

PLANNING & ZONING COMMISSION
March 19, 2007

COMMISSIONERS PRESENT

Laura Williamson, 1st Vice Chair
James Duggan, 2nd Vice Chair
Jim Norton
Maggie Armstrong
Craig Perry
Michael Coleman

COMMISSIONERS ABSENT

Carolyn Kalchthaler, Chairman
Janet Stovall

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Alan Upchurch, City Engineer
Paige Mims, Assistant City Attorney III
Tom Elgin, Development Review Manager
Jeff Zimmerman, Long Range Planning Manager
Steve Sims, Sr. Planner
Kate Perry, Sr. Planner
Tina Firgens, Sr. Planner
Eric Hill, Planner
Michael Arthaud, Planning Technician
Priscilla Parra, Sr. Administrative Assistant
Doris Carter, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Williamson at 7:00 p.m., Monday, March 19, 2007.

Tom Elgin, Development Review Manager, stated Agenda Item No. 10 was withdrawn per the applicant's request. Second Vice Chair Duggan made a motion to approve the agenda as presented. Commissioner Armstrong seconded the motion, which passed 6-0.

Commissioner Perry made a motion to approve the March 5, 2007, meeting minutes. Second Vice Chair Duggan seconded the motion, which passed 6-0.

Commissioner Armstrong made a motion to approve the consent agenda. Second Vice Chair Duggan seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 15/TENNYSON PARKWAY OFFICE CENTER, BLOCK A, LOT 3 APPLICANT: HAC PARTNERS L.P.

Hotel on one lot on 2.7± acres located on the west side of the Dallas North Tollway, 400± feet south of Tennyson Parkway. Zoned Commercial Employment.

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

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 6/NORTHPOINTE ASSEMBLY OF GOD, BLOCK A, LOT 1 APPLICANT: NORTHPOINTE ASSEMBLY OF GOD CHURCH

Religious facility on one lot on 3.0± acres located on the south side of McDermott Road, 860± feet east of Independence Parkway. Zoned Single-Family Residence-7.

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

AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN 37/ASSURED ADDITION, BLOCK A, LOT 1 APPLICANT: THE ASSURED GROUP

Mini-warehouse development on one lot on 5.4± acres located on the east side of K Avenue, 2,267± feet south of Spring Creek Parkway. Zoned Light Industrial-1.

Approved as submitted.

AGENDA ITEM NO. 5D - REVISED SITE PLAN 65/FRANKLIN PARK AT CANYON CREEK ADDITION, BLOCK 1, LOT 1 APPLICANT: FRANKLIN PARK CANYON CREEK, LTD.

Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED PRELIMINARY PLAT
65/FRANKLIN PARK AT CANYON CREEK ADDITION, BLOCK 1, LOT 1
APPLICANT: FRANKLIN PARK CANYON CREEK, LTD.**

Independent living facility on one lot on 14.5± acres located on the east side of Independence Parkway, 632± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office & Light Industrial-1.

Approved subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Fire Department approval of covered walkway.
3. Recordation of the Conveyance Plat for Franklin Park at Canyon Creek, Block 1, Lots 1 & 2.

END OF CONSENT AGENDA

**AGENDA ITEM NO. 6
WATER AND WASTEWATER IMPACT FEE REPORT
APPLICANT: CITY OF PLANO**

Alan Upchurch, City Engineer, gave a report on the city's collections and expenditures from the Water and Wastewater Impact Fee Program. Staff recommended that the Commission report to the City Council that there are no perceived inequities in the implementation of the capital improvements plan or in the imposition of the fees.

After a brief discussion, Commissioner Norton made a motion to accept that there are no perceived inequities in the implementation of the capital improvements plan or in the imposition of the fees. Commissioner Perry seconded the motion, which passed 6-0.

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

PUBLIC HEARINGS

**AGENDA ITEM NO. 7A - 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± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 12/18/06, 01/02/07, 01/16/07, 02/19/07, & 03/05/07. Staff recommended approval as submitted.

Commissioner Norton made a motion to remove the item from the table. Commissioner Armstrong seconded the motion, which passed 6-0.

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

After much discussion, Commissioner Norton made a motion to deny the item. The motion failed due to lack of a second. Commissioner Coleman made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 5-1. Commissioner Norton, voting in opposition, was concerned that the applicant would not install proper required screening.

