

PLANNING & ZONING COMMISSION
January 19, 2010

COMMISSIONERS PRESENT

Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair
Doug Hazelbaker
David Downs
Michael Coleman
Jim Norton
Tracey Dry

COMMISSIONERS ABSENT

James Duggan, Chair

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Paige Mims, Assistant City Attorney
Kate Perry, Sr. Planner
Steve Sims, Sr. Planner
Eric Hill, Planner
Bester Munyaradzi, Planner
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Perry at 7:00 p.m., Tuesday, January 19, 2010.

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

Commissioner Downs made a motion to approve the minutes of the January 4, 2010, Planning & Zoning Commission meeting. Second Vice Chair Caso seconded the motion, which passed 7-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED CONCEPT PLAN 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 1, 2R, 3, 4R, 5-6, 7R, & 8 APPLICANT: COLUMBUS REALTY PARTNERS

Multifamily residences on seven lots and one open space lot on 28.2± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 4R, 7R, & 8 APPLICANT: COLUMBUS REALTY PARTNERS

Multifamily residences on two lots and one open space lot on 7.6± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 4R, 7R, & 8 APPLICANT: LEGACY NORTH PT MFA II & III, L.P. & WP LAND SUB, L.P.

Three conveyance lots on 7.6± acres located at the southwest corner of Headquarters Drive and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN 15/PIZZA HUT ADDITION, BLOCK 1, LOT 1 APPLICANT: WEST PLANO LAND COMPANY, L.P.

General office and parking garage on one lot on 20.5± acres located on the east side of Corporate Drive, 250± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

Approved subject to Fire Department approval of a variance to the 150 foot hose-lay requirement.

**AGENDA ITEM NO. 5E - CONVEYANCE PLAT
15/PIZZA HUT ADDITION, BLOCK 1, LOTS 1 & 2
APPLICANT: WEST PLANO LAND COMPANY, L.P.**

Two conveyance lots on 36.2± acres located at the northeast corner of Tennyson Parkway and Corporate Drive. Zoned Commercial Employment. Neighborhood #15.

Approved as submitted.

**AGENDA ITEM NO. 5F - SITE PLAN
55/PRESTON OHIO ADDITION, BLOCK 1, LOT 5
APPLICANT: BAYLOR HEALTH CARE SYSTEM**

Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55.

Approved as submitted.

**AGENDA ITEM NO. 5G - PRELIMINARY PLAT
55/PRESTON OHIO ADDITION, BLOCK 1, LOT 5
APPLICANT: BAYLOR HEALTH CARE SYSTEM**

Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55.

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
64/REPLAT & REVISED SITE PLAN: JACKSON ELEMENTARY SCHOOL, BLOCK
A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Bester Munyaradzi, Planner, stated this is a public primary school on one lot on 8.0± acres located at the southwest corner of Jomar Drive and Jackson Drive. Zoned Single-Family Residence-9. Neighborhood #64. 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 Norton made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING
25/REPLAT: KINGS RIDGE ADDITION, PHASE THREE, BLOCK A, LOTS 2R,
3R, & 4R AND BLOCK G, LOT 6R
APPLICANT: PROSPER LAND COMPANY, LTD.

Kate Perry, Sr. Planner, stated this is three Planned Development-160-Patio Home lots and one open space lot on 1.4± acres located at the northwest corner of Spring Creek Parkway and Kings Manor Lane. Zoned Planned Development-160-Patio Home. Neighborhood #25. Staff recommended approval as submitted. One letter was received in favor of the item.

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

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - PRELIMINARY SITE PLAN
22/HINDU TEMPLE OF NORTH TEXAS, BLOCK A, LOT 1
APPLICANT: HINDU TEMPLE OF NORTH TEXAS

Eric Hill, Planner, stated this is a religious facility on one lot on 10.0± acres located on the east side of K Avenue, 870± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22. Staff recommended approval subject to the Planning & Zoning Commission finding that an irrigated living screen will provide adequate screening and granting a waiver to the masonry screening wall requirement.

Brandon O'Donald, engineer for the project, answered questions regarding the living screen, dumpster placement, and reflecting pool.

There being no further discussion, Commissioner Dry made a motion to approve the item as submitted including find that an irrigated living screen will provide adequate screening and granting a waiver to the masonry screening wall request. Commissioner Hazelbaker seconded the motion, which passed 7-0.

AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION
CHURCH AND RECTORY USES
APPLICANT: CITY OF PLANO

Mr. Hill stated this is a discussion and direction regarding church and rectory uses. Staff recommended that the Planning & Zoning Commission provide direction on potential Zoning Ordinance amendments regarding church and rectory uses and call a public hearing to consider a zoning case. The Planning & Zoning Commission provided direction on potential Zoning Ordinance amendments regarding church and rectory

uses, including proposed language for a new definition, accessory uses, parking, and a special exception process. The Commission requested additional information for consideration regarding these items prior to calling a public hearing.

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION
COMPREHENSIVE PLANNING
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a discussion and direction regarding the proposed Comprehensive Plan update. The Planning & Zoning Commission provided comments and direction to staff pertaining to the proposed outline for the Comprehensive Plan update and the work program schedule, and directed staff to move forward with presenting the proposed outline to City Council.

AGENDA ITEM NO.11 - ITEMS FOR FUTURE DISCUSSION

There was a request to revisit the human signs topic.

There being no further discussion, First Vice Chair Perry adjourned the meeting at 8:25 p.m.

Planning & Zoning Commissioner

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