

PLANNING & ZONING COMMISSION
March 2, 2009

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Tracey Dry

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Kate Perry, Sr. Planner
Selso Mata, Chief Building Official
Cliff Bormann, Assistant Building Official
Robert Whitley, Assistant Building Official
Paige Mims, Assistant City Attorney
Doris Carter, Sr. Administrative Assistant

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

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

Second Vice Chair Armstrong made a motion to approve the minutes of the February 16, 2009, Planning & Zoning Commission meeting as presented. Commissioner Caso seconded the motion, which passed 7-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - REVISED SITE PLAN
15/BEAL BANK ADDITION, BLOCK A, LOT 1R
APPLICANT: BEAL SERVICE CORPORATION**

General office and storage buildings on one lot on 24.9± acres located at the southwest corner of Dallas North Tollway and Legacy Drive. Zoned Central Business-1/Dallas North Tollway Overlay District.

Approved as submitted

**AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN
40/PRESTONWOOD PARK ADDITION, BLOCK A, LOT 6
APPLICANT: ALBERTSON'S LLC**

Restaurant on one lot on 0.9± acre located at the northeast corner of Park Boulevard and Midway Road. Zoned Planned Development-112-Retail.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6A PUBLIC HEARING
ZONING CASE 2009-01
APPLICANT: GBRE, LLC**

Tom Elgin, Development Review Manager, stated this is a request for a Specific Use Permit for Arcade on 2.3± acres located on the south side of Chase Oaks Boulevard, 300± feet west of U.S. Highway 75. Zoned Corridor Commercial. One letter was received in favor of the item, and one letter received in opposition of the item. Staff recommended approval subject to City Council waiving the 300 foot distance requirement from residentially-zoned property.

The public hearing was opened. Dan Burgess, representing the applicant, was available for questions. No one spoke for or against the item. The public hearing was closed.

After some discussion, 1st Vice Chair Norton made a motion to approve the item as submitted. Commissioner Perry seconded the item, which passed 7-0.

**AGENDA ITEM NO. 6B - PUBLIC HEARING - PRELIMINARY SITE PLAN &
CONCEPT PLAN
13/LEGACY CENTRAL THEATER ADDITION, BLOCK A, LOTS 7 & 9
APPLICANT: GBRE, LLC**

Mr. Elgin stated this is a commercial amusement (indoor) on one lot and restaurant on one lot on 3.6± acres located on the south side of Chase Oaks Boulevard, 350± feet west of U.S. Highway 75. Zoned Corridor Commercial. Staff recommended approval subject to:

1. Approval of a tree preservation plan by the Planning Department.
2. 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.

After some discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REPLAT
67/ORIGINAL DONATION, BLOCK 18, LOTS 11R & 13
APPLICANT: HABITAT FOR HUMANITY OF SOUTH COLLIN COUNTY**

Mr. Elgin stated this is two General Residential lots on 0.3± acre located on the west side of I Avenue, 340± feet south of 12th Place. Zoned General Residential. One letter was received in favor of the item, and three received in opposition to the item. Staff recommended approval subject to abandonment and the subsequent recordation at the County of the separate instrument documents necessary to abandon the ingress/egress easement at the northeast corner of Lot 11R.

The public hearing was opened. Dick Taylor, representing the applicant, spoke in favor of the item. Yvonne Harrison, Hal Morbley, and Edwin Ellis, citizens of Plano, spoke in opposition to the item, stating the lot was too small for a duplex to be built. No one else spoke in favor of or in opposition to the item.

The public hearing was closed.

After some discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
56/PRAIRIE CREEK ESTATES, SECTION II, BLOCK A, LOT 13R
APPLICANT: CITY OF PLANO**

Bester Munyaradzi, Planner, stated this is a park on one lot on 10.2± acres located at the northwest corner of 15th Street and Mollimar Drive. Zoned Single-Family Residence-9 and Planned Development-121-Multifamily Residence-2. 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. Commissioner Coleman seconded the motion, which was approved 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - PRELIMINARY REPLAT
67/L.A. DAVIS ADDITION, BLOCK 3, LOTS 18R & 19R
APPLICANT: GOOD FAITH BAPTIST CHURCH**

Tina Firgens, Sr. Planner, stated this is a religious facility on two lots on 0.5± acre located on the east side of F Avenue, 480± feet south of 11th Street. Zoned General Residential. Staff recommended that the Planning & Zoning Commission accept the applicant's request to withdraw the preliminary replat from consideration at this time.

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

There being no discussion, 1st Vice Chair Norton made a motion to withdraw the item. Commissioner Perry seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 10 - DISCUSSION AND DIRECTION
SIGN ORDINANCE REVIEW**

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

After substantial discussion, the Commission recommended forwarding the memo, with the suggested amendments, to City Council for discussion at the March 9, 2009, City Council Preliminary Open Meeting.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:30 p.m.

Planning & Zoning Commissioner

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