

PLANNING & ZONING COMMISSION
November 7, 2011

COMMISSIONERS PRESENT

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

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant
Karen Suiter, Technical Administrative Assistant

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

Second Vice Chair Coleman made a motion to approve the agenda as presented. Commissioner Smith seconded the motion, which passed 8-0.

First Vice Chair Downs made a motion to approve the minutes of the October 17, 2011, Planning & Zoning Commission meeting. Commissioner Hazelbaker seconded the motion, which passed 8-0.

J. D. Pierce and Brendan Conkle, members of Scout Troop #291 of First United Methodist Church were attending the meeting as a requirement for the Citizenship in the Community badge.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 55/BAYLOR MEDICAL CENTER AT PLANO, BLOCK A, LOT 1R APPLICANT: BAYLOR HEALTHCARE SYSTEM

Hospital and medical office on one lot on 22.6± acres located at the southeast corner of Allied Drive and Alliance Boulevard. Zoned Planned Development-138-Retail/General Office/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #164 for Outdoor Commercial Amusement Facility. Neighborhood #55.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 21/R.C. CLARK ADDITION, BLOCK A, LOT 1R APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Public secondary school on one lot on 25.6± acres located on the north side of Spring Creek Parkway, 620± feet west of Chase Oaks Boulevard. Zoned Planned Development-329-Community Center. Neighborhood #21.

Approved as submitted.

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2011-17 APPLICANT: CITY OF PLANO

Eric Hill, Planner, stated this is a request to amend Subsection 3.105 (Private Clubs) of Section 3.100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses) of Article 3 (Supplementary Regulations) regarding minimum distance separation requirements from certain uses and private clubs. Tabled October 3, 2011. Second Vice Chair Coleman made a motion to remove the item from the table. Commissioner Smith seconded the motion, which passed 8-0. Staff recommended that the Planning & Zoning Commission accept staff's request to table this item until the December 5, 2011 meeting.

There being no discussion, Commissioner Smith made a motion to table the item to the December 5, 2011 meeting. Second Vice Chair Coleman seconded the motion, which passed 8-0.

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

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2011- 31
APPLICANT: GRANITE PROPERTIES**

Bester Munyaradzi, Planner, stated this is a request to rezone 0.9± acre located on the west side of Parkwood Boulevard, 827± feet south of State Highway 121 **from** Commercial Employment **to** Central Business-1. Zoned Commercial Employment. There were no letters received either 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, Commissioner Hazelbaker made a motion to approve the item as submitted. First Vice Chair Downs seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7B - CONCEPT PLAN
8/GRANITE PARK, BLOCK C, LOTS 1 & 2
APPLICANT: TOLLWAY/121 PARTNERS, LTD.**

Ms. Munyaradzi stated this is a general office and hotel on two lots on 15.9± acres located at the northwest corner of Parkshore Drive and Parkwood Drive. Zoned Central Business-1 and Commercial Employment/Preston Road and State Highway 121 Overlay Districts. Neighborhood #8. Staff recommended approval subject to City Council approval of Zoning Case 2011-31.

There being no discussion, Commissioner Hazelbaker made a motion to approve the item as submitted. First Vice Chair Downs seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
14/PRELIMINARY REPLAT & REVISED SITE PLAN: NORMANDY ESTATES,
BLOCK G, LOTS 6R & 7R & BLOCK I, LOTS 1R-17R
APPLICANT: BENTLEY PREMIER BUILDERS, LLC**

Ms. Munyaradzi stated this is 17 Patio Home lots on 2.4± acres located at the southeast corner of Meadowlands Drive and Josephine Street and two Patio Home lots on 0.4± acre located at the southeast corner of Francesca Lane and Bourbon Street. Zoned Single-Family Residence Attached with Specific Use Permit #594 for Private Street Development. Neighborhood #14. There were no letters received either in favor of or against the item. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

There being little discussion, 2nd Vice Chair Coleman made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 8-0.

AGENDA ITEM NO. 9 - PUBLIC HEARING
16/PRELIMINARY REPLAT & REVISED SITE PLAN: STREAM DATA CENTER,
BLOCK A, LOT 1R
APPLICANT: IP 6653 PINECREST, LLC

Ms. Munyaradzi stated this is a data center on one lot on 20.0± acres located on the west side of Pinecrest Drive, 90± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16. Staff recommended approval as submitted.

The public hearing was opened. Daniel Calhoun, a student at the University of Texas at Dallas, spoke for his government course requirement. No one else spoke either 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 Cargo seconded the motion, which passed 8-0.

AGENDA ITEM NO. 10 - PUBLIC HEARING
62/REPLAT: PECAN HOLLOW GOLF COURSE ADDITION, BLOCK A, LOT 1R
APPLICANT: CITY OF PLANO

Kate Perry, Sr. Planner, stated this is a golf course on one lot on 257.9± acres located at the northwest corner of 14th Street and Dublin Drive. Zoned Agricultural. Neighborhood #62. There were no letters received either 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, Second Vice Chair Coleman made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 8-0.

AGENDA ITEM NO. 11 - PUBLIC HEARING
4/PRELIMINARY REPLAT: TRINITY PRESBYTERIAN CHURCH ADDITION,
BLOCK A, LOT 4R
APPLICANT: RBN HEDGE INVESTMENTS

Mr. Hill stated this is a medical office on one lot on 2.0± acres located on the north side of Hedgcoxe Road, 700± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

There being no discussion, Chairman Caso made a motion to approve the item as submitted. First Vice Chair Downs seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

There were no items for future discussion.

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 D. Glasscock, City Manager