

PLANO CITY COUNCIL
September 10, 2007

COUNCIL MEMBERS

Pat Evans, Mayor
Sally Magnuson, Mayor Pro Tem
Jean Callison, Deputy Mayor Pro Tem
Shep Stahel
Scott Johnson
Loretta L. Ellerbe
Harry LaRosiliere
Lee Dunlap

STAFF

Thomas H. Muehlenbeck, City Manager
Frank Turner, Executive Director
Bruce Glasscock, Executive Director
Rod Hogan, Executive Director
Diane C. Wetherbee, City Attorney
Diane Zucco, City Secretary

Mayor Evans convened the Council into the Regular Session on Monday, September 10, 2007, at 7:08 p.m. in the Council Chamber of the Plano Municipal Center, 1520 K Avenue. All Council Members were present.

The invocation was led by Senior Pastor Bruce Grentz of First Christian Church.

The Pledge of Allegiance was led by Cub Scout Pack 18, Dens 5 & 17 from Saigling Elementary.

SPECIAL RECONGITIONS AND PROCLAMATIONS

Mayor Evans recognized Maria Yienger – Gold Medalist, Texas Amateur Athletic Federation and Hoang-Kim Cung, Miss Texas Junior-Teen and Elizabeth Pospisil, Miss Texas Pre-Teen. Mayor Evans presented proclamations for 2007 – Plano Balloon Festival, Food Safety Awareness Month – 2007 and Join Scouting Night.

COMMENTS OF PUBLIC INTEREST

No one appeared to speak.

BOARD AND COMMISSION REPORT

Brenda McDonald, Director of Resident & Real Estate Services of the Plano Housing Authority spoke regarding the Self Sufficiency Committee and program, relocation of the Housing Authority allowing enhanced capabilities to provide better service. She spoke to the number of families that have committed to the program through which they become totally self sufficient and free from any and all types of assistance.

Ms. McDonald spoke to graduates of the program, partnership with the City and benefits provided and identification of other funding sources for non-Plano residents. She spoke to the homeownership program with 42 participants and advised that 24 families have graduated which indicates they are no longer receiving mortgage assistance. Ms. McDonald spoke to celebrating Homeownership Appreciation Month in June and required attendance by candidates in the Plano First Time Home Buyer's Down Payment Assistance Program Workshop. She spoke to the Fall Festival and the Housing Authority being focused on investing in the present to reap dividends in generations to come. Council Member Dunlap spoke to interest in the board expressed by those attending the board/commission receptions.

CONSENT AGENDA

Upon the request of Council Member Stahel, Consent Agenda Items "C," "D," and "E." were removed for individual consideration due to possible conflicts of interest.

Upon the request of Staff, Regular Agenda Item "5" was tabled until the September 24, 2007, Council meeting.

Upon the request of Mayor Pro Tem Magnuson and Council Member Ellerbe, Regular Agenda Item "11" was tabled.

Upon a motion made by Council Member LaRosiliere and seconded by Deputy Mayor Pro Tem Callison, the Council voted 8-0 to approve and adopt all remaining items on the Consent Agenda as recommended and as follows:

Approval of Minutes [Consent Agenda Item (A)]

August 22, 2007 (Joint Council/PISD Meeting)
August 23, 2007 (Special Called Session)
August 23, 2007 (Roundtable)
August 27, 2007

Approval of Expenditures

Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)

Bid No. 2007-195-B for Median Landscape – 2007 to American Landscape Systems in the amount of \$145,775. The project consists of median landscaping at eight different locations: Plano Parkway – Los Rios Boulevard to 14th Street, Ridgeview Road – Custer Road to Independence Parkway; Plano Parkway – Dallas North Tollway to Park Boulevard; Spring Creek Parkway (Shiloh Road) – Royal Oak Drive to Parker Road; McDermott Road – Custer Road to Coit Road; Midway Road– Parker Road to Spring Creek Parkway; Dominion Parkway – Hedgcoxe Road to Headquarters Drive; and Communications Parkway – Falls Road to Parker Road. [Consent Agenda Item (B)] (See Exhibit "A")

Purchase from Existing Contract/Agreement: (Purchase of products/services through Cooperative Purchasing Interlocal Contract with another governmental/quasi-governmental agency or an additional purchase from current City of Plano annual purchase agreement).

