

PLANNING & ZONING COMMISSION
October 5, 2009

COMMISSIONERS PRESENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair
Tracey Dry
Craig Perry
Jeff Bulla
Christopher Caso

COMMISSIONERS ABSENT

Maggie Armstrong, 2nd Vice Chair
Michael Coleman

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Planner
Bester Tauro, 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 Duggan at 7:00 p.m., Monday, October 5, 2009.

Tina Firgens, Planning Manager, stated that Agenda Items No. 5c, No. 5d, and No. 6 were to be withdrawn per the applicant's request.

Commissioner Caso a motion to approve the agenda as presented. Commissioner Perry seconded the motion, which passed 6-0.

Commissioner Caso made a motion to approve the minutes of the September 8, 2009, Planning & Zoning Commission meeting. First Vice Chair Norton seconded the motion, which passed 6-0.

Commissioner Caso made a motion to withdraw Agenda Item No. 5c and No. 5d. First Vice Chair Norton seconded the motion, which passed 6-0.

Commissioner Perry made a motion to approve the remainder of the Consent Agenda as submitted. Commissioner Dry seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 72/ATMOS ENERGY MAPLESHADE ADDITION, BLOCK A, LOT 1 APPLICANT: THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM

Shops, office, and storage area - public/private utility on 10.1± acres located on the north side of Mapleshade Lane, 1,509± feet from Coit Road. Zoned Light Industrial-1 and Corridor Commercial/190 Tollway/Plano Parkway Overlay District. Neighborhood #72.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 62/FORMAN SCHOOL ADDITION, BLOCK A, LOT 1 APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Public primary school on one lot on 9.4± acres located at the southeast corner of Shiloh Road and Timberline Drive. Zoned Single-Family Residence-7. Neighborhood #62.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED CONCEPT PLAN 1/HEADQUARTERS VILLAGE, BLOCK A, LOT 2R APPLICANT: HEADQUARTERS II, L.P.

General office on one lot on 5.1± acres located on the north side of Rasor Boulevard, 250± feet east of Preston Road. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1.

Withdrawn per the applicant's request.

AGENDA ITEM NO. 5D - REVISED CONVEYANCE PLAT 1/HEADQUARTERS VILLAGE, BLOCK A, LOT 2R APPLICANT: HEADQUARTERS II, L.P.

One conveyance lot on 5.6± acres located on the north side of Rasor Boulevard, 250± feet east of Preston Road. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1.

Withdrawn per the applicant's request.

**AGENDA ITEM NO. 5E - FINAL PLAT
27/AVIGNON WINDHAVEN, PHASE 2
APPLICANT: WINDHAVEN DEVELOPMENT, LTD.**

40 Single-Family Residence-6 lots and four open space lots on 9.6± acres located at the northeast corner of Windhaven Parkway and Jacqueline Drive. Zoned Planned Development-154-Single-Family Residence-6. Neighborhood #27.

Approved subject to recordation of the declaration of covenants, conditions and restrictions document at the County prior to recordation of the final plat.

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT
69/JACK W. NELSON ADDITION, BLOCK A, LOT 1
APPLICANT: DIANE NELSON REVOCABLE LIVING TRUST**

Open storage on one lot on 2.0± acres located on the south side of 14th Street, 1,200± feet east of Los Rios Boulevard. Zoned Planned Development-199-Light Industrial-1. Neighborhood #69.

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
1/REPLAT & REVISED SITE PLAN: HEADQUARTERS VILLAGE, BLOCK A,
LOT 1R
APPLICANT: HEADQUARTERS II, L.P.**

Eric Hill, Planner, stated this is a request for a general office and retail development on one lot on 10.1± acres located on the north side of Rasor Boulevard, 250± feet east of Preston Road. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1. Staff recommended withdrawal per the applicant's request.

Commissioner Perry made a motion to withdraw the item. Commissioner Bulla seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
36/REPLAT: VILLAGE HILL ADDITION, BLOCK 1, LOT 1R
APPLICANT: TEXANS CREDIT UNION**

Mr. Hill stated this is a request for a bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Neighborhood #36. 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 Caso made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
50/REPLAT & REVISED SITE PLAN: MEADOWS BAPTIST CHURCH ADDITION,
BLOCK 1, LOT 1R
APPLICANT: MEADOWS BAPTIST CHURCH**

Bester Munyaradzi, Planner, stated this is a request for a religious facility on one lot on 27.3± acres located at the northwest corner of Merriman Drive and Los Rios Boulevard. Zoned Planned Development-173-Estate Development. Neighborhood #50. 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 Dry made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 9A - PREMININARY SITE PLAN
69/U-HAUL/LOS RIOS ADDITION, BLOCK A, LOT 2
APPLICANT: FIVE SAC SELF-STORAGE CORPORATION**

Ms. Munyaradzi stated this is a request for a mini-warehouse/public storage on one lot on 6.9± acres located on the east side of Los Rios Boulevard, 500± feet south of 14th Street. Zoned Planned Development-304-Light Industrial-1. Neighborhood #69. Staff recommended approval subject to dedication of the required offsite parking easement from Lot 1, Block A of the U-Haul/Los Rios Addition in favor of the subject property, Lot 2.

J.C. Garcia, applicant, was available to answer any questions.

There being no discussion, Commissioner Caso made a motion to approve the item subject to dedication of the required offsite parking easement from Lot 1, Block A of the U-Haul/Los Rios Addition in favor of the subject property, Lot 2. Commissioner Bulla seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9B - REVISED SITE PLAN
69/U-HAUL/LOS RIOS ADDITION, BLOCK A, LOT 1
APPLICANT: FIVE SAC SELF-STORAGE CORPORATION**

Ms. Munyaradzi stated this is a request for a mini-warehouse/public storage on one lot on 3.6± acres located on the east side of Los Rios Boulevard, 193± feet south of 14th

Street. Zoned Planned Development-304-Light Industrial-1. Neighborhood #69. Staff recommended approval as submitted.

J.C. Garcia, applicant, was available to answer any questions.

After some discussion, Commissioner Caso made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 6-0. The applicant agreed to provide a living screen adjacent to the daycare center site to separate it from the truck parking area.

AGENDA ITEM NO.10 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

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

Planning & Zoning Commissioner

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