

PLANNING & ZONING COMMISSION

August 5, 2002

Present:

Michael Davidoff, Chairman
Lee Dunlap, 1st Vice Chair
Joyce Beach
Jerry Kezhaya
Carolyn Kalchthaler
Bill Neukranz
Joy Flick

Absent:

Laura Williamson, 2nd Vice Chair

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Charles Lee, Planner
Carrie Lee, Planner
Steve Sims, Planner
Brad Roberts, Planning Technician
Kent McIllyar, Assistant City Attorney II
Jean Stellatella, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Davidoff at 7:05 p.m., Monday, August 5, 2002. Commissioner Dunlap made a motion to approve the agenda. Commissioner Kezhaya seconded the motion, which passed 7-0. Commissioner Kezhaya made a motion to approve the July 15, 2002, Meeting minutes with minor corrections. Commissioner Dunlap seconded the motion, which passed 7-0. Chairman Davidoff stated Agenda Item Nos. 4b and 4i would be pulled for individual consideration. Commissioner Kezhaya 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 - Concept Plan: 55/Preston Park Business Center, Block A, Lot 1 - Applicant: R & B Capital Partners

This is a request for two proposed three-story general office buildings, six proposed one-story general office buildings, and two proposed one-story medical office buildings on one lot on 8.4± acres on the northwest corner of Ohio Drive and Old Shepard Place. Zoned Planned Development-189-Retail/Office-2.

Approved as submitted.

Agenda No. 4c - Preliminary Plat & Revised Conveyance Plat: 3/Custer/121 Addition, Block 1, Lots 7 & 8 - Applicant: Custer 121, Ltd.

This is a request for a garden center on one lot on 6.7± acres and a conveyance lot on 13.9± acres on the southeast corner of State Highway 121 and Kathryn Lane. Zoned Regional Commercial.

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

Agenda No. 4d - Revised Site Plan: 16/Ameriplan, Block A, Lot 1 Applicant: Sandler Southwest Corporation

This is a request for an office/warehouse building on one lot on 6.1± acres on the southwest corner of Democracy Drive and Parkwood Boulevard. Zoned Commercial Employment.

Approved as submitted.

Agenda No. 4e - Revised Site Plan: 69/Flextronics Addition, Phase I, Block A, Lots 1-3 - Applicant: Flextronics International

This is a request for an office/warehouse building on three lots on 42.1± acres on the southeast corner of Plano Parkway and Shiloh Road. Zoned Research/Technology Center.

Approved as submitted.

Agenda No. 4f - Preliminary Plat: 72/Coit Center Right-Of-Way Dedication - Applicant: Coit 190 Texas Limited Partnership

This is a request for a right-of-way dedication on 2.0± acres between Mapleshade Lane and State Highway 190, 1,520± feet east of Coit Road. Zoned Corridor Commercial and Light Industrial-1.

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

Agenda No. 4g - Revised Conveyance Plat: 72/Coit Center, Block A, Lot 1R & Block B, Lots 4R & 5R - Applicant: Coit 190 Texas Limited Partnership

This is a request for three conveyance lots on 58.4± acres on the northeast corner of Coit Road and Mapleshade Lane. Zoned Corridor Commercial and Light Industrial-1.

Approved as submitted.

Agenda No. 4h - Final Plat: 24/Timber Brook Farms Phase II - Applicant: JMBF United, Inc.

This is a request for 143 Single-Family-7 lots on 40.0± acres on the southeast corner of Chaparral Road and Marble Canyon Drive. Zoned Planned Development-110-Single-Family-7.

Approved subject to the abandonment by separate instrument of water easements and access easements along Cloverhaven Way.

Agenda No. 4j - Site Plan: 71/Coit Crossing Addition, Block 1, Lot 7 - Applicant: Crow-Billingsley, Ltd.

This is a request for a restaurant with a drive-thru on one lot on 1.0± acres, west of Coit Road, 155± feet north of Mapleshade Lane. Zoned Corridor Commercial.

Approved subject to staff approval of the landscape plan.

Agenda No. 4k - Site Plan: 71/Coit Crossing Addition, Block 1, Lot 4 - Applicant: Crow-Billingsley, Ltd.

This is a request for a restaurant with a drive-thru on one lot on 1.1± acres west of Coit Road, 520± feet north of Mapleshade Lane. Zoned Corridor Commercial.

