

PLANNING & ZONING COMMISSION
September 6, 2011

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Doug Hazelbaker
Tracey Dry

STAFF PRESENT

Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Steve Sims, Sr. Planner
Eric Hill, 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 Chairman Caso at 7:03 p.m., Tuesday, September 6, 2011.

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

First Vice Chair Downs made a motion to approve the minutes of the August 15, 2011, Planning & Zoning Commission meeting. Second Vice Chair Coleman seconded the motion, which passed 6-0.

Robert Miller, a citizen of Plano, requested that Agenda Item 5F of the consent agenda be considered as a separate item. Commissioner Norton made a motion to approve Agenda Items 5A-5E on the consent agenda as presented. First Vice Chair Downs seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 13/FELLOWSHIP BIBLE CHURCH NORTH ADDITION, BLOCK A, LOT 1 APPLICANT: CHASE OAKS CHURCH

Religious facility on one lot on 27.7± acres located at the northeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Planned Development-277-Retail/General Office. Neighborhood #13.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 50/PLANO EAST CHURCH OF CHRIST ADDITION, BLOCK A, LOT 1 APPLICANT: PLANO EAST CHURCH OF CHRIST

Religious facility on one lot on 5.0± acres located at the northwest corner of Merriman Drive and Ranch Estates Drive. Zoned Planned Development-173-Estate Development. Neighborhood #50.

Approved as submitted.

AGENDA ITEM NO. 5C - FINAL PLAT 55/RENNER SVC SUBSTATION ADDITION, BLOCK 1, LOT 1 APPLICANT: ONCOR ELECTRIC DELIVERY COMPANY

Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY PLAT 14/NORMANDY ESTATES ADDITION, BLOCK A, LOT 5 APPLICANT: CM PLANO, LP

Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and West Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14.

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

**AGENDA ITEM NO. 5E - REVISED CONVEYANCE PLAT
68/TURNPIKE COMMONS ADDITION, BLOCK 3, LOT 2
APPLICANT: TURNPIKE COMMONS OF PLANO, LLC**

One conveyance lot on 13.9± acres located at the northeast corner of Renner Road and Wyngate Boulevard. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

Approved as submitted.

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT
65/FRANKLIN PARK AT CANYON CREEK, BLOCK 1, LOT 3
APPLICANT: PLANO PARKWAY INVESTMENTS, LP**

Commercial pet sitting/kennel (indoor pens) on one lot on 2.1± 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.

Robert Miller, a citizen of Plano, spoke against the item. Eric Hill, Planner, stated that the proposed use of this property was allowed within the zoning.

Commissioner Norton made a motion to approve the item subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Dedication of an offsite fire lane, access and utility easement on Franklin Park at Canyon Creek, Block 1, Lot 1.

Commissioner Balda seconded the motion, which passed 6-0.

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

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

Mr. Hill 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, July 5, 2011, and August 1, 2011. Second Vice Chair Coleman made a motion to remove the item from the table. First Vice Chair Downs seconded the motion, which passed 6-0. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the October 3, 2011 meeting.

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 table the item to the October 3, 2011 meeting. Commissioner Smith seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2011- 21
APPLICANT: GRANITE PROPERTIES**

Bester Munyaradzi, Planner, stated this is a request to rezone 96.2± acres located at the southeast corner of Dallas North Tollway and State Highway 121 **from** Central Business-1 & Commercial Employment **to** Planned Development-Central Business-1. Zoned Central Business-1 & Commercial Employment/State Highway 121 Overlay District. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw Zoning Case 2011-21.

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

After a brief discussion, 1st Vice Chair Downs made a motion to accept the applicant's request to withdraw the item. Commissioner Norton seconded the motion, which passed 6-0.

Agenda Item Nos. 8A and 8B were presented together.

**AGENDA ITEM NO. 8A - PUBLIC HEARING
ZONING CASE 2011-22
APPLICANT: RANDALL HAEFLI**

Mr. Hill stated this is a request for a Specific Use Permit for Gymnastics/Dance Studio on 0.7± acre located 80± feet west of N Avenue, 350± feet south of Plano Parkway. Zoned Light Industrial-1. 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, 1st Vice Chair Downs made a motion to approve the item as submitted. Commissioner Smith seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8B - REVISED SITE PLAN
67/LUMINATOR ADDITION, BLOCK A, LOT 2
APPLICANT: RANDALL MANAGEMENT, LLC**

Mr. Hill stated this is an office-showroom/warehouse, health/fitness center, and gymnastics/dance studio on one lot on 5.3± acres located at the southwest corner of Plano Parkway and N Avenue. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. Staff recommended approval subject to City Council approval of Zoning Case 2011-22.

There being no discussion, 2nd Vice Chair Coleman made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
ZONING CASE 2011-23
APPLICANTS: PARKER CENTRAL PLAZA LTD.**

Ms. Munyaradzi stated this is a request to rezone 13.2± acres located at the northeast corner of Parker Road and U.S. Highway 75 **from** Corridor Commercial **to** Planned Development-Corridor Commercial. Zoned Corridor Commercial. One letter was received in favor of the item, and none were received against the item. Staff recommended approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district unless otherwise specified herein.

