

**PLANNING & ZONING COMMISSION**  
**February 4, 2008**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Maggie Armstrong, 2nd Vice Chair  
Craig Perry  
Beth Weingarden  
Christopher Caso  
Michael Coleman

**COMMISSIONER ABSENT**

Jeff Bulla

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Diane Wetherbee, City Attorney  
Kate Perry, Sr. Planner  
Tina Firgens, Sr. Planner  
Eric Hill, Planner  
Bester Tauro, Planner  
Dee Sarver, Sr. Planning Technician  
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, February 4, 2008.

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

Commissioner Weingarden made a motion to approve the minutes of the January 22, 2008, Planning & Zoning Commission meeting. First Vice Chair Norton seconded the motion, which passed 6-0.

Second Vice Chair Armstrong made a motion to approve the Consent Agenda as submitted. Commissioner Caso seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - FINAL PLAT 37/ASSURED ADDITION, BLOCK A, LOT 1 APPLICANT: ASSURED GROUP**

Mini-warehouse on one lot on 7.4± acres located on the west side of K Avenue, 2,270± feet south of Spring Creek Parkway. Zoned Light Industrial-1. Neighborhood #37.

Approved as submitted.

### **AGENDA ITEM NO. 5B - FINAL PLAT 43/PRESTON PARKER ADDITION, BLOCK A, LOT 1 APPLICANT: FRED C. AND JOE H. HARRINGTON ET AL**

Bank on one lot on 1.7± acres located at the southeast corner of Preston Road and Parker Road. Zoned Neighborhood Office with Specific Use Permit #566 for Bank, Savings and Loan, or Credit Union. Neighborhood #43.

Approved as submitted.

### **AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN 69/EAST PLANO ISLAMIC ADDITION, BLOCK A, LOT 1 APPLICANT: EAST PLANO ISLAMIC CENTER**

Religious facility with medical and office on one lot on 9.9± acres located on the southeast corner of 14th Street and Star Court. Zoned Research Technology. Neighborhood #69.

Approved as submitted.

### **AGENDA ITEM NO. 5D - PRELIMINARY PLAT 8/VILLAGE 121 ADDITION, BLOCK 1, LOT 1 APPLICANT: 121 VILLAGE LTD**

Retail and restaurant development on one lot on 53.4± acres located at the southwest corner of State Highway 121 and 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**

## **PUBLIC HEARINGS**

### **AGENDA NO. 6 - PUBLIC HEARING ZONING CASE 2007-74 APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request to rezone 122.7± acres located on the south side of 14th Street, north side of the Cottonbelt Railroad, 510± feet east of Shiloh Road, and 1,270± feet west of Los Rios Boulevard from Research/Technology Center (RT) to Light Commercial (LC). Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

Ms. Perry stated this is a city-initiated request and made a brief presentation covering some of the constraints area properties are subject to including topography, smaller lot sizes, noise and reduced visibility. Ms. Perry indicated that staff supports the LC district because it provides for a wide array of retail, office and service uses to meet the needs of local residents and businesses while providing compatibility to RT and other nearby districts.

The public hearing was opened. Alan Smith, representing the Creekside North, Los Rios and Stony Hollow neighborhoods, suggested that the RT zoning had been successful in creating a viable employment district and stated that the three neighborhoods recommend denial of this request.

Travis Bousquet, representing the East Plano Islamic Center, questioned whether a day care facility associated with the Islamic Center would be allowed within the LC zoning. Phyllis Jarrell, Director of Planning, explained that auxiliary uses associated with religious facilities within the LC zoning would be permitted. Ms. Jarrell also stated that a stand-alone day center would allowed be allowed within the LC zoning with a Specific Use Permit.

Katherine Brewer, owner of Geo Map, Inc. which is located in the RT district, indicated that rezoning this area to Light Commercial would be "A step backward for eastern Plano."

Rick Fambro, representing four property owners (approximately 26 acres) in this immediate area, spoke in favor of the change to LC zoning, and noted concerns about the Police Academy's firing range. He stated that the current LC requirements would likely produce development similar to that along K Avenue north of Spring Creek Parkway.

