

**PLANNING & ZONING COMMISSION
FEBRUARY 5, 2007**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Laura Williamson, 1st Vice Chair
James Duggan, 2nd Vice Chair
Jim Norton
Maggie Armstrong
Craig Perry
Janet Stovall

STAFF PRESENT

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

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, February 5, 2007.

Commissioner Perry made a motion to approve the agenda as presented. First Vice Chair Williamson seconded the motion, which passed 7-0.

First Vice Chair Williamson made a motion to approve the January 16, 2007, meeting minutes with corrections. Commissioner Stovall seconded the motion, which passed 7-0.

Commissioner Perry made a motion to approve the consent agenda. Commissioner Duggan seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - REVISED PHASE II LAND STUDY 27/AVIGNON WINDHAVEN - PHASES 2 AND 3 APPLICANT: ACRES OF SUNSHINE, LTD

104 Single-Family Residence-6 lots and six open space lots on 34.1± acres located on the north side of Windhaven Parkway, 2,100± feet east of Dallas North Tollway. Zoned Planned Development-154-Single-Family Residence-6.

Approved as submitted.

AGENDA ITEM NO. 5B - FINAL PLAT 11/CUSTER CROSSING RETAIL CENTER, BLOCK 1, LOT 1 APPLICANT: THREE STARS REAL ESTATE CORPORATION

Retail building on one lot on 2.0± acres located at the southwest corner of Custer Road and Hedgcoxe Road. Zoned Retail.

Approved as submitted.

AGENDA ITEM NO. 5C - FINAL PLAT 9/DEERFIELD NORTH PHASE IV APPLICANT: MERITAGE HOMES OF TEXAS, L.P.

60 Single-Family Residence-7 lots and one open space lot on 16.3± acres on the west side of Grace Avenue, 315± feet north of Quincy Lane. Zoned Planned Development-439-Single-Family Residence-7.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY SITE PLAN 67/FIVE-FORTY FOUR & JUPITER ADDITION, BLOCK 1, LOT 3 APPLICANT: HICKMAN CONSULTING ENGINEERS, INC.

General office and mini-warehouse development on one lot on 1.8± acres located on the east side of Industrial Boulevard, 625± feet south of 14th Street. Zoned Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED SITE PLAN
17/CHRIST CHURCH OF PLANO, BLOCK 1, LOT 1R
APPLICANT: CHRIST CHURCH OF PLANO**

Religious facility on one lot on 9.6± acres located at the southwest corner of Legacy Drive and Archgate Drive. Zoned Single-Family Residence-7.

Approved as submitted.

**AGENDA ITEM NO. 5F - SITE PLAN
68/SHILOH/544 ADDITION, BLOCK A, LOT 2
APPLICANT: ISLAMIC ACADEMY**

Religious facility on one lot on 1.0± acres located on the west side of Shiloh Road, 275± feet south of 14th Street. Zoned Light Commercial.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2006-35
APPLICANT: H.H.P.L. LIMITED**

Tom Elgin, Development Review Manager, stated this is a request to rezone 3.0± acres located on the north side of Tradition Trail, 700± feet east of Ohio Drive from Planned Development-426-Retail/General Office to Planned Development-Light Industrial-1. Zoned Planned Development-426/Retail/General Office with Specific Use Permit #384 for New and Used Car Dealer. Two letters were received in support of the item. 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, Commissioner Armstrong made a motion to approve the item as submitted. First Vice Chair Williamson seconded the motion, which passed 7-0.

Agenda Item Nos. 7A and 7B were presented together.

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2006-36
APPLICANT: LITWIN & COMPANY**

Eric Hill, Planner, stated this is a request to rezone 7.1± acres located at the southeast corner of Park Boulevard and Alma Drive from Corridor Commercial to Planned Development-Corridor Commercial. One letter was received in support of the item. Staff recommended denial.

The public hearing was opened. Cheryl Williams, representing the applicant, spoke in support of the item. Rutledge Haggard, property owner, spoke in opposition to the item. He felt that the warehouse use would be detrimental to leasing his property. No one else spoke for or against the item. The public hearing was closed.

After much discussion, 1st Vice Chair Williamson made a motion to deny the item. Commissioner Stovall seconded the motion, which passed 5-2. Chairman Kalchthaler and Commissioner Norton, voting in support of the item, felt this was a good location for Public Storage/Mini-Warehouse.

**AGENDA ITEM NO. 7B - PUBLIC HEARING - PRELIMINARY SITE PLAN
58/CHISHOLM PLACE RETAIL, BLOCK A, LOTS 3R & 5
APPLICANT: LITWIN & COMPANY**

Mr. Hill stated this is a request for a Public Storage/Mini-Warehouse development on two lots on 7.1± acres located at the southeast corner of Alma Drive and Park Boulevard. Zoned Corridor Commercial. Staff recommended denial.

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

After much discussion, 1st Vice Chair Williamson made a motion to deny the item. Commissioner Perry seconded the motion, which passed 5-2. Chairman Kalchthaler and Commissioner Norton, voting in support of the item, felt this was a good location for Public Storage/Mini-Warehouse.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
6/INDEPENDENCE CROSSING, BLOCK A, LOTS 1R, 2R, 3R, & 4
APPLICANT: WAL-MART STORES TEXAS, L.P.**

Mr. Hill stated this is a request for a grocery store and gas station on four lots on 15.3± acres located at the northeast corner of Independence Parkway and Hedgcoxe Road. Zoned Retail with Specific Use Permit #368 for Day Care Center. 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, Commissioner Stovall made a motion to approve the item as submitted. Commissioner Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9A - PUBLIC HEARING - REPLAT & REVISED SITE PLAN
40/PRESBYTERIAN HEALTHCARE SYSTEM, BLOCK 1R, LOT 1R
APPLICANT: PRESBYTERIAN HOSPITAL OF PLANO**

Mr. Hill stated this is a request for medical offices on one lot on 18.2± acres located at the southeast corner of Parker Road and Communications Parkway. Zoned Regional Employment. Staff recommended approval as submitted.

