

PLANNING & ZONING COMMISSION
June 2, 2008

COMMISSIONERS PRESENT

James Duggan, Chairman
Jim Norton, 1st Vice Chair
Maggie Armstrong, 2nd Vice Chair
Jeff Bulla
Christopher Caso
Michael Coleman
Craig Perry

COMMISSIONERS ABSENT

Beth Weingarden

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Eric Hill, Planner
Paige Mims, Assistant City Attorney
Priscilla Parra, Planning Technician
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Monday, June 2, 2008.

Kate Perry, Sr. Planner, recognized the students from Haggard Middle School and John Paul II High School who participated in the Student Planning Project.

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

Commissioner Bulla made a motion to approve the minutes of the May 13 2008, Planning & Zoning Commission Work Session. Commissioner Perry seconded the motion, which passed 7-0. Commissioner Perry made a motion to approve the minutes of the May 19, 2008, Planning & Zoning Commission meeting. Commissioner Bulla seconded the motion, which passed 7-0.

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

CONSENT AGENDA

**AGENDA ITEM NO. 5A REVISED SITE PLAN
51/544 PARTNERS ADDITION, BLOCK A, LOT 1
APPLICANT: MISSION OF THE SACRED HEART OF JESUS CATHOLIC CHURCH**

Religious facility on one lot on 4.0± acres located on the north side of 14th Street, 500± feet east of Los Rios Boulevard. Zoned Planned Development-29-Light Industrial-1. Neighborhood #51.

Approved as submitted.

**AGENDA ITEM NO. 5B - REVISED PRELIMINARY SITE PLAN
50/PARKER ROAD EARLY CHILDHOOD SCHOOL ADDITION, BLOCK A, LOT 1
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Public school on one lot on 12.9± acres located at the southeast corner of Parker Road and San Gabriel Drive. Zoned Planned Development-320-Estate Development. Neighborhood #50.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY PLAT
22/ALL STORAGE PLANO ADDITION, BLOCK A, LOTS 1 & 2
APPLICANT: WEST PLANO LAND COMPANY, L.P.**

Mini-warehouse/public storage on two lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22.

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

**AGENDA ITEM NO. 5D - CONVEYANCE PLAT
22/ALL STORAGE PLANO ADDITION, BLOCK A, LOTS 1 & 2
APPLICANT: WEST PLANO LAND COMPANY, L.P.**

Two conveyance lots on 5.0± acres located on the east side of K Avenue, 850± feet south of Pecan Lane. Zoned Light Commercial. Neighborhood #22.

Approved as submitted.

**AGENDA ITEM NO. 5E - REVISED PRELIMINARY SITE PLAN
43/CHRIST UNITED METHODIST CHURCH, BLOCK 1, LOT 1R
APPLICANT: CHRIST UNITED METHODIST CHURCH**

Religious facility on one lot on 14.1± acres located at the southwest corner of Parker Road and Coit Road. Zoned Single-Family Residence-7. Neighborhood #43.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED PRELIMINARY SITE PLAN
52/GREENWAY 190 ADDITION, BLOCK A, LOT 2
APPLICANT: GREENWAY 190 PARKWAY, L.P.**

Convenience store with gas pumps on one lot on 1.1± acres located at the southwest corner of Plano Parkway and Dallas North Tollway. Zoned Light Industrial-1. Neighborhood #52.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2008-52
APPLICANT: CITY OF PLANO**

Tina Firgens, Sr. Planner, stated this is a request to rescind Specific Use Permit #7 for Private Club on 0.7± acre located at the northeast corner of U.S. Highway 75 and Republic Drive. Zoned Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6B - PUBLIC HEARING
ZONING CASE 2008-54
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #551 for Private Club on 0.1± acre located on the west side of Bishop Road, 500± feet south of Legacy Drive. Zoned Planned Development-65-Central Business-1. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6C - PUBLIC HEARING
ZONING CASE 2008-55
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #557 for Private Club on 0.1± acre located 180± feet west of Preston Road, 1,000± feet north of Lorimar Drive. Zoned Planned Development-447-Retail/Multifamily Residence-2. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6D - PUBLIC HEARING
ZONING CASE 2008-56
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #562 for Private Club on 0.1± acre located 100± feet west of U.S. Highway 75, 75± feet south of Enterprise Drive. Zoned Corridor Commercial. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6E - PUBLIC HEARING
ZONING CASE 2008-57
APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a request to rescind Specific Use Permit #556 for Private Club on 44.3± acres located at the southwest corner of Spring Creek Parkway and Jupiter Road. Zoned General Office. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Second Vice Chair Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
REPLAT: GRANITE PARK, PHASE III, BLOCK B, LOT 6R
APPLICANT: TOLLWAY/121 PARTNERS, LTD.**

Eric Hill, Planner, stated this is a general office on one lot on 12.0± acres located at the southwest corner of Granite Parkway and State Highway 121. Zoned Central Business-1. Neighborhood #8. Staff recommended approval as submitted. There were no letters received in support of or opposition to the item.

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. Commissioner Bulla seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 8 - DISCUSSION AND DIRECTION
RESEARCH/TECHNOLOGY CENTER DISTRICT
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a discussion and direction on proposed use categories and development standards for a Planned Development (PD) district for 189.6± acres of the Research/Technology Center (RT) district located on the west side of Rowlett Creek, on the south side of 14th Street, 990± feet east of Los Rios Boulevard, on the north side of the Cotton Belt Railroad and the east side of Bradshaw Drive, and extending 920± feet south of Plano Parkway to the Plano city limits line. Ms. Perry noted that this is a continuation of a discussion begun at the May 5, 2008, Planning and Zoning Commission meeting. The presentation included additional uses in the RT district as discussed at the previous meeting. Staff requested direction from the Commission regarding the proposed PD.

Alan Smith and Kathryn Brewer spoke in opposition to allowing storage/wholesale warehouse space in the RT district with an SUP. Rick Fambro requested adding several items to the allowed list, such as Fraternal Organization, Day Care Center, Bed and Breakfast, and Assisted Living Facility.

Shawn Volk spoke regarding a proposed project in the RT district comprised of office/showroom space and public storage/mini-warehouses. It was requested that he contact the Planning Department to meeting with a Planner.

Following much discussion, the Planning and Zoning Commission recommended calling a public hearing to initiate rezoning of this area from RT to PD-RT as described above with the following changes:

1. Remove Food/Grocery Store and Storage/wholesale warehouse from the list of permitted uses.
2. Add Artisan's workshop, Fraternal Organization, Lodge or Civic Club (by SUP), and Assisted Living Facility (by SUP)

AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION

There being no further discussion, Chairman Duggan adjourned the meeting at 8:25 p.m.

Planning & Zoning Commissioner

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