

**PLANNING & ZONING COMMISSION**  
**December 1, 2008**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Christopher Caso  
Michael Coleman  
Tracey Dry

**ABSENT**

Maggie Armstrong, 2nd Vice Chair  
Jeff Bulla  
Craig Perry

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Tina Firgens, Sr. Planner  
Eric Hill, Planner  
Paige Mims, Assistant City Attorney  
Jeff Zimmerman, Long Range Planning Manager  
Alan Upchurch, P.E., City Engineer  
Robin Reeves, Chief Parks Planner  
Priscilla Parra, Planning Technician  
Doris Carter, Sr. Administrative Assistant  
Evelyn Trull, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, December 1, 2008.

Commissioner Caso made a motion to approve the revised agenda as presented. Commissioner Coleman seconded the motion, which passed 5-0.

Commissioner Caso made a motion to approve the minutes of the November 17, 2008, Planning & Zoning Commission meeting. Commissioner Coleman seconded the motion, which passed 5-0.

Commissioner Norton made a motion to approve the consent agenda. Commissioner Dry seconded the motion, which passed 5-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 64/ASSURED 14TH ADDITION, BLOCK A, LOT 1 APPLICANT: DON VALK**

Mini-warehouse/public storage on one lot on 9.4± acres located on the south side of 14th Street, 1,820± feet west of Dublin Road. Zoned Planned Development-202-Research/Technology Center. Neighborhood #64.

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

### **AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN 4/THE CANAL ON PRESTON ADDITION, BLOCK A, LOT 2 APPLICANT: STONEBRIDGE PLANO VENTURES LP**

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 #4.

Approved subject to extension of off-site sanitary sewer service.

## **END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 PUBLIC HEARING: ZONING CASE 2008-73 APPLICANT: CITY OF PLANO**

Eric Hill, Planner, stated that this is a request to amend Subsection 3.1108 (Special Off-Street Parking Regulations) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding definitions and standards for special vehicle storage. Staff recommended that this item be tabled until the December 15, 2008 meeting.

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

Commissioner Coleman made a motion to table the item to the December 15, 2008, P&Z meeting. Commissioner Caso seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 7 - REPLAT  
68/ALL STAR SKATE ADDITION, BLOCK A, LOT 1R  
APPLICANT: BRANEM PROPERTIES**

Tina Firgens, Sr. Planner, stated that this is an indoor commercial amusement on one lot on 3.1± acres located on the south side of 14th Street, 375± feet east of Jupiter Road. Zoned Retail with Specific Use Permit #482 for Arcade. Neighborhood #68. Staff recommended approval as submitted.

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

After some discussion, Commissioner Caso made a motion to approve the item as submitted. Commissioner Dry seconded the motion, which passed 4-1.

**AGENDA ITEM NO. 8 - REPLAT  
67/GULF OIL ADDITION, BLOCK 1, LOT 1R  
APPLICANT: QUIKTRIP CORPORATION**

Ms. Firgens stated that this is a convenience store with gas pumps on one lot on 1.9± acres located at the southeast corner of K Avenue and Plano Parkway. Zoned Light Industrial-1. Neighborhood #67. Staff recommends approval as submitted.

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

There being no discussion, Commissioner Norton made a motion to approve the item. Commissioner Caso seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 9 - REPLAT  
43/544 COIT ADDITION, BLOCK A, LOT 2R  
APPLICANT: JP MORGAN CHASE BANK, N.A.**

Ms. Firgens stated that this is a bank on one lot on 0.6± acre located at the northwest corner of Park Boulevard and Coit Road. Zoned Retail. Neighborhood #43. Staff recommends approval as submitted.

The public hearing was opened. Matt Cragun, representing the applicant, was available for questions. The public hearing was closed.

There being no discussion, Commissioner Coleman made a motion to approve the item. Commissioner Caso seconded the motion, which passed 5-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION  
2009 BOND PROJECTS  
APPLICANT: CITY OF PLANO**

Mr. Elgin introduced a discussion and direction regarding the Preliminary 2009 Bond Referendum Project List.

Jeff Zimmerman, Long Range Planning Manager, spoke of a preliminary list that has been developed, of projects that may go into the 2009 Bond Program.

Alan Upchurch, City Engineer, spoke of public works and public safety projects. He mentioned that some of the older existing fire stations and several libraries needed rehabilitation.

Robin Reeves, Chief Parks Planner, spoke of the Plano Center and the improvements needed, since the population and needs of Plano has grown over the years. Mr. Reeves also spoke of the need for renovations and expansion for the parks and recreation centers.

The Commission was generally in agreement with the proposed project list and its consistency with the Comprehensive Plan; however, some Commissioners requested additional time to review the information presented by staff.

Chairman Duggan, proposed that this item be returned at the 12/15/08 meeting, in order to have more time to look through the Preliminary 2009 Bond Referendum Project List.

**AGENDA ITEM NO. 11  
ELECTION OF 1ST AND 2ND VICE CHAIR  
APPLICANT: CITY OF PLANO**

Election of 1st and 2nd Vice Chairs.

Commissioner Caso made a motion to elect First Vice Chair Norton for First Vice Chair. Commissioner Coleman seconded the motion, which passed 5-0.

Commissioner Coleman made a motion to elect Second Vice Chair Armstrong for Second Vice Chair. Commissioner Caso seconded the motion, which passed 5-0.

## **AGENDA ITEM NO. 12 - ITEMS FOR FUTURE DISCUSSION**

Commissioner Norton asked that further research be done into the actual definition of an arcade.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:05 p.m.

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Planning & Zoning Commissioner

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