To approve the purchase of one John Deere #744J Front End Loader in the amount of \$290,142 from RDO Equipment Company through an existing contract/agreement with H-GAC Cooperative Purchasing Program contract and authorizing the City Manager to execute all necessary documents. (EM06-07) [Consent Agenda Item (F)]

To approve professional services required for the implementation of LEED EB Certification Program at the Plano Animal Shelter in the amount of \$43,000 from Johnson Controls, Inc., through an existing contract/agreement with TXMAS, and authorizing the City Manager to execute all necessary documents. (TXMAS Contract No. 6-840160). [Consent Agenda Item (G)]

To approve the purchase of Energy Management Systems annual maintenance in the estimated annual amount of \$52,879 from Johnson Controls, Inc. through an existing contract/agreement with TXMAS and authorizing the City Manager to execute all necessary documents. (TXMAS Contract No. 6-840160). This will establish an annual fixed price contract with two optional one-year renewals. [Consent Agenda Item (H)]

To approve the purchase and installation of Energy Management System at the Plano Animal Shelter in the amount of \$69,286 from Johnson Controls, Inc. through an existing contract/agreement with TXMAS, and authorizing the City Manager to execute all necessary documents. (TXMAS Contract No. 6-840160). [Consent Agenda Item (I)]

Approval of Contract: (Purchase of products/services exempt from State of Texas Competitive Bid Laws)

To approve an Engineering Services Contract by and between the City and R-Delta Engineers, Inc., in the amount of \$63,955 for the Screening Wall – 15th Street project, and authorizing the City Manager to execute all necessary documents. [Consent Agenda Item (J)]

To approve the terms and conditions of a Professional Services Contract between the City of Plano and Crossroads Family Services in an amount up to \$115,000, wherein Crossroads Family Services will provide services to the Police Department to combat juvenile delinquency and authorizing execution of such agreement by the City Manager, and providing an effective date. [Consent Agenda Item (K)]

To approve and authorize a contract with Newman, Jackson, Bieberstein, Inc. to provide Landscape Architectural Services in conjunction with the Clearview Park renovations in an amount not to exceed \$42,716 and authorizing the City Manager to execute any and all documents necessary to effectuate the contract. [Consent Agenda Item (L)]

Adoption of Resolutions

Resolution No. 2007-9-1(R): To nominate Roy L. Wilshire for election to the Collin County Central Appraisal District Board of Directors; and providing an effective date. [Consent Agenda Item (M)]

Resolution No. 2007-9-2(R): To adopt the City of Plano Welfare Benefit Plan, delegating amendment authority to the City Manager; and providing an effective date. [Consent Agenda Item (N)]

Resolution No. 2007-9-3(R): To authorize the City of Plano to participate in and receive funding through the Texas Highway Traffic Safety Program for an Intersection Traffic Control Project, PIN 17560006409000, targeting intersections regulated by means of a signal light; authorizing the City Manager to execute the Grant Agreement and any other documents necessary to effectuate the action taken; and providing an effective date. [Consent Agenda Item (O)]

Resolution No. 2007-9-4(R): To approve the terms and conditions of an interlocal agreement by and between the City of Plano, Texas and the Frisco Independent School District for the operation of the Police/School Liaison Program: authorizing its execution by the City Manager; and providing an effective date. [Consent Agenda Item (P)]

Adoption of Ordinances

Ordinance No. 2007-9-5: To adopt and enact Supplement Number 79 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date. [Consent Agenda Item (Q)]

END OF CONSENT

Due to possible conflicts of interest, Council Member Stahel stepped down on the following three items, which were considered concurrently.

To approve a Premier Support Service contract in the amount of \$65,010 with Microsoft Corporation through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute all necessary documents. (DIR-BUSOP-180). [Consent Agenda Item (C)]

To approve the purchase of Hewlett Packard Servers in the amount of \$61,919 from Hewlett Packard/Brainstorm Networks through an existing contract/agreement with Department of Information Resources (DIR), and authorizing the City Manager to execute all necessary documents. (DIR-SDD-223). [Consent Agenda Item (D)]

To approve the purchase of Microsoft's Map Point Software to be added to the City's Enterprise Agreement in the amount of \$29,213 from SHI Government Solutions through an existing contract/agreement with Department of Information Resources (DIR), and authorizing the City Manager to execute all necessary documents (DIR-SDD-198). [Consent Agenda Item (E)]

Upon a motion made by Council Member Johnson and seconded by Mayor Pro Tem Magnuson, the Council voted 7-0 to approve a Premier Support Service contract in the amount of \$65,010 with Microsoft Corporation; approve the purchase of Hewlett Packard Servers in the amount of \$61,919 from Hewlett Packard/Brainstorm Networks; and approve the purchase of Microsoft's Map Point Software to be added to the City's Enterprise Agreement in the amount of \$29,213 from SHI Government Solutions.

