

PLANNING & ZONING COMMISSION
August 4, 2008

COMMISSIONERS PRESENT

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

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Kate Perry, Sr. Planner
Gerald Cosgrove, Chief Engineer/CIP
Robin Reeves, Parks & Recreation Department
Jim Razinha, Facilities Service Manager
Eric Hill, Planner
Bester Tauro, Planner
Monique Coleman, Neighborhood 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, August 4, 2008.

Commissioner Perry made a motion to approve the agenda as presented. Commissioner Bulla seconded the motion, which passed 8-0.

First Vice Chairman Norton made a motion to approve the minutes of the July 8, 2008, Plano City Counsel/Planning & Zoning Commission work session. Commissioner Caso seconded the motion, which passed 8-0.

Commissioner Perry made a motion to approve the minutes of the July 21, 2008, Planning & Zoning Commission meeting. Commissioner Caso seconded the motion, which passed 8-0.

Commissioner Bulla made a motion to approve the consent agenda as submitted. Commissioner Caso seconded the motion, which passed 8-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN 9/PRESTON/HEDGCOXE ADDITION, BLOCK B, LOT 2R APPLICANT: SCHERER I, LTD.

Medical and general offices on one lot on 5.6± acres located on the west side of San Jacinto Place, 383± feet south of Hedgcoxe Road. Zoned Planned Development-159-General Office. Neighborhood #9.

Approved as submitted.

END OF CONSENT AGENDA

AGENDA ITEM NO. 6 - DISCUSSION AND CONSIDERATION STRATFORD ESTATES NEIGHBORHOOD ACTION PLAN APPLICANT: CITY OF PLANO

Monique Coleman, Neighborhood Planner, stated this is consideration of the Stratford Estates Neighborhood Action Plan for the area bounded by Park Boulevard to the north, 15th Street to the south, Custer Road to the east, and Independence Parkway to the west.

Ms. Coleman presented Neighborhood History Description including population and demographics, and action plan implementation. Chris Hasek presented the Neighborhood Vision as well as the Neighborhood Maintenance and Neighborhood Transportation elements. Bill Sherwood presented the Neighborhood Safety and Community Involvement elements, and Nathalie Propes presented the Rustic Park element.

After some discussion, Commissioner Caso made a motion to approve the plan to City Council. Commissioner Weingarden seconded the motion, which passed 8-0.

AGENDA ITEM NO. 7 - DISCUSSION & DIRECTION PROPOSED 2008-2009 COMMUNITY INVESTMENT PROGRAM APPLICANT: CITY OF PLANO

Tom Elgin, Development Review Manager, stated this is a discussion and direction on the proposed 2008-2009 Community Investment Program (CIP). Staff recommended approval subject to the Planning & Zoning Commission finding that the CIP furthers the goals and objectives of the Comprehensive Plan.

Gerald Cosgrove, Chief Engineer/CIP, Robin Reeves, Parks & Recreation Department, and Jim Razinha, Facilities Service Manager, gave presentations covering their respective areas.

After some discussion, 1st Vice Chair Norton made a motion finding that the CIP furthers the recommendations of the Comprehensive Plan. Commissioner Bulla seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 8 - DISCUSSION
WATER AND WASTEWATER IMPACT FEE REPORT
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a discussion and report on the City's Water and Wastewater Impact Fee Program.

Mr. Cosgrove outlined the collections since July 2007, and the expenditures for various projects that are funded by the impact fees.

After some discussion, Commissioner Perry made a motion to accept the findings that impact fees are being collected and spent in accordance with Impact Fee Ordinance. Commissioner Caso seconded the motion, which passed 8-0.

PUBLIC HEARINGS

**AGENDA ITEM NO. 9 - PUBLIC HEARING
67/ZONING CASE 2008-63
APPLICANT: T. CAPPELLI PROPERTIES, L.P.**

Bester Tauro, Planner, stated this is a request for a Specific Use Permit for Gymnastics/Dance Studio on one lot on 0.5± acre located at the southwest corner of 10th Street and N Avenue. Zoned Light Industrial-1. Neighborhood #67. There were two letters received in support of and none received in opposition to the item. Staff recommended approval as submitted.

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

There being no discussion, 2nd Vice Chair Armstrong made a motion to approve the item as submitted. Commissioner Perry seconded the item, which passed 8-0.

**AGENDA ITEM NO. 10 PUBLIC HEARING
68/PRELIMINARY REPLAT: CENTRAL PLANO INDUSTRIAL PARK, BLOCK 21,
LOT 1R
APPLICANT: SV TRONICS**

Eric Hill, Planner, stated this is light-intensity manufacturing on one lot on 4.1± acres located on the north side of Technology Drive, 100± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. Kapa Kekaulua, representing the applicant, was available to answer any questions. 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 8-0.

AGENDA ITEM NO. 11 - PUBLIC HEARING
52/PRELIMINARY REPLAT: GREENWAY 190 ADDITION, BLOCK A, LOT 2
APPLICANT: GREENWAY 190 PARKWAY, L.P.

Ms. Tauro stated this is a 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. Staff recommended approval as submitted subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. Herbert Groenwald, representing the applicant, was available to answer any questions. 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. Commissioner Weingarden seconded the motion, which passed 8-0.

AGENDA ITEM NO. 12 - PUBLIC HEARING
68/PRELIMINARY REPLAT & REVISED SITE PLAN: HEMATRONIX ADDITION,
BLOCK A, LOT 2R
APPLICANT: JAIN HOLDINGS, LLC

Tina Firgens, Sr. Planner. Stated this is light-intensity manufacturing on one lot on 1.9± acres located on the north side of Technology Drive, 715± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. Staff recommended:

Replat: Approval subject to additions/alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Approval as submitted.

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

There being no discussion, Commissioner Weingarden made a motion to approve as follows:

Replat: Approved subject to additions/alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Approved as submitted.

Second Vice Chair Armstrong seconded the motion, which was approved 8-0.

END OF PUBLIC HEARINGS

AGENDA ITEM NO. 13 - PRESENTATION, DISCUSSION AND DIRECTION ZONING ORDINANCE ASSESSMENT

Phyllis Jarrell, Director of Planning, stated this is a presentation and discussion of a consultant's assessment and recommended amendments to the city's Zoning Ordinance and other related development ordinances

Maria Morris, of Duncan Associates, presented the assessment and recommended amendments to the Zoning Ordinance. The overall assessment is that the Zoning Ordinance is generally in good condition, but that it does need some modernization and formatting improvements.

The Commission thanked Ms. Morris for her presentation.

AGENDA ITEM NO. 14 - DISCUSSION & DIRECTION REGULATION OF PAYDAY LOAN, CHECK CASHING OUTLETS, CAR TITLE LOAN, AND SIMILAR BUSINESSES APPLICANT: CITY OF PLANO

Kate Perry, Sr. Planner, stated this is a discussion and direction on whether to consider specific land use regulations relating to payday loan, check cashing outlets, car title loan, and similar businesses within the city of Plano.

The Commission generally concluded that even though they are not in favor of these businesses, there is not much evidence of negative secondary impacts that distinguish these from other financial institutions. Staff will continue to monitor the businesses; no further action is necessary at this time.

AGENDA ITEM NO. 15 - ITEMS FOR FUTURE DISCUSSION

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 9:20 p.m.

Planning & Zoning Commissioner

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