

PLANNING & ZONING COMMISSION
September 4, 2012

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Chris Caso, Chairman

STAFF PRESENT

Tina Firgens, Planning Manager
Eric Hill, Senior Planner
Bester Munyaradzi, Planner
Jon Hubach, Planner
Bhavesh Mittal, Heritage Preservation Officer
Paige Mims, Deputy City Attorney
Dee Sarver, Senior Planning Technician
Doris Carter, Senior Administrative Assistant
Shari Forbes, Technical Administrative Assistant

The Planning & Zoning Commission convened into Executive Session at 7:00 p.m on Tuesday, September 4, 2012, in Conference Room 2E of the Plano Municipal Center, 1520 K Avenue, with Deputy City Attorney Paige Mims regarding the following posted item: Litigation - Roberta Cosgrove, Connie Cosgrove v. City of Plano.

Concluding Executive Session, the Commission's regular meeting was called to order by 1st Vice Chair Balda at 7:10 p.m., on Tuesday, September 4, 2012, in the Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Commissioner Coleman led the Commission in the Pledge of Allegiance.

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

Commissioner Coleman made a motion to approve the August 20, 2012, Planning & Zoning Commission meeting minutes. Commissioner Cargo seconded the motion, which passed 7-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

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

AGENDA ITEM NO. 5A - FINAL PLAT 59/LEXINGTON PARK ADDITION, PHASE 1 APPLICANT: CCDR PROPERTIES, LLC

14 Single-Family Residence-Attached lots and two open space lots on 1.1± acres located on the north side of 16th Street, 144± feet west of G Avenue. Zoned Planned Development-179-Downtown Business/Government/Heritage Resource Designation #20. Neighborhood #59.

Approved as submitted.

AGENDA ITEM NO. 5B 20/CONVEYANCE PLAT: LEXINGTON PARK ADDITION, PHASE 2 APPLICANT: CCDR PROPERTIES, LLC

Four conveyance lots on 5.2± acres located at the southwest corner of 18th Street and G Avenue. Zoned Planned Development-179-Downtown Business/Government/Heritage Resource Designation #20.

Approved as submitted.

AGENDA ITEM NO. 5C 37/PRELIMINARY PLAT: PARKER TRIANGLE ADDITION, BLOCK A, LOT 1 APPLICANT: MEADERS-HALE, LTD.

Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Planned Development-229-Retail. Neighborhood #37.

Approved as submitted 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

ZONING CASE 2012-25

**APPLICANTS: DALE R. & MELODY K. BURTON, TREASURE ANN LANGFORD,
AND HAROLD B. WARNICK JR.**

Bester Munyaradzi, Planner, stated that this was a request to rezone 19.7± acres from Planned Development-202-Research/Technology Center to Single-Family Residence-6 on the south side of 14th Street, 350± feet east of Plano Parkway. Zoned Planned Development-202-Research/Technology Center. Tabled August 20, 2012.

Commissioner Downs made a motion to remove the item from the table. Commissioner Cargo seconded the motion, which passed 7-0.

The public hearing was opened. Rick Fambro, the project representative, spoke in support of this item and answered the Commission's questions. Kerri Rushing and David Ramalia spoke in opposition to the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to deny the item. Commissioner Dry seconded the motion, which passed 4-3. Second Vice Chair Smith and Commissioners Adeoye, Downs and Dry approved the motion to deny. First Vice Chair Balda and Commissioners Cargo and Coleman voted in opposition to the motion to deny. The request was denied. The Commissioners voting in opposition to the motion did not state the reasons for their opposition.

AGENDA ITEM NO. 7

PUBLIC HEARING: ZONING CASE 2012-26

APPLICANT: STANLEY E. & PAT M. BLACK

Bhavesh Mittal, Heritage Preservation Officer, stated this is a request to amend Heritage Resource #4 Designation (Carpenter House) on 0.5± acre located at the northwest corner of M Avenue and 16th Street to allow assembly hall as an additional permitted use. Zoned Multifamily Residence-1 with Heritage Resource Designation #4.

The public hearing was opened. Robert Miklos, the attorney for the applicant, and Pat and Stanley Black, the applicants, spoke in support of the item and addressed the Commission's questions. Randy Wright, Diane Stratton, and Janis Frye Cowart Allman spoke in opposition to the item. Jason Van Sickel, Kyle Montgomery, Jacob Nanney, Travis Black, Larry Sommer, Teresa Kristof, Randy Williams, Wendy Hansen, Craig Claybrook, Kiley Crenshaw, and Austin Black spoke in support of the item. The public hearing was closed.

After much discussion, Commissioner Cargo made a motion to table the item until the October 1, 2012 meeting. Commissioner Adeoye seconded the motion, which passed 7-0. The Commission provided the applicant and staff the following directions:

- Determine if there are any other parking solutions associated with the assembly hall use for this property.
- Staff to research what other cities are doing to handle similar situations with unique historic properties.
- Staff to evaluate if there is another appropriate use classification other than “assembly hall” that is more narrow in scope, since the assembly hall use definition allows for a broad range of activities.

The Commission adjourned at 9:52 p.m. for a break, and 1st Vice Chair Balda reconvened the meeting at 10:00 p.m.

AGENDA ITEM NO. 8 - PUBLIC HEARING
REPLAT: STREAM DATA CENTER, BLOCK A, LOT 1R
APPLICANT: T5 DATA CENTERS

Ms. Munyaradzi stated this is a data center on one lot on 20.0± acres located on the west side of Pinecrest Drive, 90± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

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. Second Vice Chair Smith seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9 - PUBLIC HEARING
REPLAT: TRINITY PRESBYTERIAN CHURCH ADDITION, BLOCK A, LOT 5R
APPLICANT: PLANO GSF INVESTMENTS

Eric Hill, Senior Planner, stated this is a day care center on one lot on 1.4± acres located on the north side of Hedgcoxe Road, 520± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4.

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 Downs seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION
PROPOSED URBAN MIXED-USE ZONING DISTRICT REGULATIONS**

Tina Firgens, Planning Manager, stated this is a discussion and direction on proposed standards for an Urban Mixed-Use zoning district.

Rutledge Haggard spoke in support of the city developing Urban Mixed-Use Zoning District regulations, yet expressed concerns regarding requiring construction of nonresidential uses with residential uses, and allowance of floodplain and overhead transmission line area for public open space.

Comments received from the Commission included:

- Need to ensure higher residential densities being provided with the district;
- How was percentage of permeability determined for first floor uses;
- Need to ensure that developments provide structured parking within the district;
- Consideration should be given towards allowing floodplain to meet useable open space requirements;
- How were the minimum sidewalk widths (i.e. 7' and 12') determined; and
- Consideration should be given to accommodating bicycles within the district.

**AGENDA ITEM NO. 11 - REQUEST TO CALL PUBLIC HEARING
FARMER'S MARKET USE
APPLICANT: RODNEY O. HAGGARD**

Ms. Firgens stated this is a request to call a public hearing to consider amendments to the Zoning Ordinance regarding Farmer's Market use, including definitions, supplementary regulations, and schedule of permitted uses (use charts), and other related standards.

Kari Gates and Scott Merner spoke in support of this item.

After some discussion, Commissioner Downs made a motion to call a public hearing to consider amendments to the Zoning Ordinance as it pertains to Farmer's Market uses. Commissioner Cargo seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 14
ITEMS FOR FUTURE DISCUSSION**

There being no further discussion, 1st Vice Chair Balda adjourned the meeting at 10:59 p.m.

Fred Balda, 1st Vice Chair