

PLANNING & ZONING COMMISSION
August 17, 2009

COMMISSIONERS PRESENT

James Duggan, Chairman
Maggie Armstrong, 2nd Vice Chair
Jeff Bulla
Christopher Caso
Michael Coleman
Tracey Dry
Craig Perry

COMMISSIONERS ABSENT

Jim Norton, 1st Vice Chair

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Priscilla Parra, Planning Technician
Doris Carter, Sr. Administrative Assistant

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

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

Commissioner Coleman made a motion to approve the minutes of the August 3, 2009, Planning & Zoning Commission meeting. Commissioner Caso seconded the motion, which passed 7-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - FINAL PLAT 12/HEDGCOXE-CUSTER ADDITION, BLOCK A, LOTS 3 & 4 APPLICANT: HEDGCOXE MOB PARTNERS, L.P.

Medical office building and park on two lots on 5.6± acres located on the south side of Hedgcoxe Road, 800± feet east of Custer Road. Zoned Retail. Neighborhood #12.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 41/WASHINGTON-SHADDOCK ADDITION, BLOCK A, LOT 2 APPLICANT: CDG CHAPEL HILL PLANO, LLC

Medical office building on one lot on 1.2± acres located on the south side of Chapel Hill Boulevard, 130± feet east of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #41.

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 - REPLAT & REVISED SITE PLAN 11/FOLSOM-HOLMAN ADDITION, BLOCK 1, LOT 2R APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Eric Hill, Planner, stated this is a public school on one lot on 6.9± acres located at the northwest corner of Legacy Drive and Custer Road. Zoned Retail. Neighborhood #11. Staff recommends as follows:

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 Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED
SITE PLAN:
58/PLANO BANK & TRUST ADDITION, BLOCK 1, LOT 2
APPLICANT: LEGACY TEXAS BANK**

Bester Munyaradzi, Planner, stated this is a bank on one lot on 1.8± acres located on the west side of Alma Drive, 300± feet north of 15th Street. Zoned Planned Development-60-General Office. Neighborhood #58. Staff recommends as follows:

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 Perry made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ESTATE DEVELOPMENT DISTRICT
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request for discussion and direction regarding potential changes to the Estate Development zoning district and related sections of the Zoning Ordinance and to receive public comment. Ms. Perry presented information that the Commission had requested on the feasibility of creating multiple Estate Development zoning districts, fencing requirements, and accessory buildings.

The public hearing was opened. Carolyn Kalchthaler, Pat Evans, J. D. Young, Shep Stahel, Alec Morton, and Allen Ader, citizens of Plano, spoke in opposition to changes in the Estate Development zoning district.

Jon Jacobson, Matthew Twyman, and Scott Carpenter, citizens of Plano, spoke in favor of making changes to the Estate Development zoning district. The public hearing was closed.

After much discussion, Commissioner Caso made a motion that amendments to the Estate Development zoning district not be considered and to not call a public hearing at this time. Commissioner Bulla seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 9
REQUEST TO CALL PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request to call a public hearing to consider amendments to the uses and related development standards of the Regional Commercial and Regional Employment zoning districts regarding allowing retirement housing projects within these districts.

After some discussion, Commissioner Perry made a motion to call a public hearing. Commissioner Coleman seconded the motion, which passed 6-1, with Commissioner Caso voting in opposition.

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

Chairman Duggan requested that an updated list of items to be considered for future discussion be given to commissioners at the next meeting.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:30 p.m.

Planning & Zoning Commissioner

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