

PLANNING & ZONING COMMISSION
March 3, 2008

COMMISSIONERS PRESENT

Maggie Armstrong, 2nd Vice Chair
Jeff Bulla
Christopher Caso
Michael Coleman
Craig Perry
Beth Weingarden

COMMISSIONERS ABSENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Steve Sims, Sr. Planner
Eric Hill, Planner
Bester Tauro, 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 2nd Vice Chair Armstrong at 7:00 p.m., Monday, March 3, 2008.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Bulla seconded the motion, which passed 6-0.

Commissioner Caso made a motion to approve the minutes of the February 18, 2008, Planning & Zoning Commission meeting. Commissioner Perry seconded the motion, which passed 6-0.

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

CONSENT AGENDA

**AGENDA ITEM NO. 5A - REVISED CONVEYANCE PLAT
65/CUSTER/190 ADDITION, BLOCK A, LOTS 3R & 4
APPLICANT: PCCP LINCOLN PLANO DEVELOPMENT, L.P.**

Two conveyance lots on 3.9± acres located at the northwest corner of Plano Parkway and Custer Road. Zoned Planned Development-376-Retail/General Office. Neighborhood #65.

Approved as submitted.

**AGENDA ITEM NO. 5B - FINAL PLAT
15/ERICSSON VILLAGE, BLOCK A, LOT 1
APPLICANT: ERICSSON, INC.**

General offices on one lot on 38.2± acres located at the southeast corner of Legacy Drive and Corporate Drive. Zoned Commercial Employment with Specific Use Permit #473. Neighborhood #15.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN
16/PARKWOOD PLACE I IN LEGACY, BLOCK A, LOT 2
APPLICANT: MC II DEVELOPMENT COMPANY LTD**

General office building on one lot on 6.7± acres located at the southeast corner of Tennyson Parkway and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #16.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN
66/SIGLER ELEMENTARY ADDITION, BLOCK A, LOT 1
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Public primary school on one lot on 9.8± acres located on the south side of Janwood Drive, 130± feet east of Edgefield Drive. Zoned Single-Family Residence-7. Neighborhood #66.

Approved subject to Fire Department approval of a variance to the 150-foot hose lay requirement.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
26/PARKWAY PROFESSIONAL CENTER ADDITION, BLOCK 1, LOT 1
APPLICANT: PARKWAY PROFESSIONAL CENTER, LLC**

General and medical offices on one lot on 5.0± acres located on the west side of Dallas North Tollway, 630± feet south of Spring Creek Parkway. Zoned Regional Employment. Neighborhood #26.

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
COMPREHENSIVE PLAN REVISION
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a request to amend the Transportation Element of the Comprehensive Plan along with the Thoroughfare Plan map. Staff recommended approved of the item as submitted.

The public hearing was opened. Valerie Ray and Chuck Holley, residents of Plano, spoke in support of the item. No one spoke against the item. The public hearing was closed.

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

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2008-09
APPLICANT: H.H.P.L. LIMITED**

Tom Elgin, Development Review Manager, stated this is a request to rezone 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive from Planned Development-131-Light Industrial-1 and Planned Development-426-Retail/General Office to Planned Development-426-Retail/General Office. Zoned Planned Development-131-Light Industrial-1 and Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Staff recommended approval of the item as submitted. There were no letters received in support of or opposition to the item.

This item was tabled at the February 18, 2008, meeting. Commissioner Weingarden made a motion to remove the item from the table. Commissioner Caso seconded the motion, which passed 6-0.

The public hearing was opened. Gaylen Laing, representing the applicant, made a short presentation and was available for questions. No one spoke against the item. The public hearing was closed.

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

**AGENDA ITEM NO. 7B - CONCEPT PLAN
55/HUFFINES DODGE ADDITION, BLOCK A, LOTS 1R, 3R, & 4
APPLICANT: H.H.P.L. LIMITED**

Mr. Elgin stated this is a long-term care facility and office on two lots on 5.6± acres located on the north side of Tradition Trail, 470± feet east of Ohio Drive. Zoned Planned Development-131-Light Industrial-1 and Planned Development-426-Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Neighborhood #55. Staff recommended approval subject to City Council approval of Zoning Case 2008-09.

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

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2008-13
APPLICANT: CITY OF PLANO**

Tina Firgens, Sr. Planner, stated this is a request to rescind Specific Use Permit #415 for Private Club on one lot on 0.1± acre located 170± feet east of Dallas North Tollway and 1,005± feet north of Park Boulevard. Zoned Regional Commercial. Staff has recommended this item be withdrawn.

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

There being no discussion, Commissioner Perry made a motion to approve the request to withdraw. Commissioner Caso seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9A - PUBLIC HEARING
ZONING CASE 2008-10
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #409 for Private Club on one lot on 2.9± acres located at the northwest corner of Bishop Road and Daniel Road. Zoned Planned Development-65-Central Business-1. Staff recommended approval as submitted. There was one letter received in support of the item and no letters received in opposition.