Council Member Stahel resumed his place at the bench.

Ordinance No. 2007-9-6: To approve and adopt the Budget and setting the appropriations for the Fiscal Year beginning October 1, 2007, and terminating September 30, 2008; and providing an effective date. [Regular Agenda Item (1)]

City Manager Muehlenbeck advised the Council that this item sets the operating budget for the next fiscal year including the level of appropriations and transfer of funds as reviewed and adjusted by the City Council.

Upon a motion made by Mayor Pro Tem Magnuson and seconded by Council Member Johnson, the Council voted 8-0 to approve and adopt the Budget and setting the appropriations for the Fiscal Year beginning October 1, 2007, and terminating September 30, 2008; and providing an effective date; and further to adopt Ordinance No. 2007-9-6.

Ordinance No. 2007-9-7: To approve and adopt the Community Investment Program and setting the appropriations for 2007-2008; and providing an effective date. [Regular Agenda Item (2)]

City Manager Muehlenbeck advised that projects included in this request have been reviewed by the Council.

Upon a motion made by Council Member Ellerbe and seconded by Council Member Dunlap, the Council voted 8-0 to approve and adopt the Community Investment Program and setting the appropriations for 2007-2008; and providing an effective date; and further to adopt Ordinance No. 2007-9-7.

Ordinance No. 2007-9-8: To approve and adopt the Tax Rate for the Fiscal Year beginning October 1, 2007, and terminating September 30, 2008; and providing an effective date. [Regular Agenda Item (3)]

City Manager Muehlenbeck advised that this item sets the tax rate at 47.35 cents per \$100 of assessed valuation. Mayor Evans spoke to the tax rate being the same as last year and stated that due to increased value of properties, the item must be worded in a specific manner.

Ordinance No. 2007-9-8 (cont'd)

A motion was made by Council Member LaRosiliere and seconded by Deputy Mayor Pro Tem Callison, that the property taxes be increased by the adopting of a tax rate of 47.35 cents and that this is for the Fiscal Year beginning October 1, 2007 and terminating September 30, 2008; and further to adopt Ordinance No. 2007-9-8. The Council voted 7-1 with Council Member Stahel voting in opposition. The motion carried.

Ordinance No. 2007-9-9: To ratify the Property Tax Revenue increase in the 2007-2008 budget as a result of the City receiving more revenues from property taxes in the 2007-2008 budget than in the previous Fiscal Year; and providing an effective date. [Regular Agenda Item (4)]

City Manager Muehlenbeck spoke to the ordinance being required if more revenue is raised than the previous year. He spoke to the budget raising more total property taxes than last year by \$7,965,972 or 7.37% and stated that of that amount, \$2,689,719 is tax revenue to be raised from new property added to the tax roll this year.

A motion was made by Council Member Ellerbe and seconded by Council Member Johnson, to ratify the Property Tax Revenue increase in the 2007-2008 budget as a result of the City receiving more revenues from property taxes in the 2007-2008 budget than in the previous Fiscal Year; and providing an effective date; and further to adopt Ordinance No. 2007-9-9. The Council voted 7-1 with Council Member Stahel voting in opposition. The motion carried.

A Resolution to approve revisions to the Policy Statement for Tax Abatement and the Tax Abatement Application of the City of Plano; and providing an effective date. Tabled from 8/27/07. [Regular Agenda Item (5)] (This item remained on the table.)

