

PLANNING & ZONING COMMISSION
August 3, 2009

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Christopher Caso

STAFF PRESENT

Alan Upchurch, Director of Public Works and Engineering
Tina Firgens, Planning Manager
Robin Reeves, Chief Park Planner
Steve Sims, Sr. Planner
Eric Hill, Planner
Bester Tauro, Planner
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 7:03 p.m., Monday, August 3, 2009.

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

Commissioner Bulla made a motion to approve the minutes of the July 20, 2009, Planning & Zoning Commission meeting. First Vice Chair Norton seconded the motion, which passed 7-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - FINAL PLAT 69/ASSURED 14TH ADDITION, BLOCK A, LOT 1 APPLICANT: THE ASSURED GROUP

Mini-warehouse/public storage on one lot on 9.4± acres located on the south side of 14th Street, 1,820± feet west of Dublin Road. Zoned Planned Development-202-Research/Technology Center. Neighborhood #69.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 69/DOUGLAS OTTO MIDDLE SCHOOL, BLOCK A, LOT 1 APPLICANT: RLK ENGINEERING

Public secondary school on one lot on 23.3± acres located on the east side of North Star Road, 2,040± feet south of Plano Parkway. Zoned Research/Technology Center. Neighborhood #69.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING 55/PRELIMINARY REPLAT & REVISED SITE PLAN: BAYLOR MEDICAL CENTER AT PLANO, BLOCK A, LOT 1R APPLICANT: BAYLOR HEALTHCARE SYSTEM

Eric Hill, Planner, stated this is a request for a hospital and medical office on one lot on 22.5± acres located at the southeast corner of Allied Drive and Alliance Boulevard. Zoned Planned Development-138-Retail/General Office with Specific Use Permit #164 for Outdoor Commercial Amusement Facility within the 190 Tollway/Plano Parkway Overlay District. Neighborhood #55. Staff recommends as follows:

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

AGENDA ITEM NO. 7 - PUBLIC HEARING
16/REPLAT: EDS CLUSTERS BLOCK A, LOT 4R
APPLICANT: ELECTRONIC DATA SYSTEMS, LLC

Mr. Hill stated this is a request for general offices on one lot on 43.7± acres located at the northeast corner of Democracy Drive and Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. 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 Perry made a motion to approve the item as submitted. First Vice Chair Norton seconded the motion, which passed 7-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING
65/REPLAT & REVISED SITE PLAN: VINES HIGH SCHOOL, BLOCK A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Bester Munyaradzi, Planner, stated this is a request for a public high school on one lot on 17.2± acres located at the southwest corner of Highedge Drive and 15th Street. Zoned Single-Family Residence-9. Neighborhood #65. Staff recommended as follows:

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

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION
WATER AND WASTEWATER IMPACT FEE PROGRAM
APPLICANT: CITY OF PLANO

Steve Sims, Sr. Planner, stated this is a request for the Planning & Zoning Commission in its capacity as the Impact Fee Advisory Committee, to consider the request for discussion and direction related to the completion of the Water and Wastewater Impact Fee Program.

Chairman Duggan convened the Commission as the Impact Fee Advisory Committee (IFAC).

After a brief presentation by Mr. Sims, Commissioner Bulla made a motion finding that the completion of the Water and Wastewater Impact Fee Program results in no perceived inequities in the implementation of the capital improvements plan, and the advisory role of the IFAC is no longer needed. Commissioner Dry seconded the motion, which passed 6-1. Commissioner Perry voted in opposition of the item. The IFAC was adjourned.

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION
PROPOSED 2009-2010 COMMUNITY INVESTMENT PROGRAM
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request for a discussion and direction regarding the proposed 2009-2010 Community Investment Program.

Robin Reeves, Chief Park Planner and Alan Upchurch, Director of Public Works and Engineering, both gave a brief presentation.

After the presentations, Commissioner Coleman made a motion finding that the Community Investment Program furthers the goals and objectives of the Comprehensive Plan. Commissioner Bulla seconded the motion, which passed 7-0.

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 7:52 p.m.

Planning & Zoning Commissioner

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