

**PLANNING & ZONING COMMISSION  
JUNE 7, 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  
John Gilliam, 1st Assistant City Attorney  
Jeff Zimmerman, Planning and Information Manager  
Steve Sims, Sr. Planner  
Greg Adams, Sr. Planner  
Charles Lee, Planner  
Carrie Lee, Planner  
Kate Tovell, Neighborhood Planner  
Laleh Soltan, Neighborhood Planner  
Eric Hill, Planning Technician  
Stacy Christison, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Dunlap at 7:05 p.m., Monday, June 7, 2004.

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

Commissioner Kezhaya made a motion to approve the May 17, 2004, pre-meeting and regular meeting minutes. Second Vice Chair Neukranz seconded the motion, which passed 8-0.

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

## **CONSENT AGENDA**

### **NO. 5A - CONVEYANCE PLAT 8/OMNICOM PHASE 2, BLOCK A, LOT 2 APPLICANT: TRAMMELL CROW COMPANY**

A conveyance lot on 5.3± acres located on the east side of Parkwood Boulevard, 690± feet north of Legacy Drive. Zoned Commercial Employment.

Approved as submitted.

### **NO. 5B - FINAL PLAT 41/PARKWOOD CROSSING, BLOCK 1, LOT 3 APPLICANT: WILLOW BEND MEDICAL CENTER**

A one-story medical office building on one lot on 1.2± acres on the south side of Parker Road, 360± feet east of Parkwood Boulevard. Zoned Office-1.

Approved as submitted.

### **NO. 5D - PRELIMINARY PLAT 72/COIT CENTER, BLOCK A, LOT 6 APPLICANT: COIT 190 TEXAS, LIMITED PARTNERSHIP**

Three one-story medical office buildings on one lot on 1.9± acres located on the north side of Mapelawn Drive, 450± feet west of Mapleshade Lane. Zoned Corridor Commercial.

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

### **NO. 5E - REVISED CONVEYANCE PLAT 72/COIT CENTER, BLOCK A, LOTS 1R, 2R, 3R, 4R, 5, 6, & 7 APPLICANT: COIT 190 TEXAS, LIMITED PARTNERSHIP & BANK OF TEXAS, N.A.**

Seven conveyance lots on 44.0± acres located on the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial and Light Industrial-1.

Approved as submitted.

## **END OF CONSENT AGENDA**

## **ITEM FOR INDIVIDUAL CONSIDERATION**

### **NO. 5C - REVISED SITE PLAN**

#### **52/WEST PLANO RETAIL CENTER ADDITION, BLOCK 1, LOT 3R**

**APPLICANT: SEWELL VILLAGE CADILLAC COMPANY, INC.**

Carrie Lee, Planner, stated this is two new car dealers on one lot on 9.3± acres located on the west side of Dallas North Tollway, 1,750± feet south of Park Boulevard. Zoned Planned Development-220-Regional Commercial with Specific Use Permit #483 for New Car Dealer. Staff recommended for approval subject to staff approval of the revised facade plan and the revised landscape plan.

Bret Witzig, representing the applicant, spoke in favor of the item and offered to add a dumpster with a screening wall. No one else spoke for or against the item.

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

## **END OF ITEM FOR INDIVIDUAL CONSIDERATION**

## **PUBLIC HEARINGS**

### **NO. 6 - PUBLIC HEARING & CONSIDERATION**

#### **HAGGARD NEIGHBORHOOD ACTION PLAN**

**APPLICANT: CITY OF PLANO**

Laleh Soltan, Neighborhood Planner, stated this is a consideration of the Haggard Neighborhood Action Plan for the general area bounded on the north by 22nd Street, on the south by 15th Street, on the west by G Avenue, and on the east by I Avenue. Staff recommended for approval as submitted.

Larry Weseman, 808 20th Street, representing the Haggard neighborhood, gave a presentation of the plan. No one else spoke for or against the item.

After some discussion, Commissioner Kezhaya made a motion to accept the plan as submitted. Second Vice Chair Neukranz seconded the motion, which passed 8-0.

### **NO. 7 - PUBLIC HEARING**

#### **COMPREHENSIVE PLAN REVISION**

**APPLICANT: CITY OF PLANO**

Greg Adams, Sr. Planner, stated this is a request to amend the Comprehensive Plan, to update the Introduction, Land Use and Transportation Elements including the Land Use and Thoroughfare Maps. Additionally, the Comprehensive Plan has been revised to include Policy Statements. Staff recommended for approval as submitted.

After much discussion, 1st Vice Chair Williamson made a motion to accept the plan as submitted. Commissioner Kezhaya seconded the motion, which passed 8-0. Chairman Dunlap stepped down for Agenda Item No. 8. First Vice Chair Williamson assumed the chair.

