

**PLANNING & ZONING COMMISSION**  
**July 6, 2009**

**COMMISSIONERS PRESENT**

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

**COMMISSIONERS ABSENT**

Christopher Caso

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Paige Mims, Assistant City Attorney  
Priscilla Parra, Planning Technician  
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Norton at 7:00 p.m.

Tina Firgens, Planning Manager, stated the Agenda Item No. 10 was being withdrawn from the agenda due to an error in legal publication. Ms. Firgens also stated she had also received a letter from the applicant requesting withdrawal of the item. Second Vice Chair Armstrong made a motion to approve the agenda with Item No. 10 removed. Commissioner Perry seconded the motion, which passed 6-0.

Commissioner Bulla made a motion to approve the minutes of the June 15, 2009, Planning & Zoning Commission meeting. Commissioner Perry seconded the motion, which passed 6-0.

Second Vice Chair Armstrong made a motion to approve the consent agenda as submitted. Commissioner Dry seconded the motion, which passed 6-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - FINAL PLAT 65/CUSTER/190 ADDITION, BLOCK A, LOT 4 APPLICANT: SPIARS ENGINEERING, INC.**

General and medical office building on one lot on 1.3± acres located on the west side of Custer Road, 350± feet north of Plano Parkway. Zoned Planned Development-376-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood #65.

Recommended for approval as submitted.

### **AGENDA ITEM NO. 5B - REVISED SITE PLAN 66/SAINT MARKS CATHOLIC CHURCH, BLOCK 1, LOT 1 APPLICANT: ST. MARK THE EVANGELIST CATHOLIC CHURCH**

Religious facility on one lot on 9.5± acres located at the southwest corner of 15th Street and Alma Drive. Zoned Single-Family Residence-7. Neighborhood #66.

Recommended for approval as submitted.

## **END OF CONSENT AGENDA**

Chairman Duggan joined the meeting at this time.

## **PUBLIC HEARINGS**

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

### **AGENDA ITEM NO. 6A - REVISED SITE PLAN 60/PIONEER PLACE ADDITION, BLOCK A, LOT 2R APPLICANT: PIONEER PLACE SENIOR HOUSING II, INC.**

Ms. Firgens stated this is a request for independent living on one lot on 1.9± acres located on the east side of K Avenue, 550± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. Staff recommended approval subject to:

1. The Planning & Zoning Commission finding that the 15 parking spaces required for phase II being deferred until the construction of phase III improvements acceptable;
2. Fire Department approval a variance to the 150-foot hose-lay requirement; and
3. Recordation at the County of separate instrument documents dedicating parking easements on Lot 3 in favor of Lots 1R and 2R.

Lee Ann Hubanks, the applicant, was available to answer questions.

After some discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6B - PUBLIC HEARING  
60/PRELIMINARY REPLAT: PIONEER PLACE ADDITION, BLOCK A,  
LOTS 1R, 2R AND 3  
APPLICANT: PIONEER PLACE SENIOR HOUSING II, INC.**

Ms. Firgens stated this is a request for independent living on three lots on 7.5± acres located on the east side of K Avenue, 340± feet north of 19th Street. Zoned Planned Development-26-Light Commercial. Neighborhood #60. Staff recommended approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
2. Recordation at the County of separate instrument documents dedicating parking easements on Lot 3 in favor of Lots 1R and 2R.

The public hearing was opened. Lee Ann Hubanks was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Coleman made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
18/PRELIMINARY REPLAT AND REVISED SITE PLAN: COLLIN COUNTY MASJID  
ADDITION, BLOCK 1, LOT 1R  
APPLICANT: ISLAMIC ASSOCIATION OF COLLIN COUNTY**

Ms. Firgens stated this is a request for a religious facility on one lot on 4.5± acres located on the west side of Independence Parkway, 620± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #18. Staff recommended:

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

After some 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 - PUBLIC HEARING  
50/PRELIMINARY REPLAT AND REVISED SITE PLAN: PLANO EAST SENIOR  
HIGH SCHOOL ADDITION, BLOCK 1, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Firgens stated this is a request for a public high school on one lot on 67.1± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50. Staff recommended:

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. 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. 9 - PUBLIC HEARING  
66/REPLAT: SIGLER ELEMENTARY ADDITION, BLOCK A, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Firgens stated this is a request for a public primary school on one lot on 9.8± acres located on the south side of Janwood Drive, 130± feet east of Edgefield Drive. Zoned Single-Family Residence-7. Neighborhood #66. 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 Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
REPLAT AND REVISED SITE PLAN: VINES HIGH SCHOOL, BLOCK A, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Item withdrawn from agenda.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 11 - DISCUSSION & DIRECTION  
MINI-WAREHOUSE/PUBLIC STORAGE REQUIREMENTS WITHIN RETAIL ZONING  
DISTRICT**

**APPLICANT: CITY OF PLANO**

Ms. Firgens stated this item is a request for discussion and direction regarding mini-warehouse/public storage requirements within the Retail zoning district and related sections of the Zoning Ordinance.

After much discussion, the majority of the Commission did not want to pursue amending the mini-warehouse/public storage requirements within the Retail zoning district and related sections of the Zoning Ordinance.

**AGENDA ITEM NO. 12 - DISCUSSION & DIRECTION  
OVERHEAD ELECTRICAL UTILITIES WITHIN OVERLAY DISTRICTS  
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this item is a request for discussion and direction regarding regulations pertaining to the placement of overhead electrical utilities within the overlay zoning districts and related sections of the Zoning Ordinance.

After much discussion, the Commission agreed to consider amendments to the Zoning Ordinance pertaining to the placement of overhead electrical utilities within overlay zoning districts and related sections of the Zoning Ordinance, as presented in the staff write-up

**AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:25 p.m.

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Planning & Zoning Commissioner

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