

PLANNING & ZONING COMMISSION
December 5, 2011

COMMISSIONERS PRESENT

David Downs, 1st Vice Chair
Michael Coleman, 2nd Vice Chair
Alan Smith
Fred Balda
Tracey Dry
Douglas Cargo

COMMISSIONERS ABSENT

Christopher Caso, Chairman
Doug Hazelbaker

STAFF PRESENT

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

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Downs at 7:00 p.m., Monday, December 5, 2011.

Commissioner Dry made a motion to approve the agenda as presented. Commissioner Cargo seconded the motion, which passed 6-0.

Commissioner Smith made a motion to approve the minutes of the November 21, 2011, Planning & Zoning Commission meeting as amended. Commissioner Dry seconded the motion, which passed 6-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 15/PIZZA HUT ADDITION, BLOCK 1, LOT 2 APPLICANT: ERICSSON

General office and parking garage on one lot on 15.7± acres located at the northeast corner of Corporate Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

Approved subject to Fire Department approval of a variance to the 150-foot hose-lay requirement.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 68/NIKKO AMERICA ADDITION, BLOCK 1, LOT 1 APPLICANT: AIPH LLC

Office-showroom/warehouse on one lot on 7.0± acres located at the northwest corner of Summit Avenue and Matrix Drive. Zoned Research/Technology Center. Neighborhood #68.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED SITE PLAN 9/PRESTON/HEDGCOXE ADDITION, BLOCK B, LOT 2 APPLICANT: WHITE ROCK CREEK PARTNERS, LTD.

General and medical office on one lot on 5.6± acres located on the east side of Preston Road, 250± feet south of Hedgcoxe Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #9.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED SITE PLAN 55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOTS 1R & 2R APPLICANT: DAY SURGERY CENTER OF NORTH TEXAS, LTD.

Medical office on two lots on 2.0± acres located at the northwest corner of Ohio Drive and Old Shepard Place. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

Approved as submitted.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
59/ROYAL ADDITION NO. 2, BLOCK A, LOT 5
APPLICANT: MICHAEL AND DENNISON ROYAL**

Restaurant on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59.

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 2011-17
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) and related sections of the Zoning Ordinance regarding minimum distance separation requirements from certain uses and private clubs. Tabled October 3, 2011, and November 7, 2011. Staff recommended that the Planning & Zoning Commission accept staff's request to table this item until the January 3, 2012 meeting.

Commissioner Cargo made a motion to table the item to the January 3, 2012 meeting. Commissioner Smith seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2011-33
APPLICANT: KEN OGENDIPE**

Mr. Hill stated this is a request for Specific Use Permit for Trade/Commercial School on 0.1± acre located on the north side of Teakwood Lane, 290± feet west of Custer Road. Zoned General Office. There were no letters received either in favor of or against the item. Staff recommended approval as submitted.

The public hearing was opened. Ken Ogendipe, the applicant, was present to answer any questions. No one spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Dry made a motion to approve the item as submitted. Commissioner Cargo seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2011-36
APPLICANT: CITY OF PLANO**

Bester Munyaradzi, Planner, stated this is a request to amend Section 1.600 (Definitions) of Article 1 (General Regulations) and Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance regarding transit centers and transit stations/turnarounds. Staff recommended approval subject to the following: (Additions are indicated in underlined text and deletions as struck through.)

Amend Section 1.600 (Definitions) of Article 1 (General Regulations) such portion of section to read as follows:

Transit Center/Station: Any premises for the loading and unloading of passengers by a public or private transit company including ~~and~~ the temporary parking of transit vehicles between routes or during stop overs and excluding overnight parking, ~~and~~ storage and maintenance of transit vehicles. This definition shall not include bus stops along rights-of-way.

~~**Transit Station/Turnaround:** Passenger terminal or loading facilities for a privately or publicly-owned transit system.~~

Transportation and Utility Structures/Facilities: Permanent facilities and structures operated by companies engaged in providing transportation and utility services including, but not limited to, railroad track rights-of-way, sewage pumping stations, telephone exchanges, ~~transit station turnarounds~~, water reservoirs, and water pumping stations.

Amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) such portion of subsection to read as follows:

Nonresidential Zoning Districts

Permitted Uses	Category													
		O-1 - Neighborhood Office												
		O-2 - General Office												
		R - Retail												
		BG - Downtown Business/Government												
		LC - Light Commercial												
		CE - Commercial Employment												
		CB-1 - Central Business-1												
		LI-1 - Light Industrial-1												
		LI-2 - Light Industrial-2												
		RE - Regional Employment												
		RC - Regional Commercial												
		RT - Research/Technology Center												
		CC - Corridor Commercial												
Transit Center/ <u>Station</u>	Trans. Utility & Comm.	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ	Ⓟ

Residential Zoning Districts

Permitted Uses	Category													
		A - Agriculture												
		ED - Estate Development												
		SF-20 - Single-Family-20												
		SF-9 - Single-Family-9												
		SF-7 - Single-Family-7												
		SF-6 - Single-Family-6												
		PH - Patio Home												
		2F - Two-Family (Duplex)												
		SF- A - Single-Family-Attached												
		MH - Mobile												
		MF - 1 - Multifamily-1												
		MF - 2 - Multifamily-2												
		MF - 1 - Multifamily-1												
		GR - General Residential												
		UR - Urban Residential												
Transit Center/ <u>Station</u>	Trans. Utility & Comm.												Ⓟ	

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

After some discussion, Commissioner Dry made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
PRELIMINARY REPLAT & REVISED SITE PLAN: PLANO MARINE ADDITION,
BLOCK 1, LOT 1R
APPLICANT: PLANO MARINE**

Mr. Hill stated this is recreation vehicle sales and service on one lot on 1.2± acres located on the west side of K Avenue, 150± feet south of 12th Street. Zoned Light Commercial with Specific Use Permit #515 for Recreation Vehicle Sales and Service. Neighborhood #67. Staff recommended:

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

Revised Site Plan: Approval as submitted.

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

After some discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 5-1. Commissioner Smith voted in opposition.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 10
ELECTION OF 1ST AND 2ND VICE CHAIR
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated that at the October 17, 2011, Planning & Zoning Commission meeting, nominations were made for the positions of 1st and 2nd Vice Chair. Commissioner Hazelbaker was nominated for the 1st Vice Chair position, and Commissioner Balda was nominated for the 2nd Vice Chair position.

Commissioner Smith made a motion to appoint Commissioner Hazelbaker to the 1st Vice Chair position and Commissioner Balda to the 2nd Vice Chair position. Commissioner Dry seconded the motion, which passed 6-0 by a show of hands.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

There were no items for future discussion.

There being no further discussion, Chairman Caso adjourned the meeting at 7:22 p.m.

Planning & Zoning Commissioner

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