General Provisions of the Planned Development

Signage shall be allowed in accordance with Section 3.1600 (Sign Regulations) except that freestanding pole signs along U.S. Highway 75 shall be limited to maximum 50 feet in height.

The public hearing was opened. Santos Martinez and Dallas Cothrum, on behalf of the property owner, and Wayne Nash, property owner, spoke in favor of the item. No one spoke against the item. The public hearing was closed.

After much discussion, 1st Vice Chair Downs made a motion to approve the item with the following stipulations:

Restrictions:

The permitted uses and standards shall be in accordance with the Corridor Commercial (CC) zoning district unless otherwise specified herein.

General Provisions of the Planned Development

Signage shall be allowed in accordance with Section 3.1600 (Sign Regulations) except that a maximum of six freestanding pole signs along U.S. Highway 75 shall be allowed within the planned development district, and at a maximum 50 feet in height. Additionally, three of the freestanding pole signs shall have a maximum allowable sign area of 200 square feet each, and the three remaining freestanding pole signs shall have a maximum allowable sign area of 100 square feet each.

Commissioner Smith seconded the motion, which passed 6-0.

AGENDA ITEM NO. 10 - PUBLIC HEARING 67/REPLAT: OGLESBY ADDITION, BLOCK D, LOT 6R APPLICANT: CAROLYN & JOHN SHUFFLER

Kate Perry, Sr. Planner, stated this is a service contractor, open storage, and commercial antenna on one lot on 4.6± acres located at the southwest corner of 13th Street and N Avenue. Zoned Light Industrial-1. Neighborhood #67. Staff recommended approval subject to the Planning & Zoning Commission granting a waiver to the Subdivision Ordinance for minimum lot frontage.

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

There being no discussion, Commissioner Norton made a motion to approve the item as submitted. Second Vice Chair Coleman seconded the motion, which passed 6-0. The Commission granted a waiver to the Subdivision Ordinance for minimum lot frontage.

AGENDA ITEM NO. 11 - PUBLIC HEARING 67/REPLAT: SIDNEY ADDITION, BLOCK 1, LOT 2R APPLICANT: RICHARD STONE

Ms. Perry stated this is a new car dealer on one lot on 5.5± acres located on the south side of Plano Parkway, 990± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #67. 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 Balda seconded the motion, which passed 6-0.

AGENDA ITEM NO. 12 - PUBLIC HEARING
59/PRELIMINARY REPLAT: NORTH CENTRAL PARK, PHASE 2,
BLOCK B, LOT 1R
APPLICANT: FOUR STAR DEVELOPMENT & HAGGARD BROTHERS, LTD

Ms. Munyaradzi stated this is a restaurant on one lot on 2.5± acres located on the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial. Neighborhood #59. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. Jerry Clark, the applicant, and Josh Millsap, representing the applicant, were present for questions. No one spoke against the item. The public hearing was closed.

There being no discussion, 1st Vice Chair Downs made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Norton seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 13 - SITE PLAN
14/NORMANDY ESTATES ADDITION, BLOCK A, LOT 5
APPLICANT: CM PLANO, LP

Ms. Munyaradzi stated this is a day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14. Staff recommended approval subject to the Planning & Zoning Commission finding that the existing masonry screening wall for the adjacent residential development will provide adequate screening, and granting a waiver to the screening wall requirement until such time when the wall is deemed necessary by the City Council.

After some discussion, 1st Vice Chair Downs made a motion to approve the item as submitted. Second Vice Chair Coleman seconded the motion, which passed 5-1. The Commission made a finding that the existing masonry screening wall for the adjacent residential development will provide adequate screening, and granted waiver to the screening wall requirement until such time when the wall is deemed necessary by the City Council.

AGENDA ITEM NO. 14 - DISCUSSION & DIRECTION
RESIDENTIAL SETBACK POLICY RECOMMENDATIONS
APPLICANT: CITY OF PLANO

Steve Sims, Sr. Planner, stated this is a discussion and direction regarding the residential setback policy recommendations stated in the Housing Density and Infill Housing Policy Statements from the Comprehensive Plan.

After much discussion, the Commission recommended that the 1,200 foot residential setback policy from the centerline of State Highway 121 be reduced to 750 feet, and that no residential development be allowed within this reduced setback area along State Highway 121 except for residential uses provided in a mixed use setting.

**AGENDA ITEM NO. 15
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request to call a public hearing to amend the area, yard, and bulk requirements and special district requirements pertaining to the Downtown Business/Government zoning district, and related sections of the Zoning Ordinance.

After some discussion, 1st Vice Chair Downs made a motion to call a public hearing to amend the area, yard, and bulk requirements and special district requirements pertaining to the Downtown Business/Government zoning district, and related sections of the Zoning Ordinance. Chairman Balda seconded the motion, which passed 6-0.

AGENDA ITEM NO. 16 - ITEMS FOR FUTURE DISCUSSION

First Vice Chair Downs requested that there be a discussion regarding downtown parking issues.

There being no further discussion, Chairman Caso adjourned the meeting at 9:33 p.m.

Planning & Zoning Commissioner

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