

**PLANNING & ZONING COMMISSION
WORK SESSION
October 18, 2006**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Maggie Armstrong
Lisette Briley
Jim Norton

COMMISSIONERS ABSENT

Joyce Beach, 1st Vice Chair
Jim Duggan
Joy Flick

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Jeff Zimmerman, Long Range Planning Manager
Kate Perry, Sr. Planner

The Planning & Zoning Commission work session was called to order by Chairman Kalchthaler at 6:37 p.m.

Agenda Item No. 1 - Discussion and Direction - Research/Technology (RT) Zoning

Jeff Zimmerman, Long Range Planning Manager, made a presentation on the Research/Technology (RT) Zoning District. He also made reference to a tour of the RT area that afternoon. Mr. Zimmerman noted that the RT category was created in 1998, and was applied to 1,100 acres in southeastern Plano that was primarily zoned Light Industrial (LI). He indicated that the RT proposal resulted from a recommendation in "10 Big Ideas for Eastern Plano," a report prepared by the East Plano Development Task Force. Mr. Zimmerman stated that the district was intended to capitalize on the continued expansion of the local technology community. Unlike LI zoning, with its broad range of uses, RT zoning is more narrowly focused to enhance internal compatibility between users. After comparing the differences between the two zoning categories Mr. Zimmerman addressed questions from the commission regarding the two districts.

Chairman Kalchthaler opened the floor to audience comments. Veronica Gonzalez, representing the owners of a mobile home park on 14th Street, indicated that open storage was the biggest concern for her company. Karine Van Hee, who owns property at the southeast corner of 14th Street and Bradshaw Street, indicated that she had inquiries over the last few months from persons wishing to use her property for commercial activities that are not allowed in RT zoning.

Steven Thomas, representing the owner of 7.3± acres at the southwest corner of that intersection, indicated that interest had been shown of this property for a convenience store and mini-storage facility.

By majority, the Planning & Zoning Commission proposed to take no action regarding RT regulations or the current boundaries of the RT district, with the possibility of “revisiting” the matter in two years.

There being no further discussion, Chairman Kalchthaler adjourned the work session at 7:17 p.m.

Planning & Zoning Commissioner

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