

PLANNING & ZONING COMMISSION
APRIL 5, 2004

COMMISSIONERS PRESENT

Lee Dunlap, Chairman
Laura Williamson, 1st Vice Chair
Bill Neukranz, 2nd Vice Chair
Joyce Beach
Jerry Kezhaya
Carolyn Kalchthaler
Joy Flick
Harry LaRosiliere

STAFF PRESENT

Phyllis M. Jarrell, Director of Planning
Kent McIlyar, Assistant City Attorney III
Jeff Zimmerman, Planning & Information Manager
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Steve Sims, Sr. Planner
Charles Lee, Planner
Carrie Lee, Planner
Dee Sarver, Planning Technician
Priscilla Parra, Technical Administrative Assistant
Stacy Christison, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Dunlap at 7:00 p.m., Monday, April 5, 2004.

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

Commissioner Kezhaya made a motion to approve the March 15, 2004, pre-meeting and meeting minutes. Commissioner Flick seconded the motion, which passed 8-0.

Commissioner Flick requested Agenda Item No. 4e be pulled for individual consideration. Commissioner Kezhaya made a motion to approve the remainder of the consent agenda. Commissioner Beach seconded the motion, which passed 8-0.

CONSENT AGENDA

NO. 4A - REVISED SITE PLAN

61/A. H. MEADOWS ELEMENTARY SCHOOL, BLOCK A, LOT 1

APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT

An existing public elementary school on one lot on 8.7± acres on the southeast corner of 18th Street and Rigsbee Drive. Zoned Single-Family-7.

Approved as submitted.

NO. 4B - REVISED SITE PLAN

36/MIDDLEKAUFF CENTRAL ADDITION, BLOCK A, LOT 1

APPLICANT: CENTRAL KIA/SUBARU

An existing new car dealer on one lot on 4.0± acres on the northwest corner of U.S. Highway 75 and Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permits #303 for Used Car Dealership, #304 for Automobile Leasing & Renting, and #338 for Truck Leasing.

Approved subject to staff approval of the landscape plan.

NO. 4C - REVISED CONVEYANCE PLAT

55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOTS 3, 4, & 5

APPLICANT: R & B CAPITAL PARTNERS

Three conveyance lots on 6.4± acres on the northeast corner of Old Shepard Place and Preston Park Court. Zoned Planned Development-189-Retail/Office-2.

Approved as submitted.

NO. 4D - PRELIMINARY SITE PLAN & CONCEPT PLAN

16/SOUTHWEST CORPORATE FEDERAL CREDIT UNION, BLOCK A, LOTS 1 & 2

APPLICANT: SOUTHWEST CORPORATE FEDERAL CREDIT UNION

A proposed corporate general office development with a three level parking garage on one lot on 7.5± acres, and future general office on one lot on 3.5± acres on the northeast corner of Bishop Road and Democracy Drive. Zoned Commercial Employment.

Approved as submitted.

**NO. 4F - PRELIMINARY PLAT
40/THE SHOPS AT WILLOW BEND, BLOCK 2, LOT 3
APPLICANT: CHAPEL HILL BUILDING PARTNERS**

Five medical office buildings on one lot on 3.8± acres located on the north side of Chapel Hill Boulevard, 600± feet east of Plano Parkway. Zoned Regional Commercial.

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

**NO. 4G - PRELIMINARY PLAT
65/EVERGREEN AT PLANO PARKWAY, BLOCK 1, LOT 1
APPLICANT: CHURCHILL RESIDENTIAL, INC.**

A four-story, 250-unit independent living facility on one lot on 11.2± acres at the southeast corner of Plano Parkway and Independence Parkway. Zoned Planned Development-382-Retail/Office-2.

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

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

**NO. 4E - PRELIMINARY PLAT
12/VILLAGE AT LEGACY
APPLICANT: VELASCO DEVELOPMENT COMPANY**

Carrie Lee, Planner, stated this is a request for a proposed single-family residential development with 123 patio-home lots and five open space lots on 17.5± acres on the east side of Custer Road, 170± feet north of Legacy Drive, and on the north side of Legacy Drive, 275± feet east of Custer Road. Zoned Planned Development-149-Patio Home. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Ashley Frysinger, representing the applicant, spoke in support of the item. No one else spoke for or against the item.

After a brief discussion, Commissioner Kezhaya made a motion to approve the item subject to staff recommendations. Commissioner Flick seconded the motion, which passed 8-0.

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

NO. 5 - PUBLIC HEARING

ZONING CASE 2004-08

APPLICANT: CARS-DB4, L.P. & PARK PLACE LX LAND COMPANY NO. 1, LTD.

Ms. Lee stated this is a request for a Specific Use Permit for a New Car Dealer on two lots on 7.8± acres on the southwest corner of Preston Road and Plano Parkway. Zoned Planned Development-201-Light Commercial (PD-201-LC). Neighborhood #54. No letters were received for the item. Staff recommended approval as submitted.

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

After a brief discussion, Commissioner Kezhaya made a motion to approve the item as submitted. First Vice Chair Williamson seconded the motion, which passed 8-0.

NO. 6 - PUBLIC HEARING - REPLAT & REVISED SITE PLAN

40/PRESTONWOOD ADDITION, BLOCK 1, LOT 1R

APPLICANT: PRESTONWOOD BAPTIST CHURCH

Charles Lee, Planner, stated this is a request for two proposed educational buildings on an existing church campus on one lot on 136.0± acres at the northwest corner of Park Boulevard and Midway Road. Zoned Planned Development-85-Retail/Office-2. Staff recommended approval as follows:

Replat: Recommended for approval as submitted.

