

**PLANNING & ZONING COMMISSION**  
**June 16, 2008**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Maggie Armstrong, 2nd Vice Chair  
Beth Weingarden  
Christopher Caso  
Michael Coleman  
Craig Perry

**COMMISSIONERS ABSENT**

Jeff Bulla

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Tina Firgens, Sr. Planner  
Kate Perry, Sr. Planner  
Eric Hill, Planner  
Bester Tauro, Planner  
Paige Mims, Assistant City Attorney  
Priscilla Parra, Planning Technician  
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, June 16, 2008.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Weingarden seconded the motion, which passed 7-0.

Commissioner Caso made a motion to approve the minutes of the June 2, 2008, Planning & Zoning Commission meeting with corrections. First Vice Chair Norton seconded the motion, which passed 7-0.

Tom Elgin, Development Review Manager, stated that due to a notification error, no action could be taken on Agenda Item 12.

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

## **CONSENT AGENDA**

**AGENDA ITEM NO. 5A - REVISED SITE PLAN  
55/PRESTON PARK SOUTH ADDITION, PHASE 2, BLOCK A, LOT 2  
APPLICANT: OLD SHEPARD PLACE II, LTD.**

Retail building on one lot on 1.9± acres located at the northeast corner of Preston Road and Old Shepard Place. Zoned Planned Development-186-Retail/General Office with Specific Use Permits #268 & #269 for Private Club and Restaurant. Neighborhood #55.

Approved as submitted.

**AGENDA ITEM NO. 5B - CONCEPT PLAN  
53/CIGNA POINT ADDITION, BLOCK A, LOT 2  
APPLICANT: SCARBOROUGH PARKWAY II, L.P.**

Office, hotel, and retail buildings on one lot on 28.6± acres located at the northeast corner of Dallas North Tollway and West Plano Parkway. Zoned Planned Development-200-Regional Employment. Neighborhood #53.

Approved as submitted.

**AGENDA ITEM NO. 5C - REVISED SITE PLAN  
40/PRESTONWOOD PARK ADDITION, BLOCK A, LOT 6  
APPLICANT: UPTOWN MIDWAY, LLC**

Bank on one lot on 0.9± acre located at the northeast corner of Midway Road and Park Boulevard. Zoned Planned Development-112-Retail. Neighborhood #40.

Approved as submitted.

**AGENDA ITEM NO. 5D - CONVEYANCE PLAT  
36/FAIRVIEW PREMIER PHASE II ADDITION, BLOCK 1, LOT 1  
APPLICANT: FAIRVIEW FARM LAND CO., LTD.**

Conveyance lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED PRELIMINARY SITE PLAN  
21/PEARCY/CHRISTON ADDITION, BLOCK 1, LOTS 1R & 5R  
APPLICANT: SPRING CREEK PLANO RETAIL, L.P.**

Bank and retail on two lots on 11.3± acres located at the northeast corner of Wagner Way and Spring Creek Parkway. Zoned Corridor Commercial. Neighborhood #21.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2008-58  
APPLICANT: CLYDE HANNIWALT**

Tina Firgens, Sr. Planner, stated this is a request for Specific Use Permit for Used Car Dealer on 0.2± acres located on the east side of J Avenue, 360± feet north of 12th Street. Zoned Light Commercial. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw.

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 Norton made a motion to accept the applicant's request to withdraw the item. Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
53/REPLAT: BOARDWALK MOTOR CARS ADDITION, BLOCK A, LOT 2R  
APPLICANT: WEST PLANO PARKWAY, LTD.**

Bester Tauro, Planner, stated this is a request for a new car dealer on one lot on 9.2± acres located on the south side of Plano Parkway, 260± feet east of Dallas North Tollway. Zoned Planned Development-211-Light Commercial with Specific Use Permit #561. Neighborhood #53. Staff recommended approval as submitted. There was one letter received in support of the item and no letters received 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 Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
32/REPLAT: HARRINGTON HOMEPLACE, BLOCK C, LOTS 25R & 32R  
APPLICANT: HARRINGTON HOMEPLACE HOA**

Ms. Tauro stated this is one Single-Family Residence-7 lot and one open space lot on 4.1± acres located at the northeast corner of Ohio Drive and Southwick Drive. Zoned Planned Development-183-Single-Family Residence-6/Single-Family Residence-7. Neighborhood #32. Staff stated that due to a notification error, no action could be taken.

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

There was no action taken.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
50/PRELIMINARY REPLAT & REVISED SITE PLAN: BEATY EARLY CHILDHOOD  
SCHOOL, BLOCK A, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Tauro stated this is a public school on one lot on 8.0± acres located at the southeast corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. Neighborhood #50. Staff made the following recommendations:

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

Revised Site Plan: Recommended for approval as submitted.

The public hearing was opened. Anthony Capland, citizen of the City of Plano, had concerns about the notification area. Staff explained the state notification standard for residential replats and confirmed that the notice was proper. The public hearing was closed.