Adoption of City Council Strategic Plan for 2007 – 2022 [Regular Agenda Item (6)]

Executive Director Glasscock spoke to the strategic plan which defines the vision, plan, execution, mission and core beliefs of the Council. He spoke to the vision remaining unchanged: “Plano is a Vibrant, Safe and Sustainable City with Attractive Neighborhoods and Urban Centers, a Vital Economy, a High Degree of Mobility and an Abundance of Educational, Recreational and Cultural Opportunities.” Mr. Glasscock spoke to the mission being unchanged: “The mission of the City of Plano is to provide outstanding services and facilities, through cooperative efforts with our citizens, that contribute to the quality of life in our community.”

Mr. Glasscock spoke to the core beliefs remaining the same over the past few years and to the top nine achievements of 2006-07 including economic expansion, “greening” the City, cultural outreach, Legacy Town Center, addressing issues of water, maintaining the financial condition of the City, continuing as a safe city, neighborhood revitalization and leisure opportunities. He spoke to the goals and objectives for 2007-08 being the same as identified in the past and to the policy and management agendas.

Upon a motion made by Council Member Stahel and seconded by Council Member LaRosiliere, the Council voted 8-0 to adopt the City Council Strategic Plan for 2007-2022.

Public Hearing and adoption of Ordinance No. 2007-9-10 as requested in Zoning Case 2007-15 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 0.4± acre located on the east side of G Avenue, 210± feet south of 15th Street, in the City of Plano, Collin County, Texas, from Downtown Business/Government to Planned Development-197-Downtown Business/ Government; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: RH 15 Condos One, LTD. [Regular Agenda Item (7)]

Director of Planning Jarrell advised the Council that the applicant is seeking to amend zoning on the property to allow for five stories and a maximum seventy-five feet in height. She spoke to plans to construct a condominium building and recommendations that a planned development district not be less than five acres unless establishment is necessary to implement Comprehensive Plan recommendations. Ms. Jarrell spoke to the proposal accommodating an infill property and promoting the mixed-use development concept adopted as part of the Downtown Plano Transit Village Study. She spoke to the additional height allowing the developer to have a reasonable number of units to address market conditions and stated that they would be fee-simple ownership housing and promote a pedestrian mixed-use setting. Ms. Jarrell advised that the Planning and Zoning Commission recommended approval of the request subject to the City Council finding that the establishment of a planned development district is required to implement the Comprehensive Plan and Downtown Plano Study, and subject to: Planned Development-Downtown Business/Government (PD-BG) with the following stipulation: Maximum height for multifamily uses is five story and 75 feet. She responded to the Council that the Zoning Ordinance defines height in terms of the average grade to the tallest point and that the total project is approximately five acres.

Mayor Evans opened the Public Hearing. Steve Merani, representing the applicant, provided the Council an update of sales at 15th Street Village and the demand for larger units, storage space and parking. He spoke to support by neighbors in the area and to the orientation of the building. No one else spoke either for or against the request. The Public Hearing was closed. Council Member Stahel spoke to larger units with more storage and parking being imperative to increased sales.

Upon a motion made by Council Member Stahel and seconded by Council Member Dunlap, the Council voted 8-0 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 0.4± acre located on the east side of G Avenue, 210± feet south of 15th Street, in the City of Plano, Collin County, Texas, from Downtown Business/Government to Planned Development-197-Downtown Business/ Government as requested in Zoning Case 2007-15 and as recommended by the Planning and Zoning Commission; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date; and further to adopt Ordinance No. 2007-9-10.

Public Hearing and adoption of Ordinance No. 2007-9-11 as requested in Zoning Case 2007-18 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 586 so as to allow the additional use of electrical substation on 3.4± acres of land, located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway in the City of Plano, Collin County, Texas, presently zoned Regional Employment; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: Oncor Electric Delivery Company. [Regular Agenda Item (8)]

Director of Planning Jarrell advised the Council that this item is a request for the additional use of an electrical substation needed to accommodate growth in the area. She spoke to the substation consisting of various equipment of varying heights, the tallest of which is approximately 46 feet, screening by a masonry wall and landscaping. Ms. Jarrell spoke to the substation being pushed back on the property to increase the distance to the closest residential units and advised that the Planning and Zoning Commission recommended approval as submitted.

