

PLANNING & ZONING COMMISSION

March 4, 2002

Present:

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

Absent:

Jerry Kezhaya

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Carrie Lee, Planner
Charles Lee, Planner
Kent McIlyar, Assistant City Attorney II
Rena Ollie, Planning Technician
Jean Stelatella, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Davidoff at 7:04 p.m., Monday, March 4, 2002.

Commissioner Dunlap made a motion to approve the agenda. Commissioner Kalchthaler seconded the motion, which passed 7-0. Commissioner Dunlap made a motion to approve the February 18, 2002, Meeting and Discussion Session minutes. Commissioner Beach seconded the motion, which passed 7-0. Chairman Davidoff stated Agenda Item Nos. 4b and 4c would be pulled for individual consideration. Commissioner Flick made a motion to approve the remainder of the Consent Agenda. Commissioner Kalchthaler seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4a - Revised Conveyance Plat & Revised Preliminary Site Plan: 40/Carrington Park Addition, Block B, Lots 1R, 3, 4, & 5 - Applicant: Dallas Parkway 37 Acres, Ltd.

This is a request for two proposed two-story medical office developments, one proposed one-story medical office, and one proposed four-story hotel on four lots on 7.6± acres on the northwest corner of Wedgewood Drive and the Dallas North Tollway. Zoned Regional Employment.

Approved as submitted.

Agenda No. 4d - Preliminary Plat: 8/Network Associates, Block A, Lot 1 - Applicant: EDS Information Services, LLC

This is a request for a three-story general office development on one lot on 15.6± acres on the southwest corner of Preston Road and Headquarters Drive. Zoned Commercial Employment.

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

Commissioner Dunlap stepped down for Agenda Item No. 4b.

**Agenda No. 4b - Preliminary Plat: 41/Parkwood Crossing Addition, Block 1, Lot 7
- Applicant: Huffman Builders**

Carrie Lee, Planner, stated this is a request for three one-story medical offices and one one-story general office on one lot on 2.2± acres on the south side of Parker Road, 350± feet east of Parkwood Boulevard. Zoned Office-1. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

There being no 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 Kalchthaler seconded the motion, which passed 6-0.

Commissioner Dunlap resumed his seat.

**Agenda No. 4c - Concept Plan: 9/Preston/Hedgcoxe Addition - Applicant: Land
Plan Development Corporation**

Ms. Lee stated this is a request for future one-story office buildings on thirteen lots on 24.9± acres on the southeast corner of Preston Road and Hedgcoxe Road. Zoned Planned Development-159-Office-2 and Office-2. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw the item from consideration.

There being no discussion, Commissioner Neukranz made a motion to accept the applicant's request to withdraw the item from consideration. Commissioner Williamson seconded the motion, which passed 7-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2002-02 - Applicant: Jorg & Cathy Fercher

Ms. Lee stated this is a request for a Specific Use Permit (SUP) for a Private Club on one lot on 0.1± acre north of 15th Street and 46± feet west of K Avenue. Zoned Business Government. Neighborhood #59. Five letters were received in favor of the item. Staff recommended approval subject to City Council waiving the 1,000-foot distance requirement from a publicly owned park.

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 subject to City Council waiving the 1,000-foot distance requirement from a publicly owned park. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing: Zoning Case 2002-04 - Applicant: Sunwest Properties

Christina Day, Sr. Planner, stated this is a request for a Specific Use Permit (SUP) for an Arcade on 0.1± acre located 565± feet north of Parker Road and 290± feet east of Custer Road. Zoned Planned Development-90-Retail (PD-90-R). Neighborhood #35. No letters were received for the item. Staff recommended approval subject to the City Council granting a waiver of the 300-foot distance requirement.

