

PLANNING & ZONING COMMISSION
January 4, 2011

COMMISSIONERS PRESENT

Christopher Caso, Chairman
David Downs, 1st Vice Chair
Michael Coleman, 2nd Vice Chair
Jim Norton
Doug Hazelbaker
Fred Balda

COMMISSIONERS ABSENT

Tracey Dry

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Steve Sims, Sr. Planner
Eric Hill, Planner, Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:00 p.m., Tuesday, January 4, 2011.

First Vice Chair Downs made a motion to approve the agenda as presented. Commissioner Norton seconded the motion, which passed 6-0.

Second Vice Chair Coleman made a motion to approve the minutes of the December 20, 2010, Planning & Zoning Commission meeting as submitted. Commissioner Norton seconded the motion, which passed 6-0.

Chairman Caso announced that Commissioner Duggan has resigned as Planning & Zoning Commissioner to run for the City Council. Thanks were given for all the support and leadership by Commissioner Duggan over the years, and wished him luck in his future endeavors.

First Vice Chair Downs made a motion to approve the consent agenda as presented. Commissioner Hazelbaker seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 9/DEERFIELD ADDITION, PHASE 7, BLOCK A, LOT 1 APPLICANT: DEERFIELD HOMEOWNERS ASSOCIATION

Private recreation facility on one lot on 2.0± acres located at the northwest corner of Pathway Lane and Old Pond Drive. Zoned Planned Development-281-Single-Family Residence-7/Single-Family Residence-9 with Specific Use Permit #146 for Private Recreation Facility. Neighborhood #9.

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

AGENDA ITEM NO. 5B - REVISED SITE PLAN 60/MENDENHALL ADDITION, BLOCK 1, LOT 1R APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Public primary school on one lot on 8.8± acres located at the southwest corner of 19th Street and N Avenue. Zoned Single-Family Residence-7. Neighborhood #60.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT 40/PARKWAY CENTRE ADDITION, PHASE 5, BLOCK C, LOTS 5, 6, AND 8 APPLICANT: PLANO SNF REALTY, LLC & BLUE QUAIL JV

Three conveyance lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Agenda Item Nos. 6A and 6B were presented together.

AGENDA ITEM NO. 6A - PUBLIC HEARING ZONING CASE 2010-20 APPLICANT: BLUEWAVE DEPLOYMENT (T- MOBILE)

Bester Munyaradzi, Planner, stated this is a request for a Specific Use Permit for 90-foot Commercial Antenna Support Structure on 0.1± acre located 250± feet east of Jupiter Road and 530± feet south of 14th Street. Zoned Retail. Tabled 12/06/10 and

12/20/10. First Vice Chair Downs made a motion to remove the item from the table. Second Vice Chair Coleman seconded the motion, which passed 6-0. Staff recommended approval subject to the commercial antenna support structure being a stealth "flagpole" design. One letter was received in support of, and two in opposition to the request.

The public hearing was opened. Alex Broadus, the applicant, was available to answer questions. No one else spoke in favor of or against the item. The public hearing was closed.

After some discussion, Commissioner Hazelbaker made a motion to approve the item as recommended by staff and that the elevation plan drawing be included as an attachment to the ordinance. First Vice Chair Downs seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 6B - REVISED SITE PLAN
68/PLANO PLAZA ADDITION, BLOCK A, LOT 1R
APPLICANT: BLUEWAVE DEPLOYMENT (T- MOBILE)**

Ms. Munyaradzi stated this is retail and commercial antenna support structure on one lot on 3.1± acres located generally at the southeast corner of 14th Street and Jupiter Road. Zoned Retail. Neighborhood #68. Staff recommended approval subject to City Council approval of Zoning Case 2010-20.

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

Agenda Item Nos. 7A and 7B were presented together

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2010-21
APPLICANT: PLANO SNF REALTY, LLC**

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Long-term Care Facility on 5.4± acres located on the east side of Communications Parkway, 500± feet north of Chapel Hill Boulevard. Zoned Regional Employment. Staff recommended approval as submitted. One letter was received in support of, and one in opposition to the item.

The public hearing was opened. Rob Baldwin, the applicant, spoke in favor of the item. No one else spoke in favor of or in opposition to the item. The public hearing was closed.

There being no discussion, 2nd Vice Chair Coleman made a motion to approve the item as submitted. First Vice Chair Downs seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN & CONCEPT PLAN
40/PARKWAY CENTRE, PHASE 5, BLOCK C, LOTS 5, 6 & 8
APPLICANT: PLANO SNF REALTY, LLC & BLUE QUAIL JV**

Mr. Hill stated this is a long-term care facility, medical and general office on three lots on 10.4± acres located at the northeast corner of Chapel Hill Boulevard and Communications Parkway. Zoned Regional Employment and Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #40. Staff recommended approval subject to City Council approval of Zoning Case 2010-21.

There being no discussion, 1st Vice Chair Downs made a motion to approve the item as submitted. Second Vice Chair Coleman seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 8 - DISCUSSION & DIRECTION
UNDEVELOPED LAND STUDY
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a discussion and direction regarding policy recommendations from the Economic Development element, Land Use element, and Housing Density, Infill Housing, Mixed Use, and Rezoning to Meet Demand policy statements, for the use of remaining undeveloped land in Plano.

Robert Shaw, Columbus Realty Partners, made a presentation regarding demographics and the economy as it pertains to multifamily development; Robbie Robinson, a citizen, discussed the importance of preserving the commercial zoning in areas such as Legacy Town Center; and Mike Ablon, a citizen and investor, discussed surface versus structured parking as it pertains to multifamily development densities.

The Commission concurred with staff's summary of the Commission's recommendations received during previous meetings, as it pertains to the city's comprehensive planning policies and undeveloped land within the city.

**AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION
RESEARCH/TECHNOLOGY CENTER DISTRICT
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request for discussion and direction regarding possible amendments to the Research/Technology Center zoning district regulations.

Reid Dunbar, representative of ProLogis, and Jonathan Stites of Argent Property Company, spoke in favor of rezoning portions of the Research/Technology Center. Alan Smith, a citizen, spoke in favor of being cautious in making changes.

The Commission concurred with evaluating the distinct standards identified by staff that may need to be modified, as well as instructed staff to explore removing the prohibition on vehicle storage and potential screening options.

**AGENDA ITEM NO. 10
REQUEST TO CALL PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request to call a public hearing to consider amendments to the Zoning Ordinance regarding the use of metal as an exterior wall construction material in nonresidential zoning districts, and regarding the exterior wall construction materials as required in the Regional Employment and Regional Commercial zoning districts. Staff recommended that a public hearing be called.

After some discussion, 1st Vice Chair Downs made a motion to call a public hearing. Commissioner Hazelbaker seconded the motion, which passed 6-0.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 9:10 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Thomas H. Muehlenbeck, City Manager