

PLANNING & ZONING COMMISSION
February 16, 2009

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Christopher Caso

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
Patti Hoffer, Co-Compliance Representative
Anthony Han, Co-Compliance Representative
Paige Mims, Assistant City Attorney
Dee Sarver, Planning Technician
Tammy Stuckey, Administrative Support Supervisor
Evelyn Trull, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, February 16, 2009.

2nd Vice Chair Armstrong made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 7-0.

Commissioner Bulla made a motion to approve the minutes of the February 2, 2009, Planning & Zoning Commission meeting. Commissioner Dry seconded the motion, which passed 7-0. 2nd Vice Chair Armstrong made a motion to approve the minutes of the February 3, 2009, Planning & Zoning Commission Work Session as submitted, with the correction of a speaker name as discussed. Commissioner Coleman seconded the motion, which passed 7-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - FINAL PLAT

8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOTS 2 & 3

APPLICANT: ROBERT SHAW, LEGACY NORTH PT MFA II, L.P.

464 multifamily residential units on two lots on 6.0± acres located at the northwest corner of Hathaway Parkway and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT

26/COMMUNICATIONS PARKWAY SUBSTATION, BLOCK 1, LOT 1

APPLICANT: ONCOR ELECTRIC DELIVERY COMPANY

Electrical substation on one lot on 3.4± acres located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway. Zoned Regional Employment with Specific Use Permit #586 for Electrical Substation.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED SITE PLAN

11/LEGACY VILLAGE ADDITION, BLOCK A, LOT 1R

APPLICANT: LEGACY VILLAGE ASSOCIATES, LTD., A TEXAS LIMITED PARTNERSHIP

Retail with gas pumps on one lot on 18.7± acres located at the northeast corner of Legacy Drive and Independence Parkway. Zoned Retail with Specific Use Permits #307 and #308 for Private Clubs.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN

32/PROMONTORY ON PRESTON, BLOCK A, LOTS 1 & 3

APPLICANT: PROMONTORY LTD.

Multiple uses on one lot on 20.1± acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail/Preston Road Overlay District.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING - REPLAT 52/GREENWAY 190 ADDITION, BLOCK A, LOT 2R APPLICANT: GREENWAY 190 PARKWAY, L.P.

Eric Hill, Planner, stated that this is a convenience store with gas pumps on one lot on 1.1± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1/Dallas North Tollway Overlay District. 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 Coleman made a motion to approve the item as submitted. 2nd Vice Chair Armstrong seconded the motion, which passed 7-0.

Chairman Duggan stepped down for Agenda Item No. 7.

AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT 14/NORMANDY ESTATES, BLOCK H, LOTS 1R, 2R, 6R, & 7 - 10 APPLICANT: HW SPRING CREEK PARTNERS, L.P.

Mr. Hill stated that this is a three Single-Family Residence-9, one Single-Family Residence Attached, and three common area lots on 9.5± acres located at the northwest corner of Bourbon Street and Cousteau Court. Zoned Single-Family Residence Attached, Patio Home, and Single-Family Residence-9 with Specific Use Permit #594 for Private Street Development. Staff recommends approval as submitted.

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

Chairman Duggan resumed his seat.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - DISCUSSION AND DIRECTION SIGN ORDINANCE REVIEW

Selso Mata, Chief Building Official, stated that this is a discussion and direction to identify potential amendments to sign regulations.

Patti Hoffer, Co-Compliance Representative, and Anthony Han, Co-Compliance Representative were present to answer any questions regarding enforcement and the current sign ordinance.

The Commission discussed restrictions on sizes of certain signs, increasing/decreasing of allotted time for the signs, and increasing the duration of temporary leases.

**AGENDA ITEM NO. 9 - REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated that this is a request to call a public hearing to amend Subdivision Ordinance procedures and requirements for waivers of exactions for dedications and public improvements.

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Mr. Elgin stated that this is a request to call a public hearing to amend Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding the estimation of annual and/or seasonal water requirements. The potential amendments may also include amendments related to irrigation requirements necessary for compliance with the newly effective Texas Commission on Environmental Quality (TCEQ) irrigation standards.

There being no discussion, Commissioner Perry made a motion to approve the item. Commissioner Bulla seconded the motion, which passed 7-0.

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

Mr. Elgin stated that this is request to call a public hearing to amend the Subdivision Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process.

There being no discussion, Commissioner Coleman made a motion to approve the item. 2nd Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12
REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO**

Mr. Elgin stated that this is a request to call a public hearing to amend the Zoning Ordinance to change the development review process for single-family detached residential development from a land study review process to a concept plan process and to delete the land study review process.

There being no discussion, Commissioner Bulla made a motion to approve the item. Commissioner Dry seconded the motion, which passed 7-0.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 9:19 p.m.

Planning & Zoning Commissioner

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