

PLANNING & ZONING COMMISSION
September 17, 2007

COMMISSIONERS PRESENT

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

COMMISSIONER ABSENT

Janet Stovall

STAFF PRESENT

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

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, September 17, 2007.

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

Chairman Kalchthaler stated that the minutes for August 21, 2007, Planning & Zoning Commission Work Session minutes and the September 4, 2007, Planning & Zoning Commission Meeting minutes would be approved at the October 1, 2007, Planning & Zoning Commission meeting.

Chairman Kalchthaler opened the floor for comments of public interest. Jack Lagos, 1917 N. Central Expressway, stated he would be speaking during several of the public hearings.

Commissioner Norton made a request to pull Agenda Items No. 5g and 5h for individual consideration.

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

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY PLAT
8/CAPITAL ONE ADDITION, BLOCK 1, LOT 1
APPLICANT: CAPITAL ONE NATIONAL ASSOCIATION**

Bank on one lot on 2.4± acres located at the northwest corner of Hedgcoxe Road and Preston Road. Zoned Commercial Employment.

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

**AGENDA ITEM NO. 5B - REVISED PRELIMINARY SITE PLAN
64/JOHN PAUL II HIGH SCHOOL, BLOCK 1, LOT 1
APPLICANT: JOHN PAUL II HIGH SCHOOL**

Parochial secondary school on one lot on 35.0± acres located at the northeast corner of Coit Road and Plano Parkway. Zoned Planned Development-128-Light Industrial-1 with Specific Use Permit #514.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY PLAT
22/SHARON ADDITION, BLOCK A, LOTS 1 & 2
APPLICANT: SHARON LEONARD**

Two Planned Development-95-Single-Family Residence-20 lots on 2.0± acres located on the west side of Pecan Lane, 1,300± feet east of K Avenue. Zoned Planned Development-95-Single-Family Residence-20.

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

**AGENDA ITEM NO. 5D - PRELIMINARY PLAT
8/THE VILLAGE AT STONEBRIAR, BLOCK A, LOTS 1R, 3, 4 & 5
APPLICANT: VILLAGE AT STONEBRIAR, L.L.C.**

Retail building on four lots on 7.3± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment.

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

**AGENDA ITEM NO. 5E - REVISED CONVEYANCE PLAT
8/THE VILLAGE AT STONEBRIAR, BLOCK A, LOTS 1R & 2R
APPLICANT: VILLAGE AT STONEBRIAR, L.L.C.**

Two conveyance lots on 17.4± acres located at the southeast corner of State Highway 121 and Parkwood Boulevard. Zoned Commercial Employment.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED SITE PLAN
50/HINCKLEY ADDITION, BLOCK A, LOT 1
APPLICANT: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

Religious facility on one lot on 5.9± acres located at the northwest corner of Los Rios Boulevard and Ridgetop Lane. Zoned Planned Development-320-Estate Development.

Approved as submitted.

**AGENDA ITEM NO. 5I - PRELIMINARY SITE PLAN
24/OAK POINT PARK & NATURE PRESERVE, BLOCK B, LOT 1
APPLICANT: CITY OF PLANO**

Park on one lot on 155.6± acres located at the southeast corner of Jupiter Road and Los Rios Boulevard. Zoned Agricultural.

Approved as submitted.

**AGENDA ITEM NO. 5J - PRELIMINARY PLAT
68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 6
APPLICANT: NORTH DALLAS COMMUNITY BIBLE FELLOWSHIP**

Religious facility on one lot on 19.6± acres located on the north side of State Highway 190, 1,150± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1.

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

**AGENDA ITEM NO. 5K - SITE PLAN
68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 6
APPLICANT: NORTH DALLAS COMMUNITY BIBLE FELLOWSHIP**

Religious facility on one lot on 19.6± acres located on the north side of State Highway 190, 1,150± feet east of Jupiter Road. Zoned Research/Technology Center & Light Industrial-1.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

AGENDA ITEM NO. 5G - CONCEPT PLAN 8/VILLAGE AT 121 ADDITION, BLOCK 1, LOT 1 APPLICANT: YOUNGSHIK KIM TRUST AND SA EUN KIM TRUST

Eric Hill, Planner, stated this is a request for a mixed use development on one lot on 84.1± acres located at the southwest corner of Preston Road and State Highway 121. Zoned Commercial Employment. Staff recommended approval as submitted.

Chairman Kalchthaler opened the item to the public. Sherrod Bibb, representing the applicant, was available to answer any questions. No one spoke for or against the item.

