

PLANNING & ZONING COMMISSION
June 18, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Fred Balda, 1st Vice Chair
Olufemi Adeoye
Tracey Dry
David Downs
Alan Smith

COMMISSIONERS ABSENT

Michael Coleman
Douglas Cargo

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Eric Hill, Sr. Planner
Bester Munyaradzi, Planner
Jon Hubach, Planner
Paige Mims, Deputy City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Senior Administrative Assistant

Chairman Caso called the meeting to order on Monday, June 18, 2012, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Smith led the Commission in the Pledge of Allegiance.

Commissioner Adeoye requested that Agenda Item 5c be removed from the Consent Agenda for individual consideration. Commissioner Downs made a motion to approve the agenda with the change to Agenda Item No. 5c. First Vice Chair Balda seconded the motion, which passed 6-0.

Commissioner Smith made a motion to approve the June 4, 2012, Planning & Zoning Commission meeting minutes. First Vice Chair Balda seconded the motion, which passed 6-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Commissioner Downs made a motion to approve Consent Agenda Items 5a, 5b, and 5d as submitted. Commissioner Smith seconded the motion, which passed 6-0.

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 8/GRANITE PARK, BLOCK A, LOT 3 APPLICANT: TOLLWAY/121 PARTNERS, LTD

General office on one lot on 6.6± acres located at the southeast corner of Dallas North Tollway and Granite Parkway. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

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

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 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 Bellevue Drive. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8.

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

AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN 1/WHITE ROCK CROSSING, BLOCK A, LOT 4 APPLICANT: LAKE'S LITTLE SCHOLARS MONTESSORI, LLC

Day care center on one lot on 0.9± acre located at the southwest corner of McDermott Road and Razor Boulevard. Zoned Retail. Neighborhood #1.

Approved as submitted.

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

Commissioner Adeoye stepped down for Agenda Item No. 5c.

**AGENDA ITEM NO. 5C - FINAL PLAT
59/ROYAL ADDITION NO. 2, BLOCK A, LOT 5
APPLICANT: IN-N-OUT BURGERS**

Eric Hill, Sr. Planner, stated this is a restaurant on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59.

Commissioner Smith made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 5-0.

Commissioner Adeoye resumed his seat.

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2012-18
APPLICANT: CONNIE COSGROVE**

Bester Munyaradzi, Planner, stated this is a request for Specific Use Permit for Day Care Center (In-home) on 0.1± acre located on the north side of Oakland Hills Drive, 640± feet west of Norman Drive. Zoned Single-Family Residence-7. Tabled June 4, 2012. Staff recommended approval as submitted. Commissioner Downs made a motion to remove the item from the table. First Vice Chair Balda seconded the motion, which passed 4-2.

The public hearing was opened. Connie Cosgrove, the applicant, spoke in favor of the item. No one else spoke in favor of or against the item. The public hearing was closed.

After much discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 4-2. Chairman Caso and Commissioner Smith voted in opposition to the item, believing that more than eight children is too many for an in-home day care center

**AGENDA ITEM NO. 7 - PUBLIC HEARING
16/PRELIMINARY REPLAT & REVISED SITE PLAN: EDS HEALTH & FITNESS
CENTER, BLOCK A, LOT 1R
APPLICANT: TYLER TECHNOLOGIES, INC.**

Jon Hubach, Planner, stated this is a general office on one lot on 26.5± acres located at the northeast corner of Tennyson Parkway Road and Windcrest Drive. Zoned Commercial Employment. Neighborhood #16. Staff recommended:

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

Revised Site Plan: 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 submitted. Commissioner Dry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
8/REPLAT & REVISED PRELIMINARY SITE PLAN:
VILLAGE OF STONEBRIAR, BLOCK A, LOTS 3R, 4, & 5
APPLICANT: USL FRISCO, LLC**

Mr. Hill stated this is two restaurants and a bank on three lots on 4.4± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8. 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, 1st Vice Chair Balda made a motion to approve the item as submitted. Commissioner Adeoye seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
55/EXTENSION OF APPROVAL FOR PRELIMINARY REPLAT:
HUFFINES DODGE ADDITION BLOCK A, LOTS 1R & 3R
APPLICANT: FIRST TRAIL CAPITAL FUNDING LLC, HPPL LIMITED & HUFFINES
DODGE**

Mr. Hill stated this is a long-term care facility and new car dealer on two lots on 16.0± acres located on the southeast corner of Plano Parkway and Ohio Drive and on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. Staff recommended approval subject to 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.

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

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10 - EXTENSION OF APPROVAL FOR SITE PLAN 55/HUFFINES DODGE ADDITION BLOCK A, LOT 3R APPLICANT: FIRST TRAIL CAPITAL FUNDING LLC & HPPL LIMITED

Mr. Hill stated this is a long-term care facility on one lot on 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office. Neighborhood #55. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

There being little discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 6-0.

AGENDA ITEM NO. 11 REQUEST TO CALL A PUBLIC HEARING APPLICANT: CITY OF PLANO

Mr. Hill stated this is a request to call a public hearing to rescind Specific Use Permits for Private Clubs on properties not presently being used for on-premise alcohol sales and for properties where restaurants are now operating with mixed beverage permits.

There being no discussion, Commissioner Downs made a motion to call a public hearing as requested. First Vice Chair Balda seconded the motion, which passed 6-0.

AGENDA ITEM NO. 12 DISCUSSION & DIRECTION: CAR WASH USES APPLICANT: CITY OF PLANO

Ms. Munyaradzi stated this is a discussion and direction regarding the zoning districts where car wash uses are allowed by right.

After much discussion, the Commission's consensus was to leave the regulations as currently stated in the Zoning Ordinance.

AGENDA ITEM NO. 13 DISCUSSION: ELEMENTS AND CHARACTERISTICS OF MIXED-USE DEVELOPMENT APPLICANT: CITY OF PLANO

Phyllis Jarrell, Director of Planning, stated this is a discussion regarding elements and characteristics of mixed-use development. This presentation is in preparation for the creation of a new, mixed-used urban zoning district.

This item required no action or direction needed.

**AGENDA ITEM NO. 14
NOMINATION AND ELECTION OF 2ND VICE CHAIR
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request for nomination and election of 2nd Vice Chair for the Planning & Zoning Commission. Staff recommended that the Commission take nominations for and elect a new 2nd Vice Chair.

First Vice Chair Balda nominated Commissioner Smith for 2nd Vice Chair. Chairman Caso seconded the nomination. Commissioner Smith was elected as 2nd Vice Chair by a vote of 6-0.

**AGENDA ITEM NO. 15
ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 7:58 p.m.

Chris Caso, Chairman