Points raised during the commission's discussion of this matter included:

- 14th Street is a western gateway, so the appearance of development is important.
- Noise issues would still impact properties in this area if the zoning is changed.

- Concerns were raised over some uses allowed in LC including landscaping and automotive businesses. Staff noted that the LC district was recently modified; many of the more intense uses have been removed from the district; and special screening requirements now apply to open storage.

The public hearing was closed.

After some discussion, 1st Vice Chair Norton made a motion to deny the request. Commissioner Coleman seconded the motion, which passed 5-2. Commissioners Weingarden and Caso, voting in opposition to deny, were in support of the LC zoning as being appropriate.

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2007-75  
APPLICANT: CITY OF PLANO**

Eric Hill, Planner, stated this is a request to rescind Specific Use Permit #309 for Private Club on one lot on 0.1± acre located 100± feet north of Plano Parkway, 550± feet west of Preston Road. Zoned Planned Development-Retail/General Office. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7B - PUBLIC HEARING  
ZONING CASE 2007-76  
APPLICANT: CITY OF PLANO**

Tina Firgens, Sr. Planner, stated this is a request to rescind Specific Use Permit #331 for Private Club on one lot on 2.0± acres located on the east side of U.S. Highway 75, 800± feet north of Parker Road. Zoned Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7C - PUBLIC HEARING  
ZONING CASE 2007-77  
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #334 for Private Club on one lot on 0.1± acre located 1,050± feet north of Plano Parkway and 800± feet east of Alma Drive. Zoned Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Case seconded the motion, which passed 7-0.

Commissioner Perry stepped down for Agenda Item 7D.

**AGENDA ITEM NO. 7D - PUBLIC HEARING  
ZONING CASE 2007-78  
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request to rescind Specific Use Permit #349 for Private Club on one lot on 0.1± acre located 75± feet north of Park Boulevard, 600± feet west of Ohio Drive. Zoned Retail. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Case seconded the motion, which passed 6-0.

Commissioner Perry resumed his seat.

**AGENDA ITEM NO. 7E - PUBLIC HEARING  
ZONING CASE 2007-79  
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request to rescind Specific Use Permit #356 for Private Club on one lot on 0.1± acre located 85± feet north of Park Boulevard, 410± feet west of Coit Road. Zoned Retail. Staff recommended approval as submitted. There was one letter received in support of and one letter in opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Case seconded the motion, which passed 7-0

**AGENDA ITEM NO. 7F - PUBLIC HEARING**  
**ZONING CASE 2007-80**  
**APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to rescind Specific Use Permit #362 for Private Club on one lot on 1.7± acres located on the east side of Dallas North Tollway, 1,150± feet south of Parker Road. Zoned Regional Employment. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Case seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7G - PUBLIC HEARING**  
**ZONING CASE 2007-81**  
**APPLICANT: CITY OF PLANO**

Bester Tauro, Planner, stated this is a request to rescind Specific Use Permit #364 for Private Club on one lot on 1.5± acres located on the south side of State Highway 121, 260± feet east of Preston Road. Zoned Regional Commercial with Specific Use Permit #364. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Case seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7H - PUBLIC HEARING**  
**ZONING CASE 2007-82**  
**APPLICANT: CITY OF PLANO**

MS. Tauro stated this is a request to rescind Specific Use Permit #365 for Private Club on one lot on 1.9± acres located on the east side of Dallas North Tollway, 1,230± feet south of Windhaven Parkway. Zoned Regional Employment with Specific Use Permit #365. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Weingarden made a motion to approve the item as submitted. Commissioner Case seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING**

**ZONING CASE 2007-83**

**APPLICANT: CAPPS VAN & TRUCK**

Mr. Hill stated this is a request for Specific Use Permit for Truck/Bus Leasing on one lot on 1.7± acres located at the southwest corner of U.S. Highway 75 and Chase Oaks Boulevard. Zoned Corridor Commercial. Staff recommended approval as submitted. There was one letter received in support of and no letters in opposition to this item.