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

AGENDA ITEM NO. 5H - CONVEYANCE PLAT 8/VILLAGE AT 121 ADDITION, BLOCK 1, LOT 1 APPLICANT: YOUNGSHIK KIM TRUST AND SA EUN KIM TRUST

Mr. Hill stated this is a request for one conveyance lot on 84.1± acres located at the southwest corner of Preston Road and State Highway 121. Zoned Commercial Employment. Staff recommended approval as submitted.

Chairman Kalchthaler opened the item to the public. Sherrod Bibb, representing the applicant, was available to answer any questions. No one spoke for or against the item.

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

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2007-21 APPLICANT: CITY OF PLANO

Mr. Hill stated this is a request to amend Subsection 2.820 (Corridor Commercial) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), Subsection 3.511 of Section 3.500 (Front Yard Regulations), Subsection 3.606 of Section 3.600 (Side Yard Regulations), Subsection 3.704 of Section 3.700 (Rear Yard Regulations), and related sections of the Zoning Ordinance pertaining to residential setback requirements of the Corridor Commercial zoning district. Staff recommended approval as follows:

1. Amend the Corridor Commercial zoning district by deleting the “Setbacks from Residential Districts” portion of Subsection 2.820(3) (Area, Yard and Bulk Requirements), and amending setbacks to read as follows:
Minimum Front Yard: 50 feet, except as specified in Section 3.500 and setbacks from Residential Districts below.

Minimum Side Yard: None, except as specified in Section 3.600.

~~Maximum~~ Minimum Rear Yard: None, or ten feet where no alley abuts the property line except as specified in Section 3.700.

2. Establish general setback standards for nonresidential development in the Corridor Commercial district from adjacent residential zoning districts by omitting the Corridor Commercial zoning district reference as stated in Subsections 3.511 (Front Yard Regulations), Subsection 3.606 of Section 3.600 (Side Yard Regulations), and Subsection 3.704 of Section 3.700 (Rear Yard Regulations).

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 recommend approval of the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2007-23
APPLICANT: CITY OF PLANO**

Tina Firgens, Sr. Planner, stated this is a request to rescind Specific Use Permit #35 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 1,837± feet north of Plano Parkway. Zoned Corridor Commercial. Staff recommended approval as submitted.

The public hearing was opened. Jack Lagos expressed concerns about the notice process and the need to rescind Specific Use Permit #35. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Perry made a motion to recommend approval of the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2007-24
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request to rescind Specific Use Permit #37 for Private Club on one lot on 1.2± acres located on the northeast corner of U.S. Highway 75 and Central Parkway. Zoned Corridor Commercial. Staff recommended approval as submitted.

The public hearing was opened. Mr. Lagos expressed concerns about the notice process and the need to rescind Specific Use Permit #37. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, 1st Vice Chair Williamson made a motion to recommend approval of the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
ZONING CASE 2007-25
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to rescind Specific Use Permit #52 for Private Club on one lot on 1.3± acres located on the east side of U.S. 75, 275± feet north of Central Parkway. Zoned Corridor Commercial. Staff recommended approval as submitted.

The public hearing was opened. Mr. Lagos expressed concerns about the notice process and the need to rescind Specific Use Permit #52. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, 1st Vice Chair Williamson made a motion to recommend approval of the item as submitted. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
ZONING CASE 2007-26
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #56 for Private Club on one lot on 0.6± acre located on the southwest corner of Custer Road and Parker Road. Zoned Planned Development-90-Retail with Specific Use Permit #56. Staff recommended approval as submitted.

The public hearing was opened. Mr. Lagos expressed concerns about the notice process and the need to rescind Specific Use Permit #56. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, 1st Vice Chair Williamson made a motion to recommend approval of the item as submitted. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING
ZONING CASE 2007-27
APPLICANT: CITY OF PLANO**

Mr. Hill stated this is a request to rescind Specific Use Permit #60 for Private Club on multiple lots on 346.5± acres generally bounded by Parker Road on the north, Tate Avenue and Winding Hollow Lane on the east, King Isle Drive on the west, and State Highway 190 on the south. Zoned Single-Family Residence-9, Planned Development-221-Multifamily Residence-1, Single-Family Residence-7, Planned Development-190-General Office, Planned Development-208-Neighborhood Office, and Planned Development-327-Patio Home with Specific Use Permit #60. Staff recommended approval as submitted.

The public hearing was opened. Todd Carver, 5525 Weatherby Lane stated a concern about Specific Use Permit #60. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, 1st Vice Chair Williamson made a motion to recommend approval of the item as submitted. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING
ZONING CASE 2007-28
APPLICANT: CITY OF PLANO**

Ms Firgens stated this is a request to rescind Specific Use Permit #63 for Private Club on one lot on 1.6± acres located on the north side of Central Parkway East, 213.2± feet east of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #63. Staff recommended approval as submitted.

