

PLANNING & ZONING COMMISSION
APRIL 18, 2005

COMMISSIONERS PRESENT

Laura Williamson, Chairman
Lee Dunlap
Joyce Beach, 2nd Vice Chair
Carolyn Kalchthaler, 1st Vice Chair
Joy Flick
Lisette Briley
Dennis Abraham
Jerry Kezhaya

STAFF PRESENT

Kent McIlyar, Assistant City Attorney III
Tom Elgin, Development Review Manager
Charles Lee, Planner
Bester Tauro, Planner
Michael Arthaud, Planning Technician
Stacy Christison, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Williamson at 7:00 p.m., Monday, April 18, 2005.

Commissioner Kezhaya made a motion to approve the agenda as presented. Commissioner Abraham seconded the motion, which passed 8-0.

Commissioner Briley made a motion to approve the April 4, 2005, regular meeting minutes. Commissioner Kezhaya seconded the motion, which passed 8-0.

Chairman Williamson requested Agenda Item No. 5c be pulled for individual consideration. Commissioner Kezhaya made a motion to approve the remainder of the consent agenda. Commissioner Abraham seconded the motion, which passed 8-0.

CONSENT AGENDA

NO. 5A - PRELIMINARY PLAT

17/LEGACY-OHIO MONTESSORI ADDITION, BLOCK 1, LOT 1

APPLICANT: MONTESSORI NEW BEGINNINGS ACADEMY, INC.

A day care center on one lot on 7.5± acres located at the southeast corner of Legacy Drive and Ohio Drive. Zoned Single-Family Residence-7 with Specific Use Permit #550 for Day Care Center.

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

NO. 5B - PRELIMINARY PLAT

8/GRANITE PARK, PHASE III, BLOCK B, LOT 6

APPLICANT: TOLLWAY/121 PARTNERS, LTD.

A 14-story office complex with a five-level parking garage and a two-story office, retail, and restaurant building on one lot on 8.2± acres located at the southwest corner of State Highway 121 and Granite Parkway. Zoned Central Business-1. Neighborhood #8.

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. 5C - PRELIMINARY SITE PLAN

55/BAYLOR MEDICAL CENTER AT PLANO, BLOCK A, LOT 1R

**APPLICANT: REALTY TRUST, INC., BAYLOR HEALTH CARE SYSTEMS &
TRAMMELL CROW COMPANY**

Tom Elgin, Development Review Manager, stated this is a proposed hospital with heliport and structured parking on a portion of one lot on 4.9± acres located at the southeast corner of Plano Parkway and Allied Drive. Zoned Planned Development-138-Retail/General Office-2 with Specific Use Permit #164 (PD-138-R/O-2 w/SUP #164). Staff recommended approval subject to the Fire Department granting a variance to the 150-foot hose lay distance.

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

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

NO. 6 - PUBLIC HEARING

ZONING CASE 2005-07

APPLICANT: CITY OF PLANO

Mr. Elgin stated this is a request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.821 (BG - Downtown Business/Government) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance to clarify regulations for stoops, balconies, bay windows, and other projections into easements and/or rights-of-way. Staff recommended that the Planning & Zoning Commission table consideration of this item until the May 2, 2005, 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 Kezhaya made a motion to table the item to the May 2, 2005, Planning & Zoning Commission meeting. Commissioner Dunlap seconded the motion, which passed 8-0.

NO. 7 - PUBLIC HEARING

ZONING CASE 2005-08

APPLICANT: CITY OF PLANO

Mr. Elgin stated this is a request to amend Section 3.1100 (Off-Street Parking and Loading) and Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Staff recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. Amend Subsection 3.1106 (Parking Area Standards) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) to read as follows:

“(1) Unless noted otherwise in this section, all required parking spaces and loading areas, together with driveways and maneuvering aisles, and additional parking areas which are routinely and customarily used on a daily or weekly basis shall be paved with a concrete or asphalt surface. Driveways and maneuvering aisles associated with single-family residences, farms, dairies, and ranches within the Agricultural and Estate Development zoning districts may be gravel construction. No minimum paving standard is required for parking areas for special events and seasonal sporting events or overflow parking beyond required parking for

churches. Paving and drainage shall be in accordance with city standards. Alternative pavement and drainage design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan. Alternative pavement and drainage design shall be subject to approval by the City Engineer. All parking areas shall be maintained in good condition, free of potholes and other deterioration.

