

PLANNING & ZONING COMMISSION
January 5, 2009

COMMISSIONERS PRESENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair
Maggie Armstrong, 2nd Vice Chair
Michael Coleman
Craig Perry
Tracey Dry
Jeff Bulla
Christopher Caso

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, 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 Chairman Duggan at 7:00 p.m., Monday, January 5, 2009.

Commissioner Caso made a motion to approve the agenda as presented. First Vice Chair Armstrong seconded the motion, which passed 8-0.

Commissioner Coleman made a motion to approve the minutes of the December 15, 2008, Planning & Zoning Commission meeting. Commissioner Perry seconded the motion, which passed 8-0.

Second Vice Chair Armstrong made a motion to approve the consent agenda as submitted. Commissioner Caso seconded the motion, which passed 8-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN
3/CUSTER-RIDGEVIEW ADDITION, BLOCK 1, LOT 5R
APPLICANT: CUSTER RIDGEVIEW, L.P.**

Retail on one lot on 1.5± acres located at the northwest corner of Ridgeview Drive and Custer Road. Zoned Retail. Neighborhood #3.

Approved as submitted.

**AGENDA ITEM NO. 5B - FINAL PLAT
69/SEHION MAR THOMA CHURCH ADDITION, BLOCK A, LOT 1
APPLICANT: SEHION MAR THOMA CHURCH, DALLAS**

Religious facility on one lot on 4.2± acres located on the south side of 14th Street, 750± feet east of Shiloh Road. Zoned Research/Technology Center. Neighborhood #69.

Approved as submitted.

**AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT
12/HEDGCOXE-CUSTER ADDITION, BLOCK A, LOTS 3R, 4, & 5
APPLICANT: MILLENIUM GROUP MANAGEMENT, LLC**

Three conveyance lots on 12.1± acres located generally at the southeast corner of Custer Road and Hedgcoxe Road. Zoned Retail. Neighborhood #12.

Approved as submitted.

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT
12/HEDGCOXE-CUSTER ADDITION, BLOCK A, LOTS 3 & 4
APPLICANT: MILLENIUM GROUP MANAGEMENT, LLC**

Medical office building and park on two lots on 5.6± acres located on the south side of Hedgcoxe Road, 800± feet east of Custer Road. Zoned Retail. Neighborhood #12.

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
58/REPLAT & REVISED SITE PLAN: PLANO BANK & TRUST ADDITION, BLOCK 1,
LOTS 1R & 2
APPLICANT: LEGACY BANK OF TEXAS**

Bester Munyaradzi, Planner, stated this is a request for banks on two lots on 4.0± acres located at the northwest corner of 15th Street and Alma Drive. Zoned 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 Caso made a motion to approve the item as submitted. First Vice Chair Armstrong seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 7 - REVISED SITE PLAN 59/ROYAL ADDITION, BLOCK A, LOT 1 APPLICANT: DENNISON ROYAL

Tina Firgens, Sr. Planner, stated this is a request for retail on one lot on 4.9± acres located at the northeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial. Neighborhood #59. Staff recommended approval subject to the Planning & Zoning Commission finding that the reduction in the landscape edge width is required due to right-of-way dedication for public improvements.

There being no discussion, 1st Vice Chair Armstrong made a motion to approve the item subject to the Planning & Zoning Commission finding that the reduction in the landscape edge width is required due to right-of-way dedication for public improvements. Commissioner Caso seconded the motion, which passed 8-0.

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 7:04 p.m.

Planning & Zoning Commissioner

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