**AGENDA ITEM NO. 7B - REVISED SITE PLAN
68/ENID BRASWELL ADDITION, BLOCK A, LOT 1R
APPLICANT: JOE AND SUSANA HERNANDEZ**

Mr. Hill stated this is a request for service contractor with storage yard on one lot on 3.3± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Staff recommended approval subject to City Council approval of Zoning Case 2006-31.

Commissioner Perry made a motion to approve the item subject to staff recommendations. Commissioner Coleman seconded the motion, which passed 5-1. Commissioner Norton, voting in opposition, was concerned that the applicant would not install proper required screening.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2006-34
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request to amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to Mini-Warehouse/Public Storage Development in Retail and Corridor Commercial districts. Tabled 02/19/07. Staff recommended that the Planning & Zoning Commission amend Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses) and related sections of the Zoning Ordinance to add a note to allow Recreation Vehicle Parking Lot/Garage use as an accessory use to mini-warehouse/public storage development in Retail and Corridor Commercial districts.

Commissioner Perry made a motion to remove the item from the table. Commissioner Armstrong seconded the motion, which passed 6-0.

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

After some discussion, Commissioner Coleman made a motion to deny the item. Commissioner Armstrong seconded the motion, which passed 6-0.

Agenda Item Nos. 9A and 9B were presented together.

**AGENDA ITEM NO. 9A - PUBLIC HEARING
ZONING CASE 2007-02
APPLICANT: J. H. A. MAPLESHADE, L.P.**

Mr. Elgin stated this was a request for a Specific Use Permit for Day Care Center on 0.1± acre located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Light Industrial-1. Staff recommended for approval as submitted.

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

There being no discussion, Commissioner Norton made a motion to approve the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9B - REVISED SITE PLAN
72/COIT CENTER ADDITION, BLOCK A, LOT 5
APPLICANT: J. H. A. MAPLESHADE, L.P.**

Mr. Elgin stated this is a request for general offices and a day care center on one lot on 2.0± acres located at the northwest corner of Silverglen Drive and Mapleshade Lane. Zoned Corridor Commercial & Light Industrial-1. Staff recommended approval subject to City Council approval of Zoning Case 2007-02.

There being no discussion, 2nd Vice Chair Duggan made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
ZONING CASE 2007-03
APPLICANT: SHINY WU**

Request for a Specific Use Permit for Day Care Center on one lot on 1.1± acres located at the northeast corner of Coit Road and Wyeth Drive. Zoned Single-Family Residence-9.

This request was withdrawn at the request of the applicant. No action was taken.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 11 - PRELIMINARY SITE PLAN
58/CHISHOLM PLACE ADDITION NO. 1, BLOCK A, LOT 1
APPLICANT: IVY CROSSING, L.P.**

Mr. Hill stated this was a retail and restaurant development on one lot on 0.8± acre located at the southwest corner of U.S. Highway 75 and Chisholm Place. Zoned Corridor Commercial. Tabled 03/05/07. Staff recommended approval as submitted.

Commissioner Coleman made a motion to remove the item from the table. Commissioner Armstrong seconded the motion, which passed 6-0

There being no discussion, Commissioner Perry made a motion to approve the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 12 - DISCUSSION & DIRECTION
COMPREHENSIVE PLAN REVISION
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, presented the outlines of the Land Use and Transportation elements for further discussion. The outlines organized the key factors and issues around the three themes of the Comprehensive Plan and included objectives and strategies. At the conclusion of the presentation, Mr. Sims asked the Commission the following questions:

- Are there any changes needed for Themes I, II, or III?
- Are additional objectives and strategies required?
- Do the proposed objectives and strategies adequately address the key factors?
- Are there any key factors or issues that would require a policy statement?
- Should staff begin drafting the text?

The Commission expressed overall agreement with the organization of the Land Use and Transportation element outlines and directed staff to develop draft text for both elements. Mr. Sims explained the purpose of a policy statement as a document that contains detailed information about an issue that could assist the Commission on making recommendations on land development issues. He suggested that the Commission consider a policy statement regarding mixed use development. The Commission agreed.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

The Commission did not have any items they wished to discuss.

There being no further discussion, 1st Vice Chair Williamson adjourned the meeting at 8:05 p.m.

Planning & Zoning Commissioner

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