

PLANNING & ZONING COMMISSION
November 1, 2010

COMMISSIONERS PRESENT

Christopher Caso, Chairman
James Duggan
Jim Norton
Michael Coleman
David Downs
Doug Hazelbaker
Fred Balda

COMMISSIONERS ABSENT

Tracey Dry

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:00 p.m., Tuesday, November 1, 2010.

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

Commissioner Downs made a motion to approve the minutes of the October 18, 2010, Planning & Zoning Commission meeting as submitted. Commissioner Norton seconded the motion, which passed 7-0.

Commissioner Hazelbaker made a motion to approve the consent agenda as presented. Commissioner Balda seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED CONVEYANCE PLAT 2/SILVER FERN ADDITION, BLOCK 1, LOTS 1 & 2 APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP, LTD.

Two conveyance lots on 8.7± acres located at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #2.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 69/VILLAS OF ANDULUS APPLICANT: SIGNAGE POINT PROPERTIES, LLC

34 Single-Family Residence-6 lots on 7.2± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Single-Family Residence-6. Neighborhood #69.

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

AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 6R APPLICANT: COLUMBUS REALTY PARTNERS

Multifamily residential units on one lot on 4.1± acres located at the northwest corner of Bozeman Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2010-16 APPLICANT: CITY OF PLANO

Tina Firgens, Planning Manager, stated this is a request to amend Section 3.1400 (Traffic Impact Analysis) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to traffic impact analysis. Tabled 09/20/10 and 10/18/10. Staff recommended that Zoning Case 2010-16 remain on the table to the November 15, 2010, Planning & Zoning Commission meeting.

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

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 table the item to the November 15, 2010, Planning & Zoning Commission meeting. Commissioner Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2010-18
APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP, LTD.**

Bester Munyaradzi, Planner, stated this is a request to amend Planned Development-434-Retail on 10.8± acres located at the northeast corner of McDermott Road and Coit Road to reduce landscape edge requirements and related sections of the ordinance. Zoned Planned Development-434-Retail. Staff recommended approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Amend Planned Development-434-Retail as follows:

3. ~~Thirty~~ Fifteen foot landscape edge is required along ~~S.H. 124, Coit Rd. and McDermott Rd. crossing major thoroughfares (Type C or above).~~ A ~~15-foot~~ landscape edge is required along ~~Type E thoroughfares.~~ The ~~buffer~~ landscape edge shall be measured from the property line. ~~The area between the curb and the property line should also be maintained in living condition by the property owner.~~

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

Kevin Weir, representing the applicant, was available to answer any questions.

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

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN & CONCEPT PLAN
1/SILVER FERN ADDITION, BLOCK 1, LOTS 1 & 2
APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP, LTD.**

Ms. Munyaradzi stated this is a request for a convenience store with gas pumps, retail, restaurant, and medical offices on two lots on 8.7± acres located generally at the northeast corner of McDermott Road and Coit Road. Zoned Planned Development-434-Retail. Neighborhood #1. Staff recommended for approval as submitted.

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

AGENDA ITEM NO. 8 - PUBLIC HEARING
53/REPLAT & REVISED SITE PLAN: GLEN EAGLES VILLAGE NO. 2, BLOCK 1,
LOT 1R-A
APPLICANT: FACILITY ACQUISITION PARTNERSHIP, LTD.

Eric Hill, Planner, stated this is a request for retail on one lot on 2.3± acres located at the southeast corner of Park Boulevard and Parkwood Boulevard. Zoned Retail. Neighborhood #53. Staff recommended approval as submitted.

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

Michael Doggett, representing the applicant, was available to answer any questions.

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

AGENDA ITEM NO. 9 - PUBLIC HEARING
67/REPLAT: P. R. GARRETT ADDITION, BLOCK 12, LOT 2R
APPLICANT: SHARON GADDIS

Mr. Hill stated this is a request for one general residential lot on 0.1± acre located on the east side of F Avenue, 350± feet north of 11th Street. Zoned General Residential. Neighborhood #67. 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 Duggan made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION
RESEARCH/TECHNOLOGY CENTER DISTRICT
APPLICANT: CITY OF PLANO

Kate Perry, Sr. Planner, stated this is a request for discussion and direction regarding the appropriate boundaries of the Research/Technology Center (RT) zoning district. Staff recommended that the Planning & Zoning Commission provide direction regarding the boundaries and appropriate uses for the areas east of Bradshaw Drive within the RT zoning district and how they recommend implementing changes. Staff recommended that the Planning & Zoning Commission provide direction regarding the boundaries and appropriate uses for the areas east of Bradshaw Drive within the RT zoning district and how they recommend implementing changes.

Rick Fambro, representing the applicant, and Kerry Rushing, citizen of Plano, stated they wanted to retain the existing nonresidential zoning.

There was much discussion. Comments received from the Commission included designating the area south of 14th Street and east of Plano Parkway as RT and retaining the existing Planned Development-202-Research/Technology Center (PD-202-RT) zoning, and for the area south of 14th Street, west of Plano Parkway, east of Bradshaw Drive, allow residential uses in addition to the existing PD-202-RT zoning or consider removing this area from the RT district and rezoning to allow for residential uses, recognizing that some of the smaller properties within the area may need to have a nonresidential zoning district classification. However, the Commission believed before they could make a formal recommendation to City Council regarding RT district boundaries, the Commission needed to receive additional comments from the property owners, particularly property owners within the area bounded by 14th Street on the north, Plano Parkway on the east, Bradshaw Drive on the west, and the railroad tracks on the south.

After much discussion, Commissioner Downs made a motion to table the item for further discussion. Commissioner Hazelbaker seconded the motion, which passed 7-0.

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 8:02 p.m.

Planning & Zoning Commissioner

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