

PLANNING & ZONING COMMISSION
December 19, 2011

COMMISSIONERS PRESENT

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

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Planner
Paige Mims, Deputy 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 7:03 p.m., Monday, December 19, 2011.

Commissioner Downs made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 8-0.

Commissioner Coleman made a motion to approve the minutes of the December 5, 2011, Planning & Zoning Commission meeting as submitted. Commissioner Cargo seconded the motion, which passed 8-0.

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

CONSENT AGENDA

**AGENDA ITEM NO. 5A - FINAL PLAT
3/MCDERMOTT PAVILION ADDITION, BLOCK A, LOT 6
APPLICANT: CUSTER MCDERMOTT ANIMAL HOSPITAL**

Veterinary clinic on one lot on 1.2± acres located at the southwest corner of Custer Road and Bent Horn Drive. Zoned Retail. Neighborhood #3.

Approved as submitted

**AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN
59/SOUTHERN LAND DOWNTOWN ADDITION, BLOCK A, LOT 1
APPLICANT: J & A FAMILY PARTNERSHIP**

283 multifamily residences and retail on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade. Neighborhood #59.

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

**AGENDA ITEM NO. 5C - REVISED SITE PLAN
3/CUSTER/121 ADDITION, BLOCK 1, LOT 5
APPLICANT: ONE COMMUNITY CHURCH**

Religious facility on one lot on 12.1± acres located at the southwest corner of State Highway 121 and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

Approved subject to Texas Department of Transportation approval of the driveway location on State Highway 121.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2011-35
APPLICANT: HAGGAR-JEZZEEN PARTNERS**

Eric Hill, Planner, stated this is a request to rezone 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive **from** Regional Employment and Regional Commercial **to** Single-Family Residence-6. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw Zoning Case 2011-35.

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

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

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2011-37
APPLICANT: MEADERS-HALE, LTD.**

Mr. Hill stated this is a request to rezone 29.4± acres located at the northeast corner of Parker Road and Jupiter Road **from** Agricultural **to** Patio Home. Zoned Agricultural. Staff recommended approval as submitted. There was one letter received in support of the item and one letter received in opposition of the item.

The public hearing was opened. Jim Douglas, representing the applicant, was available to answer any questions. Doug Sanders, citizen of Plano, spoke in opposition of the item. The public hearing was closed.

After some discussion, 1st Vice Chair Hazelbaker made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2011-38
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to municipal marketing signs. Staff recommended approval as follows: (Additions shown as underlined text and deletions as strike through text)

Amend Subsection 3.1602 (Definitions) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) to include the following definition:

Sign - Municipal Marketing - A sign located on city property that is permitted pursuant to a Marketing Partnership Agreement between the City of Plano and a sponsor, donor, or partner pursuant to the City of Plano Marketing Partnership Policy, Section 140.000 of the City of Plano Policies and Procedures as the same may be amended from time to time. Municipal marketing signs shall comply with Subsection 3.1603 (Design and Construction Specifications).

Amend (8) (Light Pole Banners) of Subsection 3.1603 (Design and Construction Specifications) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) such portion of subsection to read as follows:

3.1603 Design and Construction Specifications

8. Light Pole Banners

- a. Two banner maximum per light pole standard.
- b. Banners on light pole standards shall be securely attached at both ends, perpendicular or parallel to light pole standards.

- c. Each banner shall be limited to 15.5 square feet.
- d. Banners are allowed to be attached on up to 50% of the existing light pole standards within a property.
- e. Banners on light pole standards shall be limited to noncommercial messages, except for municipal marketing signs.
- f. Light pole banners shall be allowed within parking lots in both residential and nonresidential zoning districts.

Amend (3) (Prohibited Signs) of Subsection 3.1604 (General) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) such portion of subsection to read as follows:

3.1604 General

3. Prohibited Signs

Except as otherwise expressly allowed by this ordinance or as otherwise expressly allowed by Article XII, Chapter 6, of the City of Plano Code of Ordinances, the following signs and conditions are prohibited:

- a. Signs displaying materials determined to be obscene by a court of law or prohibited by law, subject to the appeal and judicial review proceedings provided for in Subsection 3.1601.9.f.
- b. Signs placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal, or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which by reason of shape, color, size, design, or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting, or traveling upon the public right-of-way.
- c. Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.
- d. A-frame and sandwich board signs.
- e. Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians, or adjacent properties.

- f. Signs located on public property including, but not limited to, signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, unless the same is a sign for a city sponsored event or message or a municipal marketing sign.
- g. Roof signs.
- h. Amenity signs.
- i. Billboard signs.
- j. Signs attached to a standpipe or fire escape.
- k. Signs erected on or over public property or in the right-of-way of any thoroughfare within the city of Plano, unless the same is erected by the city or with the permission of the city for public purposes. (Exception: Signs located in the Downtown Business/Government district may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven feet.)
- l. No person shall attach any sign, paper, or other material, or paint, stencil, or write any name, number (except house numbers), or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, or structure, except as otherwise allowed by this ordinance.
- m. No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway, or parking area any goods, wares, merchandise, or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated, and prescribed by this ordinance, except as otherwise allowed by this ordinance.
- n. It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the city of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Type A, B, C, D, E, or F in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.
- o. Searchlights.
- p. Offsite/Premise signs (except as allowed in Subsection ~~3.1603.5.i.~~ 3.1603.2.k. and for municipal marketing signs).

The public hearing was opened. Dana Conklin, Director of Public Information, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to approve the item as submitted. First Vice Chair Hazelbaker seconded the motion, which passed 8-0.

AGENDA NO. 9 - PUBLIC HEARING

25/REPLAT: SHOAL CREEK, PHASE III, BLOCK H, LOT 13R

APPLICANT: MARK JORDAN

Mr. Hill stated this is a request for one Planned Development-480-Single-Family Residence-9 lot on 1.0± acre located on the east side of Shoal Forest Court, 430± feet south of Riverhill Drive. Zoned Planned Development-480-Single-Family Residence-9. Neighborhood #25. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the item.

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

There being no discussion, Commissioner Cargo made a motion to withdraw the item per the applicant's request. Commissioner Smith seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

AGENDA NO. 10 - DISCUSSION & DIRECTION

ZONING AND UNDEVELOPED LAND ISSUES RELATED TO THE COIT ROAD/PRESIDENT GEORGE BUSH TURNPIKE AREA

APPLICANT: CITY OF PLANO

Mr. Hill stated this is a request for discussion and direction regarding zoning and undeveloped land issues in the Coit Road/President George Bush Turnpike area. Mr. Hill presented information regarding the history of how development has occurred in the area and issues for the Commission's consideration, and recommended the Commission provide direction regarding zoning and undeveloped land issues related to the Coit Road/Bush Turnpike area.

The following property owners and their representatives addressed the Commission regarding this item: Lucy Billingsley, Jim Westley, Bill Dalstrom, Lucilo Pena, Robert Miller, Henry Billingsley, William Winkelmann, Kirk Williams, and Shirley Ogden.

After much discussion, the Commissioners concurred that City Council needed additional time to consider the Undeveloped Land Study recommendations, and to receive direction from Council regarding the study.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

Commissioner Dry suggested studying similar large tracts of land within the metroplex and elsewhere to learn what was done with those properties, including learning what uses were contemplated with the development of those properties. Chairman Caso suggested a field trip to the Coit Road/President George Bush Turnpike area.

There being no further discussion, Chairman Caso adjourned the meeting at 8:54 p.m.

Planning & Zoning Commissioner

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