

**PLANNING & ZONING COMMISSION**  
**October 18, 2010**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Craig Perry, 1st Vice Chair  
Christopher Caso, 2nd Vice Chair  
Tracey Dry  
Jim Norton  
David Downs  
Doug Hazelbaker

**COMMISSIONERS ABSENT**

Michael Coleman

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Kate Perry, Sr. Planner  
Eric Hill, Planner, Planner  
Bester Munyaradzi, 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 7:00 p.m., Tuesday, October 18, 2010.

Chairman Duggan recognized 1st Vice Chair Perry, noting that this was his last night as a member of the Planning & Zoning Commission. Chairman Duggan thanked 1st Vice Chair Perry for his four years of service to the City of Plano.

First Vice Chair Perry made a motion to approve the agenda as presented. Commissioner Hazelbaker seconded the motion, which passed 7-0.

Commissioner Norton made a motion to approve the minutes of the October 4, 2010, Planning & Zoning Commission meeting as submitted. First Vice Chair Perry seconded the motion, which passed 7-0.

Commissioner Downs made a motion to approve the minutes of the October 4, 2010, Planning & Zoning Commission Work Session as submitted. Second Vice Chair Caso seconded the motion, which passed 7-0.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 16/PARKWOOD STORAGE, BLOCK A, LOT 1 APPLICANT: RUTLEDGE HAGGARD**

Mini-warehouse/public storage on one lot on 1.6± acres located on the east side of Parkwood Boulevard, 471± feet north of Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

Approved as submitted.

### **AGENDA ITEM NO. 5B - CONVEYANCE PLAT 16/PARKWOOD STORAGE, BLOCK A, LOTS 1 & 2 APPLICANT: RUTLEDGE HAGGARD**

Two conveyance lots on 21.9± acres located at the northeast corner of Parkwood Boulevard and Spring Creek Parkway. Zoned Commercial Employment. Neighborhood #16.

Approved as submitted.

### **AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN & CONCEPT PLAN 1/QT 910 ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: RONALD MCCUTCHIN**

Convenience store with gas pumps and a restaurant on two lots on 3.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1.

Approved as submitted.

### **AGENDA ITEM NO. 5D - CONVEYANCE PLAT 1/QT 910 ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: RONALD MCCUTCHIN**

Two conveyance lots on 3.0± acres located at the southwest corner of State Highway 121 and Coit Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #1.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED SITE PLAN  
15/PIZZA HUT ADDITION, BLOCK 1, LOT 1  
APPLICANT: PIZZA HUT OF AMERICA**

General office and parking garage on one lot on 20.5± acres located on the east side of Corporate Drive, 250± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2010-16  
APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request to amend Section 3.1400 (Traffic Impact Analysis) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to traffic impact analysis. Staff recommended that Zoning Case 2010-16 be tabled to the November 1, 2010, Planning & Zoning Commission meeting.

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

Second Vice Chair Caso made a motion to table the item to the November 1, 2010, Planning & Zoning Commission meeting. First Vice Chair Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
ZONING CASE 2010-17  
APPLICANT: CITY OF PLANO**

Bester Munyaradzi, Planner, stated this is a request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to unified-lot signs. Staff recommended approval subject to the following: (Deletions are indicated in strikethrough text; additions are indicated in underlined text)

Amend Subsection 3.1602 (Definitions) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations).

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|--------------------|---|
| Sign - Unified-lot | Any <del>identification or multipurpose</del> sign located on a premise consisting of two or more contiguous lots that the owner(s) has agreed to treat as one lot for the limited purpose of providing shared signage. |
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Amend Subsection 3.1603 (Design and Construction Specifications) 2. (Freestanding Signs) of Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations).

**(k) Unified-lot Signs**

- i. Unified-lot signs may be erected in nonresidential zoning districts and shall comply with the all area, height, setback, spacing, and composition restrictions applicable to ~~multipurpose signs~~ for freestanding signs in Subsection 3.1603.
- ii. ~~One~~ Unified-lot signs ~~per street front~~ may be placed on a premise consisting of two or more contiguous lots where each lot owner has entered into a binding agreement to treat their separate lots as one lot for the limited purpose of signage. The agreement shall contain a legal description of the properties subject to the agreement; ~~state that the parties, their heirs, and assigns forego any rights to additional freestanding street front signage on the premises covered by the agreement; state that the agreement is a covenant running with the land to be filed and made a part of the Deed Records of Collin or Denton County, Texas; and that the agreement cannot be amended or terminated without the consent of the Building Official.~~ A unified-lot sign agreement shall not be effective until a true and correct copy of the approved agreement is filed in the Deed Records of the applicable county and a file-marked copy is filed with the Building Official.
- iii. ~~A unified-lot sign agreement shall not be effective until a true and correct copy of the approved agreement is filed in the Deed Records of the applicable county and a file-marked copy is filed with the Building Official.~~
- iv. ~~Individual lots that are part of a unified-lot sign agreement shall not be entitled to any other freestanding street front signage.~~

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

After a brief discussion, Commissioner Norton made a motion to approve the item as submitted. First Vice Chair Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
36/REVISED SITE PLAN & REPLAT VACATION -  
FAIRVIEW CENTRAL PARK ADDITION, BLOCK A, LOT 5R  
APPLICANT: WHATABURGER RESTAURANTS, LP**

Eric Hill, Planner, stated this is a restaurant on one lot on 1.6± acres located on the west side of U.S. Highway 75, 1,300± feet north of Ruisseau Drive. Zoned Corridor Commercial. Neighborhood #36. Staff recommended the following:

Revised Site Plan: Recommended for approval as submitted.

Replat Vacation: Recommended for approval subject to recordation at the county of the separate instrument document necessary to vacate the replat.

The public hearing was opened. Jason Christenson, a student, spoke in support of the item as a class assignment. No one else spoke in favor of or against the item. The public hearing was closed.

There being no discussion, First Vice Chair Perry made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
64/PRELIMINARY REPLAT & REVISED SITE PLAN:  
DSC COMMUNICATIONS ADDITION, BLOCK 1, LOT 1R  
APPLICANT: BANK OF AMERICA**

Kate Perry, Sr. Planner, stated this is an office-showroom/warehouse on one lot on 23.8± acres located at the southeast corner of Coit Road and Jomar Drive. Zoned Planned Development-128-Light Industrial-1. Neighborhood #64. 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, First Vice Chair Perry made a motion to approve the item as submitted. Second Vice Chair Caso seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

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

The Commission had no items they wished to discuss.

Phyllis Jarrell, Director of Planning, recognized Chairman Duggan and noted that this was his last night to serve as Chairman. Ms. Jarrell presented Chairman Duggan with the ceremonial gavel, and thanked him for his service as Chairman to the Planning & Zoning Commission.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:18 p.m.

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Planning & Zoning Commissioner

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