After a brief discussion, Commissioner Perry made a motion to approve the item as follows:

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

Revised Site Plan: Approved as submitted.

Commissioner Weingarden seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
54/PRELIMINARY REPLAT & REVISED SITE PLAN: PERFORMANCE ADDITION,  
BLOCK 1, LOT 1R  
APPLICANT: IRONWOOD PARTNERS, LTD.**

Ms. Tauro stated this is a request for an existing new car dealer on one lot on 5.8± acres located on the west side of Preston Road, 500± feet south of Plano Parkway. Zoned Planned Development-201-Light Commercial. Neighborhood #54. Staff made the following recommendations:

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

Revised Site Plan: 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 Coleman made a motion to approve the item as follows:

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

Revised Site Plan: Approved as submitted.

Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING  
8/REPLAT & REVISED SITE PLAN: CADBURY/SCHWEPPE'S ADDITION,  
BLOCK A, LOT 1  
APPLICANT: DR. PEPPER/SEVEN UP, INC.**

Ms. Firgens stated this is a request for a general office with parking garage on one lot on 19.7± acres located at the southeast corner of Legacy Drive and Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8. Staff made the following recommendations:

Replat: Recommended for approval as submitted.

Revised Site Plan: Recommended for approval as submitted.

The public hearing was opened. Jim Riley, representing the applicant, was available to answer any questions. The public hearing was closed.

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

Replat: Approved as submitted.

Revised Site Plan: Approved as submitted.

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

**AGENDA ITEM NO. 12 - PUBLIC HEARING  
36/PRELIMINARY REPLAT & REVISED SITE PLAN: PEARSON EARLY  
CHILDHOOD SCHOOL, BLOCK A, LOT 1  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Due to a notification error, no action was taken.

**AGENDA ITEM NO. 13 - PRELIMINARY SITE PLAN  
36/FAIRVIEW PREMIER PHASE II ADDITION, BLOCK 1, LOT 1  
APPLICANT: FAIRVIEW FARM LAND CO., LTD.**

Ms. Firgens stated this is a request for kennel (indoor pens)/commercial pet sitting and medical office buildings on one lot on 2.5± acres located on the west side of Premier Drive, 550± feet north of Renaissance Drive. Zoned Corridor Commercial. Neighborhood #36. Staff recommended approval subject to the Planning & Zoning Commission granting a temporary waiver to the Subdivision Ordinance requirement for two points of access.

John Spiars, representing the application, was available to answer any questions.

After a brief discussion, 2nd Vice Chair Armstrong made a motion to grant a temporary waiver to the Subdivision Ordinance requirement for two points of access. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 14 - REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to call a public hearing to amend the Zoning Ordinance to formulate regulations to prohibit electronic billboard signage. Staff recommended that a public hearing be called for this purpose.

After a brief discussion, Commissioner Perry made a motion that a public hearing be called for this purpose. Commissioner Weingarden seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 15 - DISCUSSION AND DIRECTION  
MIXED-USE POLICY STATEMENT  
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is discussion and direction on a mixed-use policy statement to amend the City of Plano Comprehensive Plan. Staff recommended direction from the Commission in development of this statement, especially with regard to the key areas and criteria listed.

Ms. Perry presented some additional information about mixed-use development and the topics to be covered in the policy statement. She indicated that this policy statement will synthesize and supplement information contained in several other policy documents including the Infill Housing Policy Statement, the Rezoning Property to Meet Demand Policy Statement, the Economic Development Element, the Land Use Element, and the Urban Centers Study. Ms. Perry also indicated that there are certain key areas the mixed-use policy statement needs to cover. These include:

1. Where are mixed-use projects appropriate?
2. How will these projects relate to surrounding development?
3. Is additional density appropriate? Under what conditions?
4. What types of uses may be included?
5. How is mixed-use delineated from urban center development?
6. What criteria will be utilized for evaluating mixed-use projects? For example:
  - The impact of the proposal on adjacent land uses, particularly residential. Site layout, building orientation, building massing, and allocation of uses must all be taken into consideration.
  - Adequate municipal services including utilities as well as schools, parks, public safety, etc. are available.
  - Sufficient onsite parking is provided.
  - For redevelopment of existing retail corners, when complete redevelopment is not possible, how are existing uses/structures handled?
  - Availability of bus transit - Is the site located along existing routes?

After reviewing these questions with the Commission, Ms. Perry concluded her presentation by indicating there would be an opportunity for further discussion of issues related to mixed-use projects and an opportunity to meet with mixed-use developers at the July 8, 2008 Planning & Zoning Commission Work Session.

Scott Woodruff, Centennial Real Estate, spoke in support of the item.

## **AGENDA ITEM NO. 16 - ITEMS FOR FUTURE DISCUSSION**

Paige Mims, Assistant City Attorney, stated she would like the Commission to attend a legal training class. Phyllis Jarrell, Director of Planning, stated she would like to have the class as a work session. No date was set.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:08 p.m.

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Planning & Zoning Commissioner

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