

PLANNING & ZONING COMMISSION
April 2, 2012

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Christopher Caso, Chairman

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Sr. Planner
Bester Munyaradzi, Planner
Jon Hubach, Planner
Paige Mims, Deputy City Attorney
Dee Sarver, Sr. Planning Technician
Donna White, Technical Administrative Assistant

First Vice Chair Hazelbaker called the meeting to order on Monday, April 2, 2012, at 7:05 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Second Vice Chair Balda led the Commission in the Pledge of Allegiance.

Commissioner Downs made a motion to approve the agenda as presented. Commissioner Dry seconded the motion, which passed 7-0.

Commissioner Smith made a motion to approve the March 19, 2012, Planning & Zoning Commission meeting minutes. Second Vice Chair Balda seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Second Vice Chair Balda made a motion to approve the consent agenda as submitted. Commissioner Cargo seconded the motion, which passed 7-0.

AGENDA ITEM NO. 5A - REVISED CONCEPT PLAN 40/PARKWAY CENTRE, PHASE 5, BLOCK C, LOT 8 APPLICANT: BLUE QUAIL JV

Day care center on one lot on 3.2± acres located at the northeast corner of Communications Parkway and Chapel Hill Boulevard. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 69/PARKWAY HEIGHTS, PHASE 1 APPLICANT: R.H. OF TEXAS LIMITED PARTNERSHIP

96 Single-Family Residence-6 lots and five open space lots on 25.4± acres located at the southeast corner of Plano Parkway and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 72/COIT CENTER, BLOCK A, LOT 1R APPLICANT: COIT 190 TEXAS, LP

454 multifamily residential units on one lot on 14.7± acres located on the north side of Mapleshade Lane, 509± feet east of Coit Road. Zoned Planned Development-215-Commercial Corridor/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #545 for Regional Theater and Specific Use Permit #546 for Arcade. Neighborhood #72.

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. 6A - PUBLIC HEARING ZONING CASE 2012-05 APPLICANT: RACETRAC

Eric Hill, Sr. Planner, stated this is a request to rezone 3.6± acres located at the northwest corner of Parker Road and Jupiter Road from Agricultural to Planned Development-Retail. Zoned Agricultural. Tabled March 5, 2012, and March 19, 2012.

Mr. Hill stated that subsequent to the Commission's packet being distributed, staff had received a letter from the applicant requesting to table the item to the May 7, 2012, Planning & Zoning Commission meeting. Staff recommended that the Commission accept the applicant's request to table the item.

Commissioner Smith made a motion to remove the item from the table. Commissioner Downs 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, 2nd Vice Chair Balda made a motion accept the applicant's request to table the item to the May 7, 2012, Planning & Zoning Commission meeting. Commissioner Dry seconded the motion, which passed 7-0.

AGENDA ITEM NO. 6B - CONCEPT PLAN 37/PARKER TRIANGLE ADDITION, BLOCK A, LOT 1 APPLICANT: RACETRAC

Mr. Hill stated this is a request for a convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural. Neighborhood #37.

Mr. Hill stated that the concept plan is associated with Zoning Case 2012-05, and the applicant has requested to table the item to the May 7, 2012, Planning & Zoning Commission meeting.

There being no discussion, Commissioner Downs made a motion to accept the applicant's request to table the item to the May 7, 2012, Planning & Zoning Commission meeting. Commissioner Smith seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2012-13
APPLICANT: ASG REAL ESTATE COMPANY**

Bester Munyaradzi, Planner, stated this is a request to rezone 22.6± acres from Research/Technology Center to Single-Family Residence-6 and to rezone 2.3± acres from Research/Technology Center to Light Commercial generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item to the April 16, 2012, meeting.

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 accept the applicant's request to table the item to the April 16, 2012, Planning & Zoning Commission meeting. Commissioner Cargo seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, 1st Vice Chair Hazelbaker adjourned the meeting at 7:09 p.m.

Doug Hazelbaker, First Vice Chair