

PLANNING & ZONING COMMISSION
July 18, 2011

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Alan Smith
Tracey Dry

STAFF PRESENT

Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, 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, July 18, 2011.

Commissioner Norton made a motion to approve the agenda as presented. Second Vice Chair Coleman seconded the motion, which passed 6-0.

Commissioner Norton made a motion to approve the minutes of the July 5, 2011, Planning & Zoning Commission meeting as submitted. First Vice Chair Downs seconded the motion, which passed 6-0.

Commissioner Hazelbaker made a motion to approve the consent agenda as submitted. First Vice Chair Downs seconded the motion, which passed 6-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - REVISED CONCEPT PLAN
1/BEVERLY HILLS ESTATES I ADDITION & BEVERLY HILLS ESTATES II
ADDITION, BLOCK F, LOTS 1-3
APPLICANT: BEVERLY HILL ESTATES, PLANO & FLORIDA ETOILE, INC**

50 Planned Development-213-Single-Family Residence-6 lots and one open space lot on 11.1± acres and retail, restaurant, and convenience store with gas pumps on three lots on 3.8± acres located at the northeast corner of Ohio Drive and Razor Boulevard. Zoned Planned Development-213-Single-Family Residence-6 and Retail. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5B - PRELIMINARY PLAT
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 additions and/or alterations to the engineering plans as required by the Engineering Department.

**AGENDA ITEM NO. 5C - REVISED SITE PLAN
9/LEGACY CORPORATE CENTER, BLOCK A, LOT 1
APPLICANT: LIFETIME FITNESS**

Health/fitness center on one lot on 12.4± acres located on the west side of Ohio Drive, 340± feet north of Legacy Drive. Zoned General Office with Specific Use Permit #468 for Health/Fitness Center. Neighborhood #9.

Approved as submitted

**AGENDA ITEM NO. 5D - REVISED SITE PLAN
8/CADBURY/SCHWEPPE'S ADDITION, BLOCK A, LOT 1
APPLICANT: CADBURY/SCHWEPPE'S**

General office on one lot on 19.7± acres located at the northeast corner of Legacy Drive and Hedcoxe Road. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED PRELIMINARY SITE PLAN/CONCEPT PLAN
65/FRANKLIN PARK AT CANYON CREEK, BLOCK 1, LOTS 2 & 3
APPLICANT: PLANO PARKWAY INVESTMENTS, LP**

Commercial pet sitting/kennel (indoor pens) and retail on two lots on 3.1± acres located on the east side of Independence Parkway, 500± feet south of Plano Parkway. Zoned Planned Development-382-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED CONVEYANCE PLAT
FRANKLIN PARK AT CANYON CREEK, BLOCK 1, LOTS 2 & 3
APPLICANT: PLANO PARKWAY INVESTMENTS, LP**

Two conveyance lots on 3.1± acres located on the east side of Independence Parkway, 500± feet south of Plano Parkway. Zoned Planned Development-382-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65.

Approved as submitted.

**AGENDA ITEM NO. 5G - FINAL PLAT
24/THE TRAILS OF GLENWOOD, PHASE 2
APPLICANT: TOG DEVELOPMENT I, LLC & TOG DEVELOPMENT II, LLC**

122 Single-Family Residence-6 lots and 89 Single-Family Residence-7 lots on 52.0± acres located at the southeast corner of Bright Star Way and Flicker Lane. Zoned Single-Family Residence-6/Single-Family Residence-7. Neighborhood #24.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
45/REPLAT: PARK BLVD. ESTATES WEST SCHOOL SITE NO. 2, BLOCK A,
LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Eric Hill, Planner, stated this is a request for a public secondary school on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. 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, 2nd Vice Chair Coleman made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING
24/REPLAT: THE TRAILS OF GLENWOOD, PHASE 1
APPLICANT: TOG DEVELOPMENT II, LLC

Mr. Hill stated this is a request for 12 Single-Family Residence-6 lots on 3.0± acres located at the southeast corner of Cloverhaven Way and Bright Star Way. Zoned Single-Family Residence-6. Neighborhood #24. 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. Commissioner Norton seconded the motion, which passed 6-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING
16/PRELIMINARY REPLAT & REVISED SITE PLAN: CLASSIC BMW ADDITION,
BLOCK 1, LOT 1R
APPLICANT: CLASSIC BMW

Mr. Hill stated this is a request for a new car dealer on one lot on 23.8± acres located at the northeast corner of Dallas North Tollway and Spring Creek Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District with Specific Use Permit #539 for New Car Dealer. Neighborhood #16. Staff made the following recommendations:

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Recommended for approval as submitted.

Brandon Long, representing the applicant, was available to answer any questions.

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 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
64/PRELIMINARY REPLAT & REVISED SITE PLAN: 64/DSC COMMUNICATIONS
ADDITION, BLOCK 1, LOT 1R
APPLICANT: BANK OF AMERICA**

Kate Perry, Sr. Planner, stated this is a request for a data center on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. Staff made the following recommendations:

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Recommended for approval subject to:

1. City Council approval of the request for a parking reduction; and
2. The applicant executing a performance agreement with the city, subject to approval by the City Attorney.

Shana Heffler, representing the applicant, was available to answer any questions.

The public hearing was opened. No one spoke for or against 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 6-0.

Tina Firgens, Planning Manager, stated that the revised site plan required City Council approval and would be on the August 8, 2011, Council agenda.

END OF PUBLIC HEARINGS

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 7:20 p.m.

Planning & Zoning Commissioner

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