

PLANNING & ZONING COMMISSION
September 4, 2007

COMMISSIONERS PRESENT

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

COMMISSIONER ABSENT

Craig Perry

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Bester Tauro, Planner
Dee Sarver, Planning Technician
Paige Mims, Assistant City Attorney
Jeff Zimmerman, Long Range Planning Manager
Steve Sims, Sr. Planner
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Tuesday, September 4, 2007.

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

Commissioner Stovall made a motion to approve the August 20, 2007, Planning & Zoning Commission meeting minutes. Commissioner Armstrong seconded the motion, which passed 7-0.

Second Vice Chair Duggan made a motion to approve the Consent Agenda items. Commissioner Stovall seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - FINAL PLAT 9/PRESTON/HEDGCOXE ADDITION, BLOCK C, LOT 2 APPLICANT: SCHERER INVESTMENTS, INC.

General and medical office buildings on one lot on 2.7± acres located on the east side of San Jacinto Place, 310± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN 9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, 8, & 9 APPLICANT: PRESTON LEGACY PARTNERS, L.P.

Hotel and office development on four lots on 7.6± acres located on the east side of Preston Road, 200± feet north of Legacy Drive. Zoned General Office.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT 9/LEGACY CORPORATE CENTER, BLOCK A, LOTS 6R, 7R, 8, & 9 APPLICANT: PRESTON LEGACY PARTNERS L.P.

Four conveyance lots on 7.6± acres located on the east side of Preston Road, 200± feet north of Legacy Drive. Zoned General Office.

Approved as submitted.

AGENDA ITEM NO. 5D - CONCEPT PLAN 16/LINCOLN R&D IN LEGACY, PHASE IV, BLOCK A, LOTS 1 & 2 APPLICANT: WEST PLANO LAND COMPANY, L.P.

General offices on two lots on 27.7± acres located at the northeast corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment.

Approved as submitted.

AGENDA ITEM NO. 5E - CONVEYANCE PLAT 16/LINCOLN R&D IN LEGACY, PHASE IV, BLOCK A, LOTS 1 & 2 APPLICANT: WEST PLANO LAND COMPANY, L.P.

Two conveyance lots on 27.7± acres located at the northeast corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5F - PRELIMINARY SITE PLAN
16/LINCOLN R&D IN LEGACY, PHASE IV, BLOCK A, LOT 1
APPLICANT: WEST PLANO LAND COMPANY, L.P.**

General offices on one lot on 16.2± acres located on the east side of Pinecrest Drive, 752± feet north of Spring Creek Parkway. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5G - SITE PLAN
65/FRANKLIN PARK AT CANYON CREEK, BLOCK 1, LOT 2
APPLICANT: PLANO PARKWAY INVESTMENTS, L.P.**

Religious facility with day care and medical office on one lot on 3.1± acres located on the east side of Independence Parkway, 423± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office.

Approved as submitted.

**AGENDA ITEM NO. 5H - PRELIMINARY PLAT
65/FRANKLIN PARK AT CANYON CREEK, BLOCK 1, LOT 2
APPLICANT: PLANO PARKWAY INVESTMENTS, L.P.**

Religious facility with day care and medical office on one lot on 3.1± acres located on the east side of Independence Parkway, 423± feet north of State Highway 190. Zoned Planned Development-382-Retail/General Office.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE 2007-17
APPLICANT: CITY OF PLANO**

Bester Tauro, Planner, stated this is a request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Section 3.100 (Supplementary Regulations for Principle Uses and Specific Uses), Section 3.800 (Height Regulations), and Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance to remove flag and flagpole regulations.

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

First Vice Chair Williamson made a motion to approve the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 7-0.

AGENDA ITEM NO. 7 - PUBLIC HEARING – PRELIMINARY REPLAT & REVISED SITE PLAN

3/ESTANCIA AT RIDGEVIEW RANCH, BLOCK A, LOT 1R

APPLICANT: ESTANCIA AT RIDGEVIEW RANCH, L.P.

Ms. Tauro stated this is a request for 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.

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

Commissioner Stovall made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 8 - DISCUSSION AND DIRECTION

COMPREHENSIVE PLAN REVISION

APPLICANT: CITY OF PLANO

Steve Sims, Sr. Planner, presented a preliminary outline containing key factors, objectives, and strategies for updating the Economic Development Element of the Comprehensive Plan. He noted that the outline was organized around the three major themes used throughout the plan:

- Livable City;
- City of Organized Development; and
- City in Transition.

After highlighting key points of the outline, Mr. Sims introduced a series of questions to guide the discussion. Comments and suggestions included:

- Upcoming activities such as the Retreat with City Council and the “Metromorphosis” symposium would prepare the Commission to better address the questions raised by staff.
- Regional retail opportunities should be pursued actively while efforts focused on existing neighborhood retail centers may not be strategically sound because of market saturation.

- Continue to encourage the conversion of underperforming neighborhood retail and office properties for residential development. This could address the jobs/housing imbalance, reduce commuting time for Plano workers, and increase the market demand for existing retail operations.
- Identify ways to encourage “incubator” business opportunities, especially for retirees wishing to apply their skills and experience to new activities.
- Concentrate on Spring Creekwalk and similar mixed-use projects that can create special opportunities for both public and private investment and reinvestment.
- Consider mixed-use projects that combine mid- and high-rise residential development with retail and office uses for those persons seeking a safe, secure and affordable housing in pedestrian-oriented environments. Increasing the height will improve the cost effectiveness of such projects and provide more households to support the local business community.

The commissioners requested that a member of the Plano Economic Development Board be available for the next discussion on this matter.

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

The Commission had no new items they wished to discuss.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:10 p.m.

Planning & Zoning Commissioner

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