

PLANNING & ZONING COMMISSION
January 3, 2012

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Tracey Dry

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Planner
Bester Munyaradzi, 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, January 3, 2012.

Commissioner Coleman made a motion to approve the agenda as presented. First Vice Chair Hazelbaker seconded the motion, which passed 7-0.

Commissioner Downs made a motion to approve the minutes of the December 19, 2011, Planning & Zoning Commission meeting as submitted. Second Vice Chair Balda seconded the motion, which passed 7-0.

PUBLIC HEARINGS

AGENDA ITEM NO. 5 - 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, November

7, 2011, and December 5, 2011. Staff recommended that the Planning & Zoning Commission accept staff's request to withdraw this zoning case from consideration.

Commissioner Downs made a motion to remove the item from the table. Commissioner Coleman seconded the motion, which passed 7-0.

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 staff's request. Commissioner Downs seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6 - PUBLIC HEARING
13/PRELIMINARY REPLAT & REVISED SITE PLAN: JOHN RASOR ADDITION,
BLOCK B, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Bester Munyaradzi, Planner, stated this is a request for a public primary school on one lot on 9.1± acres located at the northwest corner of Hedgcoxe Road and Lynchburg Drive. Zoned Single-Family Residence-7. Neighborhood #13. Staff made the following recommendations:

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

Revised Site Plan: Recommended for 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 Downs made a motion to approve the item as follows:

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

Revised Site Plan: Approved as submitted.

Commissioner Cargo seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
41/REPLAT: WILLOW BEND PARK, PHASE THREE, BLOCK B, LOT 2R
APPLICANT: HAWKINS-WELWOOD HOMES, LP**

Ms. Munyaradzi stated this is a request for one single-family attached lot on 0.2± acre located on the east side of Fawnwood Drive, 78.0± feet south of King William Drive.

Zoned Planned Development-153-Single-Family Residence Attached. Neighborhood #41. 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 Coleman made a motion to approve the item as submitted. First Vice Chair Hazelbaker seconded the motion, which passed 7-0.

Commissioner Cargo stepped down for Agenda Item No. 8 due to a conflict of interest.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - PRELIMINARY SITE PLAN 68/CENTRAL PLANO INDUSTRIAL PARK PHASE III, BLOCK 7, LOT 1 APPLICANT: ARGENT PLANO REALTY, LTD.

Ms. Munyaradzi stated this is a request for an office-showroom/warehouse on one lot on 6.7± acres located on the north side of Plano Parkway, 419.0± feet east of Klein Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. Staff recommended approval subject to the Planning & Zoning Commission granting a waiver to the 30-foot landscape requirement and finding that the proposed living screen coupled with the existing screening on the north properties will provide adequate screening.

Ed Kepner, applicant, was available to answer any questions.

After some discussion, 1st Vice Chair Hazelbaker made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 6-0. The Commission granted the waiver to the 30-foot landscape requirement and found that the proposed living screen coupled with the existing screening on the north properties will provide adequate screening.

Commissioner Cargo resumed his seat.

AGENDA NO. 9 - DISCUSSION & DIRECTION PRIVATE CLUB REGULATIONS APPLICANT: CITY OF PLANO

Mr. Hill stated this is a request for discussion and direction regarding the Zoning Ordinance regulations for Private Clubs.

Chairman Caso opened the item for public discussion. Iraj Zilaie, citizen of Plano and Joe Miller, citizen of Garland addressed the Commission regarding the item.

After much discussion, the Commission provided direction to staff regarding the following items:

Food to Beverage Ratio - Consider revising the food to alcohol beverage ratio to 35% food/65% alcohol.

Distance Separation From Certain Land Uses - Consider reducing the 1,000-foot minimum setback requirement to 300 feet; however the Commission was interested in receiving public response regarding this particular item.

Method of Measuring Setbacks From Certain Land Uses - Consider following the state law requirement for method of measurement.

Minimum Number of Dining Seats - Consider eliminating this requirement all together.

SUP Requirement - Consider retaining the SUP requirement for private clubs.

Hotels and Golf Courses - Consider eliminating the private club requirements pertaining to these uses.

Minimum Continuous Acreage for Zoning Districts - To further assist the Commission in their deliberation, staff will provide examples of locations within the city for illustrative purposes to compare the number of private clubs that could occur within the area under existing regulations, in contrast to the unlimited number of mixed beverage permit holders.

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items for future discussion.

There being no further discussion, Chairman Caso adjourned the meeting at 8:23 p.m.

Planning & Zoning Commissioner

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