The public hearing was opened. Mr. Randy laboni, applicant, discussed the operation of the business. He explained the primary use is laser tag. The arcade games are there to give laser tag patrons something to do while waiting for their laser tag game to start. Company policy is not to allow people to just play video games. Managers will be monitoring the video game area to ensure patrons have purchased a laser tag ticket. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Neukranz made a motion to approve the item subject to the City Council granting a waiver of the 300-foot distance requirement. Commissioner Flick seconded the motion, which passed 6-1. Commissioner Kalchthaler voted in opposition to the item because of concerns associated with managements' ability to monitor the video game area for loiterers.

Agenda No. 7 - Public Hearing - Replat: 6/Cambridge Place at Russell Creek, Block C, Lots 13-21 & Block D, Lots 33-38 - Applicant: Shaddock Developers, Inc.

Ms. Lee stated this is a request for 15 single-family residential lots on 3.3± acres on the northwest corner of Custer Road and Hedgcoxe Road. Zoned Single-Family-6. No letters were received for the item. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw the item from consideration.

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

There being no discussion, Commissioner Dunlap made a motion to accept the applicant's request to withdraw the item from consideration. Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing - Replat & Conveyance Plat: 16/Two Legacy Town Center, Block A, Lots 1R & 2 - Applicant: Lincoln Town Center, Ltd. & EDS Information Services

Ms. Lee stated this is a request for an eight-story office building on one lot on 4.5± acres and a conveyance lot on 2.4± acres on the northeast corner of the Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1. 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.

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

Agenda No. 9 - Public Hearing - Revised Site Plan & Preliminary Replat: 18/Collin Creek Community Church, Block A, Lot 1R - Applicant: Collin Creek Community Church & Texas District of the Wesleyan Church

Ms. Lee stated this is a request for an existing church on one lot on 13.2± acres on the northeast corner of Spring Creek Parkway and Cheyenne Trail. Zoned Office-1. No letters were received for the item. Staff recommended approval subject to:

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

Preliminary Replat: Recommended for 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.

There being no discussion, Commissioner Williamson made a motion to approve the item subject to:

Revised Site Plan: Approved subject to staff approval of the landscape plan.

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

Commissioner Flick seconded the motion, which passed 7-0.

Agenda No. 10 - Public Hearing - Replat & Revised Site Plan: 21/R. C. Clark Addition, Tract A - Applicant: Plano Independent School District

Charles Lee, Planner, stated this is a request for a public high school on one lot on 25.5± acres on the north side of Spring Creek Parkway, 620± feet west of Chase Oaks Boulevard. Zoned Planned Development-329-Community Center. 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.

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

Agenda No. 11 - Preliminary Site Plan & Concept Plan: 61/Jupiter and 15th Addition, Block A, Lots 1R & 2R - Applicant: Soonmo Kim and David Ju

Ms. Lee stated this is a request for a proposed restaurant, retail, and office development on one lot and future retail on one lot on 1.5± acres on the southeast corner of Jupiter Road and 15th Street. Zoned Retail. Tabled 02/18/02. Commissioner Dunlap made a motion to remove the item from the table. Commissioner Neukranz seconded the motion, which passed 7-0. No letters were received for the item. Staff recommended approval as submitted.

After a brief discussion, Commissioner Beach made a motion to approve the item as submitted. Commissioner Davidoff seconded the motion, which passed 7-0.

Agenda No. 12 - 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 rezone the following properties: 1) Southwest quadrant of Bay Hill Drive and Custer Road, 2) North side of Plano Parkway, east of Los Rios Boulevard, 3) South side of 14th Street from K Avenue to Shiloh Road, 4) K Avenue from 14th Street to President George Bush Turnpike, 5) South side of 14th Street from F Avenue to G Avenue and from K Avenue to Municipal Drive, and the parcels in the southwest quadrant of K Avenue and 18th Street. Staff recommended a public hearing be called for the purpose.

There being no discussion, Commissioner Dunlap made a motion to call a public hearing to rezone the properties. Commissioner Flick seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

There being no further discussion, Chairman Davidoff adjourned the meeting at 7:50 p.m.

Planning & Zoning Commissioner

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