

PLANNING & ZONING COMMISSION
August 1, 2011

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Christopher Caso, Chairman

STAFF PRESENT

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 First Vice Chair Downs at 7:00 p.m., Monday, August 1, 2011.

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

Commissioner Balda made a motion to approve the minutes of the July 18, 2011, Planning & Zoning Commission meeting. Commissioner Hazelbaker seconded the motion, which passed 7-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 1/BEVERLY HILLS ESTATES I ADDITION APPLICANT: BEVERLY HILLS ESTATES, PLANO

50 Planned Development-213-Single-Family Residence-6 lots and five open space lots on 11.1± acres located on the east side of Ohio Drive, 641± feet north of Rasor Boulevard. Zoned Planned Development-213-Single-Family Residence-6. Neighborhood #1.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Approval by the City Attorney and subsequent recordation at the County of the Declaration of Covenants, Conditions and Restrictions pertaining to the maintenance of the open space lots by the homeowners association, prior to approval of the final plat.

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 3/MCDERMOTT SQUARE ADDITION, BLOCK A, LOT 4 APPLICANT: MCDERMOTT SQUARE, L.P.

Retail on one lot on 1.0± acre located on the north side of McDermott Road, 256± feet east of Independence Parkway. Zoned Planned Development-400-Retail. Neighborhood #3.

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

AGENDA ITEM NO. 5C - REVISED PRELIMINARY PLAT 68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 6 APPLICANT: NORTH DALLAS COMMUNITY BIBLE FELLOWSHIP

Religious facility on one lot on 14.6± acres located on the north side of State Highway 190, 1,050± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

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

**AGENDA ITEM NO. 5D - REVISED SITE PLAN
68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 6
APPLICANT: NORTH DALLAS COMMUNITY BIBLE FELLOWSHIP**

Religious facility on one lot on 14.6± acres located on the north side of State Highway 190, 1,050± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

Approved as submitted.

**AGENDA ITEM NO. 5E - PRELIMINARY SITE PLAN
59/NORTH CENTRAL PARK PHASES 2 & 4, BLOCK B, LOTS 1 & 2
APPLICANT: PLANO PARKWAY INVESTMENTS, LP**

Restaurant on two lots on 2.5± acres located at the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial. Neighborhood #59.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED SITE PLAN
45/PARK BOULEVARD ESTATES WEST SCHOOL SITE NO. 2, BLOCK A, LOT 1R
APPLICANT: CITY OF PLANO**

Public secondary school and community center 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.

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

**AGENDA ITEM NO. 5G - FINAL PLAT
8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 8R
APPLICANT: LEGACY NORTH PT MFA IV, L.P.**

210 multifamily residential units on one lot on 6.6± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5H - PRELIMINARY PLAT
69/MEDINA VILLAS
APPLICANT: MAJESTIC CAST, INC.**

45 Planned Development-218-Single-Family Residence-6 lots and one open space lot on 8.8± acres located on the south side of 14th Street, 175± feet east of Star Court. Zoned Planned Development-218-Single-Family Residence-6. Neighborhood # 69.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Approval by the City Attorney and subsequent recordation at the County of the Declaration of Covenants, Conditions and Restrictions pertaining to the maintenance of the open space lot by the Homeowners Association, prior to approval of the final plat.

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 and July 5, 2011. Second Vice Chair Coleman made a motion to remove the item from the table. Commissioner Balda seconded the motion, which passed 7-0. There were no letters received in favor of or opposition to the item. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the September 6, 2011 meeting.

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

Second Vice Chair Coleman made a motion to accept the applicant's request to table the item until the September 6, 2011 meeting. Commissioner Balda seconded the motion, which passed 7-0.

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

AGENDA ITEM NO. 7A - PUBLIC HEARING ZONING CASE 2011-18 APPLICANT: BIRKEL CUSTER 121 PARTNERS LTD.

Bester Munyaradzi, Planner, stated this is a request to rezone 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road **from** Regional Commercial **to** Single-Family Residence-6. Zoned Regional Commercial/State Highway 121 Overlay District. One letter was received in favor of the item, and one letter was received against this item. Staff recommended denial.

The public hearing was opened. Jim Douglas, representing the applicant, and Don Baxter, Bloomfield Homes, spoke in favor of this item. No one spoke in opposition to the item. The public hearing was closed.

After much discussion, 2nd Vice Chair Coleman made a motion to deny the item. Commissioner Smith seconded the motion, which passed 4-3. The Commissioners voting in opposition to the denial, Commissioners Hazelbaker, Norton, and Balda, believed that single-family residential development is appropriate for the subject site since the existing surrounding uses are known. Additionally, they believed that the site has been undeveloped for quite some time, and opportunities for nonresidential uses are limited since the site lacks visibility.

