

**PLANNING & ZONING COMMISSION
OCTOBER 16, 2006**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Joyce Beach, 1st Vice Chair
Lisette Briley
Jim Norton
Maggie Armstrong
James Duggan
Joy Flick

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Paige Mims, Assistant City Attorney III
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Eric Hill, Planner
Michael Arthaud, Planning Technician
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Kalchthaler at 7:00 p.m., Monday, October 16, 2006.

Commissioner Briley made a motion to approve the agenda as presented. First Vice Chair Beach seconded the motion, which passed 7-0.

Commissioner Flick made a motion to approve the September 18, 2006, meeting minutes with no changes and to approve the October 3, 2006, work session minutes with minor changes. Commissioner Briley seconded the motion, which passed 7-0.

Jack Lagos came forward to speak. He stated that the Planning & Zoning Commission should be able to speak to the North Texas Municipal Water District representative.

Commissioner Flick requested Agenda Item No. 5j be pulled for individual consideration, respectively. First Vice Chair Beach made a motion to approve the remainder of the consent agenda. Commissioner Briley seconded the motion, which passed 7-0.

CONSENT AGENDA

AGENDA ITEM NO. 5A - CONVEYANCE PLAT 21/BAR P ADDITION, BLOCK 1, LOTS 1 & 2 APPLICANT: BAR P JOINT VENTURE

Two conveyance lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,034± feet north of Spring Creek Parkway. Zoned General Office.

Approved as submitted.

AGENDA ITEM NO. 5B - REVISED PRELIMINARY SITE PLAN 21/BAR P ADDITION, BLOCK 1, LOTS 1 - 4 APPLICANT: BAR P JOINT VENTURE

A general office development on four lots on 5.7± acres located on the west side of Chase Oaks Boulevard, 1,034± feet north of Spring Creek Parkway. Zoned General Office.

Approved as submitted.

AGENDA ITEM NO. 5C - PRELIMINARY PLAT 21/BAR P ADDITION, BLOCK 1, LOT 2 APPLICANT: BAR P JOINT VENTURE

A general office building on one lot on 0.6± acre located on the west side of Chase Oaks Boulevard, 834± feet north of Spring Creek Parkway. Zoned General Office.

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

AGENDA ITEM NO. 5D - FINAL PLAT 32/COIT-SPRING CREEK ADDITION, BLOCK 1, LOT 2 APPLICANT: DAVID LUO

A restaurant on one lot on 1.0± acre located on the west side of Coit Road, 350± feet south of Spring Creek Parkway. Zoned Retail.

Approved as submitted.

AGENDA ITEM NO. 5E - PRELIMINARY PLAT 69/SEHION MAR THOMA CHURCH ADDITION, BLOCK A, LOT 1 APPLICANT: CELU ALPHONSO

A church on one lot on 4.2± acres located on the south side of 14th Street, 746± 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. 5F - SITE PLAN
69/SEHION MAR THOMA CHURCH ADDITION, BLOCK A, LOT 1
APPLICANT: CELU ALPHONSO

A church on one lot on 4.2± acres located on the south side of 14th Street, 746± feet east of Shiloh Road. Zoned Research/Technology Center.

Approved as submitted.

AGENDA ITEM NO. 5G - PRELIMINARY SITE PLAN
67/PALISADES BUSINESS PARK, BLOCK 1, LOT 3R
APPLICANT: DAVITA DIALYSIS CLINIC.

A medical office on one lot on 1.4± acres located on the east side of K Avenue, 125± feet south of Plano Parkway. Zoned Light Industrial-1.

Approved as submitted.

AGENDA ITEM NO. 5H - FINAL PLAT
55/SUBARU ADDITION, BLOCK A, LOT 2
APPLICANT: SUBARU OF AMERICA, INC.

A new car dealer on one lot on 4.0± acres located on the south side of Plano Parkway, 550± feet east of Ohio Drive. Zoned Planned Development-426-Retail/General Office with Specific Use Permit No. 384 for New and Used Car Dealer.

Approved as submitted.

AGENDA ITEM NO. 5I - PRELIMINARY SITE PLAN & CONCEPT PLAN
68/TURNPIKE COMMONS, BLOCK 1, LOTS 1 & 2
APPLICANT: BILL BOYD

Four office showroom/warehouse buildings on two lots on 7.5± acres located at the northwest corner of Wynwood Drive and Wyngate Boulevard. Zoned Research/Technology Center.

Approved as submitted.

**AGENDA ITEM NO. 5K - FINAL PLAT
3/MCDERMOTT SQUARE, BLOCK A, LOT 1
APPLICANT: MCDERMOTT SQUARE, LP**

A retail building and a convenience store with a gas pump on one lot on 6.4± acres located at the northeast corner of McDermott Road and Independence Parkway. Zoned Planned Development-400-Retail.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

**AGENDA ITEM NO. 5J - PRELIMINARY SITE PLAN & CONCEPT PLAN
PRESTON/PARKER ADDITION, BLOCK A, LOTS 1 & 2
APPLICANTS: 43/GREENWAY-PRESTON & PARKER, LTD., FRED J.
HARRINGTON, CONSTANCE H. COOLIK, & CYNTHIA C. HARRINGTON**

Christina Day, Sr. Planner, stated this is a request for a bank on one lot and a general office building on one lot on 4.3± acres located at the southeast corner of Parker Road and Preston Road. Zoned Neighborhood Office with Specific Use Permit #566 for Bank, Savings & Loan, or Credit Union. Staff recommended approval as submitted.

