

PLANNING & ZONING COMMISSION
June 7, 2010

COMMISSIONERS PRESENT

James Duggan, Chairman
Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair
David Downs
Tracey Dry
Jim Norton
Doug Hazelbaker

COMMISSIONERS ABSENT

Michael Coleman

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Kate Perry, Sr. Planner
Eric Hill, Planner
Bester Munyaradzi, 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 Duggan at 7:00 p.m., Monday, June 7, 2010.

Chairman Duggan asked if there were any corrections to the Consent Agenda. Phyllis Jarrell, Director of Planning, stated that Agenda Item No. 11 was to be withdrawn per the applicant's request.

Second Vice Chair Caso made a motion to approve the agenda with the stipulation that Agenda Item No. 11 was to be withdrawn. Commissioner Downs seconded the motion, which passed 7-0.

Commissioner Downs made a motion to approve the minutes of the May 17, 2010, Planning & Zoning Commission meeting. Second Vice Chair Caso seconded the motion, which passed 7-0.

AGENDA ITEM NO. 5
RECOGNITION OF PARTICIPANTS IN STUDENT PLANNING PROJECTS

Kate Perry, Sr. Planner, stated this is a request to recognize the Haggard Middle School students and teachers for their participation in the City Planning Project.

Ms. Perry read the award from the mayor and announced the names of all the winners. Chairman Duggan and City Council Member LaRosiliere assisted Ms. Perry in presenting the awards to the students.

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

CONSENT AGENDA

AGENDA ITEM NO. 6A - REVISED SITE PLAN 37/SPRING WELLS ADDITION, BLOCK 1, LOT 3 APPLICANT: THE SALVATION ARMY

Retail on one lot on 3.2± acres located on the east side of K Avenue, 200± feet south of Spring Creek Parkway. Zoned Planned Development-461-Retail. Neighborhood #37.

Approved as submitted.

AGENDA ITEM NO. 6B - FINAL PLAT 30/TINSELTOWN ADDITION, BLOCK A, LOT 5 APPLICANT: ACRES OF SUNSHINE, LTD.

Restaurant on one lot on 1.2± acres located on the east side of Dallas North Tollway, 800± feet south of Windhaven Parkway. Zoned Regional Employment/Dallas North Tollway Overlay District. Neighborhood #30.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 7 - PUBLIC HEARING 18/REPLAT: COLLIN COUNTY MASJID ADDITION, BLOCK 1, LOT 1R APPLICANT: ISLAMIC ASSOCIATION OF COLLIN COUNTY

Eric Hill, Planner, stated this is a request for a religious facility on one lot on 4.5± acres located on the west side of Independence Parkway, 620± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #18. 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 Perry made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
REPLAT AND REVISED SITE PLAN: JACKSON ELEMENTARY SCHOOL
ADDITION, BLOCK A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Mr. Hill stated this is a request for a public primary school on one lot on 8.0± acres located at the southwest corner of Jomar Drive and Jackson Drive. Zoned Single-Family Residence-9. Neighborhood #64. 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 Dry made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
24/EXTENSION OF APPROVAL FOR PRELIMINARY PLAT: THE TRAILS OF
GLENWOOD, PHASE 2
APPLICANT: THE STODDARD GROUP, LTD.**

Mr. Hill stated this is a request for 111 Single-Family Residence-7 lots and 60 Single-Family Residence-6 lots on 45.7± acres located at the northeast corner of Los Rios Boulevard and Fitzgerald Drive. Zoned Single-Family Residence-7 and Single-Family Residence-6. Neighborhood #24. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Kevin Kessler, representing the applicant, was available to answer any questions.

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 Perry made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
24/EXTENSION OF APPROVAL FOR PRELIMINARY PLAT: THE TRAILS OF
GLENWOOD, PHASE 3
APPLICANT: THE STODDARD GROUP, LTD.**

Mr. Hill stated this is a request for 113 Single-Family Residence-7 lots and 62 Single-Family Residence-6 lots on 100.2± acres located at the northwest corner of Acorn Drive and Cadillac Drive. Zoned Single-Family Residence-7 and Single-Family Residence-6. Neighborhood #24. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Kevin Kessler, representing the applicant, was available to answer any questions.

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

There being no discussion, Commissioner Hazelbaker made a motion to approve the item as submitted. First Vice Chair Perry seconded the motion, which passed 7-0.

AGENDA ITEM NO. 11 - PUBLIC HEARING
58/REPLAT AND REVISED SITE PLAN: CREEKWALK VILLAGE ADDITION,
BLOCK A, LOTS 1R, 2R, 3R, & 4R
APPLICANT: PASSCO CREEKWALK S, LP

Bester Munyaradzi, Planner, stated this is a request for shopping center, retail, and restaurants on four lots on 15.5± acres located at the northeast corner of Alma Drive and 15th Street. Zoned Planned Development-474-Corridor Commercial. Neighborhood #58. Staff recommended withdrawal per the applicant's request.

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

There being no discussion, Commissioner Downs made a motion to withdraw the item per the applicant's request. Second Vice Chair Caso seconded the motion, which passed 7-0.

AGENDA ITEM NO. 12 - PUBLIC HEARING
64/REPLAT: DSC COMMUNICATIONS ADDITION, BLOCK 1, LOT 1R
APPLICANT: BANK OF AMERICA

Ms. Perry stated this is a request for a general office and warehouse on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. 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.

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

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 13 - REQUEST TO CALL A PUBLIC HEARING
APPLICANT: CITY OF PLANO

Ms. Perry stated this is a request to call a public hearing to consider amendments to the uses and related development standards of the Regional Employment zoning district.

There being no discussion, 1st Vice Chair Perry made a motion to call a public hearing to consider amendments to the uses and related development standards of the Regional Employment zoning district. Commissioner Hazelbaker seconded the motion, which passed 7-0.

AGENDA ITEM NO. 14 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:30 p.m.

Planning & Zoning Commissioner

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