Approved subject to:

1. Staff approval of the Landscape Plan.
2. Dedication of a water easement for a fire hydrant by separate instrument.

Agenda No. 4I - Preliminary Site Plan: 55/NTTA Maintenance Facility Addition - Applicant: North Texas Tollway Authority (NTTA)

This is a request for a service yard and maintenance facility for a governmental entity on one lot on 7.9± acres on the southwest corner of Ohio Drive and Tradition Trail. Zoned Planned Development-131-Light Industrial-1.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda No. 4b - Preliminary Site Plan: 47/Central Center Shopping Center, Block A, Lot 2 - Applicant: The Brytar Companies

Carrie Lee, Planner, stated this is a request for a proposed major automotive repair building and a restaurant with a drive-thru on two proposed lots on 3.2± acres on the west side of U.S. Highway 75, 500± feet north of Enterprise Drive. Zoned Corridor Commercial with Specific Use Permit #172 for Outdoor Commercial Amusement. Staff recommended approval as submitted.

The public hearing was opened. John D. Blacker, applicant, answered Commissioner Flick's question about building heights. No one else spoke for or against the item. The public hearing was closed.

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

Agenda No. 4i - Preliminary Site Plan: 55/Huffman Business Park, Block 1, Lots 1-3 & Block 2, Lots 1-4 - Applicant: Tradition Trail, Ltd.

Charles Lee, Planner, stated this is a request for a proposed office/warehouse development on seven lots on 10.9± acres on the northwest corner and southwest corner of Tradition Trail and Fulgham Road. Zoned Planned Development-131-Light Industrial-1. Staff recommended approval subject to a shared parking agreement or parking easement between Block A, Lot 2, and Block A, Lot 3.

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 a shared parking agreement or parking easement between Block A, Lot 2, and Block A, Lot 3. Commissioner Dunlap seconded the motion, which passed 7-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2002-27 - Applicant: John W. Jolly

Mr. Lee stated this is a request to rezone 5.0± acres on the south side of Los Rios Boulevard, 250± feet east of Flintstone Drive from Planned Development-320-Single-Family-7/Single-Family-9/Estate Development (PD-320-SF-7/SF-9/ED) to Single-Family-20 (SF-20). Zoned Planned Development-320-Single-Family-7/Single-Family-9/Estate Development (PD-320-SF-7/SF-9/ED). Neighborhood #50. Tabled 07/15/2002. Commissioner Dunlap made a motion to remove the item from the table. Chairman Davidoff seconded the motion, which passed 7-0. One letter was received in favor for the item. Staff recommended approval as submitted.

The public hearing was opened. John W. Jolly, applicant, explained that the reason his father purchased the property was to build a home on it for his family. He answered Chairman Davidoff's questions regarding who the seller was and when the property was purchased. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing: Zoning Case 2002-33 - Applicant: City of Plano

Ms. Lee stated this is a request to amend Subsection 2-815 (Retail) F. Special District Requirements, Subsection 2-819 (Light Commercial) F. Special District Requirements, and Subsection 2-820 (Commercial Employment) G. Special District Requirements 1. Miscellaneous, of Section 2-800 (District Charts) of Article 2 (Zoning Districts and Uses), and related sections of the Zoning Ordinance governing the maximum lot coverage requirements for mini-warehouse/public storage developments. No letters were received for the item. Staff recommended for approval as follows: (Additions are indicated in underlined text.)

1. Amend Subsection 2-815 (Retail) F. Special District Requirements, of Section 2-800 (District Charts) of Article 2 (Zoning Districts and Uses) to read as follows:

"F. SPECIAL DISTRICT REQUIREMENTS

1. For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.
2. For mini-warehouse/public storage uses, the maximum lot coverage shall be 50%."

2. Amend Subsection 2-819 (Light Commercial) F. Special District Requirements, of Section 2-800 (District Charts) of Article 2 (Zoning Districts and Uses) to read as follows:

“F. SPECIAL DISTRICT REQUIREMENTS

1. For gasoline service stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.
 2. For mini-warehouse/public storage developments, maximum 50% lot coverage shall be allowed.”
3. Amend Subsection 2-820 (Commercial Employment) G. Special District Requirements 1. Miscellaneous of Section 2-800 (District Charts) of Article 2 (Zoning District & Uses) to read as follows:

“G. SPECIAL DISTRICT REQUIREMENTS

1. MISCELLANEOUS

- a. District requires a minimum contiguous area of 200 acres.
- b. Parking structures or surface parking facilities shall be excluded in computing lot coverage.
- c. A minimum front yard of 50 feet shall be required for any non-residential use; provided, however, none of the off-street parking requirements set forth in Section 3-1100 shall be met utilizing the first 20 feet of such front yard. A minimum front yard of 25 feet shall be required for any residential use; provided, however, that in no case shall the front yard be less than one-half the height of the building, and in no case need such front yard exceed 50 feet regardless of the height of the building.

