

PLANNING & ZONING COMMISSION
October 15, 2007

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Jim Norton
Maggie Armstrong
Janet Stovall
Michael Coleman
Craig Perry

COMMISSIONERS ABSENT

Laura Williamson, 1st Vice Chair
James Duggan, 2nd Vice Chair

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Paige Mims, Assistant City Attorney
Jeff Zimmerman, Long Range Planning Manager
Kate Perry, Sr. Planner
Tina Firgens, Sr. Planner
Bester Tauro, Planner
Priscilla, Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, October 15, 2007.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Stovall seconded the motion, which passed 6-0.

Commissioner Coleman made a motion to approve the minutes of the October 1, 2007, Planning & Zoning Commission meeting. Commissioner Armstrong seconded the motion, which passed 6-0.

Commissioner Perry made a motion to approve the Consent Agenda as presented. Commissioner Stovall seconded the motion, which passed 6-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY PLAT 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, 750± feet north of Spring Creek Parkway. Zoned Commercial Employment.

Approved as submitted.

AGENDA ITEM NO. 5B - PRELIMINARY SITE PLAN 68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOT 4R APPLICANT: MAGNOLIA LODGING DEVELOPMENT

Hotel on one lot on 3.7± acres located on the north side of State Highway 190, 2,150± feet east of Jupiter Road. Zoned Research/Technology Center.

Approved as submitted.

AGENDA ITEM NO. 5C - REVISED CONVEYANCE PLAT 68/ONE-NINETY AND JUPITER ADDITION, BLOCK A, LOTS 4R, 7, & 8 APPLICANT: MAGNOLIA LODGING DEVELOPMENT

Three conveyance lots on 11.7± acres located on the north side of State Highway 190, 2,300± feet east of Jupiter Road. Zoned Research/Technology Center.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2007-39 APPLICANT: CITY OF PLANO

Tina Firgens, Sr. Planner, stated this is a request to rescind Specific Use Permit #110 for Private Club on one lot on 0.1± acre located on the east side of Coit Road, 475± feet north of Park Boulevard. 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 Stovall made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2007-40
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request to rescind Specific Use Permit #111 for Private Club on one lot on 0.1± acre located on the north side of Plano Parkway, 1,100± feet east of Alma Drive. Zoned Corridor Commercial. 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 Coleman made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2007-41
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to rescind Specific Use Permit #115 for Private Club on one lot on 0.1± acre located on the north side of Park Boulevard, 755± feet west of Ohio 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 Stovall made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
ZONING CASE 2007-42
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #123 for Private Club on one lot on 4.2± acres located on the west side of K Avenue, 603± feet north of Park Boulevard. Zoned Corridor Commercial. 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 Coleman seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING
ZONING CASE 2007-43
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to rescind Specific Use Permit #125 for Private Club on one lot on 0.1± acre located on the west side of U.S. Highway 75, 768± feet south of Ruisseau Drive. Zoned Corridor Commercial. 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 presented. Commissioner Norton seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING
ZONING CASE 2007-44
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to rescind Specific Use Permit #136 for Private Club on one lot on 0.1± acre located at the southwest corner of Preston Road and Park Boulevard. 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 Norton made a motion to approve the item as presented. Commissioner Armstrong seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 12 - PUBLIC HEARING
ZONING CASE 2007-45
APPLICANT: CITY OF PLANO**

Bester Tauro, Planner, stated this is a request to rescind Specific Use Permit #153 for Private Club on one lot on 3.7± acres located on the north side of Plano Parkway, 251± feet east of Preston Road. Zoned Planned Development-194-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 Stovall made a motion to approve the item as presented. Commissioner Perry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 13 - PUBLIC HEARING
ZONING CASE 2007-46
APPLICANT: CITY OF PLANO**

Ms. Tauro stated this is a request to rescind Specific Use Permit #154 for Private Club on one lot on 0.1± acre located on the east side of U.S. Highway 75, 794± feet north of Plano Parkway. Zoned Corridor Commercial. 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 6-0.

