

PLANNING & ZONING COMMISSION

Work Session
October 8, 2002

Present:

Lee Dunlap, Chairman
Laura Williamson, 2nd Vice Chair
Carolyn Kalchthaler
Joy Flick
Bill Neukranz
Jerry Kezhaya
Joyce Beach

Staff:

Phyllis M. Jarrell, Director of Planning
Jeff Zimmerman, Planning & Information Manager
Kent McIllyar, Assistant City Attorney II
Greg Adams, Planner
Jim Young, Director of Marketing

The Planning & Zoning Commission work session was called to order at 6:45 pm. The work session was preceded by the Commission's tour of the Research Technology (R/T) District. The Commission had the opportunity to visit three facilities in the area to assess how facilities that were developed under previous and current zoning requirements function.

Chairman Dunlap stepped down during the discussion of this item.

Research Technology Amendments

Jeff Zimmerman, Planning & Information Manager, gave a brief overview of the issues to open the discussion. The possible amendments focused on allowable uses and dock doors. The Commission discussed the implications of the following:

- Changing the 30%-70% ratio for Office-Showroom/Warehouse uses.
- What would be the impact of removing the Office-Showroom/Warehouse use from R/T?
- What would be the impact of adding General Manufacturing and Print Shop/Major by right or SUP to the R/T district?
- Could the loading dock allowance be increased without making other significant changes to the district and retain the original intent of the district?

The Commission received input from property owners in the district and adjacent residential districts. The following concerns were expressed:

- The district should be maintained in a way so as to continue to attract “meaningful” jobs;
- General Manufacturing could potentially allow abuse of warehousing in the district;
- SUP should be required for General Manufacturing and Print Shop/Major;
- Retain the 30%/70% ratio for Office-Showroom/Warehouse uses;
- Consider the smaller sites as amendments are made regarding dock doors;
- Do not over-regulate the district and force new businesses to neighboring communities;
- R/T was created to prevent a “warehousing district” any changes made to the district should keep this intent in mind.

After some discussion, the Commission directed staff to pursue amendments to the district as follows:

- Dock door allowance should be revised to permit:
- 4 doors for the first 20,000 sq. ft.;
- 1 door for each additional 10,000 sq. ft.,
- Maximum of 12 dock doors;
- Retain the 30%/70% ratio for Office-Showroom/Warehouse uses;
- Allow Print Shop Major by SUP; and
- Maintain General Manufacturing by SUP.

The Commission also requested that staff provide information regarding performance standards particularly related to environmental issues.

Chairman Dunlap rejoined the Commission for the discussion of this item.

Parker Road Station Study

Greg Adams, Planner, made a presentation outlining the goals of the study, the areas of influence, possible land use strategy, and possible zoning changes to accomplish the goals. The possible zoning changes included:

- Extending the Corridor Commercial (CC) zoning east to K Avenue between Park Blvd. and Parker Road;
- Creating a Specific Use Permit (SUP), as required by CC zoning, to accommodate DART service yard immediately north of the station;
- Creating a Transit Overlay District for the property at the “core” of the study area around the station. This district address allowed uses, setbacks and parking issues. See attached map for outline of overlay district; and

- Rezoning the property south of the proposed overlay district to allow residential uses.

After some discussion, the Commission offered the following points of direction:

- Consider a pedestrian overpass on Archerwood Street;
- Consider facade and landscape requirements for the proposed overlay district;
- Explore ways to connect the DART station to existing hike/bike trails and points of interest east of the study area;
- Consider both the short and long term use of the property adjacent to the DART station. This station is not a destination station, so it should be given consideration accordingly; and
- Be mindful of the speed of traffic on K Avenue as consideration is given to allowing structures closer to the street.

Staff indicated the next step would be to present the proposal to the property owners within the study area, and to report the findings of this meeting to the Commission within 3 to 4 weeks.

There being no further discussion, Chairman Dunlap adjourned the meeting at 8:30 p.m.

Planning & Zoning Commissioner

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