

**PLANNING & ZONING COMMISSION**  
**December 17, 2007**

**COMMISSIONERS PRESENT**

Jim Norton, 1st Vice Chair  
Maggie Armstrong, 2nd Vice Chair  
Jeff Bulla  
Michael Coleman  
Craig Perry  
Christopher Caso  
Beth Weingarden

**COMMISSIONER ABSENT**

Jim Duggan, Chairman

**STAFF PRESENT**

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

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Norton at 7:02 p.m., Monday, December 17, 2007.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Coleman seconded the motion, which passed 7-0.

Commissioner Weingarden made a motion to approve the minutes of the December 3, 2007, Planning & Zoning Commission meeting. Commissioner Caso seconded the motion, which passed 7-0.

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

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN & CONCEPT PLAN 8/PARKWOOD CENTER ONE, BLOCK A, LOTS 1 & 2 APPLICANT: WEST PLANO LAND CO.**

General office building on one lot and concept lot on 18.3± acres located at the southwest corner of Parkwood Boulevard and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8.

Approved as submitted.

### **AGENDA ITEM NO. 5B - SITE PLAN 67/RAY'S OFFICE ADDITION, BLOCK 1, LOT 1R APPLICANT: ASP REALTY, LLC**

Service contractor on one lot on 0.5± acre located west of the intersection of Municipal Avenue and 13th Street. Zoned Light Commercial with Specific Use Permit #406 for Contract Construction. Neighborhood #67.

Approved subject to Fire Department approval of a variance to the 150-foot hose-lay requirement.

### **AGENDA ITEM NO. 5C - FINAL PLAT 30/WHITE ROCK CREEK MULTI PURPOSE COMPLEX, BLOCK A, LOT 2R APPLICANT: CITY OF PLANO**

Public park on one lot on 25.1± acres located at the northeast corner of Clark Parkway and Parker Road. Zoned Planned Development-237-Single-Family Residence-7/Patio Home, Single-Family Residence-9 and Agricultural. Neighborhood #30.

Approved as submitted.

## **END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 - PUBLIC HEARING 17/REPLAT: ARCHGATE PARK ADDITION, BLOCK A, LOT 1R APPLICANT: CITY OF PLANO**

Tina Firgens, Sr. Planner, stated this is a request for a public park on one lot on 49.4± acres located on the west side of Preston Meadow Drive, 1,400± feet north of Spring Creek Parkway. Zoned Patio Home. Neighborhood #17. 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 Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING**  
**15/REPLAT & REVISED SITE PLAN: BEAL BANK ADDITION, BLOCK A, LOT 1R**  
**APPLICANT: BEAL SERVICE CORPORATION**

Ms. Firgens stated this is an office on one lot on 24.9± acres located at the southwest corner of the Dallas North Tollway and Legacy Drive. Zoned Central Business-1. Neighborhood #15. Staff recommended:

Replat: Recommended for approval as submitted.

Revised Site Plan: Recommended for approval as submitted.

The public hearing was opened. Thomas Barone, applicant, was available to answer any questions. No one spoke for or against the item. The public hearing was closed.

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

**AGENDA ITEM NO. 8 - PUBLIC HEARING**  
**25/PRELIMINARY REPLAT: KINGS GATE ADDITION, BLOCK B, LOTS 10R, 11 & 12**  
**APPLICANT: MFF REALTY, INC. AND ROBERT PETERSON**

Two Single-Family Residence-20 lots and one open space lot for a private street on 6.5± acres located on the west side of Old Gate Road, 300± feet north of Sudbury Road. Zoned Single-Family Residence-20 with Specific Use Permit #281 for Private Street Development. Neighborhood #25. Staff recommended withdrawal per the applicant's request.

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

There being no discussion, Commissioner Weingarden made a motion to withdrawal per the applicant's request. Commissioner Perry seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - DISCUSSION AND DIRECTION**  
**COMPREHENSIVE PLAN UPDATE**  
**APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, presented the first draft text of the Economic Development Element of the Comprehensive Plan. The presentation described the purpose of the document, reasons for the update, steps in the updating process, and proposed changes in the text as compared to the current element.

One commissioner inquired about a recommendation for reserving land within major expressway corridors for future economic development and how it would affect the Commission's review of mixed-use projects that include both nonresidential and residential uses.

Staff noted that individual residential projects are generally inappropriate for land within the major expressway corridors and business parks such as Legacy and the Research/Technology Crossroads. However, mixed-use projects integrating residential and nonresidential uses may be appropriate for these areas. It was further noted that "mixed use" projects could be differentiated from "multi-use" projects because residential uses were typically located in the same building or block with nonresidential uses and the uses were clearly supportive of each other.

The commission requested staff to provide further definition in the text of mixed use projects and how they might be supportive of economic development.

By consensus, staff was directed to move forward with the public hearing process for approving the updated element.

#### **AGENDA ITEM NO. 10 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, 1st Vice Chair Norton adjourned the meeting at 7:35 p.m.

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Planning & Zoning Commissioner

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