- d. The City Council, at the time of granting Commercial Employment district zoning to any tract of land, shall have the authority to modify the district requirements, and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space and screening.
- e. The City Council, at the time of granting Commercial Employment district zoning to any tract of land, shall have the authority to limit multi-family uses to certain designated locations within such tract and to limit the number of multi-family units to be built on such designated locations.
- f. A general phasing plan for the total development of the property shall be approved at the time of land study approval.
- g. The general allocation of permitted density levels of development on the various sections of the property shall be approved at the time of land study approval.
- h. Site plan approval in accordance with article 5 shall be required.
- i. For gasoline service stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures.)
- j. For mini-warehouse/public storage developments, a maximum 50% lot coverage shall be allowed."

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 staff's recommendation. Commissioner Dunlap seconded the motion, which passed 7-0.

Agenda No. 7 - Public Hearing - Replat: 24/Timber Brook Farms Phase I, Block A, Lots 1-12 & Lots 13R-16 - Applicant: JMBF United, Inc.

Mr. Lee stated this is 16 Single Family-7 residential lots on 5.6± acres on the southwest corner of Chaparral Road and Marble Canyon Drive. Zoned Planned Development-110-Single-Family-7. 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 Kezhaya made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing - Replat: 60/McCollum Addition, Block 1, Lot 1R - Applicant: Hi-Lo Auto Supply

Ms. Lee stated this is an auto parts sales building on one lot on 0.9± acre on the northeast corner of K Avenue and 19th Street. Zoned Retail. 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 Kezhaya seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

Agenda No. 9 - Discussion & Direction: Downtown Business/Government (BG) Zoning District Expansion and Amendment - Applicant: City of Plano

Steve Sims, Planner, stated the Planning staff has been working on proposals to expand the Downtown Business/Government (BG) zoning district and to amend the allowed uses and development standards of the BG district. Staff requests the Planning & Zoning Commission provide direction as to the potential zoning district expansion areas and text amendments to the BG district. The following is a summary of staff's direction:

1. **Expansion area of BG** - The Planning & Zoning Commission was in general concurrence with staff's recommendation.
2. **Parking** - The Planning & Zoning Commission was in general concurrence with staff's recommendation. There were some concerns about adequate parking in the area once the DART line is in operation.
3. **Setbacks** - Amendments to current standards require further study because of concerns about the crowding of sidewalks if there is a zero (0) foot setback. The intent is to provide a pedestrian style downtown environment. Narrow sidewalks could lead to pedestrian crowding and possibly discouraging walking from business to business. It is agreed to investigate the setbacks and how they are functioning of existing, similar developments in downtown Dallas.
4. **Permitted Uses** - The Planning & Zoning Commission was in general concurrence with staff's recommendation. Some uses to consider retaining or adding to the district are auto detailing and car washing. Concierge service as an amenity may encourage potential residents to consider the transit village development as a place to live. Some concerns are:
 - a. Creation of non-conforming uses if the property owner obtains refinancing.
 - b. No open space and density of the SF-A in the BG district.

5. **Setbacks Based on Residential/BG Zoning District Boundaries** - Further study is required due to the concern of the “canyon effect” (resulting from denser development) for passengers riding the DART train through downtown Plano. The Commission wants to create an inviting environment to encourage DART train passengers to get off the train at the downtown Plano stop to explore and shop the area. The Planning & Zoning Commissioners think the City may want to continue to retain some type of setback at the residential/BG zoning district boundaries.
6. **Retail Maximum First Floor Limitation** - The Planning & Zoning Commission was in general concurrence with staff’s recommendation. There are concerns about having retail space to provide for a grocery store or convenience store large enough to serve the needs of downtown residents.

There being no further discussion, Chairman Davidoff adjourned the meeting at 8:37 p.m.

Planning & Zoning Commissioner

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