Revised Site Plan: Recommended for approval subject to staff approval of the Landscape Plan.

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 subject to staff recommendations. Commissioner Kezhaya seconded the motion, which passed 8-0.

NO. 7 - PUBLIC HEARING - REPLAT

67/PLANO MARINE ADDITION, BLOCK 2, LOT 1

APPLICANT: PLANO MARINE

Christina Day, Sr. Planner, stated this is a request for a recreational vehicle garage on one lot on 1.2± acres on the southwest corner of J Place and 10th Street. Zoned Light Commercial with Specific Use Permit #516 for Recreational Vehicle Parking Lot or Garage (LC w/ SUP #516). 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 Kezhaya made a motion to approve the item as submitted. Commissioner LaRosiliere seconded the motion, which passed 8-0.

END OF PUBLIC HEARINGS

NO. 8 - REQUEST TO CALL A PUBLIC HEARING APPLICANT: CITY OF PLANO

Tom Elgin, Development Review Manager, stated this is a request to call a public hearing to consider Zoning Ordinance amendments regarding Household Care Institution and Household Care Facility uses. The proposed amendments may include revised definitions, new supplemental regulations, and revised schedule of permitted uses (use charts). Staff recommended that a public hearing be called to consider Zoning Ordinance amendments regarding Household Care Institution and Household Care Facility uses.

After a brief discussion, Commissioner Kezhaya made a motion to call a public hearing to consider Zoning Ordinance amendments regarding Household Care Institution and Household Care Facility uses. Commissioner LaRosiliere seconded the motion, which passed 8-0.

DISCUSSION AND DIRECTION ITEMS

NO. 9 - DISCUSSION & DIRECTION GRAVEL DRIVEWAYS IN THE ESTATE DISTRICT APPLICANT: MR. JON JACOBSON

Mr. Elgin stated that staff had received a request to review the driveway material standards in the Estate Development district. Mr. Elgin said that Jon Jacobson was planning to construct a home and would like to use gravel for his driveway between the paved approach at the street and the paved parking area adjacent to the garage. The Zoning Ordinance prohibits gravel driveways. Mr. Jacobson briefly explained his request and noted that several homes in the Ranch Estates area had gravel driveways.

After some discussion, 2nd Vice Chair Neukranz made a motion to call a public hearing to discuss amending the Zoning Ordinance to allow gravel driveways in the Estate District. Commissioner Flick seconded the motion, which passed 6-2. First Vice Chair Williamson and Commissioner Beach, voting in opposition, did not express their concerns.

**NO. 10 - DISCUSSION & DIRECTION
REVISION OF THE COMPREHENSIVE PLAN
APPLICANT: CITY OF PLANO**

Jeff Zimmerman, Planning & Information Manager, presented the proposed changes to the Land Use Plan Map. The Planning & Zoning Commission accepted the proposed changes with some questions about the wording of the identification of a possible light rail station near Spring Creek Parkway and K Avenue.

Steve Sims, Sr. Planner, presented the proposed map changes for the Thoroughfare Plan map. The Commission accepted the proposed changes to the map. They would like for the map to be consistent with existing conditions found in the city.

Mr. Zimmerman presented the Balanced and Consistent Zoning Policy Statement to the Commission.

Comments included:

- The policy statement has the appropriate caution necessary in regard to consideration of rezoning properties from non-residential to residential uses.
- The second paragraph under the description section is a well-worded strong statement. It should be divided into two paragraphs to place more emphasis on the last sentences.
- Question whether Preston Road should be included in the text about the major corridors.
- Address typographic errors in the first paragraph of the Analysis section.
- Consider adding a policy statement to ensure that rezoning proposals would not overburden existing public service facilities. There did not seem to be a consensus on this suggestion.
- Keep in mind that the Comprehensive Plan is a visionary document and should be broad based.

Mr. Sims presented the Bicycle Transportation policy statement to the Commission.

Comments included:

- The Commission generally thought the document adequately addressed bicycle transportation in Plano.
- Safety must be stressed in the first policy statement in regards to bicyclists using major thoroughfares for travel.

- Grade separations should be the only consideration for crossing major thoroughfares in the second policy statement. There did not appear to be a consensus on this suggestion.
- A policy statement should be added in regards to education for bicyclists and motorists in regards to bicycle safety and regulations.

Items recommended by the Commission will be incorporated into the final version of the maps and the policy statements as the Land Use and Transportation Elements are prepared for public hearing and distributed for discussion among the Developers Council, Homeowners Council and the Homeowners Focus Group.

**NO. 11 - DISCUSSION & DIRECTION
P&Z PUBLIC CONTACT
APPLICANT: CITY OF PLANO**

Mr. Elgin introduced this item. He talked briefly about the methods of communication between staff and the Commission. Mr. Elgin noted that it had been staff's policy to deliver paper copies of emails addressed to the Commission. Phyllis Jarrell, Director of Planning, and Kent McIlyar, Assistant City Attorney III, discussed disclosure of personal and home contact information. Ms. Jarrell noted that the city was going to add a link to the planning web page so that citizens could comment on development projects. This link would direct email to Planning staff. Mr. McIlyar circulated a form so that the Commission could specify which, if any, personal contact information they wished to remain confidential.

END OF DISCUSSION AND DIRECTION ITEMS

There being no further discussion, Chairman Dunlap adjourned the meeting at 8:57 p.m.

Planning & Zoning Commissioner

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