

PLANNING & ZONING COMMISSION
December 6, 2010

COMMISSIONERS PRESENT

Christopher Caso, Chairman
Michael Coleman
David Downs
Fred Balda
Tracey Dry

COMMISSIONERS ABSENT

James Duggan
Jim Norton
Doug Hazelbaker

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Steve Sims, 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, December 6, 2010.

Commissioner Downs made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 5-0.

Commissioner Coleman made a motion to approve the minutes of the November 15, 2010, Planning & Zoning Commission meeting as submitted. Commissioner Downs seconded the motion, which passed 5-0.

After a brief discussion, Commissioner Coleman made a motion to approve the consent agenda as presented. Commissioner Downs seconded the motion, which passed 5-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 6R APPLICANT: LEGACY NORTH PT MFA V, L.P.

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

AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN 40/PARK PLACE CENTER, BLOCK A, LOT 9 APPLICANT: PLANO DEVELOPMENT, L.P.

Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

Approved as submitted.

AGENDA ITEM NO. 5C - CONCEPT PLAN 40/PARK PLACE CENTER, BLOCK A, LOTS 7R & 9 APPLICANT: PLANO DEVELOPMENT, L.P.

Day care center and general office on two lots on 8.4± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED CONVEYANCE PLAT 40/PARK PLACE CENTER, BLOCK A, LOTS 7R & 9 APPLICANT: PLANO DEVELOPMENT, L.P.

Two conveyance lots on 8.4± acres located on the south side of Plano Parkway, 960± feet east of Midway Road. Zoned Planned Development-112-Retail. Neighborhood #40.

Approved as submitted.

**AGENDA ITEM NO. 5E - PRELIMINARY PLAT
16/PARKWOOD STORAGE, BLOCK A, LOT 1
APPLICANT: RUTLEDGE HAGGARD**

Mini-warehouse/public storage on one lot on 1.6± acres located on the east side of Parkwood Boulevard, 470± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

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

**AGENDA ITEM NO. 5F - REVISED PRELIMINARY SITE PLAN
43/PRESTON VILLAGES ADDITION
APPLICANT: PRESTON VILLAGES DEVELOPERS, LP**

56 Single-Family Residence Attached lots and two common area lots on 7.4± acres located on the west side of Orion Drive, 600± feet west of Ohio Drive. Zoned Planned Development-150-Single-Family Residence Attached. Neighborhood #43.

Approved as submitted.

**AGENDA ITEM NO. 5G - REVISED CONCEPT PLAN
THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 10
APPLICANT: ANS VENTURES, LLC & KMP INTERESTS, INC.**

Medical office on one lot on 0.5± acre located on the south side of McDermott Road, 450± feet east of Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5H - SITE PLAN
59/OLD ORIGINAL DONATION, BLOCK 1, LOT 7
APPLICANT: AMERAPPRAISE VALVAHLON, INC.**

General office on one lot on 0.2± acre located at the southwest corner of K Avenue and 18th Place. Zoned Downtown Business/Government. Neighborhood #59.

Approved as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY SITE PLAN
55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOT 5
APPLICANT: DR. ROBERT TORTI & DR. SANTOSH PATEL**

Medical office on one lot on 0.8± acre located at the southeast corner of Preston Park Boulevard and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

Approved as submitted.

**AGENDA ITEM NO. 5J - PRELIMINARY PLAT
1/QT 910 ADDITION, BLOCK A, LOT 1
APPLICANT: RONALD MCCUTCHIN**

Convenience store with gas pumps on one lot on 2.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1.

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
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. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table Zoning Case 2010-20 to the December 20, 2010, meeting.

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 December 20, 2010, Planning & Zoning Commission meeting. Commissioner Dry seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
34/REPLAT: PLANO CHINESE ALLIANCE CHURCH ADDITION, BLOCK A, LOT 1R
APPLICANT: PLANO CHINESE ALLIANCE CHURCH**

Eric Hill, Planner, stated this is a request for a religious facility on one lot on 6.0± acres located at the southwest corner of Bay Hill Drive and Custer Road. Zoned Neighborhood Office. Neighborhood #34. 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 Downs made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 5-0.

