

PLANNING & ZONING COMMISSION

January 6, 2003

Present:

Lee Dunlap, Chairman
Laura Williamson, 1st Vice Chair
Bill Neukranz, 2nd Vice Chair
Joyce Beach
Carolyn Kalchthaler
Joy Flick
Will Smith

Absent:

Jerry Kezhaya

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Charles Lee, Planner
Carrie Lee, Planner
Steve Sims, Planner
Marcus Watson, Heritage Preservation Officer
Kent McIllyar, Assistant City Attorney II
Lanae Jobe, Sr. Administrative Assistant
Donna White, Technical Administrative Assistant
Priscilla Para, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Dunlap at 7:00 p.m., Monday, January 6, 2003. Commissioner Flick made a motion to approve the agenda. Commissioner Kalchthaler seconded the motion, which passed 7-0. Commissioner Smith made a motion to approve the October 22, 2002, Work Session; November 5, 2002, Work Session; November 19, 2002, Work Session; and December 17, 2002, meeting Minutes with minor corrections. Chairman Dunlap stated Agenda Item Nos. 4d and 4f would be pulled for Individual Consideration. Commissioner Flick seconded the motion, which passed 7-0. Commissioner Beach made a motion to approve the remainder of the Consent Agenda. Commissioner Flick seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4a - Preliminary Plat: 72/Coit Center, Block A, Lot 4 - Applicant: Coit 190 Texas Limited Partnership

This is a request for two medical office buildings on one lot on 1.5± acres on the west side of Maplawn Drive, 250± feet north of Mapleshade Lane. Zoned Corridor Commercial. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

Agenda No. 4b - Preliminary Site Plan: 21/Food Lion/Alma Road Addition, Block 1, Lots 2R & 3 - Applicant: Lew Car Auto Wash LLC

This is a request for a car wash and restaurant with drive-thru on two lots on 1.8± acres on the north side of Spring Creek Parkway, 250± feet east of Alma Drive. Zoned Retail. Staff recommended approval as submitted.

Approved as submitted.

Agenda No. 4c - Revised Site Plan: 55/Huffines Dodge Addition, Block A, Lot 1 - Applicant: Huffines Dodge Chrysler Jeep, Inc.

This is a request for a new car dealer on one lot on 10.9± acres on the southeast corner of Plano Parkway and Ohio Drive. Zoned Planned Development-426-Retail/Office-2 with Specific Use Permit #384 for New and Used Car Dealer. Staff recommended approval subject to staff approval of the landscape plan.

Approved subject to staff approval of the landscape plan.

Agenda No. 4e - Preliminary Right-of-Way Dedication Plat & Revised Conveyance Plat: 16/Legacy Town Center (South), Block 1, Lots 1R, 2, 3, & 4 - Applicant: EDS Information Services, L.L.C.

This is a request for a revised conveyance plat on four lots and a right-of-way dedication on 15.8± acres on the northwest corner of Tennyson Parkway and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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 No. 4d - Preliminary Plat: 55/Preston Park Business Center, Block A, Lots 1-3 - Applicant: R & B Capitol Partners

Carrie Lee, Planner, stated this is a request for an office complex on three lots on 8.4± acres on the northwest corner of Ohio Drive and Old Shepard Place. Zoned Planned Development-189-Retail/Office-2. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

After some discussion, Commissioner Flick made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 4f - Preliminary Plat: 70/The Grand Estates of Breckenridge, Phase I - Applicant: Grand Acquisition, Inc.

Charles Lee, Planner stated this is a request for thirty-one Single-Family-7 lots and one open space lot on 8.0± acres on the west side of Brand Road, 280± feet south of Tribune Way. Zoned Single-Family-7. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

After some discussion, Commissioner Smith made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Kalchthaler seconded the motion, which passed 7-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2002-30 - Applicant: Mockingbird Properties

Christina Day, Sr. Planner, stated this is a request to rezone 10.0± acres on the southwest corner of Chase Oaks Boulevard and future Seabrook Drive **from** Planned Development-107-Office-2 (PD-107-O-2) **to** Planned Development-Single-Family-Attached (PD-SF-A) to accommodate the development of townhomes. Zoned Planned Development-107-Office-2. Neighborhood #67. One letter was received in opposition of the item. Staff recommended denial. However, if the Commission recommends approval of the zoning change, the staff recommended following planned development stipulations to allow the proposal to fit within the SF-A zoning district:

1. The allowed height shall be three stories and 50-feet;

2. Required parking is 2.25 spaces per unit. Two of the spaces may be provided in a garage;
3. The maximum density allowed shall be 16 units per acre;
4. Gated, private streets are allowed under the requirements of Section 5.4 (g) (Private Streets and Alleys) of the Subdivision Ordinance. A 6-foot ornamental metal fence will be allowed in the front yard setback.
5. Lot coverage of 100% shall be allowed;
6. Minimum lot depth shall be 40 feet;
7. Minimum lot width shall be 20 feet;
8. No front yard or rear yard setbacks are required; and
9. No single-family-detached, duplex, or patio home development is allowed.

The public hearing was opened. Mitch Vexler, representing the applicant, briefly described his development proposal and answered questions regarding ownership of the units, noting that homes would be “for sale” and would be on individually platted lots accessed via private streets. No one else spoke for or against the item. The public hearing was closed.

The Commissioners stated several reasons for opposing the project including conflicts with the Comprehensive Plan, and the inappropriateness of residential development with existing uses in proximity to the property. Several Commissioners stated they liked the product, but thought this was the wrong location for residential housing.

