

PLANNING & ZONING COMMISSION
February 2, 2009

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Jeff Bulla

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Kate Perry, Sr. Planner
Eric Hill, Planner
Selso Mata, Chief Building Official
Cliff Bormann, Assistant Building Official
Patti Hoffer, Co-Compliance Representative
Robert Whitley, Co-Compliance Representative
Paige Mims, Assistant City Attorney
Priscilla Parra, Planning Technician
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Tuesday, February 2, 2009.

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

Commissioner Perry made a motion to approve the minutes of the January 20, 2009, Planning & Zoning Commission meeting. Commissioner Caso seconded the motion, which passed 7-0.

Commissioner Coleman made a motion to approve the consent agenda as submitted. Commissioner Caso seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 3/CUSTER-RIDGEVIEW ADDITION, BLOCK 1, LOT 5 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 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 66/HOPE CENTER ADDITION, BLOCK A, LOT 2 APPLICANT: THE HOPE CENTER FOUNDATION

General office building on one lot on 8.9± acres located at the northeast corner of Plano Parkway and Custer Road. Zoned Planned Development-377-Retail/General Office. Neighborhood #66.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED PRELIMINARY SITE PLAN 8/THE SHOPS AT LEGACY TOWN CENTER (NORTH), PHASE II, BLOCK C, LOT 6 APPLICANT: JACKSON SHAW/LEGACY HOTEL, L.P.

Hotel on one lot on 2.8± acres located at the northwest corner of Bishop Road and Legacy Circle. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5D - FINAL PLAT 8/CAPITAL ONE ADDITION, BLOCK 1, LOT 3 APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION

General office building on one lot on 24.8± acres located on the west side of Preston Road, 1,036± feet north of Hedgcoxe Road. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5E - PRELIMINARY PLAT 22/SANTE CHARY ADDITION, BLOCK A, LOT 1 APPLICANT: SANTE SANTHANAM CHARY

One Single-Family Residence-20 lot on 4.6± acres located on the east side of Pecan Lane, 810± feet north of Crabapple Drive. Zoned Planned Development-95-Single-Family Residence-20. Neighborhood #22.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING 66/PRELIMINARY REPLAT & REVISED SITE PLAN: MESSIAH LUTHERAN CHURCH ADDITION, BLOCK A, LOT 1R APPLICANT: MESSIAH LUTHERAN CHURCH

Eric Hill, Planner, stated this is a request for a religious facility on one lot on 13.8± acres located on the north side of Plano Parkway, 680± feet east of Custer Road. Neighborhood #66. Staff made the following recommendations:

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 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 follows:

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

Revised Site Plan: Approved as submitted.

First Vice Chair Armstrong seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 7 - DISCUSSION AND DIRECTION SIGN ORDINANCE REVIEW

Selso Mata, Chief Building Inspector, stated this is a request for discussion and direction to identify potential amendments to sign regulations. Mr. Selso briefly discussed current sign regulations and sign types. He presented the schedule for potential amendments to sign regulations, and asked the Commission for direction as to the items City Council asked the Commission to review.

After much discussion the Commission requested staff to bring additional information to the February 3, 2009, Work Session meeting.

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 7:49 p.m.

Planning & Zoning Commissioner

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