

PLANNING & ZONING COMMISSION
July 2, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Fred Balda, 1st Vice Chair
Alan Smith, 2nd Vice Chair
Olufemi Adeoye
David Downs
Michael Coleman
Douglas Cargo

COMMISSIONERS ABSENT

Tracey Dry

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, Senior Administrative Assistant

Chairman Caso called the meeting to order on Monday, July 2, 2012, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Coleman led the Commission in the Pledge of Allegiance.

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

Commissioner Adeoye made a motion to approve the June 18, 2012, Planning & Zoning Commission meeting minutes with a correction made to Agenda Item No. 14. Commissioner Cargo seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Second Vice Chair Smith made a motion to approve the Consent Agenda as submitted. First Vice Chair Balda seconded the motion, which passed 7-0.

AGENDA ITEM NO. 5A - FINAL PLAT 15/NW PLANO PARK & RIDE ADDITION, BLOCK A, LOT 1 APPLICANT: DALLAS AREA RAPID TRANSIT

Transit center on one lot on 9.6± acres located on the east side of Communications Parkway, 800± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District with Specific Use Permit #624 for Transit Center. Neighborhood #15.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 14/NORMANDY ESTATES, BLOCK A, LOT 8 APPLICANT: CM PLANO, LP

Day care center on one lot on 1.7± acres located at the northwest corner of Tennyson Parkway and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #14.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 16/LINCOLN LEGACY, BLOCK A, LOT 2 APPLICANT: LINCOLN BROOKDALE ASSOCIATES, LP

General Office on one lot on 2.6± acres located at the southwest corner of Tennyson Parkway and Bishop Road. Zoned Central Business-1/Dallas North Tollway Overlay District. Neighborhood #16.

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

AGENDA ITEM NO. 5D - FINAL PLAT 64/JOHN PAUL II HIGH SCHOOL ATHLETIC COMPLEX, BLOCK A, LOT 1 APPLICANT: JOHN PAUL II HIGH SCHOOL

Private school on one lot on 12.5± acres located at the northeast corner of Woodburn Corners and Plano Parkway. Zoned Light Industrial. Neighborhood #64.

Approved as submitted.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
1/WHITE ROCK CROSSING, BLOCK A, LOT 4
APPLICANT: WHITE CROSSING, LP**

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

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. 6 - PUBLIC HEARING
59/REPLAT: NORTH CENTRAL PARK, PHASE 2, BLOCK B, LOT 1R
APPLICANT: N3 335 PLANO TX, LLC**

Eric Hill, Planner, stated this is a restaurant on one lot on 2.5± acres located at the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial. Neighborhood #59. 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 Downs made a motion to approve the item as submitted. First Vice Chair Balda seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
14/REPLAT: NORMANDY ESTATES, BLOCK G, LOTS 6R & 7R &
BLOCK I, LOTS 1R-17R
APPLICANT: BENTLEY PREMIER BUILDERS, LLC**

Bester Munyaradzi, Planner, stated this is 17 Patio Home lots on 2.4± acres located at the southeast corner of Meadowlands Drive and Josephine Street and two Patio Home lots on 0.4± acre located at the southeast corner of Francesca Lane and Bourbon Street. Zoned Single-Family Residence Attached with Specific Use Permit #594 for Private Street Development. Neighborhood #14. Staff 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 submitted. First Vice Chair Balda seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
8/PRELIMINARY REPLAT: VILLAGE AT STONEBRIAR, BLOCK A, LOT 4
APPLICANT: USL FRISCO, LLC**

Ms. Munyaradzi stated this is a restaurant on one lot on 1.5± acres located on the south side of State Highway 121, 180± feet east of Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8. 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.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Commissioner Adeoye seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 9
DISCUSSION & DIRECTION ON DRAFT OF PROPOSED URBAN MIXED-USE
ZONING DISTRICT STANDARDS**

Phyllis Jarrell, Director of Planning, stated this is a discussion and direction on a draft of proposed standards for an Urban Mixed-Use zoning district.

Lucy Billingsley, Billingsley Company, spoke regarding items to consider when creating the zoning district including mix of uses and parking requirements for office uses.

After much discussion, the consensus of the Commission was that the proposed ordinance is a good starting point; however, they were concerned if the ordinance will provide the flexibility that the development community may desire. Additionally, the majority of the Commission agreed that work needs to continue forward on creation of the new district due to development interest in the city. No action was required.

**AGENDA ITEM NO. 10
ITEMS FOR FUTURE DISCUSSION**

Commissioner Downs has requested that guidelines for revitalizing/rebuilding an aging neighborhood be discussed.

There being no further discussion, Chairman Caso adjourned the meeting at 7:53 p.m.

Chris Caso, Chairman