

**PLANNING & ZONING COMMISSION**  
**March 5, 2007**

**COMMISSIONERS PRESENT**

Carolyn Kalchthaler, Chairman  
Laura Williamson, 1st Vice Chair  
James Duggan, 2nd Vice Chair  
Jim Norton  
Maggie Armstrong  
Craig Perry  
Janet Stovall

**COMMISSIONERS ABSENT**

Michael Coleman

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Jeff Zimmerman, Long Range Planning Manager  
Bester Tauro, Planner  
Eric Hill, Planner  
Donna White, Technical Administrative Assistant  
Doris Carter, Technical Administrative Assistant

Chairman Kalchthaler called the meeting to order at 7:00 p.m., Monday, March 5, 2007, in Conference Room 2E of the Municipal Center, 1520 K Avenue. Chairman Kalchthaler stated that the Commission would retire into Executive Session in compliance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, in order to consult with an attorney and receive Legal Advice, Section 551.071, for which a certified agenda is not required.

Chairman Kalchthaler reconvened the meeting into Regular Session at 7:16 p.m. in the Council Chambers.

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

First Vice Chair Williamson made a motion to approve the February 19, 2007, meeting minutes as submitted. Commissioner Stovall seconded the motion, which passed 7-0.

First Vice Chair Williamson requested Agenda Item No. 5f be pulled for individual consideration. Commissioner Stovall made a motion to approve the remainder of the consent agenda. Commissioner Armstrong seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 67/544 AND JUPITER ADDITION, BLOCK 1, LOT 3 APPLICANT: HICKMAN CONSULTING ENGINEERS**

General office and mini-warehouses on one lot on 1.8± acres located on the east side of Industrial Boulevard, 625± feet south of 14th Street. Zoned Light Industrial-1.

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

### **AGENDA ITEM NO. 5B - FINAL PLAT 40/PARKWAY CORNERS, BLOCK A, LOT 4 APPLICANT: MIDWAY PARKWAY INVESTMENTS, LTD.**

Day care on one lot on 2.2± acres located on the north side of Plano Parkway, 637± feet east of Midway Road. Zoned Planned Development-112-Retail w/SUP #573 for day care.

Approved as submitted.

### **AGENDA ITEM NO. 5C - PRELIMINARY SITE PLAN & CONCEPT PLAN 68/HILLARY ACRES ADDITION, BLOCK A, LOTS 1 & 2 APPLICANT: ADAMS CONSULTING ENGINEERS**

Medical and general offices on two lots on 8.4± acres located on the west side of Shiloh Road, 1,545± feet north of Renner Road. Zoned Research/Technology Center.

Approved as submitted.

### **AGENDA ITEM NO. 5D - REVISED SITE PLAN 56/LORD OF LIFE LUTHERAN CHURCH, BLOCK 3, LOT 10R APPLICANT: LORD OF LIFE LUTHERAN CHURCH**

Religious facility on one lot on 5.3± acres located at the northeast corner of Woodburn Corners and 15th Street. Zoned Single-Family Residence-7.

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

### **AGENDA ITEM NO. 5E - SITE PLAN 43/PRESTON PARKER SOUTHEAST ADDITION, BLOCK A, LOT 1 APPLICANT: JOE H. & FRED C. HARRINGTON**

Bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union.

Approved as submitted.

**AGENDA ITEM NO. 5G - CONVEYANCE PLAT  
43-PRESTON PARKER SOUTHEAST ADDITION, BLOCK A, LOTS 1-3  
APPLICANT: JOE H. & FRED C. HARRINGTON**

Three conveyance lots on 22.4± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Single-Family Residence Attached and Patio Home.

Approved as submitted.

**END OF CONSENT AGENDA**

**ITEM FOR INDIVIDUAL CONSIDERATION**

**AGENDA ITEM NO. 5F - PRELIMINARY PLAT  
43/PRESTON PARKER SOUTHEAST ADDITION, BLOCK A, LOT 1  
APPLICANT: JOE H. & FRED C. HARRINGTON**

Eric Hill, Planner, stated this is a request for a bank on one lot on 1.8± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office w/SUP #566 for bank, savings and loan, or credit union. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

First Vice Chair Williamson had a concern about the fire lane. No one else spoke for or against the item.

