

PLANNING & ZONING COMMISSION
August 2, 2010

COMMISSIONERS PRESENT

James Duggan, Chairman
David Downs
Tracey Dry
Jim Norton
Doug Hazelbaker
Michael Coleman

COMMISSIONERS ABSENT

Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Gerald Cosgrove, Engineering Manager
Jim Razinha, Facilities Services Manager
Steve Sims, Sr. Planner
Robin Reeves, Chief Park 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., Tuesday, August 2, 2010.

Commissioner Norton made a motion to approve the agenda as presented. Commissioner Dry seconded the motion, which passed 6-0.

Commissioner Downs made a motion to approve the minutes of the July 19, 2010, Planning & Zoning Commission meeting with a revision. Commissioner Coleman seconded the motion, which passed 6-0.

Commissioner Downs made a motion to approve the consent agenda as presented. Commissioner Coleman seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - FINAL PLAT 8/LEGACY TOWN CENTER (NORTH), BLOCK A, LOT 5 APPLICANT: COLUMBUS REALTY PARTNERS, LTD.

293 multifamily residential units on one lot on 4.7± acres located at the northeast corner of Bishop Road and Bozeman Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED SITE PLAN 29/WINDHAVEN PLAZA, BLOCK A, LOT 1B APPLICANT: THE TOLLWAY AND PARKER NWC, LTD

Grocery and convenience store with gas pumps on one lot on 6.7± acres located on the west side of Dallas North Tollway, 700± feet north of Parker Road. Zoned Regional Commercial/Dallas North Tollway Overlay District. Neighborhood #29.

Approved as submitted.

AGENDA ITEM NO. 5C - CONCEPT PLAN VILLAS OF ANDULUS APPLICANT: ROGER LAWLER

34 Single-Family Residence-6 lots on 7.1± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Planned Development-202 Research/Technology Center. Neighborhood #69.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING 55/REPLAT: THE COURTYARD AT PRESTON PARK, BLOCK 10, LOT 2R APPLICANT: COLLIN COUNTY COMMUNITY COLLEGE DISTRICT

Bester Munyaradzi, Planner, stated this is a request for a general office building on one lot on 4.2± acres located on the south side of Preston Park Boulevard, 720± feet east of Preston Road. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. 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, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING

52/REPLAT: KEMP HOMESTEAD NO. 2, BLOCK A, LOTS 1R & 2R

APPLICANT: HD DEVELOPMENT PROPERTIES

Eric Hill, Planner, stated this is a request for a restaurant, medical office, superstore, and garden center on two lots on 11.4± acres located on the south side of Park Boulevard, 720± feet west of Dallas North Tollway. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permit #427 for Building Material Sales. Neighborhood #52. 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 Downs made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 6-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING

71/PRELIMINARY REPLAT & REVISED SITE PLAN: SIDNEY ADDITION, BLOCK 1, LOT 2R

APPLICANT: PPJ LAND

Ms. Munyaradzi stated this is a request for a new car dealer on one lot on 5.5± acres located on the south side of Plano Parkway, 990± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #71. Staff made the following recommendations:

Preliminary Replat: Recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: 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 Norton made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - EXTENSION OF APPROVAL FOR REVISED CONCEPT PLAN

1/MORGAN VILLAGE RETAIL CENTER ADDITION, BLOCK A, LOTS 2R, 3, & 4

APPLICANT: R. E. FERRELL

Ms. Munyaradzi stated this is a request for retail on three lots on 2.6± acres located at the northeast corner of Ohio Drive and McDermott Road. Zoned Regional Commercial. Neighborhood #1. Staff recommended that the Planning & Zoning Commission accept the applicant's request to extend the approval of the Morgan Village Retail Center Addition, Block A, Lots 2R, 3, & 4, revised concept plan for two more years.

R.E. Ferrell, applicant, was available to answer any questions.

There being no discussion, Commissioner Downs made a motion to accept the applicant's request to extend the approval of the Morgan Village Retail Center Addition, Block A, Lots 2R, 3, & 4, revised concept plan for two more years. Commissioner Coleman seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION
PROPOSED 2010-2011 COMMUNITY INVESTMENT PROGRAM
APPLICANT: CITY OF PLANO**

Robin Reeves, Chief Park Planner, stated this is discussion and direction regarding the proposed 2010-2011 Community Investment Program. Mr. Reeves, along with Gerald Cosgrove, Engineering Manager, and Jim Razinha, Facilities Services Manager, gave presentations explaining projects included within the proposed 2010-2011 Community Investment Program. Staff recommended approval subject to the Planning & Zoning Commission finding that the CIP furthers the goals and objectives of the Comprehensive Plan.

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

**AGENDA ITEM NO. 11 - PRESENTATION & DISCUSSION
UNDEVELOPED LAND STUDY
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a request for a presentation and discussion regarding undeveloped land remaining in Plano.

Mr. Sims gave his presentation regarding his undeveloped land study and was available to answer any questions.

There was no action required or taken.

AGENDA ITEM NO. 12 - ITEMS FOR FUTURE DISCUSSION

Commissioner Coleman suggested a discussion regarding future installation of solar panels and how the city would enforce or regulate the construction thereof.

After a brief 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