Mayor Evans opened the Public Hearing. Dallas Cothrum, representing Oncor Electric Delivery, spoke to growth in the area and to capacity being reached at the Tennyson substation. He spoke to the substation making the City competitive, work with neighborhood groups on the project and development of the landscaping plan. Mr. Cothrum responded to the Council and City Manager regarding coverage in the area and application for a permit within nine months with completion in less than a year. City Manager Muehlenbeck spoke to concerns regarding reliability on the western side of the City with traffic signals being affected. No one else spoke either for or against the request. The Public Hearing was closed.

Upon a motion made by Council Member LaRosiliere and seconded by Deputy Mayor Pro Tem Callison, the Council voted 8-0 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 586 so as to allow the additional use of electrical substation on 3.4± acres of land, located on the east side of Communications Parkway, 900± feet north of Windhaven Parkway in the City of Plano, Collin County, Texas, presently zoned Regional Employment as requested in Zoning Case 2007-18 and as recommended by the Planning and Zoning Commission; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date; and further to adopt Ordinance No. 2007-9-11.

Public Hearing and adoption of Ordinance No. 2007-9-12 as requested in Zoning Case 2007-19 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 7.1± acres, located on the northeast corner of Parker Road and Willow Bend Drive in the City of Plano, Collin County, Texas, from Estate Development to Single-Family Residence-20; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date. Applicant: Congregation Anshai Torah. [Regular Agenda Item (8)]

Ordinance No. 2007-9-12 (cont'd)

Director of Planning Jarrell advised the Council that the applicant is requesting a zoning change to accommodate planned expansion of the religious facility and allow for a lesser front yard setback from both Parker Road and Willow Bend Drive. She spoke to the original request for Single-Family Residence-9 (SF-9) zoning and the Planning and Zoning Commission's recommendation for approval as a Single-Family Residence-20 zoning district. Ms. Jarrell advised that the applicant is in agreement with the recommendation and spoke to consistency of zoning in the area. She responded to Council Member Stahel stating that the primary reason for the request is to change the setback and expand the facility.

Mayor Evans stepped down from the bench due to a possible conflict of interest.

Mayor Pro Tem Magnuson opened the Public Hearing. No one spoke either for or against the request. The Public Hearing was closed.

Upon a motion made by Council Member Stahel and seconded by Council Member LaRosiliere the Council voted 7-0 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to rezone 7.1± acres, located on the northeast corner of Parker Road and Willow Bend Drive in the City of Plano, Collin County, Texas, from Estate Development to Single-Family Residence-20 as requested in Zoning Case 2007-19 and as recommended by the Planning and Zoning Commission; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, and an effective date; and further to adopt Ordinance No. 2007-9-12.

Mayor Evans resumed her place at the bench

Public Hearing and consideration as requested in Zoning Case 2007-11 to establish appropriate zoning for 7.7+ acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600+ feet east of Los Rios Boulevard. The potential zoning may be Patio Home (PH), Single-Family Residence-6 (SF-6), Single-Family Residence-7 (SF-7), Single-Family Residence-9 (SF-9), Single-Family Residence-20 (SF-20), or Estate District (ED) residential zoning. Zoned General Office with Specific Use Permit #13 for Country Club and Private Club. Public Hearing continued on 6/25/07. Applicant: City of Plano. [Regular Agenda Item (10)]

Director of Planning Jarrell advised the Council that this zoning case was initiated by the Planning and Zoning Commission to establish appropriate zoning for the Los Rios Country Club clubhouse property and does not include the golf course. She spoke to the Commission's recommendation that the property be rezoned to Single-Family Residence-9 (SF-9) and to the adequacy of public notice. Ms. Jarrell advised that the Staff republished the notice to include patio home zoning as an alternative and provided a history of the property which is currently zoned Office-2 (O-2). She stated that this case would not affect the Specific Use Permit for a Private Club, that the Future Land Use Plan designates the property appropriate for residential zoning and spoke to other zoning in the area along with topography.

Zoning Case 2007-11 (cont'd)

Ms. Jarrell responded to the Council stating that the outlet as presently configured would not allow for two streets and that if designed as a cul-de-sac it would comply with the Subdivision Ordinance. She further stated that a development proposal has not been received at this time and that most of the golf course is located within the 100-year floodplain. Development Review Manager Elgin spoke to the challenges of reclamation. Council Member Dunlap spoke to the potential for relocating the clubhouse. Ms. Jarrell advised that there is no need to change the zoning at this time, but that the current designation is an anomaly at this location. She responded to Council Member Dunlap that O-2 would allow for daycare centers or senior living facilities and to Council Member Stahel that three acres would be available if the club wanted to develop and keep the clubhouse, tennis and parking.

