on the east side of Dallas North Tollway, 220± feet south of Windhaven Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #30.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT 14/PALOMINO CROSSING ADDITION, BLOCK 1, LOTS 1 & 2 APPLICANT: SEALY SPRING CREEK PARTNERS, L.P.

Two conveyance lots on 55.0± acres located at the southeast corner of State Highway 121 and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14.

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 2011-08 APPLICANT: SAMMY JIBRIN

Kate Perry, Sr. Planner, stated this is a request to rezone 8.8± acres located on the south side of 14th Street, 174± feet east of Star Court from Planned Development-202-Research/Technology Center to Planned Development Single-Family Residence-6. Zoned Planned Development-202-Research/Technology Center. Staff recommended approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Single-Family Residence-6 (SF-6) zoning district unless otherwise specified herein.

General Provisions of the Planned Development

1. Minimum lot depth shall be 90 feet.
2. Minimum side yard setback shall be six feet except corner lots shall have a minimum 15 foot side yard setback on the street side.

The public hearing was opened. Sharon Barbosa Crain, representing the applicant, gave a presentation on the project and responded to questions from the Commission. No one else spoke in favor of or in opposition to the item. The public hearing was closed.

After some discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 6-1. Commissioner Dry voted in opposition to the motion due to concerns regarding the sound coming from the nearby gun firing range and the impact on the subject property since the property is closer to the gun firing range.

**AGENDA ITEM NO. 6B - CONCEPT PLAN
69/MEDINA VILLAS
APPLICANT: SAMMY JIBRIN**

Ms. Perry stated this is a request for 45 Planned Development-Single-Family Residence-6 lots on 8.8± acres located on the south side of 14th Street, 174± feet east of Star Court. Zoned Planned Development 202-Research/Technology Center. Neighborhood #69. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2011-08.
2. The Planning & Zoning Commission granting a variance to the maximum permitted street length.
3. Fire Department approval of a variance to the maximum 1200 foot street length requirement.

There being no discussion, 2nd Vice Chair Coleman made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 6-1. Commissioner Dry voted in opposition to the request.

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

AGENDA ITEM NO. 7A - PUBLIC HEARING

ZONING CASE 2011-09

APPLICANT: HABITAT FOR HUMANITY OF SOUTHERN COLLIN COUNTY

Bester Munyaradzi, Planner, stated this is a request to rezone 1.1± acres located on the north side of 11th Street, east and west of E Avenue, from Corridor Commercial to Planned Development-General Residential. Zoned Corridor Commercial. Staff recommended approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the General Residential (GR) zoning district unless otherwise specified herein.

1. Maximum front yard setback on E Avenue shall be 20 feet.
2. No maximum front yard setback is required for lots fronting 11th Street.
3. Side yard setbacks for corner lots fronting 11th Street shall be a minimum ten feet.
4. Minimum lot depth for lots fronting 11th Street shall be 85 feet.
5. Residential Lots fronting 11th Street which are adjacent to a non-residential zoning district shall be permitted to construct a solid fence (minimum 6 feet, maximum 8 feet) within the required front yard of the residential lot along the shared zoning district boundary line.

The public hearing was opened. Penelope Diaz, representing the applicant, and Bobby Perry, representing Avenue F Church of Christ, spoke in favor of the item. Chris Price spoke in opposition to the item. The public hearing was closed.

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

AGENDA ITEM NO. 7B - CONCEPT PLAN

67/HABITAT 11TH STREET ADDITION

APPLICANT: HABITAT FOR HUMANITY OF SOUTHERN COLLIN COUNTY

Ms. Munyaradzi stated this is ten Planned Development-General Residential lots on 1.1± acres located on the north side of 11th Street, east and west of E Avenue. Zoned Corridor Commercial. Neighborhood #67. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2011-09; and
2. Planning & Zoning Commission granting a variance to the required cul-de-sac at the end of a permanent dead-end street.

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

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - PRELIMINARY SITE PLAN 64/JOHN PAUL II ATHLETIC COMPLEX, BLOCK A, LOT 1 APPLICANT: JOHN PAUL II HIGH SCHOOL

Eric Hill, Planner, stated this is a private school on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Woodburn Corners. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #64. Staff recommended approval subject to the Planning & Zoning Commission finding that a living screen will provide adequate screening, and granting a waiver to the masonry screening wall requirement.

Joe Ricardi, representing the applicant, was available for questions.

After a brief discussion, 1st Vice Chair Downs made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION RELIGIOUS FACILITIES OPERATING ONSITE HOMELESS SHELTERS APPLICANT: CITY OF PLANO

Mr. Hill stated this is a discussion and direction regarding allowing religious facilities to sponsor or operate onsite homeless shelters. Staff recommended that the Commission provide direction regarding potential Zoning Ordinance amendments pertaining to religious facilities sponsoring or operating onsite homeless shelters.

Gary Rodenbaugh and Betty Worley were present, representing Family Promise.

After much discussion, direction received from the Commission was that they were favorable towards maintaining the city's current regulation as it pertains to regulating homeless shelters as household care facilities or household care institutions.

AGENDA ITEM NO. 10 - 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