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

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

**AGENDA ITEM NO. 9B - PUBLIC HEARING
ZONING CASE 2008-11
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #413 for Private Club on one lot on 0.1± acre located 95± feet west of Preston Road and 470± feet north of Lorimar Drive. Zoned Planned Development-447-Retail/Multifamily Residence-2. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

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

**AGENDA ITEM NO. 9C - PUBLIC HEARING
ZONING CASE 2008-12
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #414 for Private Club on one lot on 1.8± acres located on the east side of Dallas North Tollway, 450± feet south of State Highway 121. Zoned Central Business-1. Staff recommended approval as submitted. There was one letter received in support of the item, and no letters received in opposition.

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

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

**AGENDA ITEM NO. 9D - PUBLIC HEARING
ZONING CASE 2008-14
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #418 for Private Club on one lot on 1.8± acres located on the west side of U.S. Highway 75, 850± feet south of Chase Oaks Drive. Zoned Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

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

**AGENDA ITEM NO. 9E - PUBLIC HEARING
ZONING CASE 2008-15
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #419 for Private Club on one lot on 0.2± acre located 160± feet west of Preston Road and 50± feet north of Lorimar Drive. Zoned Planned Development-447-Retail/Multifamily Residence-2. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

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

**AGENDA ITEM NO. 9F - PUBLIC HEARING
ZONING CASE 2008-16
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #435 for Private Club on one lot on 1.6± acres located on the west side of U.S. Highway 75, 2,875± feet south of Spring Creek Parkway. Zoned Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

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

**AGENDA ITEM NO. 9G - PUBLIC HEARING
ZONING CASE 2008-17
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to amend Specific Use Permit #436 for Private Club & Arcade to rescind the private club portion on one lot on 6.1± acres located on the west side of U.S. Highway 75, 3,050± feet south of Spring Creek Parkway. Zoned Corridor Commercial. Staff recommended approval as submitted. Two letters were received, one in support of and one in opposition to the item.

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

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

**AGENDA ITEM NO. 10 - PUBLIC HEARING
69/PRELIMINARY REPLAT: EAST PLANO ISLAMIC ADDITION, BLOCK A, LOT 1
APPLICANT: EAST PLANO ISLAMIC CENTER**

Ms. Firgens stated this is a religious facility with medical and general offices on one lot on 9.9± acres located at the southeast corner of 14th Street and Star Court. Zoned Research/Technology Center. Neighborhood #69. Staff recommended approval as submitted.

The public hearing was opened. Travis Bousquet, representing the applicant, was available for questions. No one spoke in opposition to the item. The public hearing was closed.

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

**AGENDA ITEM NO. 11 - PUBLIC HEARING
67/REPLAT & REVISED SITE PLAN: JUPITER-190 ADDITION, BLOCK A, LOTS 2R
& 4
APPLICANT: SWHG HOSPITALITY, LTD.**

Ms. Firgens stated these are hotels on two lots on 4.5± acres located at the northwest corner of State Highway 190 and Jupiter Road. Zoned Light Industrial-1. Neighborhood #67. Staff made the following recommendations:

Replat: Approved as submitted.

Revised Site Plan: Approved subject to:

1. The Board of Adjustment granting a variance to the placement of overhead utilities underground along Jupiter Road.
2. Fire Department approval of a variance to the 150-foot hose-lay requirement.
3. TXU written approval of parking and access drive aisles, landscaping, and other improvements within the electric transmission line easement.

The public hearing was opened. Anil Ram, representing the applicant, was available for questions. No one spoke in opposition to the item. The public hearing was closed.

After some discussion, Commissioner Caso made a motion to approve the item as follows:

Replat: Approved as submitted.

Revised Site Plan: Approved subject to:

1. The Board of Adjustment granting a variance to the placement of overhead utilities underground along Jupiter Road.
2. Fire Department approval of a variance to the 150-foot hose-lay requirement.
3. TXU written approval of parking and access drive aisles, landscaping, and other improvements within the electric transmission line easement.

Commissioner Perry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING
8/REPLAT: NYLO HOTELS ADDITION, BLOCK A, LOT 1R
APPLICANT: PLANO LH, L.P.**

Ms. Firgens stated this is a hotel on one lot on 4.1± acres located at the northwest corner of Preston Road and Headquarters Drive. Zoned Commercial Employment. 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, Commissioner Perry made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING
50/REPLAT: STONEY HOLLOW, PHASE TWO, BLOCK E, LOTS 1R & 8
APPLICANT: DAVID MIRIKE**

Ms. Firgens stated this is one Single-Family Residence-9 lot and one open space lot on 0.6± acre located at the southeast corner of Los Rios Boulevard and Trail Walker Drive. Zoned Planned Development-320-Single-Family Residence-7/Single-Family Residence 9. Neighborhood #50. Staff recommended approval subject to City approval and subsequent recordation in amendments to the Declaration of Covenants, Conditions and Restrictions for the Stoney Hollow Residential Association pertaining to the maintenance of the open space lot.

The public hearing was opened. David Mirike, applicant, was available for questions. Ken Waller, a resident, spoke in support of the item. No one spoke in opposition to the item. The public hearing was closed.

There being no discussion, Commissioner Bulla made a motion to approve the item subject to City approval and subsequent recordation in amendments to the Declaration of Covenants, Conditions and Restrictions for the Stoney Hollow Residential Association pertaining to the maintenance of the open space lot. Commissioner Caso seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 14 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, 2nd Vice Chair Armstrong adjourned the meeting at 7:50 p.m.

Planning & Zoning Commissioner

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