After some discussion, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 7-0.

**END OF ITEM FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARINGS**

Agenda Items Nos. 6A and 6B were presented together.

**AGENDA ITEM NO. 6A - PUBLIC HEARING  
ZONING CASE 2006-31  
APPLICANT: JOE AND SUSANA HERNANDEZ**

Mr. Hill stated this is a request for expansion of Specific Use Permit #571 for service contractor with storage yard on 2.7± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Tabled 12/18/06, 01/02/07, 01/16/07, and 02/19/07. Staff recommended approval as submitted.

First Vice Chair Williamson made a motion to remove the item from the table. Commissioner Stovall seconded the motion, which passed 7-0.

The public hearing was opened. The applicants were not present. No one spoke for or against the item. The public hearing was closed.

Commissioner Stovall stepped down during the discussion. After much discussion, Commissioner Norton made a motion to table the item to the March 19, 2007, Planning & Zoning Commission meeting. First Vice Chair Williamson seconded the motion, which passed 6-0.

Commissioner Stovall resumed her seat.

**AGENDA ITEM NO. 6B - PUBLIC HEARING**

**68/REPLAT & REVISED SITE PLAN: ENID BRASWELL ADDITION, BLOCK A, LOT 1R**

**APPLICANT: JOE AND SUSANA HERNANDEZ**

Mr. Hill stated this is a request for a service contractor with storage yard on one lot on 3.3± acres located on the south side of Rigsbee Drive, 565± feet west of 14th Street. Zoned Light Commercial with Specific Use Permit #571 for Service Contractor with Storage Yard. Staff recommended approval subject to City Council approval of Zoning Case 2006-31.

The public hearing was opened. The applicants were not present. No one spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Perry made a motion to approve the replat as submitted and table the revised site plan to the March 19, 2007, Planning & Zoning Commission meeting. Commissioner Norton seconded the motion, which passed 7-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 7 - DISCUSSION AND DIRECTION**

**CONSERVATION DISTRICT DESIGNATION FOR HAGGARD ADDITION**

**APPLICANT: CITY OF PLANO**

Jeff Zimmerman, Long Range Planning Manager, stated this is a discussion and direction concerning the possibility of amending the Zoning Ordinance to allow for "Conservation Districts" and adding that designation to 24.6± acres bounded by 22nd Street on the north, I Avenue on the east, the southern boundary of lots on the south side of 19th Street on the south, and by G Avenue and Alpine Street on the west. Also for discussion is the possibility of establishing a Planned Development District (PD) with additional stipulations relating to the size, scale, and design of structures in the subdivision. Zoned Single-Family Residence-7.

Staff recommendations were as follows:

1. Call for a public hearing to amend the text of the Zoning Ordinance to include "Conservation Districts" and related regulations for their establishment.
2. Inform City Council that it does not recommend continuing to consider designating the Haggard Addition as a Conservation District.
3. Request that City Council consider directing the Heritage Commission to evaluate possible Preservation Plan amendments establishing criteria for determining the historic value of Post World War II subdivisions.

Chairman Kalchthaler opened the discussion and direction for public comment. Mary Compton and Betty Sewell, residents, spoke in opposition of the item. No one else spoke for or against the item. The discussion and direction was closed.

After much discussion, Commissioner Stovall made a motion to approve the item as follows:

1. Inform City Council that the Commission does not recommend continuing to consider designating the Haggard Addition as a conservation district at this time.
2. Request that City Council consider directing the Heritage Commission to evaluate possible Preservation Plan amendments establishing criteria for determining the historic value of subdivisions.

First Vice Chair Williamson seconded the motion, which passed 7-0.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:36 p.m.

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Planning & Zoning Commissioner

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