

**PLANNING & ZONING COMMISSION
OCTOBER 2, 2006**

COMMISSIONERS PRESENT

Joyce Beach, 1st Vice Chair
Dennis Abraham, 2nd Vice Chair
Lisette Briley
Jim Norton
Maggie Armstrong
James Duggan
Joy Flick

COMMISSIONER ABSENT

Carolyn Kalchthaler, Chairman

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Jeff Zimmerman, Long Range Planning Manager
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Steve Sims, Sr. Planner
Eric Hill, Planner
Emily Wiseman, Planning Technician
Priscilla Parra, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Beach at 7:00 p.m., Monday, October 2, 2006.

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

Commissioner Briley made a motion to approve the September 18, 2006, meeting minutes. Second Vice Chair Abraham seconded the motion, which passed 7-0.

Commissioners Briley and Flick requested Agenda Item Nos. 5d and 5h be pulled for individual consideration, respectively. Commissioner Flick made a motion to approve the remainder of the consent agenda. Commissioner Duggan seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN & CONCEPT PLAN 64/ALCATEL USA ADDITION, BLOCK A, LOTS 4R & 6 APPLICANT: ALCATEL USA SOURCING, L.P.

General office buildings on two lots on 20.3± acres located at the northwest corner of State Highway 190 and Independence Parkway. Zoned Light Industrial-1, Agricultural, and Planned Development-381-Retail/General Office.

Approved subject to:

1. TXU granting permanent rights for parking, drive aisles, utilities, and other improvements within the existing electrical easement.
2. TxDOT approval of driveway location on State Highway 190 frontage road.
3. Provision of sanitary sewer to the site.

AGENDA ITEM NO. 5B - PRELIMINARY PLAT 69/MT. OLIVE CHURCH ADDITION, BLOCK A, LOT 1 APPLICANT: MT. OLIVE CHURCH OF PLANO

A church on one lot on 6.2± acres located on the south side of 14th Street, 320± feet east of Shiloh Road. Zoned Research/Technology Center.

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

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 16/STREAM DATA CENTER, BLOCK A, LOT 1 APPLICANT: STREAM REALTY

A storage/wholesale warehouse for a data processing center on one lot on 20.0± acres located on the west side of Pinecrest Drive, 706± feet north of Spring Creek Parkway. Zoned Commercial Employment.

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

**AGENDA ITEM NO. 5E - REVISED SITE PLAN
8/GRACE COMMUNITY CHURCH, BLOCK A, LOT 1R
APPLICANT: JONES & CARTER**

A church on one lot on 14.4± acres located at the northwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7 & Single-Family Residence-6.

Approved as submitted.

**AGENDA ITEM NO. 5F - REVISED SITE PLAN
38/SPRING CREEK FIRST UNITED METHODIST CHURCH ADDITION, BLOCK 1,
LOT 1
APPLICANT: FIRST UNITED METHODIST CHURCH**

A church on one lot on 27.2± acres located at the northwest corner of Parker Road and Spring Creek Parkway. Zoned Single-Family Residence-9.

Approved as submitted.

**AGENDA ITEM NO. 5G - PRELIMINARY PLAT
3/DANCE STUDIO ON NORTH CUSTER ADDITION, BLOCK A, LOT 1
APPLICANT: GULF COAST PACKAGE, LTD.**

A dance studio on one lot on 1.7± acres located on the west side of Custer Road, 475± feet north of Kathryn Lane. Zoned Regional Commercial.

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

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 5D - REVISED SITE PLAN
45/CUSTER PARK SHOPPING CENTER, BLOCK A, LOT 4
APPLICANT: THE KROGER CO.**

Eric Hill, Planner, stated this is a request for a grocery store with a proposed fuel station on one lot on 5.9± acres located on the west side of Custer Road, 500± feet south of Parker Road. Zoned Planned Development-90-Retail with Specific Use Permit #280 for Commercial Antenna Support Structure. Staff recommended approval as submitted.

After a brief discussion, Commissioner Briley made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 5H - PRELIMINARY SITE PLAN & CONCEPT PLAN
40/PARKWAY CENTRE ADDITION, PHASE 5, BLOCK C, LOTS 5, 6, & 7
APPLICANT: DALLAS NORTH TOLLWAY PARTNERSHIP**

Christina Day, Sr. Planner, stated this is a request for a retail center and bank on two lots on 11.7± acres located at the northwest corner of Chapel Hill Boulevard and Dallas North Tollway. Zoned Regional Employment and Regional Commercial. Staff recommended approval as submitted.

After a brief discussion, Commissioner Briley made a motion to approve the item as submitted. Second Vice Chair Abraham seconded the motion, which passed 7-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

**AGENDA ITEM NO. 6 - PUBLIC HEARING
COMPREHENSIVE PLAN REVISION
APPLICANT: CITY OF PLANO**

Steve Sims, Sr. Planner, stated this is a request to amend the Utilities Element of the Comprehensive Plan. Staff recommended approval as submitted.

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

After a brief discussion, Commissioner Briley made a motion to approve the item as submitted. Commissioner Duggan seconded the motion, which passed 7-0.

Agenda Item Nos. 7A and 7B were presented together.

