

**PLANNING & ZONING COMMISSION**  
**January 20, 2009**

**COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Tina Firgens, Sr. Planner  
Kate Perry, Sr. Planner  
Bester Munyaradzi, Planner  
Eric Hill, Planner  
Paige Mims, Assistant City Attorney  
Priscilla Parra, Planning Technician  
Doris Carter, Sr. Administrative Assistant  
Lloyd Neal, Transportation Engineering Manager  
Richard Berry, Sr. Traffic Engineer

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Tuesday, January 20, 2009.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Bulla seconded the motion, which passed 8-0.

Commissioner Caso made a motion to approve the minutes of the January 5, 2009, Planning & Zoning Commission meeting. Second Vice Chair Armstrong seconded the motion, which passed 8-0.

First Vice Chair Norton made a motion to approve the consent agenda as submitted. Commissioner Bulla seconded the motion, which passed 8-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 55/RENNER SVC SUBSTATION, BLOCK 1, LOT 1 APPLICANT: ONCOR ELECTRIC DELIVERY COMPANY**

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. Neighborhood #55.

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 COMPREHENSIVE PLAN AMENDMENT APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request to amend the Comprehensive Plan to include a policy statement with guidelines for reviewing zoning requests for mixed-use projects. Staff recommended approval as submitted.

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

After some discussion, Commissioner Perry made a motion to approve and forward the item to City Council. Commissioner Bulla seconded the motion, which passed 8-0.

## **END OF PUBLIC HEARINGS**

### **AGENDA ITEM NO. 7 - DISCUSSION AND DIRECTION AESTHETIC STANDARDS FOR PARKING STRUCTURES APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this discussion and direction item is a project of the Planning & Zoning Commission Work Program. The intent of the project is to explore the feasibility and potential creation of facade and design standards for parking structures.

Mr. Elgin stated this is a revival of an old project that was started in 2002, and has been revised at the request of City Council. This presentation is to cover three main areas: structural elements, vehicle circulation, and building code.

**AGENDA NO. 8 - DISCUSSION  
CITY COUNCIL'S DIRECTION TO THE PLANNING & ZONING COMMISSION ON  
SIGN REGULATIONS  
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a discussion on City Council's Direction to the Planning & Zoning Commission on Sign Regulations. The Commission is to report back to City Council its recommendations for retail and commercial signage amendments, by March 9, 2009.

Selso Mata, Building Official for the Building Inspections Department, was present to answer questions regarding enforcement, and to discuss the current sign ordinance in the City of Plano.

The Commission discussed the aesthetics of various signs, such as billboards, banners, canopies, awnings, "human" signs, inflatables, and temporary promotional signage.

**AGENDA ITEM NO. 9 - DISCUSSION AND DIRECTION  
THE PLANNING & ZONING COMMISSION'S WORK PROGRAM  
APPLICANT: CITY OF PLANO**

Ms. Jarrell stated this is a discussion and direction on the projects and priorities for the Planning & Zoning Commission's Work Program.

The Commission has completed two of the items on the previous chart, and has identified several items that could be added to the chart. The Commission recommended that Estate Development and "Human" Signs be given High Priority, with the Sign Ordinance being the highest priority.

**AGENDA ITEM NO. 10 - WORK SESSION  
WESSON DRIVE SAFE STREETS PROGRAM WAIVER  
APPLICANT: CITY OF PLANO**

Richard Berry, Senior Transportation Engineer, stated that staff has received a request to include Wesson Drive in the Safe Streets Program (SSP) due to excessive vehicle speeding. Wesson Drive is a 36-foot wide Type F residential collector street, runs north/south between Legacy Drive and Savage Drive, and has a posted speed limit of 30 miles per hour, with homes having rear-entry driveways. The request is for a variance to the volume requirements necessary for the SSP process.

Ana Koch, the sponsor of the request for the inclusion of Wesson Drive in the SSP, was present to speak in favor of the request. John Hunter, a citizen, suggested a change in the risk factor.

After much discussion, 2nd Vice Chair Armstrong made a motion to approve the variance request as requested. Commissioner Coleman seconded the motion, which passed 5-3. First Vice Chair Norton, Commissioner Perry, and Commissioner Caso voted against the item, stating the study results were not close enough to the criteria to be accepted into the program.

#### **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 9:00 p.m.

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Planning & Zoning Commissioner

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