

PLANNING & ZONING COMMISSION
April 19, 2010

COMMISSIONERS PRESENT

James Duggan, Chairman
Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair
David Downs
Michael Coleman
Doug Hazelbaker
Tracey Dry

COMMISSIONERS ABSENT

Jim Norton

STAFF PRESENT

Tina Firgens, Planning Manager
Kate Perry, Sr. planner
Eric Hill, Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, April 19, 2010.

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

Commissioner Hazelbaker made a motion to approve the minutes of the April 5, 2010, Planning & Zoning Commission meeting. Commissioner Coleman seconded the motion, which passed 7-0.

First Vice Chair Perry made a motion to approve the minutes of the April 5, 2010, Planning & Zoning Commission Worksession. Commissioner Hazelbaker seconded the motion, which passed 7-0.

Second Vice Chair Caso 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 SITE PLAN 17/COIT ROAD ATHLETIC SITE, LOT 1 APPLICANT: CITY OF PLANO

Recreation center on one lot on 73.2± acres located at the southwest corner of Denham Way and Coit Road. Zoned Planned Development-328-Recreation Complex. Neighborhood #17.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 15/ERICSSON VILLAGE, BLOCK A, LOT 1 APPLICANT: ERICSSON, INC.

General office on one lot on 38.2± acres located at the southeast corner of Corporate Drive and Legacy Drive. Zoned Commercial Employment with Specific Use Permit #473 for Commercial Antenna (90 foot). Neighborhood #15.

Approved as submitted.

AGENDA ITEM NO. 5C - FINAL PLAT 9/PRESTON/HEDGCOXE, BLOCK B, LOT 2 APPLICANT: FAGIN INVESTMENTS III, LTD

Medical and general offices on one lot on 5.6± acres located on the west side of San Jacinto Place, 380± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #9.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY PLAT 69/U-HAUL/LOS RIOS ADDITION, BLOCK A, LOT 2 APPLICANT: FIVE SAC SELF-STORAGE CORPORATION

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.

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

ZONING CASE 2010-03

APPLICANT: ROGER LAWLER

Kate Perry, Sr. Planner, stated this is a request to rezone 7.1± acres from Planned Development-202-Research/Technology Center to Single-Family Residence-6 located at the southwest corner of 14th Street and Bradshaw Drive. Staff recommended denial of the proposed rezoning request since the request is not consistent with the Comprehensive Plan.

The public hearing was opened. Sharon Barbosa Crain, representative for this project, spoke in favor of the project. No one else spoke either in favor of or against the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to approve the item. Commissioner Coleman seconded the motion, which passed 4-3. Commissioner Dry, Commissioner Hazelbaker, and 1st Vice Chair Perry voted against the motion based on inconsistency with the Comprehensive Plan, concerns regarding noise from the nearby gun range, fire department response, inadequacy of the sanitary sewer system, and quality of life issues.

AGENDA ITEM NO. 7 - PUBLIC HEARING - PRELIMINARY REPLAT &

REVISED SITE PLAN

34/HUNTERS' GLEN BAPTIST CHURCH ADDITION, BLOCK 1, LOT 1

APPLICANT: HUNTERS' GLEN BAPTIST CHURCH

Bester Munyaradzi, Planner, stated this is a religious facility on one lot on 5.9± acres located at the southwest corner of Pleasant Valley Drive and Custer Road. Zoned General Office with Specific Use Permit #15 for Day Care Center. Neighborhood #34. Staff recommended the following:

Preliminary Replat: Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: 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 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 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:35 p.m.

Planning & Zoning Commissioner

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