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

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

**AGENDA ITEM NO. 6A - PUBLIC HEARING
ZONING CASE 2006-25
APPLICANT: LOS RIOS COUNTRY CLUB, LP**

Ms. Day stated this is a request to rezone 7.6± 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 approval as submitted.

The public hearing was opened. Matt Alexander, Applicant, and Robert Pope, Representative for Los Rios Country Club, spoke in support of the item. Dave Minaldi, John Putman, Susie Krejci, Polly Eckert, Chuck Holley, Richard Forcht, Thurman Jones, and Steve Elliston spoke in opposition to the item.

Their concerns were: traffic problems, parking, safety, crime, water shortage, and the appearance of the proposed condominiums compared to the existing neighborhood homes. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Norton made a motion to deny the item. Commissioner Flick seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 6B - PRELIMINARY SITE PLAN
LOS RIOS VILLAGE ADDITION
APPLICANT: LOS RIOS GOLF COURSE, LP**

Ms. Day stated this is a request for 67 Single-Family Residence Attached lots and five open space lots on 6.9± acres located on the east side of Country Club Drive and El Santo Road. Zoned General Office and Single-Family Residence Attached with Specific Use Permit #13 for Private Club and Country Club. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2006-25, and
2. Approval and recordation of a replat and approval of a revised site plan of Los Rios.

After some discussion, Commissioner Flick made a motion to deny the item. Commissioner Briley seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING
ZONING CASE 2006-26
APPLICANT: MARIA FOLMAR**

Eric Hill, Planner, stated this is a request for a Specific Use Permit for Day Care Center on 0.4± acre located on the south side of 14th Street, 177± feet east of M Avenue. Zoned Retail. Staff recommended that the Commission accept the applicant's request to table this item to the November 6, 2006, Planning & Zoning Commission meeting.

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

There being no discussion, Commissioner Briley made a motion to table the item to the November 6, 2006, Planning & Zoning Commission meeting. Commissioner Armstrong seconded the motion, which passed 7-1.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT
33/EAST SPRING CREEK VENTURE ADDITION, BLOCK A, LOT 1R
APPLICANT: JP MORGAN CHASE BANK**

Tom Elgin, Development Review Manager, stated this is a bank with drive-through lanes on one lot on 0.9± acre located at the southeast corner of Coit Road and Spring Creek Parkway. Zoned Retail. Staff recommended approval as submitted.

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

There being no discussion, 1st Vice Chair Beach made a motion approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN
10/MATHEWS ELEMENTARY SCHOOL ADDITION, BLOCK A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Mr. Hill stated this is a public primary school on one lot on 9.1± acres located at the southeast corner of Marchman Way and Marcedonia Drive. Zoned Single-Family Residence-7. Staff recommended approval as submitted.

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

There being no discussion, Commissioner Briley made a motion approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING - REPLAT
54/SHEPTON HIGH SCHOOL ADDITION, BLOCK A, LOT 1R
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Mr. Hill stated this is a public secondary school on one lot on 19.0± acres located on the north side of Plano Parkway, 1,066± feet west of Winding Hollow Lane. Zoned Single-Family Residence-7. Staff recommended approval as submitted.

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

There being no discussion, Commissioner Briley made a motion to approve the item as submitted. Commissioner Armstrong seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

**AGENDA ITEM NO. 11 - PRELIMINARY PLAT & SITE PLAN
66/MCCALL RETAIL ADDITION, BOCK A, LOT 1
APPLICANTS: MCCALL FARMS, LTD.**

Mr. Hill stated this is a retail building on one lot on 0.5± acre located at the northwest corner of Plano Parkway and Alma Drive. Zoned Corridor Commercial. Staff recommended approval subject to:

1. The Board of Adjustment granting variances to the front yard setback, rear yard setback, and landscape edge as shown;
2. The Planning & Zoning Commission granting a waiver to the Subdivision Ordinance for access to a median opening; and
3. The applicant placing the overhead electrical lines underground as required by the State Highway 190/Plano Parkway Overlay district.

John Spiars, Spiars Engineering, representative for the applicant, was present to answer questions. Robert Miller spoke in opposition against the item due to the rear yard setback, overhead power lines, and thought the 10-foot landscape edge variance should be 15 feet.

After a brief discussion, 1st Vice Chair Beach a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 6-1.

AGENDA ITEM NO. 12 - ITEMS FOR FUTURE DISCUSSION

The Commissioners stated they would like to see a calendar of work session dates, look at the zoning of smaller tracts of land, review the landscape ordinance, and speak to a representative from the North Texas Municipal Water District.

There being no further discussion, Chairman Kalchthaler adjourned the meeting at 8:55 p.m.

Planning & Zoning Commissioner

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