

PLANNING & ZONING COMMISSION
April 6, 2009

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Tracey Dry

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tina Firgens, Sr. Planner
Kate Perry, Sr. Planner
Eric Hill, Planner
Selso Mata, Chief Building Official
Cliff Bormann, Assistant Building Official
Patti Hoffer, Code 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., Monday, April 6, 2009.

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

First Vice Chair Norton made a motion to approve the minutes of the March 16, 2009, Planning & Zoning Commission meeting. Commissioner Bulla seconded the motion, which passed 7-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 3/MCDERMOTT SQUARE ADDITION, BLOCK A, LOT 7 APPLICANT: DR. JAMES GREENWELL, DVM

Veterinary clinic building on one lot on 0.6± acre located on the east side of Independence Parkway, 330± feet north of McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3.

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

AGENDA ITEM NO. 5B - FINAL PLAT 1/HEADQUARTERS VILLAGE, BLOCK A, LOT 1 APPLICANT: HEADQUARTERS II, L.P.

Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Razor Boulevard. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING 68/REPLAT: HEMATRONIX ADDITION, BLOCK A, LOT 2R APPLICANT: JAIN HOLDINGS, L.L.C.

Eric Hill, Planner, stated this is a request for light-intensity manufacturing on one lot on 1.9± acres located on the north side of Technology Drive, 720± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. 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. First Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
36/PRELIMINARY REPLAT AND REVISED SITE PLAN: VILLAGE HILL ADDITION,
BLOCK 1, LOT 1R
APPLICANT: TEXANS CREDIT UNION**

Mr. Hill stated this is a request for a bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Neighborhood #36. 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, 1st Vice Chair Armstrong 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.

Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
67/PRELIMINARY REPLAT: L.A. DAVIS ADDITION, BLOCK 3, LOTS 18R & 19R
APPLICANT: AVENUE F CHURCH OF CHRIST**

Tina Firgens, Sr. Planner, stated this is a request for 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. Neighborhood #67. Staff recommended approval subject to 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 a brief discussion, Commissioner Perry made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Bulla seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
68/REPLAT: EXCHANGE BUSINESS CENTER, BLOCK 2, LOT 5R
APPLICANT: ONDRACEK PROPERTIES**

Bester Munyaradzi, Planner, stated this is a request for an office-showroom/warehouse on one lot on 2.4± acres located on the south side of Guilder Drive, 246± feet west of Krona Drive. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. 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, 1st Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 10 - DISCUSSION
APPEAL OF THE DIRECTOR OF PLANNING'S INTERPRETATION OF THE ZONING
ORDINANCE
APPLICANT: MATTHEW TWYMAN**

Phyllis Jarrell, Director of Planning, stated this is an appeal of the Director of Planning's Interpretation of the Zoning Ordinance Regulations pertaining to the setback of accessory buildings in the Estate Development zoning district from dwelling units on adjoining property.

Matthew Twyman, applicant, spoke in opposition to the interpretation and stated that he believed there is a discrepancy in the code because lots within the adjoining Single-Family Residence-9 zoning district are allowed to have more separation from structures in Estate Development zoned lots than the adjoining lots within the same Single-Family Residence-9 district. J.D. Young, citizen of Plano, spoke in support of the interpretation.

After much discussion, 1st Vice Chair Armstrong made a motion to uphold the Director of Planning's interpretation of the Zoning Ordinance. Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - DISCUSSION AND DIRECTION
SIGN ORDINANCE REVIEW**

Kate Perry, Sr. Planner, stated this is a request for discussion and direction regarding potential amendments to sign regulations in the Zoning Ordinance and Code of Ordinances.

The Commission reviewed the changes, provided comments, and asked staff to move ahead with drafting ordinance language for the public hearing on April 20, 2009.

AGENDA ITEM NO. 12 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:02 p.m.

Planning & Zoning Commissioner

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