

PLANNING & ZONING COMMISSION
June 20, 2011

COMMISSIONERS PRESENT

Christopher Caso, Chairman
David Downs, 1st Vice Chair
Michael Coleman, 2nd Vice Chair
Fred Balda
Jim Norton
Doug Hazelbaker
Alan Smith
Tracey Dry

STAFF PRESENT

Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, 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 Caso at 7:00 p.m., Monday, June 20, 2011.

Tina Firgens, Planning Manager, stated that Agenda Item No. 5a needed to be removed from the agenda per the applicant's request.

First Vice Chair Downs made a motion to approve the agenda as presented, with Agenda Item No. 5a removed from the agenda. Commissioner Hazelbaker seconded the motion, which passed 8-0.

Second Vice Chair Coleman made a motion to approve the minutes of the June 6, 2011, Planning & Zoning Commission meeting as submitted. Commissioner Balda seconded the motion, which passed 8-0.

Commissioner Balda made a request to pull Agenda Items 5b and 5d for individual consideration.

First Vice Chair Downs made a motion to approve the remaining consent agenda items (5c, 5e, and 5f) as submitted. Commissioner Norton seconded the motion, which passed 8-0.

CONSENT AGENDA

AGENDA ITEM NO. 5C - FINAL PLAT 13/THE PLAZA AT CHASE OAKS, BLOCK A, LOT 2 APPLICANT: UHF TUSCANY VILLAS HOUSING, L.P.

Independent living facility on one lot on 14.1± acres located on the south side of Chase Oaks Boulevard, 1,500± feet west of U.S. Highway 75. Zoned Planned Development-277-Retail/General Office & Corridor Commercial. Neighborhood #13.

Approved as submitted.

AGENDA ITEM NO. 5E - REVISED SITE PLAN 65/UNITED CITY CENTER ADDITION, BLOCK 1, LOT 2R APPLICANT: PLANO HEALTH ASSOCIATES LIMITED PARTNERSHIP

Hospital on one lot on 5.7± acres located on the south side of 15th Street, 220± feet east of Independence Parkway. Zoned Planned Development-125-Retail/General Office with Specific Use Permit #156 for Hospital. Neighborhood #65.

Approved as submitted.

AGENDA ITEM NO. 5F - REVISED SITE PLAN 41/PARKWAY HILLS ADDITION, BLOCK A, LOT 2R APPLICANT: PARKWAY HILLS BAPTIST CHURCH

Religious facility on one lot on 8.0± acres located at the northeast corner of Dallas North Tollway and Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #41.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

AGENDA ITEM NO. 5B - FINAL PLAT 1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 11 APPLICANT: ANS VENTURES, LLC

Commissioner Balda had questions regarding the type of uses planned for the property.

After a brief discussion, Commissioner Balda made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT
67/HABITAT 11TH STREET ADDITION
APPLICANT: HABITAT FOR HUMANITY OF SOUTHERN COLLIN COUNTY**

Commissioner Balda had questions regarding the arrangement of the proposed residential lots fronting 11th Street.

After a brief discussion, 1st Vice Chair Downs made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 8-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 6 - DISCUSSION & DIRECTION
ARTIFICIAL GRASS PRODUCTS
APPLICANT: CITY OF PLANO**

Ms. Perry stated this is a request for discussion and direction regarding the use of artificial grass products for nonresidential properties.

After much discussion, the Commission decided to not consider any amendments to the Zoning Ordinance at this time regarding the use of artificial grass products for nonresidential properties.

AGENDA ITEM NO. 7 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 7:44 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Bruce Glasscock, City Manager