

PLANNING & ZONING COMMISSION
August 15, 2011

COMMISSIONERS PRESENT

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

STAFF PRESENT

Tina Firgens, Planning Manager
Steve Sims, 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 7:00 p.m., Monday, August 15, 2011.

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

Second Vice Chair Coleman made a motion to approve the minutes of the August 1, 2011, Planning & Zoning Commission meeting as submitted. Commissioner Smith seconded the motion, which passed 8-0.

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

CONSENT AGENDA

**AGENDA ITEM NO. 5A - REVISED CONCEPT PLAN
72/COIT CENTER, BLOCK A, LOTS 1R, 8, & 9 AND BLOCK B, LOT 4R
APPLICANT: COIT 190, L.P. AND HARKINS PLANO, L.P.**

Multifamily and restaurant on three lots on 40.0± acres located generally at the northeast corner of Coit Road and Mapleshade Lane and multifamily on one lot on 5.3± acres located at the southwest corner of Mapleshade Lane and Silverglen Drive. Zoned Planned Development-215-Corridor Commercial and Planned Development-216-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 & #546 for Regional Theater and Arcade. Neighborhood #72.

Approved as submitted.

**AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT
72/COIT CENTER, BLOCK A, LOTS 1R & 9
APPLICANT: COIT 190, L.P. AND HARKINS PLANO, L.P.**

Two conveyance lots on 31.3± acres located generally at the northeast corner of Coit Road and Mapleshade Lane. Zoned Planned Development-215-Corridor Commercial/190 Tollway/Plano Parkway Overlay District with Specific Use Permits #545 & #546 for Regional Theater and Arcade. Neighborhood #72.

Approved as submitted.

**AGENDA ITEM NO. 5C - FINAL PLAT
69/JACK W. NELSON ADDITION, BLOCK A, LOT 1
APPLICANT: DIANE NELSON REVOCABLE LIVING TRUST**

Open storage on one lot on 2.0± acres located on the south side of 14th Street, 1,200± feet east of Los Rios Boulevard. Zoned Planned Development-199-Light Industrial-1. Neighborhood #69.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN
8/LEGACY TOWN CENTER (NORTH) BLOCK C, LOT 7
APPLICANT: TWHQS, LTD.**

General office and bank on one lot on 4.9± acres located at the southeast corner of Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Approved as submitted.

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

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

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT
8/OMNICOM, PHASE 2, BLOCK A, LOT 2
APPLICANT: INTERVEST LEGACY, LTD.**

Hotel on one lot on 2.9± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment. Neighborhood #8.

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

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2011-20
APPLICANT: WELLS FAMILY TRUST**

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Winery on 2.8± acres located at the southwest corner of Coit Road and Lorimar Drive. Zoned Agricultural with Heritage Resource Designation #16. Staff recommended approval as submitted. There was one letter received in support of the item and three letters received in opposition.

The public hearing was opened. Michael Coker, representing the applicant, was available to answer any questions. 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. Second Vice Chair Coleman seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
4/REPLAT & PRELIMINARY SITE PLAN: TRINITY PRESBYTERIAN CHURCH
ADDITION, BLOCK A, LOTS 4R & 5
APPLICANT: RBN HEDGE INVESTMENTS, LTD.**

Mr. Hill stated this is a request for a medical office and day care center on two lots on 3.4± acres located on the north side of Hedgcoxe Road, 520± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4.

Tina Firgens, Planning Manager, stated that the applicant had requested the item be withdrawn.

There being no discussion, 1st Vice Chair Downs made a motion to withdraw the item per the applicant's request. Commissioner Hazelbaker seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - REPORT COMPREHENSIVE PLAN UPDATE APPLICANT: CITY OF PLANO

Steve Sims, Sr. Planner, stated this is a request to update the Planning & Zoning Commission regarding progress pertaining to the Comprehensive Plan update.

Mr. Sims gave a presentation and updated the Commission regarding the Comprehensive Plan.

There was much discussion held. First Vice Chair Downs commended staff for the work that has been completed thus far and made suggestions for improving survey responses.

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

Commissioner Hazelbaker requested a future discussion be held to review the 1,200-foot setback policy for residential uses from expressways.

There being no further discussion, Chairman Caso adjourned the meeting at 7:48 p.m.

Planning & Zoning Commissioner

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