

**PLANNING & ZONING COMMISSION**  
**November 16, 2009**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Christopher Caso  
Craig Perry  
Michael Coleman  
Doug Hazelbaker  
David Downs

**COMMISSIONERS ABSENT**

Tracey Dry

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Kate Perry, Sr. Planner  
Eric Hill, 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 Chairman Duggan at 7:00 p.m.

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

Commissioner Perry made a motion to approve the minutes of the November 2, 2009, Planning & Zoning Commission meeting. First Vice Chair Norton seconded the motion, which passed 7-0.

Commissioner Perry requested that Consent Agenda Item No. 5F be removed from the Consent Agenda and considered as a separate item. Commissioner Caso made a motion to approve the remaining items on the consent agenda. Commissioner Downs seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - REVISED CONVEYANCE PLAT 3/CUSTER CREEK CENTER ADDITION, BLOCK A, LOTS 3 & 5 APPLICANT: SOVEREIGN BANK**

Two conveyance lots on 3.4± acres located on the west side of Custer Road, 360± feet south of State Highway 121. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

Approved as submitted.

### **AGENDA ITEM NO. 5B - REVISED SITE PLAN 3/CUSTER CREEK CENTER ADDITION, BLOCK A, LOT 3 APPLICANT: SOVEREIGN BANK**

Retail on one lot on 1.0± acre located on the west side of Custer Road, 360± feet south of State Highway 121. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

Approved as submitted.

### **AGENDA ITEM NO. 5C - PRELIMINARY PLAT 3/CUSTER CREEK CENTER ADDITION, BLOCK A, LOT 3 APPLICANT: SOVEREIGN BANK**

Retail on one lot on 1.0± acre located on the west side of Custer Road, 360± feet south of State Highway 121. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

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

### **AGENDA ITEM NO. 5D - REVISED SITE PLAN 53/ST. ANDREW UNITED METHODIST CHURCH, BLOCK 1, LOT 2R APPLICANT: ST. ANDREW UNITED METHODIST CHURCH**

Religious facility on one lot on 21.2± acres located at the northwest corner of Mira Vista Boulevard and Plano Parkway. Zoned Planned Development-52-Single-Family Residence-7. Neighborhood #53.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED PRELIMINARY SITE PLAN  
34/PLANO CHINESE ALLIANCE CHURCH, PHASE 2, BLOCK A, LOT 1  
APPLICANT: PLANO CHINESE ALLIANCE CHURCH**

Religious facility on one lot on 6.0± acres located at the southwest corner of Bay Hill Drive and Custer Road. Zoned Neighborhood Office. Neighborhood #34.

Approved as submitted.

**END OF CONSENT AGENDA**

**ITEM FOR INDIVIDUAL CONSIDERATION**

Commissioner Perry stepped down for Agenda Item No. 5F.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN  
55/PRESTON PARK VILLAGE ADDITION, BLOCK A, LOT 2  
APPLICANT: REGENCY CENTERS, L.P.**

Mini-warehouse/public storage on one lot on 3.1± acres located on the west side of Preston Park Boulevard, 550± feet south of Park Boulevard. Zoned Planned Development-189-Retail/General Office with Specific Use Permit #601 for Mini-Warehouse/Public Storage. Neighborhood #55.

There being no discussion, Commissioner Caso made a motion to approve the item. First Vice Chair Norton seconded the motion, which passed 6-0.

Commissioner Perry resumed his seat.

**END OF ITEM FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARINGS**

Agenda Item Nos. 6A and 6B were presented together.

**AGENDA ITEM NO. 6A - PUBLIC HEARING  
ZONING CASE 2009-19  
APPLICANT: NORTHPOINTE ASSEMBLY OF GOD**

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Day Care Center on 3.0± acres located on the south side of McDermott Road, 800± feet east of Independence Parkway. Zoned Single-Family Residence-7. Five letters were received for this item, three in support and two in opposition. Staff recommended approval as submitted.

The public hearing was opened. Joy Sebastian, a citizen of Plano, requested that some type of living screen be installed before construction begins to minimize impact on the

adjacent residential properties. Charlie Reagan, representing the applicant, stated that planting could be done along the south side before the construction begins although it is normally done at the end of construction. The public hearing was closed.

