

PLANNING & ZONING COMMISSION
May 7, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Doug Hazelbaker, 1st Vice Chair
Michael Coleman
Douglas Cargo
David Downs
Alan Smith

COMMISSIONERS ABSENT

Fred Balda, 2nd Vice Chair
Tracey Dry

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
Donna White, Technical Administrative Assistant

Chairman Caso called the meeting to order on Monday, May 7, 2012, at 7:01 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Downs led the Commission in the Pledge of Allegiance.

Commissioner Coleman made a motion to present Agenda Items No. 6A and 6B later in the meeting due to the applicant arriving late, and to approve the agenda as presented. First Vice Chair Hazelbaker seconded the motion, which passed 6-0.

Commissioner Downs made a motion to approve the April 16, 2012, Planning & Zoning Commission meeting minutes. Commissioner Smith seconded the motion, which passed 6-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Commissioner Cargo made a motion to approve the consent agenda as submitted. Commissioner Smith seconded the motion, which passed 6-0.

AGENDA ITEM NO. 5A - REVISED SITE PLAN/CONCEPT PLAN 3/CUSTER/121 ADDITION, BLOCK 1, LOTS 4R & 7 APPLICANT: AMERCO REAL ESTATE OF TEXAS

Mini-warehouse/public storage, truck/bus leasing, and retail on two lots on 12.7± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT 3/CUSTER/121 ADDITION, BLOCK 1, LOT 7 APPLICANT: AMERCO REAL ESTATE OF TEXAS

One conveyance lot on 3.4± acres located west of Kathryn Lane, 238± feet south of State Highway 121. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

Approved as submitted.

AGENDA ITEM NO. 5C - FINAL PLAT 17/PRESTON MEADOWS SUBSTATION ADDITION, BLOCK 1, LOT 1 APPLICANT: ONCOR ELECTRIC DELIVERY COMPANY

Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 466± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Neighborhood #17.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED CONCEPT PLAN 61/14TH/RIGSBEE ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: AZAR CAPITAL INVESTMENTS, LTD.

Retail and one single-family residence on two lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61.

Approved as submitted.

**AGENDA ITEM NO. 5E - CONVEYANCE PLAT
61/14TH/RIGSBEE ADDITION, BLOCK A, LOTS 1 & 2
APPLICANT: AZAR CAPITAL INVESTMENTS, LTD.**

Two conveyance lots on 4.0± acres located at the intersection of Rigsbee Drive and 14th Street. Zoned Retail. Neighborhood #61.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN
26/NORTH 40 DEALERSHIP ADDITION, BLOCK 1, LOT 1
APPLICANT: PARK PLACE LX LAND COMPANY NO. 1 LTD.**

New car dealer on one lot on 27.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26.

Approved as submitted.

**AGENDA ITEM NO. 5G - CONVEYANCE PLAT
26/NORTH 40 DEALERSHIP ADDITION, BLOCK 1, LOTS 1-3
APPLICANT: PARK PLACE LX LAND COMPANY NO. 1 LTD.**

Three conveyance lots on 37.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Commercial Employment and Regional Employment/Dallas North Tollway Overlay District with Specific Use Permit #615 for New Car Dealer. Neighborhood #26.

Approved as submitted.

**AGENDA ITEM NO. 5H - PRELIMINARY SITE PLAN
40/PARKWAY CENTRE, PHASE 5, BLOCK C, LOT 8
APPLICANT: BLUE QUAIL IV**

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. 5I - PRELIMINARY SITE PLAN
8/HEADQUARTERS PLACE ADDITION, BLOCK A, LOT 1
APPLICANT: MC DFW PROPERTY CO., LTD.**

General office on one lot on 5.8± acres located at the northeast corner of Headquarters Drive and Bellview Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5J - REVISED SITE PLAN
4/HERITAGE YARDS AT PLANO, BLOCK 1, LOT 1
APPLICANT: CITY OF PLANO**

Park on one lot on 62.2± acres located generally at the northeast corner of Robinson Road and Hedcoxe Road. Zoned Single-Family Residence-9. Neighborhood #4.

Approved as submitted.

**AGENDA ITEM NO. 5K - PRELIMINARY PLAT
2/NORTHGLEN 1 ADDITION
APPLICANT: HALLMARK LAND HOLDINGS, INC.**

113 Single-Family Residence-6 lots on 27.5± acres located 690± feet west of Gillespie Drive and 265± feet south of State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2.

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

**AGENDA ITEM NO. 5L - CONVEYANCE PLAT
2/NORTHGLEN 1 ADDITION, BLOCK A, LOT 1 & NORTHGLEN 2 ADDITION,
BLOCK A, LOT 1, & BLOCK B, LOT 1
APPLICANT: HALLMARK LAND HOLDINGS, INC.**

Three conveyance lots on 45.1± acres located at the southwest corner of Gillespie Drive and State Highway 121. Zoned Single-Family Residence-6, Regional Commercial, and Regional Employment/State Highway 121 Overlay District. Neighborhood #2.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Chairman Caso requested Agenda Items 6A and 6B be presented together.

AGENDA ITEM NO. 6A - PUBLIC HEARING ZONING CASE 2012-05 APPLICANT: RACETRAC

Commissioner Hazelbaker made a motion to remove the item from the table. Commissioner Coleman seconded the motion, which passed 6-0.

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, March 19, 2012, and April 2, 2012. There was one letter received in support of the item and two letters received in opposition of the item. Staff recommended denial.

The public hearing was opened. Dallas Cothrum, representing the applicant, and Anita James, representing RaceTrac were available to answer any questions. Todd Moore, citizen of Plano, spoke in opposition of the item. He was opposed to the plan as currently designed and preferred to have a better planned development in conjunction with his property, for east Plano. The public hearing was closed.

