

**PLANNING & ZONING COMMISSION**  
**June 15, 2009**

**COMMISSIONERS PRESENT**

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

**COMMISSIONERS ABSENT**

Christopher Caso

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tina Firgens, Development Review Manager  
Kate Perry, Sr. 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 7:01 p.m., Monday, June 15, 2009.

Second Vice Chair Armstrong made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 7-0.

First Vice Chair Norton made a motion to approve the minutes of the June 1, 2009, Planning & Zoning Commission meeting with a correction. Commissioner Perry seconded the motion, which passed 7-0.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - FINAL PLAT 68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 5 APPLICANT: FIREBRAND PROPERTIES, LP**

Restaurant on one lot on 1.0± acre located on the north side of State Highway 190, 325± feet east of Jupiter Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

Approved as submitted.

### **AGENDA ITEM NO. 5B - REVISED CONVEYANCE PLAT 32/PROMONTORY ON PRESTON, BLOCK A, LOT 3R APPLICANT: PROMONTORY LTD.**

Conveyance lot on 20.4± acres located at the southeast corner of Spring Creek Parkway and Preston Road. Zoned Planned Development-176-Retail/Preston Road Overlay District. Neighborhood #32.

Approved as submitted.

### **AGENDA ITEM NO. 5C - REVISED SITE PLAN 58/PARK & ALMA ADDITION, BLOCK A, LOT 2R APPLICANT: HUNT PROPERTIES**

Convenience store with gas pumps on one lot on 1.8± acres located at the southwest corner of Park Boulevard and Alma Drive. Zoned Planned Development-109-Retail/General Office. Neighborhood #58.

Approved as submitted.

### **AGENDA ITEM NO. 5D - FINAL PLAT 3/CUSTER-RIDGEVIEW ADDITION, BLOCK 1, LOT 5 APPLICANT: CVS PHARMACY**

Retail building on one lot on 1.5± acres located at the northwest corner of Custer Road and Ridgeview Drive. Zoned Retail. Neighborhood #3.

Approved as submitted.

## **END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 - PUBLIC HEARING 67/REPLAT: CAPITAL WIRE AND CABLE CO., BLOCK 1, LOT 1R APPLICANT: TENTH STREET PLANO, L.P.**

Tina Firgens, Development Review Manager, stated this is a request for warehouse buildings on one lot on 17.9± acres located on the south side of 10th Street, 300± feet west of J Place. Zoned Light Industrial-1. Neighborhood #67. 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 Bulla seconded the motion, which passed 7-0.

### **AGENDA ITEM NO. 7 - PUBLIC HEARING 58/PRELIMINARY REPLAT: PARK & ALMA ADDITION, BLOCK A, LOT 2R & COLLIN CREEK CORPORATE CENTER, BLOCK A, LOT 1R APPLICANT: HUNT PROPERTIES**

Ms. Firgens stated this is a request for a convenience store with gas pumps and general office buildings on two lots on 25.1± acres located at the southwest corner of Park Boulevard and Alma Drive. Zoned Planned Development-109-Retail/General Office and Planned Development-60-General Office. Neighborhood #58. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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 Coleman seconded the motion, which passed 7-0.

### **AGENDA ITEM NO. 8 - DISCUSSION AND DIRECTION ESTATE DEVELOPMENT DISTRICT APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request for discussion and direction to consider amendments to the uses and related development standards of the Estate Development (ED) zoning district. Staff recommended that the Planning & Zoning Commission consider whether amendments to the ED district are necessary.

Allen Ader, Lee Robeson, Shep Stahel, John Jacobson, Bobby Lloyd, and J.D. Young, citizens of Plano, discussed some of their concerns regarding the item.

After much discussion, 1st Vice Chair Norton made a motion to call a public hearing to further discuss the Estate Development district uses and regulations and to receive public comment. Second Vice Chair Armstrong seconded the motion, which passed 4-3. Commissioners Dry, Bulla, and Coleman voted against the motion stating that they have not heard a compelling reason to amend the Estate Development zoning district during the meeting.

#### **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 8:02 p.m.

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Planning & Zoning Commissioner

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