

**PLANNING & ZONING COMMISSION
JANUARY 2, 2007**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Laura Williamson, 1st Vice Chair
Jim Norton
Maggie Armstrong
Craig Perry

COMMISSIONER ABSENT

James Duggan, 2nd Vice Chair

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Jeff Zimmerman, Long Range Planning Manager
Steve Sims, Sr. Planner
Kate Perry, Sr. Planner
Bester Tauro, Planner
Eric Hill, Planner
Michael Arthaud, Planning Technician
Priscilla Parra, Sr. Administrative Assistant

OTHERS PRESENT

Sally Bane, Director of Plano Economic Development Board

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, January 2, 2007.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Armstrong seconded the motion, which passed 5-0.

Chairman Kalchthaler requested Agenda Item No. 4c be pulled for individual consideration. First Vice Chair Williamson made a motion to approve the remainder of the consent agenda. Commissioner Perry seconded the motion, which passed 5-0.

CONSENT AGENDA

**AGENDA ITEM NO. 4A - FINAL PLAT
1/THE CANAL ON PRESTON, BLOCK A, LOT 3
APPLICANT: THE UNIQUE MONTESSORI ASSOCIATES, INC.**

Private primary school and a day care center on one lot on 1.5± acres located on the west side of Gratitude Trail, 200± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use.

Approved as submitted.

**AGENDA ITEM NO. 4B - FINAL PLAT
3/CUSTER-RIDGEVIEW ADDITION, BLOCK 1, LOT 6
APPLICANT: KRAFT OFFICE PROPERTIES**

General office development on one lot on 0.7± acre located at the southwest corner of Kathryn Lane and Custer Road. Zoned Retail.

Approved as submitted.

**AGENDA ITEM NO. 4D - PRELIMINARY PLAT
1/MORGAN VILLAGE RETAIL CENTER, BLOCK A, LOT 1
APPLICANT: DICK FERRELL & CO.**

Minor automotive repair building on one lot on 0.8± acre located on the east side of Ohio Drive, 499± feet north of McDermott Road. Zoned Regional Commercial.

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

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 4C - REVISED SITE PLAN
17/LYNCH PARK ADDITION, BLOCK A, LOT 2
APPLICANT: SOHAAM PETROLEUM, INC.**

Bank on one lot on 0.9± acre located at the southwest corner of Legacy Drive and Coit Road. Zoned Retail. Staff recommended approval as submitted.

After a brief discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 5-0.

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Commissioner Norton stepped down for Agenda Item No. 5.

AGENDA ITEM NO. 5 - PUBLIC HEARING ZONING CASE 2006-27 APPLICANT: CITY OF PLANO

Jeff Zimmerman, Long Range Planning Manager, stated this is a request for Heritage Resource Designation for the area bounded by 22nd Street, the Southern Pacific Railroad right-of-way (DART), and the northern boundary of a tier of lots facing 18th Street, G Avenue, and Alpine Street. Zoned Single-Family Residence-7. Tabled 11/20/06. Staff recommended approval as submitted.

Commissioner Armstrong made a motion to remove the item from the table. Commissioner Perry seconded the motion, which passed 4-0.

The public hearing was opened. Mary Compton, Betty Sewell, Melissa O'Neal, Naomi Goolsbee, Pam Hatcher, Francene Neely, Sandra Scheideman, Clint Haggard, Michael Brinlee, Seth Abbott, and Rick Guest, citizens and property owners, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Armstrong made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 3-1. Chairman Kalchthaler, voting in opposition, did not feel the subject area was truly historic and was concerned about setting a precedent for designating other older subdivisions, as well as the difficulty and cost of remodeling homes.

Commissioner Norton resumed his seat.

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2006-31 APPLICANT: JOE AND SUSANA HERNANDEZ

Eric Hill, Planner, stated this is a request for expansion of Specific Use Permit #571 for Service Contractor with Storage Yard on 2.7± acres located on the south side of Rigsbee Drive, 565± west of 14th Street. Zoned Light Commercial. Tabled 12/18/06. Staff recommended the Planning & Zoning Commission accept the applicant's request for this item to remain on the table until the Tuesday, January 16, 2007, meeting.

