

PLANNING & ZONING COMMISSION
March 1, 2010

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

James Duggan, Chairman
Doug Hazelbaker

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. 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 1st Vice Chair Perry at 7:00 p.m., Monday, March 1, 2010.

Second Vice Chair Caso made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 6-0.

Commissioner Downs made a motion to approve the minutes of the February 15, 2010, Planning & Zoning Commission meeting. Second Vice Chair Caso seconded the motion, which passed 6-0.

Commissioner Coleman made a motion to approve the consent agenda as presented. Commissioner Norton seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - CONVEYANCE PLAT 26/HAGGARD STONEGATE ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: ACRES OF SUNSHINE, LTD.

Two conveyance lots on 11.4± acres located at the southeast corner of Spring Creek Parkway and Communications Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #26.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 50/HINCKLEY ADDITION, BLOCK A, LOT 2 APPLICANT: HBMA, LLC

Day care center on one lot on 3.9± acres located on the south side of Los Rios Boulevard, 100± feet west of Trail Walker Drive. Zoned Planned Development-320-Estate Development with Specific Use Permit #598 for Day Care Center. Neighborhood #50.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 7 & 8 APPLICANT: COLUMBUS REALTY PARTNERS, LTD.

Multifamily residences on two lots on 6.6± 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 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

AGENDA ITEM NO. 5D - FINAL 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 as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA NO. 6 - PUBLIC HEARING

8/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 recommended the following:

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

The public hearing was opened. Dennis Chovan, representing the applicant, was available to answer any questions. 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 6-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING

43/REPLAT: CHRIST UNITED METHODIST CHURCH, BLOCK 1, LOT 1R

APPLICANT: CHRIST UNITED METHODIST CHURCH

Bester Munyaradzi, Planner, stated this is a request for a religious facility on one lot on 14.1± acres located at the southwest corner of Parker Road and Coit Road. Zoned Single-Family Residence-7. Neighborhood #43. Staff recommended approval as submitted. There were no letters received in support or in opposition 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 Downs made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 6-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING
64/REPLAT: JACKSON ELEMENTARY SCHOOL, BLOCK A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Ms. Munyaradzi stated this is a request for 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. There were no letters received in support or in opposition of the item.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

Commissioner Norton made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION
DIGITAL BILLBOARDS
APPLICANT: CITY OF PLANO

Ms. Perry stated this is a request for discussion and direction to consider amendments to the Zoning Ordinance regarding signage for the purpose of creating a billboard signage reduction program and to allow for the conversion of billboards to include electronic copy.

Ms. Perry gave a brief update regarding the item. Second Vice Chair Caso and Commissioner Downs requested the website link to the Federal Highway Administration for the Phase I digital billboard multi-year study information.

No action was required.

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

Ms. Perry stated this is a request for discussion and direction regarding a Planning & Zoning Commission field trip. Staff recommended that the Planning & Zoning Commission provide staff direction regarding a date for the field trip.

The Commission requested that staff research additional Tuesday dates and furnish them at the next Planning & Zoning Commission meeting.

No action was required.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, 1st Vice Chair Perry adjourned the meeting at 7:20 p.m.

Planning & Zoning Commissioner

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