**AGENDA ITEM NO. 14 - PUBLIC HEARING
44/PRELIMINARY REPLAT: PARK WEST PLAZA, PHASE II, BLOCK A, LOT 3R
APPLICANT: ASG REAL ESTATE CO.**

Ms. Tauro stated this is a request for retail on one lot on 4.3± acres located at the northeast corner of Coit Road and Park Boulevard. Zoned Retail with Specific Use Permit #183 for Arcade. 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 Perry seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 15 - PUBLIC HEARING
6/REPLAT: INDEPENDENCE CROSSING, BLOCK A, LOT 2R
APPLICANT: WAL-MART STORES TEXAS L.P.**

Mr. Elgin stated this is a bank on one lot on 1.3± acres located at the northeast corner of Hedgcoxe Road and Independence Parkway. Zoned Retail. Staff recommended submittal as approved.

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 approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 6-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 16 - DISCUSSION AND DIRECTION
RESEARCH/TECHNOLOGY CENTER DISTRICT
APPLICANT: CITY OF PLANO**

Discussion and direction regarding boundaries for the Research/Technology Center zoning district (RT), allowed uses and other regulations. The RT district includes approximately 1,100± acres of land in far southeastern Plano.

This item is part of an ongoing effort to determine if adjustments are needed to the boundaries of the Research/Technology Center (RT) zoning district, allowed uses, and other regulations. The RT zoning district includes approximately 1,100± acres of land in far southeastern Plano.

Kate Perry, Sr. Planner, noted that during a joint retreat with City Council on September 11, 2007, the commission was asked to proceed as follows:

1. Determine criteria that can be used to evaluate proposals for additional restaurant and retail in the portion of the district that fronts on the George Bush Tollway and Renner Road.
2. Develop a recommendation for the removal of land located east of Los Rios Boulevard and north of the Cottonbelt Railroad right-of-way (DART) from the RT district. This could include rezoning to another nonresidential zoning category such as Light Commercial (LC) or possibly the creation of a planned development district (PD) for this area.

Ms. Perry presented a series of questions for the commission to consider when addressing the above items. With regard to Item No. 2, she also presented a comparison of uses allowed in the RT, LC, and LI-1 (Light Industrial-1) districts, along with a Planned Development proposal that was discussed with the commission in 2004.

Chairman Kalchthaler opened the floor for audience comments and received the following input:

1. Reed Donaldson of Allied Waste Management indicated his company was considering expansion into the property to the east of his company's recycling operation. Allied's current site is zoned LI-1 and he would consider for a zoning other than RT on the adjacent property.
2. Katherine Brewer, CEO of Geomap, Inc., which owns RT property on 14th Street west of Los Rios Boulevard, said she understood the issues leading to the recommendation for removing properties east of Los Rios Boulevard. She noted, however, that she had concerns about the compatibility of uses that might be allowed on those properties with those that remain in RT zoning.

3. Dale Burton, owner of two properties east of the Policy Academy firing range, indicated his support for LC zoning and noted that it would provide more options for prospective purchasers of this land.
4. Carrie Rushing wanted to make sure that any change in zoning would provide opportunities for retail development. (It was noted that LC zoning allows a broad range of retail and service uses.)

After audience comments, there was no consensus of support for changing the zoning of the area north of the railroad right-of-way, east of Los Rios, to LC or another zoning category. It was suggested that a separate work session be held to discuss this matter in more detail. One of the options that the commission would like to consider at the work session is PD-RT zoning with all of the provisions for landscaping and signage of RT and some additional uses to give the property more flexibility.

The commissioners generally agreed that a distance guideline should be established from the Bush Turnpike and Renner Road to prevent the encroachment of retail and restaurant development into the RT district. They suggested holding a second work session specifically to discuss how distance provision would impact the layout of development on the site.

Staff will arrange for the two work sessions and provide additional information as requested by the commission.

AGENDA ITEM NO. 17 - ITEMS FOR FUTURE DISCUSSION

Commissioner Armstrong stated she feels it would be beneficial, over the next several months, to have discussions on some of the special projects, to give an idea of history and what is trying to be achieved. Phyllis Jarrell, Director of Planning, stated that it is being planned to have several training sessions for the new commissioners.

Chairman Kalchthaler thanked the administrative staff, Paige Mims, Assistant City Attorney, and the Development Review staff for all of their assistance. Ms. Jarrell presented Chairman Kalchthaler with the ceremonial gavel, thanking her for her service.

The Commission had no other new items they wished to discuss.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:15 p.m.

Planning & Zoning Commissioner

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