

PLANNING & ZONING COMMISSION
November 5, 2012

COMMISSIONERS PRESENT

Chris Caso, Chairman
Alan Smith, 2nd Vice Chair
Olufemi Adeoye
Douglas Cargo
M. Nathan Barbera
William Hilburn
Terri Murray
Mark Pittman

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Jon Hubach, Planner
Bester Munyaradzi, Planner
Paige Mims, Deputy City Attorney
Dee Sarver, Sr. Planning Technician
Shari Forbes, Technical Administrative Assistant

Chairman Caso called the meeting to order on Monday, November 5, 2012, at 7:00 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Second Vice Chair Smith led the Commission in the Pledge of Allegiance.

Commissioner Cargo made a motion to approve the agenda as submitted. Second Vice Chair Smith seconded the motion, which passed 8-0.

Second Vice Chair Smith made a motion to approve the October 15, 2012, Planning & Zoning Commission meeting minutes with a correction to Agenda Item No. 6. Commissioner Adeoye seconded the motion, which passed 8-0.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Second Vice Chair Smith made a motion to approve the Consent Agenda as submitted. Commissioner Barbera seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT
38/LLAMA HAVEN, BLOCK 1, LOT 1
APPLICANT: YOU-HONG CHEN & HONG ZHUANG**

One Single-Family Residence-9 lot on 16.1± acres located on the north side of Parker Road, 900± feet east of Jupiter Road. Zoned Single-Family Residence-9. Neighborhood #38.

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

**AGENDA ITEM NO. 5B - FINAL PLAT
8/MEDASSETS ADDITION, BLOCK 1, LOT 1
APPLICANT: COLE OF PLANO TX, LLC**

General office on one lot on 18.9± acres located on the north side of Legacy Drive, 1,000± feet east of Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

**AGENDA ITEM NO. 5C - FINAL PLAT
1/THE TRIBECA, BLOCK A, LOT 2
APPLICANT: THE ENCORE APARTMENTS, LLC**

240 multifamily units on one lot on 8.2± acres located at the southwest corner of McDermott Road and Ohio Drive. Zoned Planned Development-20-Mixed-Use. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5D - FINAL PLAT
68/TURNPIKE COMMONS ADDITION, BLOCK 3, LOT 1
APPLICANT: MOUNTAINPRIZE, INC.**

Convenience store with gas pumps on one lot on 1.6± acres located on the northwest corner of Shiloh Road and Renner Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED SITE PLAN
69/PLANO BUSINESS PARK, PHASE III, BLOCK 2, LOT 1
APPLICANT: GLENDALE HEIGHTS, LLC**

Office/manufacturing - moderate-intensity on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Los Rios Boulevard. Zoned Research Technology with Specific Use Permit #428 for Manufacturing - Moderate-Intensity. Neighborhood #69.

Approved as submitted.

**AGENDA ITEM NO. 5F - FINAL PLAT
69/PLANO DISTRIBUTION CENTER, BLOCK A, LOT 1
APPLICANT: WR PLANO PARKWAY, LLC**

Office-showroom/warehouse and manufacturing on one lot on 8.4± acres located at the southwest corner of Plano Parkway and North Star Road. Zoned Research/Technology Center. Neighborhood # 69.

Approved as submitted.

**AGENDA ITEM: 5G - REVISED SITE PLAN/PRELIMINARY SITE PLAN
35/STONE BEESON ADDITION NO. 1, BLOCK A, LOTS 1R, 2, & 3
APPLICANT: WC CUSTER CREEK CENTER, L.P. & GRADDON THE FAMILY
TRUST**

Retail on three lots on 9.2± acres located at the southeast corner of Spring Creek Parkway and Custer Road. Zoned Retail with Specific Use Permit #477 for Arcade. Neighborhood #35.

Approved as submitted.

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING - REPLAT
16/ANS HEADQUARTERS, BLOCK A, LOTS 1R & 2R
APPLICANT: ST. JUDE MEDICAL**

Jon Hubach, Planner, stated this is general offices on two lots on 28.6± acres located on the northwest corner of Preston Road and Tennyson Parkway. Zoned Commercial Employment/Preston Road Overlay District. Neighborhood #16.

There being no discussion, Commissioner Cargo made a motion to approve the item as submitted. Second Vice Chair Smith seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT
30/PLANO WEST SENIOR HIGH SCHOOL, BLOCK A, LOT 2R
APPLICANT: PLANO ISD**

Bester Munyaradzi, Planner, state that this is a public secondary school on one lot on 58.1± acres located at the southwest corner of Yeary Road and Willow Bend Drive. Zoned Agricultural and Single-Family Residence-9. Neighborhood #30.

There being no discussion, Commissioner Adeoye made a motion to approve the item as submitted. Commissioner Murray seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
35/STONE BEESON ADDITION NO.1, BLOCK A, LOT 1R
APPLICANT: WC CUSTER CREEK CENTER, L.P.**

Ms. Munyaradzi stated this is retail on one lot on 8.5± acres generally located at the southeast corner of Spring Creek Parkway and Custer Road. Zoned Retail with Specific Use Permit #477 for Arcade. Neighborhood #35.

There being no discussion, 2nd Vice Chair Smith to approve the item as submitted. Commissioner Hilburn seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 8 - ELECTION OF 1ST AND 2ND VICE CHAIR
APPLICANT: CITY OF PLANO**

Chairman Caso stated this is a request for nomination of the 1st and 2nd Vice Chairs and explained the duties of each position.

Commissioner Cargo nominated 2nd Vice Chair Smith for 1st Vice Chair, and Commissioner Adeoye for 2nd Vice Chair. Second Vice Chair Smith seconded the nomination. There being no other nominations, the Commission voted on the nominations and they passed 8-0.

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

Commissioner Caso requested that the Commission provide input and direction for upcoming bond projects at the Commission's November 19, 2012 meeting.

Commissioner Cargo requested that discussion be held regarding the Commission holding briefing sessions before the Commission's regular meetings.

There being no further discussion, Chairman Caso adjourned the meeting at 7:15 p.m.

Chris Caso, Chair