The public hearing was opened. Scott Siemer, representing the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9B - REQUEST FOR A WAIVER TO THE FACADE PLAN
REQUIREMENTS
40/PRESBYTERIAN HEALTHCARE SYSTEM, BLOCK 1R, LOT 1R
APPLICANT: PRESBYTERIAN HOSPITAL OF PLANO**

Mr. Hill stated this is a request for medical offices on one lot on 18.2± acres located at the southeast corner of Parker Road and Communications Parkway. Zoned Regional Employment. Staff recommended that the Planning & Zoning Commission, in consideration of this request to waive the material requirements of the Regional Employment zoning district, weigh the merits of consistent, unified medical campus architecture versus the aesthetic goals of the Dallas North Tollway Corridor.

There being no discussion, Commissioner Stovall made a motion to waive the material requirements of the Regional Employment zoning district after weighing the merits of consistent, unified medical campus architecture versus the aesthetic goals of the Dallas North Tollway Corridor. Commissioner Armstrong seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 10 - DISCUSSION AND DIRECTION
LAND USE AND TRANSPORTATION
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a discussion and direction on the Land Use and Transportation Element updates to the Comprehensive Plan.

LAND USE

On January 2, 2007, Kate Perry, Sr. Planner, attended the Planning & Zoning Commission work session to lead a discussion of key land use issues. At the February 5, 2007, meeting, she presented an additional set of questions intended to help refine recommendations for the update to the land use element. Ms. Perry asked the Commission questions regarding setting aside land for economic development purposes and the impact of changing land uses on transportation systems.

Responses to the questions included:

- Certain areas such as the Research/Technology Center District and Legacy Town Center should be preserved for economic development. However, rezoning on the fringe of these areas might be appropriate.
- The impact of rezoning on schools and park lands is necessary, but there are some exceptions, such as senior housing where these amenities are less critical to the successful living environment.
- Mix of uses is appropriate in urban centers such as Legacy Town Center.
- Mix of uses can be appropriate when the uses are compatible, such as a restaurant located on the first floor of an office building.
- Incorporating residential uses requires a certain degree of massing so that an appropriate residential environment is achieved.
- More information is needed to define "Economic Development" and prioritize locations that are in most need for this purpose.

TRANSPORTATION

Mr. Sims presented the Transportation issues. The first topic was the desirability of Traffic Impact Analysis studies (TIAs). Twenty percent of the city's land area remains for development, yet most of the thoroughfare system have been built with few opportunities to expand capacity.

The Commission responded that the TIAs have not had much impact on preliminary site plan decisions and should not be used as a stipulation for approval. However, TIAs could prove to be useful for zoning cases that would result in drastic changes from existing zoning designations and if they can relate to mitigation of traffic congestion as a result of the proposed development plans.

The second transportation issue for discussion was the Impact of Regional Traffic Patterns on Plano. Urban growth in Plano is beginning to slow down. Yet there is still much expansion in the cities located east and north of Plano.

The Commission expressed concern about the impact of cut through traffic on the city's thoroughfare system once main lanes are completed and tolls are placed on State Highway 121. The Commission asked staff about traffic signal timing issues and how it can be improved. Lloyd Neal, Transportation Engineering Manager, responded by saying that the division will be adding a lunch time cycle to accompany the morning and evening peak traffic demand on the city's traffic signal system.

The third transportation issue was Travel Demand Management (TDM). This is typically a voluntary program where major employers use programs such as car and van pooling, telecommuting, and the provision of transit passes to mitigate traffic congestion.

The Commission suggested the possibility of using rewards and recognition for major employers that participate in TDM programs. The businesses would be seen as trying to actively do something towards mitigating traffic congestion and improving air quality. Plano ISD was mentioned as a major employer in the city that has done well with staggering school and work hours among the numerous district campuses in the city.

Jeff Zimmerman, Long Range Planning Manager, suggested that several cities could work together on the regional level with major employers since individual efforts would only have marginal impact. The Commission directed staff to further study TDM efforts by other cities around the nation.

The final transportation issue of the evening was the Dallas Area Rapid Transit's (DART) 2030 Plan. Mr. Sims presented the highlights of the plan that would impact service to Plano residents.

The Commission responded that more vehicle parking and accessibility are necessary at transit stations to encourage people to use mass transit. Mass transit needs to be easier to use with more routes to get people to various destinations. The city needs to partner with businesses in Legacy and get the Northwest Transit Station back on DART's long range planning efforts. Also, a transit connection to the Cottonbelt must be included in the Spring Creek walk plans.

Mr. Zimmerman and Mr. Sims explained the Bus Rapid Transit concept to the Commission. The Commission favored limiting stops between major destinations but did not like the use of dedicated lanes for bus traffic. This can cause confusion unless an extra lane is built for bus use only.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

Commissioner Armstrong stated she would like to discuss conservation districts, possibly as a topic for the retreat. Commissioner Stovall wished to discuss the city's efforts to become "green friendly" to the environment.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:45 p.m.

Planning & Zoning Commissioner

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