**NO. 8 - PUBLIC HEARING  
ZONING CASE 2004-17  
APPLICANT: BMS PARTNERS**

Ms. Lee stated this is a request for a Specific Use Permit for Contract Construction on one lot on 1.0± acre on the northeast corner of K Avenue and Capital Avenue. Zoned Light Commercial. Neighborhood #67. Tabled 5/17/04. Commissioner Flick made a motion to remove the item from the table. Commissioner Kezhaya seconded the motion, which passed 7-0. No letters were received for the item. Staff recommended the Planning & Zoning Commission accept the applicant's request to table the item to the June 21, 2004, 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 June 21, 2004, meeting. Commissioner Beach seconded the motion, which passed 7-0.

Chairman Dunlap resumed the chair, and 1st Vice Chair Williamson resumed her seat.

**NO. 9 - PUBLIC HEARING  
ZONING CASE 2004-18  
APPLICANT: PLANO SELF STORAGE, LTD. AND T-MOBILE**

Ms. Lee stated this is a request for a Specific Use Permit for a Commercial Antenna Support Structure on 0.1± acre located 350± feet south of McDermott Road and 645± feet east of Coit Road. Zoned Planned-Development-261-Retail. Neighborhood #5. Tabled 5/17/04. First Vice Chair Williamson made a motion to remove the item from the table. Commissioner Kezhaya seconded the motion, which passed 8-0. No letters were received for the item. Staff recommended the Planning & Zoning Commission accept the applicant's request to table this item to the June 21, 2004, meeting.

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 June 21, 2004, meeting. Commissioner Kezhaya seconded the motion, which passed 8-0.

**NO. 10 - PUBLIC HEARING  
ZONING CASE 2004-19  
APPLICANT: PS TEXAS HOLDINGS, LTD., AND T-MOBILE**

Ms. Lee stated this is a request for a Specific Use Permit for a Commercial Antenna Support Structure on 0.01± acre located 500± feet west of Alma Road and 320± feet north of Parker Road. Zoned Planned Development-36-Retail. Neighborhood #35. One letter was received in opposition to the item. Staff recommended approval as submitted.

The public hearing was opened. John Rooney, representing 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 Kezhaya made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 8-0.

**NO. 11 - PUBLIC HEARING  
ZONING CASE 2004-20  
APPLICANT: PARKER LANCERS SQUARE, LLC, AND T-MOBILE**

Ms. Lee stated this is a request for a Specific Use Permit for a Commercial Antenna Support Structure on 0.01± acre located 642± feet west of Independence Road and 277± feet south of Parker Road. Zoned Retail. Neighborhood #44. No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. John Rooney, representing the applicant, and Bridges Ballowe, representing Nextel, spoke in support of the item. No one else 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 LaRosiliere seconded the motion, which passed 8-0.

**NO. 12 - PUBLIC HEARING  
ZONING CASE 2004-22  
APPLICANT: CITY OF PLANO**

Ms. Lee stated this is a request to amend Subsection 3-203 (Carports) of Section 3-200 (Accessory Building Regulations) and Section 3-500 (Front Yard Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to carports and porch and patio covers. The intent of this amendment is to establish nonconforming status for certain carports and/or porch or patio covers that were erected prior to April 12, 2004. No letters were received for the item. Staff recommended for approval as follows: (additions are indicated in underlined text; deletions are indicated in strikethrough text.)

1. Amend Subsection 3-203 (Carports) of Section 3-200 (Accessory Building Regulations) to read as follows:

“1. In single-family and two-family developments, a carport shall shelter not more than three vehicles and shall not exceed twenty-four feet on its longest dimension.

2. **Carports must meet all height and yard setback requirements in Section 3-204 below, and are prohibited within the front yard setback. However, carports erected in the front yard setback of single-family dwellings before April 12, 2004, are considered to be existing nonconforming structures subject to Section 2-700 of this ordinance. These carports may not be replaced if they are removed for any reason, destroyed or become dilapidated.**”

2. Amend Subsection 3-503 of Section 3-500 (Front Yard Regulations) to read as follows:

“Except as herein provided, the front yard shall be open and unobstructed from a point 40 inches above the general ground level of the graded lot to the sky. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four feet and subsurface structures, platforms or slabs may not project into the front yard to a height greater than 40 inches above the average grade of the yard (see Appendix Illustration 6). **However, porch and patio covers that extend greater than 4 feet, with or without posts or columns, that were erected in the front yard setback of single-family dwellings before April 12, 2004, are considered to be existing nonconforming structures subject to Section 2-700 of this ordinance.** For non-residential or multi-family developments, screening walls or fences required under the provisions of Section 3-1001 shall be constructed to the full six- to eight-foot height along the entire property line except where visibility triangles or easements are needed. For public and parochial schools, private primary and secondary schools, and day care centers, fences and berms may be a combined maximum height of 60 inches above grade provided that the fence material is wrought iron or chain link.”

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 subject to staff recommendations. Second Vice Chair Neukranz seconded the motion, which passed 8-0.

