

**PLANNING & ZONING COMMISSION**  
**September 21, 2009**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Michael Coleman  
Tracey Dry  
Craig Perry  
Jeff Bulla  
Christopher Caso

**COMMISSIONERS ABSENT**

Maggie Armstrong, 2nd Vice Chair

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Eric Hill, Planner  
Bester Tauro, 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, September 21, 2009.

First Vice Chair Norton made a motion to approve the agenda as presented. Commissioner Bulla seconded the motion, which passed 7-0.

Commissioner Caso made a motion to approve the minutes of the September 8, 2009, Planning & Zoning Commission meeting. Commissioner Coleman seconded the motion, which passed 7-0.

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

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - SITE PLAN**  
**55/GRACE PRESBYTERIAN CHURCH OFFSITE PARKING**  
**APPLICANT: GRACE PRESBYTERIAN CHURCH**

Offsite parking on 2.1± acres located at the southeast corner of Park Boulevard and Travis Street. Zoned Single-Family Residence-7. Neighborhood #55.

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

**AGENDA ITEM NO. 5B - REVISED SITE PLAN  
69/PLANO BUSINESS PARK, PHASE III, BLOCK 2, LOT 1  
APPLICANT: NKR ENGINEERING GROUP, INC.**

Office and warehouse building on one lot on 12.5± acres located at the northeast corner of Plano Parkway and Los Rios Boulevard. Zoned Research/Technology Center with Specific Use Permit #428 for Moderate-intensity Manufacturing. Neighborhood #69.

Approved as submitted.

**AGENDA ITEM NO. 5C - REVISED SITE PLAN  
55/RENNER SVC SUBSTATION, BLOCK 1, LOT 1  
APPLICANT: ONCOR ELECTRIC DELIVERY**

Electrical substation on one lot on 44.2± acres located on the south side of Plano Parkway, 390± feet east of Fulgham Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #55.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2009-16  
APPLICANT: THOMAS MAY**

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Used Car Dealer on 0.4± acre located on the west side of K Avenue, 50± feet north of 20th Street. Zoned Light Commercial. Staff recommends approval as submitted.

The public hearing was opened. Thomas May, applicant, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Bulla made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which failed 3-4.

Chairman Duggan and Commissioners Perry, Norton, and Coleman voted against the item. They believed the location was inappropriate for the proposed use.

First Vice Chair Norton made a motion to deny the item. Commissioner Coleman seconded the motion, which passed 4-3.

Commissioners Bulla, Dry, and Caso voted against the motion because they believed the location was appropriate for the proposed use.

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2009-17  
APPLICANT: THE ASSURED GROUP**

Bester Munyaradzi, Planner, stated this is a request for Specific Use Permit for Mini-Warehouse/Public Storage on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Staff recommends approval as submitted.

The public hearing was opened. Walter Nelson, representing the applicant, gave a brief presentation and was available to answer any questions. Ed Zenner, Carol Swetlik, Shuzola Ung, Tom McGinnis, Tony Johnson, and John Simmons, citizens of Plano, spoke in opposition of the item. Their reasons for opposition included: inappropriate use for the area; fear of the business going out of business and leaving empty buildings; rodents; traffic congestion; and crime from unsavory or transient people. The public hearing was closed.

After much discussion, 1st Vice Chair Norton made a motion to table the item to the October 19, 2009, Planning & Zoning Commission meeting. Commissioner Caso seconded the motion, which passed 7-0.

The Commission requested additional information regarding modifications to building elevations, roof pitch, type of roofing material, and building height; crime statistics for existing mini-warehouse developments; requirement for a manager residing onsite; restricting outside storage; and enhanced living screen including variety of materials and size.

**AGENDA ITEM NO. 7B - PRELIMINARY SITE PLAN  
3/MCDERMOTT PAVILION ADDITION, BLOCK A, LOT 3  
APPLICANT: RANDALL'S FOOD & DRUGS LP**

Ms. Munyaradzi stated this is a request for a mini-warehouse/public storage on one lot on 6.1± acres located on the north side of McDermott Road, 400± feet west of Custer Road. Zoned Retail. Neighborhood #3. Staff recommends as follows:

1. Planning & Zoning Commission acceptance of the living screen along the west property line; and
2. City Council approval of Zoning Case 2009-17.

After a brief discussion, Commissioner Caso made a motion to table the item to the October 19, 2009, Planning & Zoning Commission since the companion zoning case was tabled. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
59/REPLAT: EAST PLANO TRANSIT CENTER, BLOCK 1, LOT 2  
APPLICANT: DART**

Mr. Hill stated this is a request for a parking lot on one lot on 6.0± acres located at the southeast corner of Parker Road and Archerwood Street. Zoned Corridor Commercial. Neighborhood #59. Staff recommends approval as submitted

The public hearing was opened. John Wilder, representing the applicant, was available to answer any questions. 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 Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - DISCUSSION  
APPEAL OF THE DIRECTOR OF PLANNING'S INTERPRETATION OF THE ZONING  
ORDINANCE  
APPLICANT: WICKER & ASSOCIATES**

Phyllis Jarrell, Director of Planning, stated this is an appeal of the Director of Planning's Interpretation of the Zoning Ordinance regulations pertaining to the prohibition of "heating and air conditioning shop" in Planned Development-375-Retail/Office-2, located on the north side of Plano Parkway, 600± feet east of Independence Parkway. Staff recommended that the Planning & Zoning Commission could uphold the interpretation of the Director of Planning, or overturn it. If the Commission does not agree with the interpretation, staff requests guidance as to how this use should be classified. The Commission may call a public hearing to consider amending the ordinance for this purpose.

After much discussion, Commissioner Bulla made a motion to overturn the Director of Planning's interpretation and that the use be classified as an office/showroom/warehouse. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO.10 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:55 p.m.

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Planning & Zoning Commissioner

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