

PLANNING & ZONING COMMISSION
January 17, 2012

COMMISSIONERS PRESENT

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

STAFF PRESENT

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

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:00 p.m., Tuesday, January 17, 2012.

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

Commissioner Downs made a motion to approve the minutes of the January 3, 2012, Planning & Zoning Commission meeting as submitted. Commissioner Coleman seconded the motion, which passed 8-0.

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

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT
1/WHITE ROCK CROSSING, BLOCK A, LOT 2
APPLICANT: WHITE ROCK CROSSING, LP**

Medical offices on one lot on 2.2± acres located on the south side of McDermott Road, 173± feet east of Ohio Drive. Zoned Retail. Neighborhood #1.

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

**AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT
9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, & 8
APPLICANT: SCHERER INVESTMENTS, INC.**

Three conveyance lots on 7.6± acres located on the east side of Preston Road, 370± feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Neighborhood #9.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN
9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, & 8
APPLICANT: SCHERER INVESTMENTS**

Medical office on three lots on 7.6± acres located on the east side of Preston Road, 370± feet north of Legacy Drive. Zoned General Office/Preston Road Overlay District. Neighborhood #9.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT
65/CUSTER/190 ADDITION, BLOCK A, LOT 4
APPLICANT: WATER TOWER PARK, L.P.**

Long-term care facility on one lot on 4.3± acres located on the north side of Plano Parkway, 1,200± feet east of Independence Parkway. Zoned Planned Development-376-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65.

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

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOT 7
APPLICANT: ONE BANK AND TRUST, N.A.**

Restaurant/Arcade and indoor commercial amusement on one lot on 2.2± acres located on the south side of Chase Oaks Boulevard, 350± feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #616 for Arcade. Neighborhood #13.

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

**AGENDA ITEM NO. 5F - REVISED CONVEYANCE PLAT
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOTS 7 & 9
APPLICANT: ONE BANK AND TRUST, N.A.**

Two conveyance lots on 3.6± acres located on the south side of Chase Oaks Boulevard, 350± feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #616 for Arcade. Neighborhood #13.

Approved as submitted.

**AGENDA ITEM NO. 5G - FINAL PLAT
69/VILLAS OF ANDALUS
APPLICANT: SIGNATURE POINT PROPERTIES**

34 Single-Family Residence-6 lots on 7.2± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Agenda Item Nos. 6A and 6B were presented together.

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

Tina Firgens, Planning Manager, 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. There were four letters received in favor of the item, and none against the item. Staff recommends denial of the proposed rezoning request since the request is not consistent with established goals of the Comprehensive Plan.

Beau Brooks, Grand Homes and Tom Juhn, JBI Partners made a presentation on the item. Charlie Adams, Stratford Group, spoke in favor of the item. No one else spoke either in favor of or against the item.

After much discussion, Commissioner Downs made a motion to deny the item. Commissioner Cargo seconded the motion, which received a vote of 4-4. Chairman Caso, 1st Vice Chair Hazelbaker, 2nd Vice Chair Balda, and Commissioner Dry voted against the motion. The motion failed.

**AGENDA ITEM NO. 6B - CONCEPT PLAN
2/NORTHGLEN
APPLICANT: HAGGAR-JEZZEEN PARTNERS**

Ms. Firgens stated this is 113 Single-Family Residence-6 lots on 26.5± acres located 348± feet south of State Highway 121 and 698± feet west of Gillespie Drive. Zoned Regional Employment and Regional Commercial/State Highway 121 Overlay District. Neighborhood #2.

There being no discussion, Commission Cargo made a motion to deny the item. Commissioner Downs seconded the motion, which received a vote of 4-4. Chairman Caso, 1st Vice Chair Hazelbaker, 2nd Vice Chair Balda, and Commissioner Dry voted against the motion. The motion failed.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 7 - PRESENTATION
MS. SALLY BANE, EXECUTIVE DIRECTOR
PLANO ECONOMIC DEVELOPMENT**

Ms. Sally Bane, Executive Director, Plano Economic Development, gave a presentation regarding the types of economic development inquiries received and desired land characteristics.

No action was taken by the Commission.

REOPENING OF AGENDA ITEM NOS. 6A AND 6B

Paige Mims, Deputy City Attorney, requested that Agenda Item Nos. 6A and 6B be reopened due to the motions for both items failing and requiring further action from the Commission. Per the Commission's Rules and Procedures, failure of a motion to deny shall not constitute approval of the item; therefore, further consideration is required for each item. Consideration of an item is concluded when a motion is approved or a motion to approve fails.

Commissioner Smith made a motion to approve Agenda Item No. 6A. First Vice Chair Hazelbaker seconded the motion, which passed 5-3. Commissioners Cargo, Downs, and Coleman voted in opposition to the motion. The Commissioners believed that there are many commercial uses that could develop on the property that may not need visibility from State Highway 121 and given the topography of the property. The Commissioners expressed concern regarding access to the residential development would occur through commercial development; the lack of open space and trail connections to the retail development to the west; and that the property is awkward for this type of residential development. Additionally, the Commissioners support the city's Comprehensive Plan recommendation and land use planning policies.

First Vice Chair Hazelbaker made a motion to approve Agenda Item No. 6B. Commissioner Smith seconded the motion, which passed 5-3. Commissioners Cargo, Downs, and Coleman voted in opposition to the motion because they did not support companion Zoning Case 2011-35.

**AGENDA ITEM NO. 8
REQUEST TO CALL PUBLIC HEARING
APPLICANT: GREENBERGFARROW**

Ms. Firgens stated this is a request to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial zoning district as it pertains to truck/bus leasing.

Michael Klinge, GreenbergFarrow on behalf of Home Depot, was available to answer questions.

After some discussion, Commissioner Cargo made a motion to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial zoning district as it pertains to truck/bus leasing. Commissioner Downs seconded the motion, which passed 7-1. Commissioner Dry voted in opposition to the motion.

**AGENDA ITEM NO. 9
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to call a public hearing to initiate zoning cases for consideration of specific use permits for the Downtown Plano and Parker Road rail stations, and the Jack Hatchell and West Side transit centers.

After some discussion, Commissioner Downs made a motion to call a public hearing to initiate zoning cases for consideration of specific use permits for the Downtown Plano and Parker Road rail stations and the Jack Hatchell and West Side transit centers. Chairman Caso seconded the motion, which passed 8-0.

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

There were no items for future discussion.

There being no further discussion, Chairman Caso adjourned the meeting at 8:30 p.m.

Planning & Zoning Commissioner

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