

**PLANNING & ZONING COMMISSION**  
**June 6, 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**

Tina Firgens, Planning Manager  
Kate Perry, Sr. Planner  
Eric Hill, Planner, 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, June 6, 2011.

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

First Vice Chair Downs made a motion to approve the minutes of the May 16, 2011, Planning & Zoning Commission meeting. Commissioner Smith seconded the motion, which passed 8-0.

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

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - REVISED SITE PLAN  
55/AMWC/COIT ROAD WAREHOUSE ADDITION, BLOCK 1, LOT 1  
APPLICANT: BEHRINGER HARVARD 121 COIT LP**

Data center on one lot on 7.3± acres located on the west side of Coit Road, 950± feet south of 15th Street. Zoned Light Industrial-1. Neighborhood #55.

Approved as submitted.

**AGENDA ITEM NO. 5B - PRELIMINARY PLAT  
40/PARKWAY CENTRE, PHASE 5, BLOCK C, LOT 7  
APPLICANT: AMEGY BANK**

Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40.

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

**AGENDA ITEM NO. 5C - SITE PLAN  
40/PARKWAY CENTRE, PHASE 5, BLOCK C, LOT 7  
APPLICANT: AMEGY BANK**

Bank on one lot on 1.5± acres located at the northwest corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #40.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2011-14  
APPLICANT: CENCOR REALTY SERVICES**

Eric Hill, Planner, stated this is a request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and uses of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. There were no letters received in favor of or against the item. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the July 5, 2011 meeting.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Smith made a motion to approve the applicant's request to table the item. Second Vice Chair Coleman seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING**  
**67/REPLAT: P.R. GARRETT ADDITION, BLOCK 13, LOT 3R**  
**APPLICANT: HOUSE ON THE CORNER FOUNDATION, INC.**

Mr. Hill stated this is one General Residential lot on 0.2± acre located on the east side of F Avenue, 200± feet north of 11th Street. Zoned General Residential. Neighborhood #67. There were no letters received in favor of or against the item. 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, Second Vice Chair Coleman made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING**  
**26/REPLAT: SUNSET PARK ADDITION, BLOCK 1, LOT 1**  
**APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a park on one lot on 15.2± acres located at the southwest corner of Midway Road and McKamy Trail. Zoned Single-Family Residence-6, Single-Family Residence-7, and Planned Development-480-Single-Family Residence-9. Neighborhood #26. There were no letters received in favor of and one received against the item. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Hazelbaker made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION**  
**CALL FOR PUBLIC HEARING PERTAINING TO PRIVATE CLUB REGULATIONS**  
**APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a discussion and direction regarding the Planning & Zoning Commission's call for public hearing pertaining to private club regulations as provided for in the Zoning Ordinance.

After some discussion, 1st Vice Chair Downs made a motion to call a public hearing to consider amendments to the Zoning Ordinance pertaining to the minimum distance measurement requirements between protected uses and private clubs. Commissioner Dry seconded the motion, which passed 8-0.

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

There being no further discussion, Chairman Caso adjourned the meeting at 7:12 p.m.

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Planning & Zoning Commissioner

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