

PLANNING & ZONING COMMISSION
July 16, 2007

COMMISSIONERS PRESENT

Laura Williamson, 1st Vice Chair
Jim Norton
Maggie Armstrong
Craig Perry
Michael Coleman

COMMISSIONERS ABSENT

Carolyn Kalchthaler, Chairman
James Duggan, 2nd Vice Chair
Janet Stovall

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Eric Hill, Planner
Bester Tauro, Planner
Priscilla Parra, Planning Technician
Paige Mims, Assistant City Attorney III
Jeff Zimmerman, Long Range Planning Manager
Kate Perry, Sr. Planner
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Williamson at 7:03 p.m., Monday, July 16, 2007.

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

Commissioner Armstrong made a motion to approve the July 2, 2007, Planning & Zoning Commission meeting minutes as submitted. Commissioner Coleman seconded the motion, which passed 5-0.

Commissioner Norton made a motion to approve the consent agenda as submitted. Commissioner Perry seconded the motion, which passed 5-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 3/CUSTER CREEK CENTER, BLOCK A, LOT 3 APPLICANT: M.C. CUSTER 121, LP

Two retail buildings on one lot on 3.4± acres located at the southwest corner of State Highway 121 and Custer Road. Zoned Regional Commercial.

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

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 41/PARK CENTER II, BLOCK A, LOT 1 APPLICANT: TAURUS CORPORATION

General office building and parking garage on one lot on 8.2± acres located on the east side of the Dallas North Tollway, 280± feet south of Chapel Hill Boulevard. Zoned Regional Commercial.

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

AGENDA ITEM NO. 5C - FINAL PLAT 50/THE VILLAS OF STONEY HOLLOW APPLICANT: TUSCANY ENGINEERS, LTD.

47 Single-Family Residence-7 lots and three open space lots with Storm Water Management Option #2 on 13.0± acres located on the east side of Los Rios Boulevard, 120± feet south of Trail Walker Drive. Zoned Single-Family Residence-7.

Approved as submitted.

AGENDA ITEM NO. 5D - PRELIMINARY PLAT 16/CREEKSIDE HOMES IN LEGACY ADDITION, BLOCK A, LOT 2 APPLICANT: SAIMA, LLP

Day care center on one lot on 1.4± acres located at the southeast corner of Commonsgate Boulevard and Whitestone Lane. Zoned Commercial Employment.

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

**AGENDA ITEM NO. 5E - FINAL PLAT
3/ESTANCIA AT RIDGEVIEW RANCH, BLOCK A, LOT 1
APPLICANT: ESTANCIA AT RIDGEVIEW RANCH, L.P.**

500 multifamily units on one lot on 36.3± acres located at the southeast corner of State Highway 121 and Independence Parkway. Zoned Planned Development-476-Regional Employment.

Approved subject to the abandonment of the relocated sanitary sewer easement by separate instrument.

**AGENDA ITEM NO. 5F - FINAL PLAT
15/COUNTRYWIDE ADDITION, PHASE 2, BLOCK 1, LOT 2
APPLICANT: COUNTRYWIDE HOME LOANS, INC.**

Automobile parking lot on 11.8± acres located on the west side of Communications Parkway, 1,159± feet north of Tennyson Parkway. Zoned Commercial Employment.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
1/PRELIMINARY REPLAT: HAGGAR SQUARE RETAIL CENTER, BLOCK A, LOTS
6R & 11R
APPLICANT: GREENSTREET PROPERTIES, LLC**

Bester Tauro, Planner, stated this is a request for retail and restaurant on two lots on 8.3± acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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 Armstrong seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
17/REPLAT: LYNCH PARK, BLOCK A, LOT 2R
APPLICANT: CENTURY BANK NA**

Ms. Tauro stated this is a request for a bank on one lot on 0.9± acre located at the southwest corner of Coit Road and Legacy Drive. Zoned Retail. 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. Commissioner Norton seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
8/REPLAT: THE TOWN HOMES AT LEGACY TOWN CENTER, PHASE FOUR
APPLICANT: K. HOVNANIAN HOMES**

