

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

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Maggie Armstrong, 2nd Vice Chair  
Jeff Bulla  
Tracey Dry

**COMMISSIONERS ABSENT**

Christopher Caso  
Michael Coleman  
Craig Perry

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Tina Firgens, Sr. Planner  
Bester Munyaradzi, Planner  
Paige Mims, Assistant City Attorney  
Dee Sarver, Planning Technician  
Tammy Stuckey, Administrative Support Supervisor  
Evelyn Trull, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, March 16, 2009.

Commissioner Bulla made a motion to approve the agenda as presented. Commissioner Norton seconded the motion, which passed 5-0.

Commissioner Bulla made a motion to approve the minutes of the March 2, 2009, Planning & Zoning Commission meeting as presented. Commissioner Dry seconded the motion, which passed 5-0.

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - FINAL PLAT  
16/PARKWOOD PLACE I IN LEGACY, BLOCK A, LOT 2  
APPLICANT: PRIMERA TENNYSON PARTNERS, LLC**

General office building on one lot on 6.7± acres located at the southeast corner of Tennyson Parkway and Parkwood Boulevard. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN  
59/SOUTHERN LAND DOWNTOWN ADDITION, BLOCK A, LOT 1  
APPLICANT: J & A FAMILY PARTNERSHIP AND CITY OF PLANO**

229 multifamily units and retail on one lot on 3.1± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government with Specific Use Permit #340 for Arcade.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING - REPLAT  
21/CENTRAL LEGACY PLAZA ADDITION, BLOCK 1, LOT 2R  
APPLICANT: 75 LEGACY, LP**

Bester Munyaradzi, Planner, stated that this is a bank and retail on one lot on 2.8± acres located at the southeast corner of Legacy Drive and Chase Oaks Boulevard. Zoned Corridor Commercial. 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, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 5-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 7 - REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated that this is a request to call a public hearing to consider amendments to the Zoning Ordinance regarding group homes. Currently, the Zoning Ordinance classifies a group home as a household care facility, household care institution, rehabilitation care facility, or rehabilitation care institution. The potential amendments may include revisions to the existing definitions and schedule of permitted uses and/or the establishment of new use definitions, standards, and schedule of permitted uses related to group homes. Staff recommended that a public hearing be called to consider Zoning Ordinance amendments regarding group homes.

There being no discussion, Commissioner Bulla made a motion to pass the item. Commissioner Bulla seconded the item, which passed 5-0.

## **AGENDA ITEM NO. 8 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:07 p.m.

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Planning & Zoning Commissioner

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