After much discussion Commissioner Hazelbaker made a motion to approve the item as submitted. Commissioner Smith seconded the motion, which passed 6-0.

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. Staff recommended denial.

Commissioner Downs made a motion to approve the item as submitted. Commissioner Smith seconded the motion, which passed 6-0.

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

Chairman Caso requested Agenda Items 7A and 7B be presented together.

Commissioner Downs made a motion to remove the item from the table. Commissioner Coleman seconded the motion, which passed 6-0.

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. Tabled April 2, 2012, and April 16, 2012. There were no letters received in support of the item and five letters received in opposition of the item. Staff recommended denial.

The public hearing was opened. Mark Harris, representing the applicant, was available to answer any questions. Clint Richardson and Dave Wilcox, Meritage Homes, spoke in support of the item. Katherine Brewer and Natalie Davis, citizens of Plano, spoke in opposition of the item. They had concerns regarding introducing light commercial uses within the RT district, potential residential adjacency issues with existing RT businesses, as well as traffic and homes being constructed and vacated due to train noise and unacceptable odors from the nearby waste management location. The public hearing was closed.

After much discussion, Commissioner Smith made a motion to deny the item. Commissioner Coleman seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7B - CONCEPT PLAN
69/LOS RIOS PARK & LOS RIOS HIBERNIA, BLOCK A, LOTS 2 & 3
APPLICANT: ASG REAL ESTATE COMPANY**

Ms. Munyaradzi, stated this is a request for 73 Single-Family Residence-6 lots, four open space lots, and restaurants on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Neighborhood #69. Tabled April 2, 2012, and April 16, 2012. Staff recommended denial.

Commissioner Coleman made a motion to deny the item. Commissioner Cargo seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2012-14
APPLICANT: HD DEVELOPMENT PROPERTIES, LP**

Mr. Hill stated this is a request to amend Planned Development-175-Retail to allow truck/bus leasing on 10.9± acres generally located at the northeast corner of Parker Road and Custer Road. Zoned Planned Development-175-Retail. There were no letters received in support of the item and one letter received in opposition of the item. Staff recommended denial.

The public hearing was opened. Mike Roach, representing the applicant, was available to answer any questions. The public hearing was closed.

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

**AGENDA ITEM NO. 9 - PUBLIC HEARING
ZONING CASE 2012-15
APPLICANT: DALLAS PROVIDENCE HOMES**

Mr. Hill stated this is a request for a Specific Use Permit for Household Care Institution on 1.8± acres located at the northwest corner of K Avenue and 18th Place. Zoned Retail with Heritage Resource Designation-17 and Specific Use Permit #27 for Heating and Air Conditioning Shop. There was one letter received in support of the item and no letters were received in opposition of the item. Staff recommended approval as submitted.

The public hearing was opened. Mark Hagan and Russell Head, applicants, were available to answer any questions. Dave Williams, Hendricks Scholarship Program, spoke in support of the item. The public hearing was closed.

After much discussion, Commissioner Cargo made a motion to approve the item as submitted. Chairman Caso seconded the motion, which passed 5-1.

Commissioner Smith voted in opposition due to having concerns that the Household Care Institution use definition allows for a broad range of residents with various needs or services, and that this location would not be appropriate for all residents. Additionally, he expressed concerns that the existing Retail district development regulations are not sufficient to restrict the size of future buildings on the site.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
21/REPLAT: CHASE OAKS VILLAGE, BLOCK D, LOTS 9R-16R; BLOCK E, LOTS
1R-8R; BLOCK F, LOTS 1R-4R; BLOCK J, LOTS 1R-7R; & BLOCK K, LOTS
1R-6R
APPLICANT: LEGACY HAMLET, LLC**

Mr. Hill stated this is a request for 33 Single-Family Residence Attached lots on 2.2± acres located at the northwest corner of Federal Hall Street and Tallgrass Lane, and four Single-Family Residence Attached lots on 0.3± acre located at the northeast corner of Rutherford Road and Spadina Avenue. Zoned Single-Family Residence Attached. Neighborhood #21. 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. Commissioner Hazelbaker seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING
67/REPLAT: EASTSIDE 14TH STREET ADDITION, BLOCK A, LOTS 1 & 2R
APPLICANT: EASTSIDE 14TH STREET**

Ms. Munyaradzi stated this is a request for retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. 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 Smith made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING
3/REPLAT: CUSTER/121 ADDITION, BLOCK 1, LOT 4R
APPLICANT: AMERCO REAL ESTATE OF TEXAS**

Ms. Munyaradzi stated this is a request for a mini-warehouse/public storage and truck/bus leasing on one lot on 9.3± acres located at the southwest corner of State Highway 121 and Kathryn Lane. Zoned Planned Development-106-Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Staff recommended approval subject to the additions and/or alterations to the engineering plans as required by the Engineering Department.

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

There being no discussion, Commissioner Hazelbaker made a motion to approve the item as submitted. Commissioner Cargo seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA NO. 13
REQUEST TO CALL PUBLIC HEARINGS TO AMEND THE ZONING ORDINANCE
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a request to Call Public Hearings to consider amending the Zoning Ordinance to create the Urban Mixed Use and Neighborhood Mixed Use zoning districts, and to require a specific use permit in certain districts for mid-rise residential development.

After some discussion, Commissioner Downs made a motion to Call Public Hearings to consider amending the Zoning Ordinance to create the Urban Mixed Use and

Neighborhood Mixed Use zoning districts, and to require a specific use permit in certain districts for mid-rise residential development.

AGENDA ITEM NO. 14 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 9:49 p.m.

Chris Caso, Chairman