Ms. Tauro stated this is a request for 170 Single-Family Residence Attached lots and 39 open space lots on 12.3± acres located at the southwest corner of Baltic Boulevard and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. 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 Norton made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
36/PRELIMINARY REPLAT & REVISED SITE PLAN: VILLAGE HILL ADDITION,
BLOCK 1, LOT 1R
APPLICANT: PARKER ALMA TCU, LLC**

Eric Hill, Planner, stated this is a request for a bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Staff recommendations were as follows:

Preliminary Replat: Approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: 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 Perry made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 5-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 10 - REVISED SITE PLAN
60/WILLOW CREEK VILLAGE ADDITION, BLOCK A, LOT 1
APPLICANT: R.P. DEVELOPMENT**

Tina Firgens, Sr. Planner, stated this is a request for one retail building on one lot on 3.1± acres located at the southwest corner of Park Boulevard and Jupiter Road. Zoned Retail. Staff recommended approval subject to the following:

1. The Planning & Zoning Commission finding that the proposed six foot masonry screening wall for the drive-thru will provide sufficient noise mitigation to meet the Residential Adjacency Standards;
2. The Board of Adjustment granting a variance to the landscape edge requirements along Jupiter Road; and
3. Additions and/or alterations to the engineering plans as required by the Engineering Department.

Robert Parrish, applicant, was available to answer any questions.

There being no discussion, Commissioner Norton made a motion approve the item as submitted. Commissioner Perry seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 11 - SITE PLAN
16/CREEKSIDE HOMES IN LEGACY ADDITION, BLOCK A, LOT 2
APPLICANT: SAIMA, LLP**

Mr. Hill stated this is a request for a day care center on one lot on 1.4± acres located at the southeast corner of Commonsgate Boulevard and Whitestone Lane. Zoned Commercial Employment. Staff recommended approval as submitted.

Mark Hickman, representing the applicant, was available to answer any questions.

There being no discussion, Commissioner Perry made a motion approve the item as submitted. Commissioner Norton seconded the motion, which passed 5-0.

**AGENDA ITEM NO. 11
DISCUSSION AND DIRECTION: RESEARCH/TECHNOLOGY DISTRICT
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, began by explaining that, in May, Planning staff was asked to present an overview and status report of the Research Technology District (RT) to City Council. At that time, some concerns were raised about the lack of restaurant and retail in the district as well as the appropriateness of district boundaries. City Council requested that the Planning & Zoning Commission explore these issues further and develop some options for discussion at the Planning & Zoning retreat scheduled for September 11, 2007.

Ms. Perry stated that this would be the first of two presentations (the second will be in mid-August and will include property owners in the district). She presented a history of the district, reviewed some notable decisions made regarding the district, and identified the following challenges the RT district is currently facing:

- Evolving Market Conditions
- Vacant/Underused Properties
- Matching amenities and services for the needs of the daytime population

Following some discussion of these issues, Ms. Perry presented some options to the Commission for their discussion and consideration:

- Allow restaurants without 10% restriction (may wish to retain a minimum square footage)
- Rezone specific locations to retail
- Consider retail rezoning requests on individual basis
- Identify and rezone other RT locations better suited for different zoning

Comments and suggestions made by individual commissioners included:

- Allow neighborhood theaters and superstores along George Bush Tollway.
- Rezone property on south side of 14th Street, east of Plano Parkway, to Agricultural and allow its permanent zoning to be determined later.
- There is a need for meeting facilities in the area (though it was noted that two new hotel/convention centers a few miles east and west of the RT district in other cities).
- Little interest has been shown for the using the properties north of the railroad for manufacturing or office use. (Mr. David Ellis from the Plano Economic Development Board confirmed this statement.)
- There are a limited number of sites in RT that would be attractive to restaurants and retail uses. They generally desire highly visible locations that can draw from both local and regional traffic.
- Strip development with lots of small pad sites is undesirable and would detract from the district.
- The name “Research/Technology” may be unnecessarily limiting the types of users considering location in the area. Perhaps the district should be “re-branded” to better reflect the broad range users that it allows.
- It would be hard for the Planning & Zoning Commission to select locations and rezone them for restaurants/retail. A better option might be to develop a site of criteria for evaluating individual requests.

Staff was directed to further explore these options and return with more detailed proposals in August.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

Commission Armstrong asked if any progress had been made in reviewing parking for garden centers.

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