

PLANNING & ZONING COMMISSION
January 22, 2008

COMMISSIONERS PRESENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair
Maggie Armstrong, 2nd Vice Chair
Jeff Bulla
Christopher Caso
Michael Coleman

COMMISSIONER ABSENT

Craig Perry
Beth Weingarden

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
John Gilliam, 1st Assistant City Attorney
Steve Sims, Sr. Planner
Eric Hill, Planner
Bester Tauro, Planner
Priscilla Parra, 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, January 22, 2008.

Commissioner Caso made a motion to approve the agenda as presented. Chairman Duggan seconded the motion, which passed 6-0.

Chairman Duggan made a motion to approve the minutes of the January 7, 2008, Planning & Zoning Commission meeting. First Vice Chair Norton seconded the motion, which passed 6-0.

Chairman Duggan made a request to pull Agenda Item No. 5f for individual consideration. Commissioner Caso made a motion to approve the remainder of the Consent Agenda as submitted. Second Vice Chair Armstrong seconded the motion, which passed 6-0. Chairman Duggan stepped down due to conflict of interest.

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED PRELIMINARY SITE PLAN 21/BAR P ADDITION, BLOCK 1, LOTS 1-4 APPLICANT: BAR PJV

General office buildings on four lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,030± feet north of Spring Creek Parkway. Zoned General Office. Neighborhood #21.

Approved subject to approval of flood study by the Engineering Department.

AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN 8/GRANITE PARK, BLOCK C, LOT 1 APPLICANT: TOLLWAY/121 PARTNERS, LTD.

General office buildings on one lot on 15.9± acres located at the northeast corner of Granite Parkway and Parkshore Drive. Zoned Central Business-1 & Commercial Employment. Neighborhood #8.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN 26/PARKWAY PROFESSIONAL CENTER, BLOCK 1, LOT 1 APPLICANT: BSA TX-372P, L.P.

General and medical office buildings on one lot on 5.0± acres located on the west side of the Dallas North Tollway, 630± feet south of Spring Creek Parkway. Zoned Regional Employment. Neighborhood #26.

Approved as submitted.

AGENDA ITEM NO 5D - PRELIMINARY SITE PLAN 15/FIRE STATION 13, BLOCK 1, LOT 1 APPLICANT: CITY OF PLANO

Fire station on one lot on 2.4± acres located on the west side of Corporate Drive, 544± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #15.

Approved as submitted.

AGENDA ITEM NO. 5E - PRELIMINARY PLAT 8/G & H HEADQUARTERS ADDITION, BLOCK A, LOT 1 APPLICANT: WEST PLANO LAND COMPANY, L.P.

General office buildings on one lot on 5.8± acres located on the north side of Headquarters Drive, 550± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8.

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

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

AGENDA ITEM NO. 5F - SITE PLAN 41/PARKWAY HILLS ADDITION, BLOCK A, LOT 10 APPLICANT: K & F RESOURCES, INC.

Tom Elgin, Development Review Manager, stated this is a general office building on one lot on 1.4± acres located on the east side of Dallas North Tollway, 1,800± feet south of Parker Road. Zoned Regional Employment. Neighborhood #41. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Caso seconded the motion, which passed 5-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

Chairman Duggan resumed his seat.

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING COMPREHENSIVE PLAN REVISION APPLICANT: CITY OF PLANO

Steve Sims, Sr. Planner, stated this is a request to amend the Economic Development Element of the Comprehensive Plan. Staff recommended approval as submitted.

The public hearing was opened. Katherine Brewer, Alan Smith, and Steve Stovall, residents of the City of Plano, spoke in opposition of the item due to concerns of changing the integrity of the Research/Technology zoning and wanted the last sentence of Paragraph 2 of the Research/Technology Crossroads District on Page 5 removed. No one else spoke for or against the item. The public hearing was closed.

After much discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. First Vice Chair Norton seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2007-69
APPLICANT: CITY OF PLANO

Eric Hill, Planner, stated this is a request to rescind Specific Use Permit #258 for Private Club on one lot on 0.1± acre located on the north side of Park Boulevard, 1,370± feet east of Preston Road. Zoned Retail. Staff recommended approval as submitted. There were no letters received in support or opposition of the item.

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

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7B - PUBLIC HEARING
ZONING CASE 2007-70
APPLICANT: CITY OF PLANO

Mr. Hill stated this is a request to rescind Specific Use Permit #260 for Private Club on one lot on 2.3± acres located on the north side of Plano Parkway, 200± feet east of U.S. Highway 75. Zoned Corridor Commercial. Staff recommended approval as submitted. There was one letter received in support of the item and no letters received in opposition.

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

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 6-0.

AGENDA ITEM NO. 7C - PUBLIC HEARING
ZONING CASE 2007-71
APPLICANT: CITY OF PLANO

Mr. Hill stated this is a request to rescind Specific Use Permit #264 for Private Club on one lot on 1.3± acres located on the east side of Preston Road, 550± feet north of Parker Road. Zoned Planned Development 184-Retail/Office-2. Staff recommended approval as submitted. There were no letters received in support or opposition of the item.

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

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7D - PUBLIC HEARING
ZONING CASE 2007-72
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request to rescind Specific Use Permit #274 for Private Club on one lot on 1.0± acre located 390± feet north of 15th Street, 755± feet west of U.S. Highway 75. Zoned Planned Development-474-Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support or opposition of the item.

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

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7E - PUBLIC HEARING
ZONING CASE 2007-73
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request to rescind Specific Use Permit #305 for Private Club on one lot on 1.2± acres located on the west side of Preston Road, 670± feet south of Park Boulevard. Zoned Retail. Staff recommended approval as submitted. There were no letters received in support or opposition of the item.

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

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
67/REPLAT: MERVYN'S DISTRIBUTION CENTER, BLOCK 1, LOTS 1R AND 3
APPLICANT: MDS TEXAS REALTY I, L.P.**

Bester Tauro, Planner, stated this is a warehouse on two lots on 36.8± acres located at the southwest corner of Stewart Avenue and Plano Parkway. Zoned Light Industrial-1. Neighborhood #67. 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 Caso seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 7:40 p.m.

Planning & Zoning Commissioner

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