

**PLANNING & ZONING COMMISSION**  
**June 1, 2009**

**COMMISSIONERS PRESENT**

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

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tina Firgens, Development Review Manager  
Eric Hill, Planner  
Bester Munyaradzi, Planner  
Paige Mims, Assistant City Attorney  
Steve Sims, Planner  
Liz Casso, Heritage Preservation Officer  
Priscilla Parra, Planning Technician  
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, June 1, 2009.

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

Commissioner Caso a motion to approve the minutes of the May 18, 2009, Planning & Zoning Commission meeting. Commissioner Coleman seconded the motion, which passed 8-0.

Chairman Duggan recognized the students from Haggard Middle School and John Paul II High School who participated in the Student Planning Projects

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 6A - REVISED SITE PLAN 8/RENT-A-CENTER ADDITION, BLOCK A, LOT 1 APPLICANT: RENT-A-CENTER TEXAS, LP**

General office on one lot on 14.9± acres located at the northwest corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

### **AGENDA ITEM NO. 6B - PRELIMINARY SITE PLAN 69/JACK W. NELSON ADDITION, BLOCK A, LOT 1 APPLICANT: DIANE NELSON REVOCABLE LIVING TRUST**

Open storage on one lot on 2.0± acres located on the south side of 14th Street, 1,200± feet east of Los Rios Boulevard. Zoned Planned Development-199-Light Industrial-1. Neighborhood #69.

Approved subject to Engineering Department approval including dedicating an on-site access easement by plat and the subsequent execution and recording of the off-site access easement agreement.

### **AGENDA ITEM NO. 6C - PRELIMINARY PLAT 1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 2 APPLICANT: STONEBRIDGE PLANO VENTURES, L.P.**

Hotel on one lot on 3.5± acres located on the west side of Angels Drive, 370± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

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

### **AGENDA ITEM NO. 6D - REVISED CONVEYANCE PLAT 1/THE CANAL ON PRESTON ADDITION, BLOCK A, LOTS 2R & 9R APPLICANT: STONEBRIDGE PLANO VENTURES, L.P.**

Two conveyance lots on 6.7± acres located on the west side of Angels Drive, 370± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Approved subject to the execution and recording of the off-site parking agreement.

**AGENDA ITEM NO. 6E - FINAL PLAT  
16/CREEKSIDE HOMES IN LEGACY, BLOCK A, LOT 2  
APPLICANT: SAIMA, LLP**

Day care center on one lot on 1.4± acres located at the southeast corner of Whitestone Lane and Commonsgate Boulevard. Zoned Commercial Employment. Neighborhood #16.

Approved as submitted.

**END OF CONSENT AGENDA**

**AGENDA ITEM NO. 7 - DISCUSSION & DIRECTION  
INTERIM PROPOSAL OF PRESERVATION PLAN UPDATE  
APPLICANT: CITY OF PLANO**

Request from the Heritage Commission and city staff for input on the proposed outline and preliminary text for Chapter I of the proposed update of the city's Preservation Plan.

Liz Casso, Heritage Preservation Officer, along with Douglas Cargo, Brian Chaput, and Anne Quaintance-Howard, Heritage Commission members, presented the interim proposal of the Preservation Plan Update. The purpose of the presentation was for the Heritage Commission to receive direction from the Planning and Zoning on the work completed on the update of the Preservation Plan.

The commission asked the following questions and provided the following suggestions for consideration of inclusion in the plan:

- How many heritage properties are in the city?
- What is the impact of teardowns on historic neighborhoods?
- Problems with Rice Field development
- Could Plano develop an "Old City Park" similar to what is found in Dallas?
- Use of technology to identify historic sites
- Blackland Prairie Festival
- Mid Century/modern architecture
- Restoration of interior of homes
- Preservation of values, historic information, non-physical attributes?
- Are there programs to encourage Plano residents to learn about Plano's history?

The Heritage Commission members also requested assistance from the Planning & Zoning Commission as they moved forward with the preparation of the Preservation Plan.

**AGENDA ITEM NO. 8  
REQUEST TO CALL A PUBLIC HEARING  
APPLICANT: CITY OF PLANO**

Tina Firgens, Development Review Manager, stated this is a request to call a public hearing to amend regulations pertaining to overhead electrical utilities being placed underground for Type C thoroughfares and above within the overlay zoning districts and related sections of the Zoning Ordinance. Staff recommended that a public hearing be called.

After a brief discussion, Commissioner Caso made a motion to call a public hearing to amend regulations pertaining to overhead electrical utilities being placed underground for Type C thoroughfares and above within the overlay zoning districts and related sections of the Zoning Ordinance. Commissioner Bulla seconded the motion, which passed 8-0.

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

Commissioner Caso attended The Center for American & International Law Planning & Zoning seminar, and will share the materials with fellow commissioners. Diane Wetherbee, City Attorney, delivered a presentation on human signs at the seminar, and will be asked to present the information to the commissioners.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:50 p.m.

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Planning & Zoning Commissioner

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