

PLANNING & ZONING COMMISSION
August 16, 2010

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Christopher Caso, 2nd Vice Chair
Michael Coleman

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Eric Hill, Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant
Cliff Bormann, Assistant Building Official
Selso Mata, Building Official

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, August 16, 2010.

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

Commissioner Norton made a motion to approve the minutes of the August 2, 2010, Planning & Zoning Commission meeting. Commissioner Hazelbaker seconded the motion, which passed 6-0.

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

CONSENT AGENDA

AGENDA ITEM NO. 5 - PRELIMINARY PLAT 1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 11 APPLICANT: PERFECT BUILDERS LLC

Retail and office building on one lot on 1.3± acres located on the south side of McDermott Road, 200± feet east of Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2010-12 APPLICANT: SAMARITAN INN

Bester Munyaradzi, Planner, stated this is a request to rezone and request for Specific Use Permit for Household Care Institution on 6.2± acres located on the south side of 14th Street, 342± feet east of Shiloh Road **from** Research/Technology Center **to** Light Commercial with a Specific Use Permit for Household Care Institution. The applicant has requested to withdraw this item, and staff recommends that the Commission accept the applicant's request to withdraw.

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

First Vice Chair Perry made a motion to withdraw the item as requested. Commissioner Norton seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING ZONING CASE 2010-13 APPLICANT: WILLIAM O'NEIL & COMPANY, INC.

Eric Hill, Planner, stated this is a request for Specific Use Permit for Print Shop (Major) on 11.4± acres located on the south side of Plano Parkway, 850± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Staff recommended approval as submitted.

The public hearing was opened. Applicants William O'Neil and Jim Lucanish, and Gary Collette were present to answer any questions. No one spoke against the item. The public hearing was closed.

After some discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 6-0.

AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2010-10
APPLICANT: SHOPS AT LEGACY

Mr. Hill stated this is a request to amend Planned Development-65-Central Business-1 on 168.1± acres located generally at the northeast and southeast corners of the Dallas North Tollway and Legacy Drive to establish regulations to allow for off-premise signage. Staff recommended approval as submitted.

The public hearing was opened. Mr. Fehmi Karahan, the applicant, was present to answer any questions. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to approve the item as submitted, with the maximum square footage of the sign to be increased to 300 square feet.

6. Signage Regulations

Multipurpose Wall Signs

a. General

- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts or commercial sites, and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
- Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.
- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every eight seconds.

b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- A maximum of two multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Circle only. The signs shall be mounted on the north, west or south facades, and only one sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise occupants located within the area bounded by the Dallas North Tollway on the west, Legacy Drive on the south, Bishop Road on the east, and Legacy Circle on the north.

Commissioner Hazelbaker seconded the item, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
45/PRELIMINARY REPLAT & REVISED SITE PLAN - CUSTER ROAD VETERINARY
ADDITION, BLOCK A, LOT 1R
APPLICANT: SALVO REAL ESTATE SOLUTIONS**

Ms. Munyaradzi stated this is a car wash on one lot on 1.0± acre located on the west side of Custer Road, 800± feet south of Parker Road. Zoned Planned Development-90-Retail. Neighborhood #45.

The public hearing was opened. Craig Pincince, the applicant, was present to answer any questions. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Downs made a motion to approve the item as submitted. First Vice Chair Perry seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

Commissioner Downs requested that a work session be called to discuss the planned changes to the Comprehensive Plan.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:45 p.m.

Planning & Zoning Commissioner

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