The public hearing was opened. Mr. Lagos expressed concerns about the notice process and the need to rescind Specific Use Permit #63. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Perry made a motion to recommend approval of the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING
ZONING CASE 2007-29
APPLICANT: INLAND SOUTHWEST MANAGEMENT**

Ms. Firgens stated this is a request for a Specific Use Permit for Private Club on one lot on 0.1± acre located on the east side of Bishop Road, 301± feet north of Lunsford Road. Zoned Planned Development-65-Central Business-1. Staff recommended approval subject to the City Council finding that issuance of the specific use permit would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood, and waiving the 1,000-foot distance requirement from a publicly owned park.

The public hearing was opened. Holly Sullivan, representing the applicant, was available to answer questions. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion, Commissioner Coleman made a motion to approve the item subject to the City Council finding that issuance of the specific use permit would not be detrimental or injurious to the public health, safety or general welfare, or otherwise offensive to the neighborhood, and waiving the 1,000-foot distance requirement from a publicly owned park. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 14 - PUBLIC HEARING
64/REPLAT: ALCATEL USA ADDITION, BLOCK A, LOTS 4R & 6
APPLICANT: WDS 190, L.P.**

Mr. Hill stated this is a request for general office buildings on two lots on 20.2± acres located at the northwest corner of State Highway 190 and Independence Parkway. Zoned Light Industrial-1, Agricultural, and Planned Development-381-Retail/General Office. 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 Perry made a motion to approve the item as submitted. Second Vice Chair Duggan seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 15 - PUBLIC HEARING
32/PRELIMINARY REPLAT: PARKER COIT ADDITION, BLOCK 1, LOTS 1R & 2
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request for a fire station, public safety buildings, and retail buildings on two lots on 6.5± acres located on the north side of Parker Road, 500± feet west of Coit Road. Zoned Planned Development-31-Retail with Specific Use Permit #400.

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

There being no discussion, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

AGENDA NO. 16 - DISCUSSION AND DIRECTION HEIGHT REGULATIONS FOR AUDITORIUMS AND SANCTUARIES APPLICANT: CITY OF PLANO

Mr. Elgin stated this is a request for discussion and direction on height regulations for auditoriums and sanctuaries as contained in Section 3.800 (Height Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance.

After a brief discussion, the Commission decided to make no changes to the Zoning Ordinance at this time.

AGENDA NO. 17 - COMMISSION TRAINING RESIDENTIAL REDEVELOPMENT APPLICANT: CITY OF PLANO

Jeff Zimmerman, Long Range Planning Manager, and Steve Sims, Sr. Planner, presented information from research regarding residential redevelopment. They provided definitions comparing residential redevelopment with infill housing, rehabilitation, and revitalization. Mr. Sims and Mr. Zimmerman highlighted key factors for redevelopment in the Tarrytown Neighborhood in Austin, the "M Streets" in Dallas, and University Park. When compared with Plano neighborhoods, the lot values in these areas were much higher and the lot values were equal to or greater than the home values. In Plano, home values tend to exceed lot values by three to four times.

It was noted that the Cities of Austin and Dallas regulate residential development and that the procedures can be very complicated to apply. Given the higher ratios of house to land value in Plano, the creation of regulations for residential redevelopment would probably be immature. However, the City should continue to monitor property values and trends and update the Commission with current information to determine future action.

The Commission concurred with staff's recommendations. Many felt that larger lots with trees would be more in demand for residential redevelopment. Mr. Sims noted that lot sizes in the "M Streets" area and some sections of Tarrytown in Austin are similar to those found in Plano, but their character and location make them very desirable for reinvestment.

**AGENDA NO. 18 - DISCUSSION AND DIRECTION
COMMISSION PROJECT LIST
APPLICANT: CITY OF PLANO**

Mr. Zimmerman stated this is a review of topics identified by the Planning & Zoning Commission for further consideration at a future date.

Phyllis Jarrell, Director of Planning, presented a list of current and proposed projects for the Planning & Zoning Commission's consideration. The Commission was asked if there were any projects they would like to begin work on.

Ms. Jarrell addressed questions on the origin of some of the projects noting that developers expressed concern over open space requirements for Patio Home because they impacted design flexibility and the ability to obtain a reasonable density for this type of development. First Vice Chair Williamson stated her desire to maintain open space requirements in the ordinance. Ms. Jarrell noted that topics of open space and masonry walls both relate to long term maintenance requirements.

Mr. Zimmerman asked the Commission about priority of projects. The Commissioners generally felt they would like to complete projects in progress first and consider the prioritization of new projects and projects on-hold at a future date.

AGENDA ITEM NO. 19 - 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 8:55 p.m.

Planning & Zoning Commissioner

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