After much discussion, Commissioner Flick made a motion to approve the recommendation to deny the item. First Vice Chair Williamson seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing: Zoning Case 2002-60 - Applicant: City of Plano

Marcus Watson, Heritage Preservation Officer, stated this is a request for Heritage Resource Designation (H) district for the area bounded on the north by 15th Place, on the east by K Avenue, including properties on the northeast and southeast corner of K Avenue and 15th Street, on the south by 14th Street, and on the west by J Avenue and the DART Right-of-Way. The proposed Heritage Resource Designation district does not include Eastside Village II or Municipal Center South and its parking lot. Zoned Business/Government (BG) with Specific Use Permit (SUP) #464 for a Private Club, and individual Heritage Resource Designations H-8 and H-9. Neighborhood #59. One letter was received in support of the item. Staff recommended approval as submitted.

The public hearing was opened. Pam Hatcher, 1611 H Avenue, spoke in favor of the item. The public hearing was closed.

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

Agenda No. 7 - Public Hearing: Zoning Case 2002-65 - Applicant: Jack and Cindy Boggs

Mr. Watson stated this is a request to add Individual Heritage Resource Designation (H) to 0.5± acre on the southeast corner of 17th Street and H Avenue at 901 East 17th Street (Joe Forman Addition, Lot 13A). Zoned Urban Residential (UR) and Heritage Resource Designation (H-20). Neighborhood #59. No letters were received for the item. Staff recommended approval as submitted.

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

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

Agenda No. 8 - Public Hearing: Zoning Case 2002-66 - Applicant: Hallway, Inc.

Mr. Watson stated this is a request to add Individual Heritage Resource Designation (H) to 0.5± acre on the north side of 18th Street, 208± feet east of H Avenue at 909 East 18th Street (Joe Forman Addition, Lot 17B). Zoned Retail (R) with Heritage Resource Designation #20 (H-20). Neighborhood #59. There were no letters were received for or against the item. 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 Beach made a motion to approve the item as submitted. Commissioner Smith seconded the motion, which passed 7-0.

Agenda No. 9 - Public Hearing: Zoning Case 2002-70 - Applicant: City of Plano

Steve Sims, Planner, stated this is a request to rezone 8.0± acres located at the southeast corner of 18th Street and K Avenue **from** Retail (R) **to** Downtown Business/Government (BG). Neighborhood # 60. No letters were received for or against the item. 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 Williamson made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

Agenda No. 10 - Revised Site Plan: 66/Messiah Lutheran Church, Block A, Lot 1 - Applicant: Messiah Lutheran Church

Mr. Lee stated this is a request for a church campus with multi-level buildings and proposed athletic fields on one lot on 14.0± acres on the northwest corner of Plano Parkway and Westwood Drive. Zoned Planned Development-377-Retail/Office-2. No letters were received for or against the item. Staff recommended approval subject to the Planning & Zoning Commission approving a continuous landscape screen in lieu of a masonry screening wall.

Harold Lehrmann and Jim Hewlett, representing the applicant, answered the Commissioner's questions regarding screening options and softball field location, and requested approval of the item.

The following people spoke in opposition to the item: Ingrid Fiffick, 1912 Westlake Drive, and Ruth Parker, 1916 Westlake Drive. Their concerns were noise and that the neighborhood was not given the proper notification from the Homeowner's Association regarding Messiah Lutheran Church's intentions to revise the site plan.

They requested the item be tabled until the January 21, 2003, Planning & Zoning Commission meeting to allow time for their neighbors to discuss screening options.

After much discussion, Commissioner Flick made a motion to table the item until the January 21, 2003, Planning & Zoning Commission meeting to give additional time for homeowners and church representatives to discuss screening options.

First Vice Chair Williamson seconded the motion, which passed 6-1. Commissioner Beach opposed the item but did not give a reason for her vote.

Agenda No. 11 - Preliminary Plat: 22/Timber Brook West No. 2 - Applicant: Engles Homes

Mr. Lee stated this is a request for 122 Patio Home lots and several open space areas on 22.5± acres on the southwest corner of Jupiter Road and Chaparral Road. Zoned Planned Development-19-Multi-Family-2/Patio Home. No letters were received for or against the item. Staff recommended for approval subject to:

1. The Planning & Zoning Commission granting credit for areas with a slope in excess of 10% slope in the drainage easement and for off-site open space in the neighboring park property.
2. Additions and/or alterations to the engineering plans as required by the Engineering Department.

Richard Hovas, representing the applicant, answered Commissioner's questions regarding accessibility to open space areas and safety issues in reference to drainage channels.

After much discussion, Commissioner Smith made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. The Planning & Zoning Commission approved usable open space areas with a slope in excess of 10% slope in the drainage easement and granted credit for off-site open space in the neighboring park property. First Vice Chair Williamson seconded the motion, which passed 7-0.

Agenda No. 12 - Request to Call Public Hearing - Applicant: City of Plano

Tom Elgin, Development Review Manager, stated this is a request to call a public hearing to amend off-street parking standards for residential uses.

After some discussion, Commissioner Smith made a motion to approve the item as submitted. Commissioner Beach seconded the motion, which passed 6-1. Chairman Dunlap inadvertently voted in opposition to the item, but stated he had intended to vote in favor. He asked the record be changed to reflect his vote in favor of the item.

There being no further discussion, Chairman Dunlap adjourned the meeting at 9:04 p.m.

Planning & Zoning Commissioner

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