- (2) Except as noted above, any new parking area construction or expansion of an existing parking area shall be constructed of concrete or asphalt. Properties with existing parking areas not constructed of concrete or asphalt shall conform to these requirements upon a change of property use or tenant. Alternative pavement and drainage design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan. Alternative pavement and drainage design shall be subject to approval by the City Engineer.”

2. Amend Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations), creating a new standard (5) (Alternative Landscape Design) to read as follows and renumbering existing standards accordingly:

“(5) Alternative landscape design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan. Alternative landscape design shall be subject to approval by the City Engineer and standards for landscape plan approval per standard (6) below.”

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

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

**NO. 8 - PUBLIC HEARING
ZONING CASE 2005-09
APPLICANT: MONTESSORI CHILDREN’S HOUSE**

Charles Lee, Planner, stated this is a request to expand existing Specific Use Permit #137 (SUP #137) for Day Care Center on one lot on 1.8± acres located at the southwest corner of Hedgcoxe Road and Georgetown Drive. Zoned Single-Family Residence-7/Planned Residential Development-2 with Specific Use Permit #137 for Day Care Center. Neighborhood #12.

After the notice of public hearings was mailed to surrounding property owners, staff discovered an error in the mailing list. No action can be taken on this item. This request was re-noticed for the Monday, May 2, 2005, Planning & Zoning Commission meeting.

**NO. 9 - PUBLIC HEARING
SUBDIVISION ORDINANCE AMENDMENT
APPLICANT: CITY OF PLANO**

Mr. Elgin stated this is a request to amend Section 5.1 (General Requirements) of Article V (Requirements for Public Improvements, Reservation and Design) and related sections of the Subdivision Ordinance regarding storm water infrastructure improvements intended to improve storm water quantity and quality. Staff recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Amend Section 5.1 (General Requirements) of the Subdivision Ordinance, creating a new Subsection 5.1.d. (Alternative Public Facilities Design) and renumbering existing subsections accordingly:

“d. Alternative Public Facilities Design - Alternative public facilities design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan. Alternative facilities design shall be subject to approval by the City Engineer.

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

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

**NO. 10 - PUBLIC HEARING - REPLAT
54/PARK PLACE ADDITION, BLOCK 1, LOTS 1R & 2
APPLICANT: PARK PLACE LX LAND COMPANY**

Bester Tauro, Planner, stated this is an existing car dealership on one lot on 6.3± acres and future parking on one lot on 1.4± acres located at the southwest corner of Preston Road and Plano Parkway. Zoned Light Commercial with Specific Use Permit #537 for New Car Dealer. No letters were received for the item. Staff recommended for 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 Briley seconded the motion, which passed 8-0.

**NO. 11 - PUBLIC HEARING - REPLAT
28/RYAN ADDITION, BLOCK A, LOTS 1R & 2R
APPLICANT: DAVID FAIR**

Ms. Tauro stated this is two residential lots on 10.1± acres located on the north side of Dunmoor Drive, southwest of Red Wolf Lane. Zoned Single-Family Residence-9 and Planned Development-54-Estate Development. Three letters were received in support of the item. Staff recommended for approval as submitted.

There being no discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Abraham seconded the motion, which passed 8-0.

**NO. 12 - PUBLIC HEARING - PRELIMINARY REPLAT
16/WHITESTONE ADDITION, BLOCK A, LOT 4R
APPLICANT: TENNYSON PLAZA, LTD.**

Mr. Lee stated this is an office-professional/general, medical office, and retail development in four buildings on one lot on 2.7± acres located at the southeast corner of Tennyson Parkway and Whitestone Lane. Zoned Commercial Employment. No letters were received for the item. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

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

END OF PUBLIC HEARINGS

There being no further discussion, Chairman Williamson adjourned the meeting at 7:27 p.m.

Planning & Zoning Commissioner

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