

PLANNING & ZONING COMMISSION
June 21, 2010

COMMISSIONERS PRESENT

Craig Perry, 1st Vice Chair
Christopher Caso, 2nd Vice Chair
Jim Norton
David Downs
Michael Coleman
Doug Hazelbaker
Tracey Dry

COMMISSIONERS ABSENT

James Duggan, Chairman

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Bester Munyaradzi, Planner
Paige Mims, Assistant City Attorney
Dee Sarver, Sr. Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Perry at 7:00 p.m., Monday, June 21, 2010.

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

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

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

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED SITE PLAN 45/PARK BOULEVARD ESTATES WEST SCHOOL SITE NO. 2, BLOCK A, LOT 1R APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

Public secondary school on one lot on 89.5± acres located at the northeast corner of Park Boulevard and Independence Parkway. Zoned Single-Family Residence-9. Neighborhood #45.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Items 6A and 6B were presented together.

AGENDA ITEM NO. 6A - PUBLIC HEARING ZONING CASE 2010- 07 APPLICANT: MESSIAH LUTHERAN CHURCH

Bester Munyaradzi, Planner, stated this is a request to amend Planned Development-377-Retail/General Office on 22.7± acres located at the northeast corner of Plano Parkway and Custer Road to increase the maximum height allowed for church steeples. Zoned Planned Development-377-Retail/General Office/190 Tollway/Plano Parkway Overlay District. There were nine letters received in support of the item, and two received in opposition. Staff recommended approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Amend Planned Development-377-Retail/General Office as follows:

- 6.d. Between 200 feet from the north property line and the south property line - church steeple maximum height ~~85~~ 140 feet.

The public hearing was opened. Duane Mitchell, representing the applicant, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Norton made a motion to approve the item as submitted. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6B - REVISED SITE PLAN
66/MESSIAH LUTHERAN CHURCH, BLOCK A, LOT 1R
APPLICANT: MESSIAH LUTHERAN CHURCH**

Ms. Munyaradzi stated this is a religious facility on one lot on 13.8± acres located at the northwest corner of Westwood Drive and Plano Parkway. Zoned Planned Development-373-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #66. Staff recommended approval as submitted.

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

**AGENDA ITEM NO. 7 - PUBLIC HEARING
50/REPLAT: PLANO EAST SENIOR HIGH SCHOOL ADDITION, BLOCK 1, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Munyaradzi stated this is a public secondary school on one lot on 67.0± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50. 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. Second Vice Chair Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
25/REPLAT: KINGS GATE, BLOCK B, LOTS 10R, 11 & 12
APPLICANT: SUNIL D. DHAROD REVOCABLE TRUST AND ROBERT PETERSON**

Kate Perry, Sr. Planner, stated this is two Single-Family Residence-20 lots and one common area lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit 281 for Private Street Development. Neighborhood #25. Staff recommended denial based on the fact that the applicant has not satisfied the requirements of the Subdivision Ordinance providing for maintenance of Rufford Court (Lot 12).

The public hearing was opened. Robert Baldwin, representing the applicants, stated that the applicants agreed with the staff recommendation, and that documents to meet the requirements of the Subdivision Ordinance were being prepared to be resubmitted for approval at a later date. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Downs made a motion to deny the item. Second Vice Chair Caso seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, 1st Vice Chair Perry adjourned the meeting at 7:20 p.m.

Planning & Zoning Commissioner

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