The public hearing was opened. Mike Bramlett, the applicant, was available for answering questions. No one spoke for or against the item. The public hearing was closed.

There being little discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Case seconded the motion, which passed 7-0.

Commissioner Perry stepped down for Agenda Item No. 9.

**AGENDA ITEM NO. 9 - PUBLIC HEARING**

**63/REPLAT: FOOD LION/LOS RIOS ADDITION, BLOCK 15, LOT 2R**

**APPLICANT: COLLIN COUNTY CHILDREN'S ADVOCACY CENTER, INC.**

Ms. Tauro stated this is a community center on one lot on 5.8± acres located generally at the southwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail. Neighborhood #63. Staff recommended approval as submitted. There were no letters received in support of or opposition to 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 Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 6-0.

Commissioner Perry resumed his seat.

**AGENDA ITEM NO. 10 - PUBLIC HEARING**

**67/REPLAT: L.A. DAVIS ADDITION, BLOCK 2, LOTS 5R & 13**

**APPLICANT: HABITAT FOR HUMANITY OF SOUTH COLLIN COUNTY**

Mr. Hill stated this is two General Residential lots on 0.2± acre located at the northeast corner of G Avenue and Southwestern Avenue. Zoned General Residential. Neighborhood #67. Staff recommended approval subject to Board of Adjustment granting a variance to reduce the minimum 90-foot lot depth to 78 feet for Lot 13. There were five letters received in support of and no letters in opposition to 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. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

### **END OF PUBLIC HEARINGS**

#### **AGENDA ITEM NO. 11 - PRELIMINARY SITE PLAN 54/WALTON PARK SQUARE ADDITION, BLOCK 1, LOT 1R APPLICANT: WOODMONT P&P DEVELOPERS, L.P.**

Ms. Tauro stated this is a retail center on one lot on 17.7± acres located on the west side of Preston Road, 317± feet south of Park Boulevard. Zoned Retail. Neighborhood #54. Staff recommended approval as submitted.

Rick Machak, representing the applicant, was available for questions.

After some discussion, Commissioner Caso made a motion to approve the item as submitted. Commissioner Weingarden seconded the motion, which passed 7-0. P&Z found, based upon the TIA, that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.

#### **AGENDA NO. 12 - DISCUSSION AND DIRECTION GOLF NETS APPLICANT: CITY OF PLANO**

Ms. Firgens stated this item is a request for discussion and direction regarding golf nets. Ms. Firgens made a presentation to the Commission that included addressing the reasons for the proposed ordinance amendment, comments received from public meetings held with golf course and driving range operators and residents to discuss the proposed amendment, and staff's reasons for the various proposed ordinance provisions.

Kay Holley, Cindy Torgussen, Bob Gehbayer, and Gerhard Torgussen spoke in opposition to allowing the golf nets due to potential diminished property values, the visual impacts of nets on the course properties, and size of nets. They were opposed to the proposed ordinance amendment.

Jeff Holt, Golf Services Manager at Chase Oaks Golf Course, stated that from a golf course operator viewpoint, golf courses are going to be concerned about protecting the integrity of the course without nets being located everywhere and protection of people.

The Commission discussed at great length whether it was appropriate or not to allow the nets on golf course and driving range properties; several Commissioners concurred with public testimony received during the discussion.

Second Vice Chair Armstrong recommended that a public hearing be called for the February 18, 2008, P&Z meeting.

**AGENDA NO. 13 - DISCUSSION & DIRECTION  
REGULAR SESSION AND WORK SESSION MEETING DATES  
APPLICANT: CITY OF PLANO**

The regular Planning & Zoning Commission meetings occur on the first and third Mondays. In late 2007, Commission and staff established a tentative schedule for calendar year 2008 work session dates. One tentative work session date per month was selected.

After some discussion, it was decided to reschedule the March 18, 2008, P&Z meeting and the March work session to March 10, 2008.

**AGENDA ITEM NO. 14 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 9:30 p.m.

---

Planning & Zoning Commissioner

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