Council Member Johnson spoke to the lack of an alternate location for the clubhouse. Ms. Jarrell spoke to the need for an operations building for the golf course should the clubhouse be razed and a proposal in 2006 by the property owner to rezone four acres of the clubhouse property to allow for townhouse development.

Mayor Evans opened the Public Hearing. Thurman R. Jones, representing the Los Rios Neighborhood Association, spoke to the country club's intentions to sell the property, stated concern that they have not met with area homeowners and requested the Council consider SF-9 zoning. Chuck Holley, representing the Los Rios Homeowners Association, spoke regarding prior sale and repurchase of the property, the inability of residents to meet with the country club owners, and the zoning of lots adjacent to golf courses in other areas of the City. He responded to Council Member Ellerbe stating that SF-9 is an appropriate zoning and spoke to patio homes not being representative of the neighborhood. Ms. Ellerbe spoke to the property being undevelopable as SF-9. Mr. Holley responded to Council Member Dunlap stating that if the zoning were to remain the same and something inappropriate were requested, the neighborhood would oppose the development. He spoke to the country club repeatedly declining to meet with area residents.

Susie Krejci, citizen of the City, spoke to protecting the neighborhood, stated that Single-Family Attached (SF-A) zoning would hurt property values and increase traffic. She spoke to the owner refusing to work with the neighborhood and requested SF-9 or SF-7 zoning. Guy Walker, citizen of the City, spoke regarding problems associated with relocating the clubhouse, odors in the area of the waste treatment facilities and to building homes similar to those already in place. Tim Eckert, citizen of the City, spoke to the "greening" of Plano and not looking for areas to pave over. Cathy Putman, citizen of the City, stated concern regarding accessibility for emergency vehicles and Council Member Ellerbe spoke to review of plans by the Fire Department. John Putman, citizen of the City and member of the Los Rios Country Club, spoke to flooding on the course during rains and stated support for the Commission's recommendation. He responded to the Council that membership is at 250-300 with capacity at 450 and spoke to the loss of members as other courses opened. Mr. Putman spoke regarding public play and member play and use of the pool/tennis courts, and dining rooms. No one else spoke either for or against the request. The Public Hearing was closed.

Ms. Jarrell advised the Council that the country club owner has submitted a letter in opposition to a zoning change so that any action taken to rezone the property would require a three-quarter vote of the Council for approval. Council Member Dunlap stated concern that zoning for residential without a plan leaves open the potential for tear down and vacancy. He stated concern regarding the unresponsiveness of the country club, spoke to O-2 offering some opportunities for development that would be complimentary to the neighborhood and to the lack of economic value in SF-9 zoning. Mr. Dunlap spoke to situations where less desirable development takes place in areas where zoning is not revised. Council Member Johnson spoke to development or sale of the property being the owner's decision and that it can remain as a country club if rezoned. Council Member Ellerbe stated disappointment that there was no communication by the club owners and concern that SF-9 zoning would be undevelopable. Council Member LaRosiliere stated disappointment at the lack of dialogue and spoke regarding considering the density of the area and pricing of homes and to a zoning of SF-6 or SF-7. Mayor Evans spoke to SF-7 giving the opportunity for development and being consistent with the surrounding zoning.

Upon a motion made by Council Member Dunlap and seconded by Council Member Stahel, the Council voted 8-0 to establish Single-Family Residence-7 zoning for 7.7+ acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600+ feet east of Los Rios Boulevard for Zoning Case 2007-11. (An ordinance adopting the zoning will come forward at a future meeting.)

An Ordinance to repeal City of Plano Ordinance Nos. 98-2-26, and 98-8-35, codified as Article VI, Historic Landmark Preservation, of Chapter 16 of the Code of Ordinances of the City of Plano; and adopting new and amended provisions for Heritage Resource Preservation for the City. Pulled and held on 8/13/2007 and tabled on 8/27/2007. [Regular Agenda Item (11)] (Item remained on the table.)

There being no further discussion, Mayor Evans adjourned the meeting at 9:31 p.m.

Pat Evans, MAYOR

ATTEST:

Diane Zucco, City Secretary