

PLANNING & ZONING COMMISSION
July 5, 2011

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Tracey Dry

STAFF PRESENT

Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, Planner, Planner
Paige Mims, Assistant City Attorney
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:00 p.m., Tuesday, July 5, 2011.

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

Commissioner Balda made a motion to approve the minutes of the June 20, 2011, Planning & Zoning Commission meeting. Commissioner Hazelbaker seconded the motion, which passed 7-0.

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

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT
64/JOHN PAUL II ATHLETIC COMPLEX, BLOCK A, LOT 1
APPLICANT: JOHN PAUL II HIGH SCHOOL**

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.

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

**AGENDA ITEM NO. 5B - 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.

**AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN
68/TURNPIKE COMMONS, BLOCK 2, LOT 1
APPLICANT: TURNPIKE COMMONS OF PLANO, LLC**

274 multifamily residential units on one lot on 7.9± acres located at the northwest corner of Wynview Drive and Wyngate Boulevard. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

Approved as submitted.

**AGENDA ITEM NO. 5D - REVISED CONVEYANCE PLAT
68/TURNPIKE COMMONS, BLOCK 2, LOTS 1, 2, & 3
APPLICANT: TURNPIKE COMMONS OF PLANO, LLC**

Three conveyance lots on 25.6± acres located at the northwest corner of Wynview Drive and Wyngate Boulevard. Zoned Planned Development 207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED CONCEPT PLAN
68/TURNPIKE COMMONS, BLOCK 2, LOTS 1, 2, & 3
APPLICANT: TURNPIKE COMMONS OF PLANO, LLC**

Multifamily residential on three lots on 25.6± acres located at the northwest corner of Wynview Drive and Wyngate Boulevard. Zoned Planned Development 207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN
1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 5
APPLICANT: SCI TOWN CENTER PARTNERS, LP**

Independent living facility on one lot on 3.5± acres located on the east side of Angels Drive, 450± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Approved subject to Fire Department approval of a variance to the 150 foot hose-lay requirement.

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. Tabled June 6, 2011. Commissioner Hazelbaker made a motion to remove the item from the table. Commissioner Smith seconded the motion, which passed 7-0. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item to the August 1, 2011 meeting.

First Vice Chair Downs made a motion to table the item to the August 1, 2011 meeting as requested. Second Vice Chair Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2011-16
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request to amend Section 1.600 (Definitions) of Article 1 (General Regulations) and related sections of the Zoning Ordinance regarding definitions for Community Center and Accessory Building or Use. Staff recommended that the definition for "Community Center" be changed to read as follows: (Additions are in underlined text, deletions are struck through)

Amend Section 1.600 (Definitions) of Article 1 (General Regulations), such definition to read as follows:

Community Center - A place, which may include a building, complex of buildings, indoor or outdoor athletic fields, or combination thereof, that provides for cultural, recreational, athletic, or entertainment activities ~~facilities~~ owned and/or operated by a governmental agency or private non-profit agency.

The public hearing was opened. Ronald Henderson, Pastor, and Tim Pullen, Executive Administrator for Custer Road United Methodist Church, spoke in support of the item. David White, a citizen of Plano, spoke in opposition to the item. No one else spoke for or against the item. The public hearing was closed.

After much discussion, 1st Vice Chair Downs made a motion to approve the Community Center definition with one modification:

Community Center - A place, which may include a building, complex of buildings, indoor or outdoor athletic fields, or combination thereof, that provides for cultural, recreational, athletic, or entertainment activities facilities owned and/or operated by a governmental agency or private non-profit agency organization.

Commissioner Smith seconded the motion, which passed 6-1. Commissioner Hazelbaker voted in opposition to the motion because he was in support of amending the Accessory Building or Use definition instead of the Community Center definition, in order to allow accessory uses associated with religious and other non-profit organizations to occur offsite.

The Commission was favorable to evaluating the districts in which Community Center uses are allowed within; however, they seek direction from the City Council first regarding the Community Center definition.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - ITEMS FOR FUTURE DISCUSSION

There being no further discussion, Chairman Caso adjourned the meeting at 8:17 p.m.

Planning & Zoning Commissioner

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