**AGENDA ITEM NO. 7B - CONCEPT PLAN
3/KATHRYN PARK
APPLICANT: BIRKEL CUSTER 121 PARTNERS LTD.**

Ms. Munyaradzi stated this is 69 Single Family Residence-6 lots and two common area lots on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Staff recommended denial.

There being no discussion, 2nd Vice Chair Coleman made a motion to deny the item. Commissioner Smith seconded the motion, which passed 4-3. The Commissioners voting in opposition to the denial, Commissioners Hazelbaker, Norton, and Balda, believed that single-family residential development is appropriate for the subject site since the existing surrounding uses are known. Additionally, they believed that the site has been undeveloped for quite some time, and opportunities for nonresidential uses are limited since the site lacks visibility.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2011-19
APPLICANT: RUSSELL ROBERTSON (SPERRY VAN NESS ASSET
MANAGEMENT)**

Kate Perry, Sr. Planner, stated this is a request for a Specific Use Permit for Gymnastics/Dance Studio on 0.2± acre located on the north side of Summit Avenue, 500± feet west of Stewart Avenue. Zoned Light Industrial-1. There were no letters received in favor of or opposition to the item. Staff recommended approval as submitted.

The public hearing was opened. Russell Robertson, the applicant, was available for questions. No one spoke in opposition to the item. The public hearing was closed.

After some discussion, Commissioner Hazelbaker made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9 - PUBLIC HEARING
60/REPLAT: FIRST UNITED METHODIST CHURCH, BLOCK A, LOT 1R
APPLICANT: PLANO ISD

Ms. Munyaradzi stated this is a public primary school on one lot on 6.5± acres located on the north side of 18th Street and 497± feet east of K Avenue. Zoned Single-Family Residence-7. Neighborhood #60. There were no letters received in favor of or opposition to 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, Commissioner Dry made a motion to approve the item as submitted. Commissioner Smith seconded the motion, which passed 7-0.

AGENDA ITEM NO. 10 - PUBLIC HEARING
45/REPLAT: TIMBERCREEK ESTATES, BLOCK H, LOT 4R
APPLICANT: JOHN K. RANDLE & PRISCILLA D. RANDLE

Mr. Hill stated this is one Single-Family Residence-9 lot on 0.4± acre located on the south side of Cedar Elm Lane, 230± feet east of Cedar Elm Parkway. Zoned Single-Family Residence-9. Neighborhood #45. There were two letters received in favor of and no letters in opposition to the item. Staff recommended approval as submitted.

The public hearing was opened. Jerry Parche, representing the applicants, was available for questions. No one spoke in opposition to the item. The public hearing was closed.

There being no discussion, Commissioner Balda made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

AGENDA ITEM NO. 11 - PUBLIC HEARING
39/REPLAT: VILLAGE AT PRESTONWOOD ADDITION, BLOCK A, LOTS 1R & 2R
APPLICANT: THE VILLAGE AT PRESTONWOOD, L.P. AND AURES GROUP, LLC

Ms. Perry stated this is independent living and assisted living on two lots on 26.6± acres located at the northeast corner of Marsh Lane and Plano Parkway. Zoned General Office. Neighborhood #39. There were no letters received in favor of or in opposition to 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, Commissioner Dry made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 12 - DISCUSSION & DIRECTION PROPOSED 2011-12 COMMUNITY INVESTMENT PROGRAM APPLICANT: CITY OF PLANO

Robin Reeves, Chief Park Planner, stated this is a discussion and direction regarding the proposed 2011-12 Community Investment Program. Mr. Reeves discussed the expenditures for the parks department. Gerald Cosgrove, Director of Public Works, reviewed the schedule of proposed expenditures for public buildings, streets, water and sanitary sewer lines, and storm drainage facilities.

Second Vice Chair Coleman made a motion to approve the recommendations of the CIP program. Commissioner Dry seconded the motion, which passed 7-0.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

Tina Firgens, Planner Manager, stated there were two items which would be coming before the Commission at a future meeting:

1. Staff will provide an update regarding progress progress pertaining to the Comprehensive Plan update; and .
2. The definition of community center presented to City Council was denied. The council requested for the Commission to consider amendments to the definitions of recreation center and private recreation facility.

There being no further discussion, First Vice Chair Downs adjourned the meeting at 8:24 p.m.

Planning & Zoning Commissioner

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