There being no discussion, the Planning & Zoning Commission accepted the applicant's request for this item to remain on the table until the Tuesday, January 16, 2007, meeting. No vote was taken.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2006-33
APPLICANT: LITWIN & COMPANY, INC.**

Mr. Hill stated this is a request for a Specific Use Permit for Mini-Warehouse/Public Storage on one lot on 4.3± acres located at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw this zoning case from consideration.

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

There being no discussion, 1st Vice Chair Williamson made a motion to accept the applicant's request to withdraw the zoning case from consideration. Commissioner Perry seconded the motion, which passed 5-0.

END OF PUBLIC HEARINGS

Commissioners Armstrong and Perry stepped down for Agenda Item No. 8.

**AGENDA ITEM NO. 8 - PRELIMINARY PLAT & SITE PLAN
18/INDEPENDENCE HALL ADDITION, BLOCK A, LOT 1
APPLICANT: CITY HOUSE**

Mr. Hill stated this is a request for a rehabilitation care facility on one lot on 1.7± acres located on the west side of Independence Parkway, 130± feet south of Crickett Drive. Zoned Neighborhood Office with Specific Use Permit #559 for Household Care Institution. Staff recommended approval as follows:

Preliminary Plat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: Recommended for approval subject to the Planning & Zoning Commission finding that a living screen will provide adequate screening, and granting a waiver to the masonry wall requirement.

Bill Perman, representing the applicant, spoke in support of the item. No one else spoke for or against the item.

After a brief discussion, 1st Vice Chair Williamson made a motion to approve the item subject to staff recommendations. Commissioner Norton seconded the motion, which passed 3-0.

Commissioners Armstrong and Perry resumed their seats.

**AGENDA ITEM NO. 9 - DISCUSSION & DIRECTION
COMPREHENSIVE PLAN UPDATE
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a discussion and direction on the Land Use and Transportation Element updates to the Comprehensive Plan. Ms. Perry indicated that this item would focus on two land issues previously identified by the Commission for detailed discussion: demand for housing versus the need to preserve land for economic development and changing land use needs. She noted that following a brief discussion of each, staff had some questions for the Commission for assistance in framing objectives and strategies.

In regard to the first issue, Sally Bane, Director of Plano Economic Development Board (PEDB), spoke to the Commission about the importance of preserving land for economic development. Ms. Bane stated that the prime land for economic development in Plano can be found along the four expressway corridors in Plano such as the Dallas North Tollway, President George Bush Turnpike, State Highway 121 and U. S. Highway 75, where good transportation access and visibility are provided. PEDB currently targets users such as contract data centers, corporate headquarters, electronic research and development centers, and technology businesses. These issues are critical determinants in where they locate. Many of the targeted businesses prefer campus settings with large sites (10 to 50 acres and more), and the incremental subdivision of larger sites for other uses could result in the loss of a major employer in the future. Even at the risk of losing immediate development opportunities, it is often necessary to reserve opportunities for major business users in the future. In response to a question from the Commission, Ms. Bane noted that businesses have also expressed concerns about the availability of workforce housing. Businesses would like the city they are considering to have housing opportunities for employees with a wide range of salaries.

In response to questions posed by Ms. Perry, the commissioners provided the following comments:

- It is difficult to pre-establish determinants for when residential development is appropriate in areas previously planned for economic development. It is best to consider them on a case-by-case basis.
- Not all proposals for residential development may be appropriate along the major expressway corridors.
- The city should not actively encourage the development of mixed use centers as they could lead to undesirable housing projects.

Phyllis Jarrell, Director of Planning, noted that in order to consider requests on a case-by-case basis, an evaluation framework is needed to promote consistency in the decision making process.

Ms. Perry led the discussion of changing land use needs. She noted that the region was expected to add another four million in population by 2030, and cities like Plano may need to consider alternative forms of residential development to absorb the increased demand for housing. This development could also provide housing opportunities for the city's growing aging population.

In the discussion which followed, commissioners noted that travel around Plano is becoming more difficult. There has been an increase of traffic on the city's major thoroughfare system and regional expressways. People living in other cities are still traveling to and through Plano for employment. Ms. Perry noted that if travel to current places of employment becomes too lengthy and difficult, major businesses could relocate to other cities. Plano must, therefore, consider other development and transportation options to allow people to get to and from work efficiently.

Ms. Perry concluded the meeting by stating that Steve Sims, Sr. Planner, will discuss transportation issues at future work sessions.

AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION

The Commission had no new items they wished to discuss.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:50 p.m.

Planning & Zoning Commissioner

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