

PLANNING & ZONING COMMISSION
May 3, 2010

COMMISSIONERS PRESENT

James Duggan, Chairman
David Downs
Christopher Caso, 2nd Vice Chair
Michael Coleman
Jim Norton
Doug Hazelbaker

COMMISSIONERS ABSENT

Craig Perry, 1st Vice Chair
Tracey Dry

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, 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 Chairman Duggan at 7:02 p.m., Monday, May 3, 2010.

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

Second Vice Chair Caso made a motion to approve the minutes of the April 19, 2010, Planning & Zoning Commission meeting. Commissioner Coleman seconded the motion, which passed 6-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 32/COIT-SPRING CREEK ADDITION, BLOCK 1, LOT 5 APPLICANT: SPRING CREEK COMMONS, LTD.

Medical and general offices on one lot on 2.8± acres located on the south side of Spring Creek Parkway, 682± feet west of Coit Road. Zoned Retail. Neighborhood #32.

Approved as submitted.

AGENDA ITEM NO. 5B - SITE PLAN 59/JOE FORMAN ADDITION, BLOCK O, LOT 8A APPLICANT: PROLEAF CORPORATION DBA HITEQ COMPUTER SYSTEMS

General office on one lot on 0.4± acre located on the north side of 18th Street, 228± feet east of G Avenue. Zoned Retail/Haggard Park Heritage Resource District-20. Neighborhood #59.

Approved as submitted.

AGENDA ITEM NO. 5C - FINAL PLAT 9/PRESTON/HEDGCOXE ADDITION, BLOCK B, LOT 1 APPLICANT: SCHERER I, LTD.

General and medical office building on one lot on 2.2± acres located at the southwest corner of Hedgcoxe Road and San Jacinto Place. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #9.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED CONVEYANCE PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 6R & 8R APPLICANT: LEGACY NORTH PT MFA II & III, L.P. & WP LAND SUB, L.P.

Two conveyance lots on 10.7± 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. 5E - REVISED CONCEPT PLAN 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 1, 2R, 3, 5, 6R & 8R APPLICANT: COLUMBUS REALTY PARTNERS

Multifamily residences on six lots 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. 5F - REVISED PRELIMINARY SITE PLAN
8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 8R
APPLICANT: COLUMBUS REALTY PARTNERS**

Multifamily residences on one lot 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 as submitted.

**AGENDA ITEM NO. 5G - REVISED SITE PLAN
15/PIZZA HUT ADDITION, BLOCK 1, LOT 1
APPLICANT: PIZZA HUT OF AMERICA**

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

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 2010-04
APPLICANT: CITY OF PLANO**

Bester Munyaradzi, Planner, stated this is a request to amend Subsection 2.822 (CB-1 - Central Business-1) and Subsection 2.823 (CE - Commercial Employment) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance regarding overhead utilities. Staff recommended approval as follows: (Deletions are indicated in strikethrough text.)

Section 2.800 District Charts

Subsection 2.822 CB-1 - Central Business-1

6. Special Rules for CE and CB-1 Zoning

- e. ~~Electrical and/or communication utility lines shall be installed underground in compliance with utility service regulations as development or redevelopment occurs along all roadways (Type C or above). Exceptions to the above requirements are:~~

- ~~i. Overhead placement is permitted along the southern right-of-way boundary of S.H. 121 and along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communications lines sharing the same support structures. Single post concrete and/or steel support structures are required.~~
- ~~ii. Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced or upgraded.~~

Subsection 2.823 CE - Commercial Employment

7. Special Rules for CE and CB-1 Zoning

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- ~~i. Overhead placement is permitted along the southern right-of-way boundary of S.H. 121 and along the outside lanes of the Dallas North Tollway frontage roads for electrical distribution and communication lines sharing the same support structures. Single post concrete and/or steel support structures are required:~~
- ~~ii. Existing overhead facilities, over 60,000 volts in capacity, which follow existing routes, rights-of-way, and/or easements may remain and may be repaired, replaced, or upgraded.~~

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

There being no discussion, 2nd Vice Chair Caso made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING

67/PRELIMINARY REPLAT: EASTSIDE 14TH STREET ADDITION, BLOCK A, LOT 1R

APPLICANT: EASTSIDE 14TH STREET, LLC

Eric Hill, Planner, stated this is a request for a retail, restaurant, and general office building on one lot on 0.3± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government. Neighborhood #67. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

There being no discussion, 2nd Vice Chair Caso made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 6-0.

**AGENDA NO. 8 - PUBLIC HEARING
62/PRELIMINARY REPLAT: PECAN HOLLOW GOLF COURSE ADDITION,
BLOCK A, LOT 1R
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request for a golf course on one lot on 257.9± acres located at the northwest corner of 14th Street and Dublin Drive. Zoned Agricultural. Neighborhood #62. Staff recommended that the Commission accept the applicant's request to withdraw this preliminary replat.

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 withdraw the item as requested by the applicant. Commissioner Hazelbaker seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:12 p.m.

Planning & Zoning Commissioner

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