

PLANNING & ZONING COMMISSION
March 15, 2010

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

James Duggan, Chairman
Christopher Caso, 2nd Vice Chair

STAFF PRESENT

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

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Perry at 7:00 p.m., Monday, March 15, 2010.

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

Commissioner Coleman made a motion to approve the minutes of the March 1, 2010, Planning & Zoning Commission meeting. Commissioner Norton seconded the motion, which passed 6-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 4/COLLIN COUNTY CHINESE FELLOWSHIP CHURCH, BLOCK A, LOT 1 APPLICANT: COLLIN COUNTY CHINESE FELLOWSHIP CHURCH.

Religious facility on one lot on 5.3± acres located at the southwest corner of McDermott Road and Preston Meadow Drive. Zoned Single-Family Residence-7. Neighborhood #4.

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

AGENDA ITEM NO. 5B - REVISED SITE PLAN 52/GREENWAY 190 ADDITION, BLOCK A, LOT 1 APPLICANT: TEXAS MEDICAL PROPERTIES, LP

Medical office on one lot on 2.3± acres located on the south side of Plano Parkway, 159± feet west of Dallas North Tollway. Zoned Light Industrial-1/Dallas North Tollway Overlay District. Neighborhood #52.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING 67/REPLAT: P.R. GARRETT ADDITION, BLOCK 8, LOTS 1R & 2R APPLICANT: PEARL GARNER

Bester Munyaradzi, Planner, stated this is two General Residential lots on 0.3± acre located at the southwest corner of F Avenue and 13th Street. Zoned General Residential. Neighborhood #67. Staff recommended approval as submitted. There were no letters received in support of or opposition to the replat.

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. Commissioner Hazelbaker seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING
68/REPLAT: CENTRAL PLANO INDUSTRIAL PARK, BLOCK 21, LOT 1R
APPLICANT: SV TRONICS, INC.

Eric Hill, Planner, stated this is light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. 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 Dry seconded the motion, which passed 6-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING
58/REPLAT: COLLIN CREEK CORPORATE CENTER, BLOCK A, LOTS 1R & 4
APPLICANT: ANDALUSIA PROPERTIES

Mr. Hill stated this is a convenience store with gas pumps and general office buildings on two lots on 25.1± acres located at the southwest corner of Park Boulevard and Alma Drive. Zoned Planned Development-109-Retail/General Office and Planned Development-60-General Office. Neighborhood #58. 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 Downs made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

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

Mr. Hill stated this is a request for discussion and direction regarding church and rectory uses. Mr. Hill explained the definitions of church and rectory, accessory uses, and housing for the homeless on a temporary basis.

Gary Rodenbaugh, representing Family Promise, made a presentation regarding the Family Promise program. Priscilla Kembry, a citizen, spoke in favor of the item.

The Commission discussed the definition of church and rectory, the inclusion and regulation of accessory uses and the creation of an accessory shelter use.

No action was taken.

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION
PLANNING & ZONING COMMISSION FIELD TRIP
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a discussion and direction regarding a Planning & Zoning Commission field trip. The date of the field trip was set as Tuesday, April 20, 2010 from 9:00 a.m. to 4:30 p.m. The Commission asked staff to consider the Bishop Arts District as another area to be included in the trip.

No action was taken.

**AGENDA ITEM NO. 11
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Tina Firgens, Planner Manager, stated this is a request to call a public hearing to amend regulations pertaining to overhead utilities being placed underground for Type C thoroughfares and above within the Commercial Employment and Central Business-1 zoning districts and related sections of the Zoning Ordinance.

There being no discussion, Commissioner Downs made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 6-0.

AGENDA ITEM NO. 12 - 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 8:00 p.m.

Planning & Zoning Commissioner

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