**NO. 13 - PUBLIC HEARING - PRELIMINARY REPLAT & REVISED SITE PLAN  
OMNICOM PHASE I, BLOCK A, LOT 1R (AT&T PARKING EXPANSION)  
APPLICANT: TRAMMELL CROW COMPANY**

Charles Lee, Planner, stated this is a surface parking lot expansion to an existing office campus on one lot on 21.0± acres on the northeast corner of Legacy Drive and Parkwood Boulevard. Zoned Commercial Employment. Neighborhood #8. No letters were received for the item. Staff recommended the following:

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

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

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

After much discussion, 2nd Vice Chair Neukranz made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 8-0.

**NO. 14 - PUBLIC HEARING - REPLAT  
R.V. SERVICE CENTER, BLOCK 1, LOTS 1 & 2  
APPLICANT: RV HOTEL, INC.**

Mr. Lee stated this is a recreational vehicle parking lot, storage, and service facility on one lot and an existing communications tower on one lot on 9.7± acres located on the southeast corner of Plano Parkway and Stewart Drive. Zoned Light Industrial-1. Neighborhood #67. 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 Flick made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 8-0.

**NO. 15 - PUBLIC HEARING - PRELIMINARY REPLAT & SITE PLAN  
SETON ADDITION, BLOCK A, LOT 1  
APPLICANT: CATHOLIC DIOCESE OF DALLAS**

Mr. Lee stated this is a church educational facility on one lot on 4.4± acres located on the south side of Spring Creek Parkway, 290± feet west of Independence Parkway. Zoned Planned Development-105-Retail/Office-2. Neighborhood #33. One letter was received in support of the item. Staff recommended approval subject to:

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

Site Plan:

1. Fire Department granting a variance to the 150-foot hose lay requirement.
2. Staff approval of the landscape plan.

The Planning & Zoning Commission approved an irrigated living screen along the southern and western property line in lieu of the required masonry screening wall.

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

There being no discussion, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 8-0.

Chairman Dunlap called a break at 9:35 p.m.  
The meeting was reconvened at 9:45 p.m.

**NO. 16 - DISCUSSION AND DIRECTION  
COMPREHENSIVE PLAN REVISION  
APPLICANT: CITY OF PLANO**

Steve Sims, Senior Planner, and Kate Tovell, Neighborhood Planner, presented the list of proposed topics and issues regarding the update of the Housing Element of the Comprehensive Plan. The presentation also included demographic, housing and land use trends. The Commission was asked several questions to encourage discussion about housing issues in Plano and the metroplex. Comments included:

- Place a strong emphasis in the housing and transportation relationship.
- Strengthen commitment to current apartment density limitation strategy.
- Emphasize owner versus renter occupied homes. Strengthen support of owner occupied properties.
- Emphasize code enforcement and possibly rental unit inspections.
- Consider residential re-use of big box commercial developments.
- Consider retirement communities such as the one proposed for Parker and Preston.

- Loosen some of the current zoning ordinance standards regarding non-residential properties (Retail) to allow for residential uses.
- Encourage development of high quality, low maintenance patio home residential developments.
- Consider changing parks to meet needs of a more mature population.
- The city will need more single family housing, zero lot line developments that provide homes for an aging population that no longer requires a large home yet is not ready for apartments, assisted living, or long term care facilities.
- Home builders do a good job of meeting housing product demand and desires. They are creative in meeting changing consumer demands for housing.
- Create incentives to encourage developers to take advantage of infill housing opportunities.
- Consider gated communities to provide older residents sense of security.
- Work with the Plano Independent School District to ensure that it continues to offer high quality public education.
- Plano's location within the Dallas-Ft. Worth metroplex should continue to help the city be considered a desirable city for residence.
- Retain the city's upscale image.
- Use infill development and conversion of underused or abandoned retail to residential development to accommodate retirement communities that provide a variety of housing needs from independent and assisted living to long term care facilities and Alzheimer units.
- Celebrate cultural diversity and continue to utilize historic preservation and neighborhood planning as ways to keep residential communities viable and attractive to future new residents.
- Plano should continue to display leadership in regards to housing.
- Consider redevelopment projects that have occurred in such areas as Highland Park and Preston Hollow. (More discussion required amongst city staff.)
- The city should proceed with caution in regard to changing the type of community Plano has become.

- New residents desire assimilation into American society when they choose to live in Plano.

The Commission was also asked what they liked or disliked about Plano residential neighborhoods. Here are the responses to that question:

- Disliked restrictions, limits, and challenges relating to the size and cost of lots.
- Disliked uniform design of housing and lack of character of neighborhoods.
- Disliked the walls, fences and rear entry garages and how this design element seems to deter human interaction.
- Liked Plano the way it is and does not wish for the city to change.
- Liked the well-kept landscaped residential areas and how code enforcement plays a major role in encouraging maintenance of housing and outside landscaping.
- Liked how the walls provide security and screening from major thoroughfares and residential areas.

The Planning and Zoning Commission directed staff to conduct public meetings and gather feedback from residents on the topics and issues related to housing.

There being no further discussion, Chairman Dunlap adjourned the meeting at 10:35 p.m.

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Planning & Zoning Commissioner

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