After some discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 6-1. First Vice Chair Norton voted in opposition to the item because he believed that the location for the proposed irrigated living screen was inadequate.

**AGENDA ITEM NO. 6B - PRELIMINARY SITE PLAN  
6/NORTHPOINTE ASSEMBLY OF GOD ADDITION, BLOCK A, LOT 1  
APPLICANT: NORTHPOINTE ASSEMBLY OF GOD**

Mr. Hill stated this is a day care center on one lot on 3.0± acres located on the south side of McDermott Road, 800± feet east of Independence Parkway. Zoned Single-Family Residence-7. Neighborhood #6. Staff recommended approval subject to City Council approval of Zoning Case 2009-19.

There being no discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 6-1. First Vice Chair Norton voted in opposition.

Agenda Item Nos. 7A and 7B were presented together.

**AGENDA ITEM NO. 7A - PUBLIC HEARING - PRELIMINARY REPLAT &  
REVISED SITE PLAN  
40/THE SHOPS AT WILLOW BEND, BLOCK 1, LOT 6R  
APPLICANT: WILLOW BEND SHOPPING CENTER L.P.**

Mr. Hill stated this is a regional mall on one lot on 61.6± acres located at the northwest corner of Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Clubs and Automobile Leasing/Renting. Neighborhood #40. Staff recommended as follows:

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

Revised Site Plan: Approval as submitted.

The public hearing was opened. John Eggert, Development Director of Taubman Co., parent corporation of Willow Bend Shopping Center, Matt Woods, project architect, and Jim Turner, Director of Architecture with Crate & Barrel, gave presentations on the project. No one else spoke for or against the project. The public hearing was closed.

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

**AGENDA ITEM NO. 7B - FACADE PLAN  
40/THE SHOPS AT WILLOW BEND, BLOCK 1, LOT 6R  
APPLICANT: WILLOW BEND SHOPPING CENTER L.P.**

Mr. Hill stated this is a regional mall on one lot on 61.6± acres located at the northwest corner of the Dallas North Tollway and Park Boulevard. Zoned Regional Commercial/Dallas North Tollway Overlay District with Specific Use Permits #434, #444, #448, and #570 for Private Clubs and Automobile Leasing/Renting. Neighborhood #40. Staff recommended approval as submitted.

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

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN  
21/R.C. CLARK ADDITION, PHASE TWO, BLOCK A, LOTS 1R & 2R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Bester Munyaradzi, Planner, stated this is a public school recreational facility and service center on two lots on 86.6± acres located at the southeast corner of Alma Drive and Seabrook Drive. Zoned Planned Development-329-Community Center. Neighborhood #21. 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. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT  
62/FORMAN SCHOOL ADDITION, BLOCK A, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Kate Perry, Sr. Planner, stated this is a public primary school on 9.4± acres located at the southeast corner of Shiloh Road and Timberline Drive. Zoned Single-Family Residence-7. Neighborhood #62. 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 Caso made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 10  
REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Selso Mata, Chief Building Official, stated this is a request to call a public hearing to consider amendments to the Zoning Ordinance regarding signage for the purpose of creating a billboard signage reduction program by allowing conversion to digital signage.

Mr. Mata presented information on the current billboard signage in the city of Plano, regulations in the state of Texas, and steps for the billboard trade-in program, including the square footage ratio. Jake Smith, President of Clear Choice Outdoor, presented information on digital billboards, types of advertising, public safety notices and information announcements.

After some discussion, First Vice Chair Norton made a motion to call a public hearing to consider amendments to the Zoning Ordinance regarding signage for the purpose of creating a billboard signage reduction program by allowing conversion to digital signage. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11  
NOMINATION OF 1ST AND 2ND VICE CHAIR  
APPLICANT: CITY OF PLANO**

Nomination of the 1st and 2nd Vice Chairs.

First Vice Chair Norton made a motion to nominate Commissioner Perry as 1st Vice Chair. Commissioner Caso seconded the motion.

Commissioner Hazelbaker made a motion to nominate Commissioner Caso as 2nd Vice Chair. Commissioner Coleman seconded the motion.

**AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION**

The commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:00 p.m.

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Planning & Zoning Commissioner

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