**AGENDA ITEM NO. 7A - PUBLIC HEARING
ZONING CASE 2006-22
APPLICANT: KIDDIN' AROUND PROPERTY MANAGEMENT CORPORATION**

Ms. Day stated this is a request for a Specific Use Permit for Day Care Center on one lot on 0.1± acre located 110± feet north of Chapel Hill Boulevard and 1,418± feet east of Midway Road. Zoned Regional Commercial. Two letters were received in support of the item. Staff recommended approval subject to:

1. The Planning & Zoning Commission waiving the requirement for outdoor play space.
2. Day care shall be provided for less than four hours per day for an individual person. However, the day care facility may operate multiple sessions of four hours or less in length.

The public hearing was opened. Jeff Jones, the applicant, spoke in support of the item. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Flick made a motion to approve the item subject to staff recommendations. Second Vice Chair Abraham seconded the motion, which passed 6-1. Commissioner Norton, voting in opposition, was concerned that the four-hour limit could not be enforced.

**AGENDA ITEM NO. 7B - REVISED SITE PLAN
40/THE SHOPS AT WILLOW BEND, BLOCK 2, LOT 3
APPLICANT: KIDDIN' AROUND PROPERTY MANAGEMENT CORPORATION**

Ms. Day stated this is a request for a day care center and medical offices on one lot on 3.7± acres located on the north side of Chapel Hill Boulevard, 1,418± feet east of Midway Road. Zoned Regional Commercial. Staff recommended approval subject to City Council approval of Zoning Case 2006-22.

After some discussion, Second Vice Chair Abraham made a motion to approve the item subject to staff recommendations. Commissioner Briley seconded the motion, which passed 6-1. Commissioner Norton, voting in opposition, did not support the day care use on this site because the waiver of outdoor play space requires a four-hour time limit that he considers unenforceable.

**AGENDA ITEM NO. 8 - PUBLIC HEARING
ZONING CASE 2006-23
APPLICANT: FTL ASSOCIATES, LTD.**

Tom Elgin, Development Review Manager, stated this is a request to rezone 17.6± acres located on the west side of Des Moines Drive, 1,590± feet north of Spring Creek Parkway from Light Commercial to Patio Home. Zoned Light Commercial. Staff recommended the Planning & Zoning Commission table consideration of this item until the November 6, 2006, meeting per applicant's request.

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

There being no discussion, Commissioner Flick made a motion to table the item to the November 6, 2006, meeting. Commissioner Briley seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING
ZONING CASE 2006-25
APPLICANT: LOS RIOS COUNTRY CLUB, LP**

Ms. Day stated this is a request to rezone 8.0± acres located at the southeast corner of Country Club Drive and El Santo Road from General Office to Single-Family Residence Attached. Zoned General Office with Specific Use Permit #13 for Private Club and Country Club. Staff recommended the Planning & Zoning Commission table consideration of this item until the October 16, 2006, meeting.

The public hearing was opened. Chuck Holley, representing Los Rios HOA, Villas of Los Rios HOA, and Creekside North HOA, questioned the notification process and said he would return to speak again on this item at the October 16, 2006, meeting. Michael Stanga, citizen, corrected staff's description of the property, which should have read "Country Club Drive" instead of "Los Rios Boulevard". No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Briley made a motion to table the item to the October 16, 2006, meeting. Second Vice Chair Abraham seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN
19/CARLISLE ELEMENTARY SCHOOL, BLOCK A, LOT 1R
APPLICANT: PLANO I.S.D.**

Mr. Elgin stated this is a public primary school on one lot on 16.6± acres located at the southwest corner of Maumelle Drive and Old Orchard Drive. Zoned Single-Family Residence-9. Four letters were received in opposition to the item. Staff recommended approval as submitted.

The public hearing was opened. Kasey Hollon, William Hollon, Alan Villaneau, and Robert Mason, citizens, spoke in opposition to the item. Their concerns were: student safety, new building location, south parking location, susceptibility to predators, the driveway extension, notification process, egress, and traffic safety and congestion. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Briley made a motion to approve the item as submitted. Commissioner Norton seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 11 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN
36/CAVENDER'S BOOT CITY ADDITION, BLOCK 1, LOT 1R
APPLICANT: FAIRVIEW FARM LAND CO., LTD.**

Mr. Elgin stated this is a request for retail development on one lot on 2.5± acres located at the southwest corner of Ruisseau Drive and U.S. Highway 75. Zoned Corridor Commercial. Staff recommended approval as submitted.

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

After a brief discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

Commissioner Norton stepped down for Agenda Item No. 12.

AGENDA ITEM NO. 12 - REQUEST TO CALL A PUBLIC HEARING HAGGARD ADDITION APPLICANT: CITY OF PLANO

Jeff Zimmerman, Long Range Planning Manager, stated this is a request to call a public hearing to consider designating the Haggard Addition as a Heritage Resource District. The property is zoned Single-Family Residence-7 (SF-7) and is bounded on the north by 22nd Street, the east by I Avenue, the south by the southern lot lines of lots facing 19th Street, and on the west by G Avenue and Alpine Street. Staff recommended that a public hearing be called to consider designating the Haggard Addition as a Heritage Resource District.

After some discussion, Commissioner Briley made a motion to call a public hearing to consider designating the Haggard Addition as a Heritage Resource District. Commissioner Flick seconded the motion, which passed 6-0.

Commissioner Norton resumed his seat.

AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION

Commissioners Norton and Flick stated they would like to discuss day care centers and how the 4-hour time limitation is enforced.

Second Vice Chair Abraham and Commissioner Briley requested temporary building guidelines be discussed at a future meeting.

There being no further discussion, 1st Vice Chair Beach adjourned the meeting at 8:20 p.m.

Planning & Zoning Commissioner

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