

PLANNING & ZONING COMMISSION
June 4, 2007

COMMISSIONERS PRESENT

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

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Tina Firgens, Sr. Planner
Eric Hill, Planner
Bester Tauro, Planner
Dee Sarver, Planning Technician
John Gillam, Assistant City Attorney
Doris Carter, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, June 4, 2007.

Commissioner Perry made a motion to approve the agenda as presented. Second Vice Chair Duggan seconded the motion, which passed 8-0.

Second Vice Chair Duggan made a motion to approve the May 21, 2007, Planning & Zoning Commission meeting minutes. Commissioner Coleman seconded the motion, which passed 7-0. First Vice Chair Williamson abstained from the vote due to her absence on May 21, 2007.

Second Vice Chair Duggan made a motion to approve the consent agenda as submitted. Commissioner Stovall seconded the motion, which passed 8-0.

CONSENT AGENDA

**AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN
58/CHISHOLM PLACE RETAIL, BLOCK A, LOTS 3R & 5
APPLICANT: LITWIN & COMPANY, INC.**

Mini-warehouse development on one lot on 7.1± acres located generally at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial.

Approved as submitted.

**AGENDA ITEM NO. 5B - REVISED SITE PLAN
2/FOWLER MIDDLE SCHOOL, BLOCK A, LOT 1
APPLICANT: FRISCO INDEPENDENT SCHOOL DISTRICT**

Public secondary school on one lot on 20.5± acres located at the northwest corner of McDermott Road and Enchanted Ridge Drive. Zoned Single-Family Residence-7. The purpose of this revised site plan is to remove temporary parking spaces that were added in 2006 when the school was being used as a high school.

Approved as submitted.

**AGENDA ITEM 5C - PRELIMINARY SITE PLAN
1/HAGGAR SQUARE RETAIL CENTER, BLOCK A, LOTS 6R & 11R
APPLICANT: GREENSTREET PROPERTIES LLC**

Retail and restaurant on two lots on 7.7± acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial.

Approved as submitted.

**AGENDA ITEM 5D - FINAL PLAT
17/THE HARVARD ADDITION, BLOCK A, LOT 6
APPLICANT: PLANO CONSERVATORY LTD.**

222 independent living units on one lot on 6.9± acres located on the west side of Ohio Drive, 920± feet north of Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office-2.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
ZONING CASE NO. 2007-11
APPLICANT: CITY OF PLANO**

Tom Elgin, Development Review Manager, stated this is a request 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 residential or nonresidential. Zoned General Office with Specific Use Permit #13 for Country Club and Private Club. Staff recommended that the property be rezoned to a residential zoning classification.

Four letters were received from within the 200' notice area, three in support, one in opposition. One letter in support of the item was received from outside the 200' notice area. One petition was received, with 149 signatures in support of SF-9 zoning.

The public hearing was opened. Mr. Bill Dahlstrom, representing the property owner, spoke in opposition to the item. Ms. Lisa MacDonald and Ms. Susie Krejci spoke in support of the item, recommending Single-Family Residence-9 (SF-9) zoning. The public hearing was closed.

After some discussion, Commissioner Norton made a motion to okay the item as SF-9 zoning. Chairman Kalchthaler seconded the motion, which passed 5-3, with 1st Vice Chair Williamson, Commissioner Stovall, and Commissioner Armstrong voting in opposition of the motion. First Vice Chair Williamson felt that Single Family Residence-7 (SF-7) was the appropriate zoning. Commissioners Armstrong and Stovall felt that SF-9 zoning was not practical given the small size of the tract and adjacent Single Family Residence Attached (SF-A) zoning, and that the appropriate residential zoning should be decided in conjunction with a specific development proposal.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2007-12
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Tina M. Firgens, Sr. Planner, stated this is a request for a Specific Use Permit for Daycare Center on one lot on 6.7± acres located south of the intersection of Eagle Pass and Lookout Trail. Zoned Single-Family Residence-7. Staff recommended approval as submitted.

Six letters were received from within the 200' notice area, one in support and five in opposition.

The public hearing was opened. Bruce Larson, Director of Facility Planning and Construction with Plano Independent School District (PISD), spoke in support of the item, and Gerald Weygandt spoke in opposition. The public hearing was closed

After much discussion, Commissioner Perry made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 6-2. First Vice Chair Williamson and Commissioner Armstrong voted in opposition, citing they did not feel the requested daycare was a benefit to the general welfare of the community.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2007-13
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Ms. Firgens stated this is a request for a Specific Use Permit for Daycare Center on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. Staff recommended approval as submitted.

Thirty-seven letters were received from within the 200' notice area, one in support and 37 in opposition. Eighty-seven letters were received from outside the 200' notice area, all in opposition.

The public hearing was opened. Bruce Larson, Director of Facility Planning and Construction with PISD, spoke in support of the item. Robert Camacho, Gwen Baumann, Stephen Louis, David Lemm, Karri Armstrong, Carol Meazell, Stephanie Prince, John Meazell, Fred Suskerich, Sam Prince, and Gene Goodman spoke in opposition to the item. Their concerns were loss of green area, increased traffic volume and noise, safety issues, decrease in property values, and being of no benefit to the neighborhood since it is for PISD employees' use only. The public hearing was closed.

After much discussion, Commissioner Jim Norton made a motion to approve the item as submitted. Commissioner Coleman seconded the motion, which passed 6-2. First Vice Chair Williamson and Commissioner Armstrong voted in opposition, citing they did not feel the requested daycare was a benefit to the general welfare of the community.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED
SITE PLAN
16/STREAM DATA CENTER, BLOCK A, LOT 2R
APPLICANT: HARROD PROPERTIES**

Eric Hill, Planner, stated this is a request for medical offices on one lot on 9.8± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. The purpose of the preliminary replat is to combine two lots into one, abandon a portion of the previous fire lane, access and utility easement, and dedicate new easements for development. The purpose of the revised site plan is to show the expansion of the medical office building and the new lot configuration. Zoned Commercial Employment. Staff recommended:

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

Revised Site Plan: Approval as submitted.

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

After some discussion, Commissioner Stovall made a motion to approve the item as submitted. Commissioner Perry seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 10 - REVISED SITE PLAN
61/A.H. MEADOWS ELEMENTARY SCHOOL, BLOCK A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Mr. Hill stated this is a request for public school on one lot on 8.7± acres located at the southeast corner of 18th Street and Rigsbee Drive. The applicant proposes to construct a new elementary school on the existing elementary school site. Once the new school is complete, the existing school will be demolished for play space area. The revised site plan shows the proposed elementary school building, drives, and parking lot. Zoned Single-Family Residence-7. Staff recommended approval as submitted.

This item was tabled at the May 21, 2007, meeting. Commissioner Armstrong made a motion to remove the item from the table. Commissioner Coleman seconded the motion, which passed 8-0.

After some discussion, Commissioner Stovall made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 8-0.

AGENDA ITEM NO. 11 - ITEMS FOR FUTURE DISCUSSION

Several members of the commission indicated they would like to discuss downtown development and wind generators and photovoltaic panels for residences.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 10:05 p.m.

Planning & Zoning Commissioner

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