**AGENDA NO. 8 - PUBLIC HEARING
8/REVISED PRELIMINARY REPLAT & REVISED SITE PLAN: CAPITAL ONE
ADDITION, BLOCK 1, LOT 3R
APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION**

Kate Perry, Sr. Planner, stated this is a request for a general office on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedgecoxe Road. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #8. Staff made the following recommendations:

Revised 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 Dry made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
8/REPLAT & REVISED SITE PLAN/REVISED PRELIMINARY SITE PLAN:
VILLAGE AT STONEBRIAR, BLOCK A, LOTS 1R & 3
APPLICANT: USL FRISCO, LLC**

Ms. Perry stated this is a request for retail, bank, and restaurants on two lots on 7.3± acres located on the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment/State Highway 121 Overlay District. Neighborhood #8. Staff made the following recommendations:

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

Revised Site Plan/Revised Preliminary 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 Downs made a motion to approve the item as submitted. Commissioner Balda seconded the motion, which passed 5-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 10 - PRELIMINARY SITE PLAN
17/PRESTON MEADOW SUBSTATION, BLOCK A, LOT 1
APPLICANT: ONCOR ELECTRIC DELIVERY**

Ms. Munyaradzi stated this is a request for an electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 650± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128 for Electrical Substation. Ms. Munyaradzi clarified that the Specific Use Permit for this site was originally approved in November 1986. Staff recommended approval subject to the Planning & Zoning Commission granting a variance to the Subdivision Ordinance for two points of access.

Dallas Cothrum, 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 Coleman seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 11 - DISCUSSION & DIRECTION
UNDEVELOPED LAND STUDY
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a request for discussion and direction regarding the Housing Density, Infill Housing, and Mixed Use policy recommendations from the Comprehensive Plan for the use of remaining undeveloped land in Plano.

Michael Avalon, Developer, offered a developer's perspective on the undeveloped land issues.

Comments received from the Commission included:

Some Commissioners believe that there is not a need for additional lower density multifamily zoning in the city. However, a few Commission members stated the use may be necessary to provide affordable housing for younger people moving to Plano. Lower density multifamily should be encouraged as a redevelopment option within the corner retail development sites.

The multifamily concentration and separation guidelines in the Housing Density policy statement are appropriate and should be retained for lower density multifamily development with the exception noted for senior housing, mixed-use and urban center developments.

Infill housing should occur in areas around Plano where it would be appropriate for housing. Single-family housing should be discouraged within the expressway corridors. However, multifamily in a mixed use setting would be appropriate within the corridors.

The 1,200 foot setback for residential uses along the State Highway 121 corridor should be retained as this area should be preserved for future employment opportunities.

Multifamily development in a mixed use setting would also be appropriate within this corridor.

The location of possible urban center sites as identified in the Urban Center Study should be designated on the Future Land Use Plan. Other locations for potential urban centers and neighborhood centers should be further investigated.

**AGENDA ITEM NO. 12 - ELECTION OF 1ST AND 2ND VICE CHAIR
APPLICANT: CITY OF PLANO**

Chairman Caso stated that at the November 15, 2010, Planning & Zoning Commission meeting, nominations were made for the positions of 1st and 2nd Vice Chair. Commissioner Downs was nominated for the 1st Vice Chair position and Commissioner Coleman was nominated for the 2nd Vice Chair position.

Commissioner Balda made a motion, to appoint Commissioner Downs as 1st Vice Chair and Commissioner Coleman as 2nd Vice Chair. Commissioner Dry seconded the motion, which passed by a show of hands, 5-0.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 8:28 p.m.

Planning & Zoning Commissioner

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