

PLANNING & ZONING COMMISSION

December 2, 2002

Present:

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

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Lloyd E. Neal, P.E., Transportation Engineering Manager
Jeff Green, P.E., Sr. Traffic Engineer
Christina Day, Sr. Planner
Charles Lee, Planner
Carrie Lee, Planner
Steve Sims , Planner
Dee Sarver, Planning Technician
Kent McIllyar, Assistant City Attorney II
Robin Horton, Technical Administrative Assistant
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Dunlap at 7:00 p.m., Monday, December 2, 2002. Commissioner Kezhaya made a motion to approve the agenda. Commissioner Kalchthaler seconded the motion, which passed 7-0. Commissioner Smith made a motion to approve the November 18, 2002, meeting Minutes with minor corrections. Commissioner Kezhaya seconded the motion, which passed 7-0. Chairman Dunlap stated Agenda Item Nos. 4b and 4c would be pulled for individual consideration. Commissioner Williamson made a motion to approve the remainder of the Consent Agenda. Commissioner Beach seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4a - Final Plat: 36/Fairview Central Park Addition, Block A, Lot 3 - Applicant: Andrew Gugar, Jr., Susan B. Gugar, and Fairview Farm Land Company Ltd.

This is a request for a restaurant with private club on one lot on 2.1± acres on the west side of U.S. Highway 75, 1,174± feet north of Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permit #456 for a Private Club.

Approved as submitted.

Agenda No. 4d - Preliminary Plat & Conveyance Plat: 67/Schultz Addition No. 1, Block A, Lots 1 & 2 - Applicant: Schultz Properties, Ltd.

This is a request for a used car dealer (pending City Council approval of Zoning Case 2002-59) on one lot on 0.9± acre and a conveyance lot on 1.8± acres on the northeast corner of K Avenue and Municipal Drive. Zoned Light Commercial.

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

Agenda No. 4e - Preliminary Site Plan: 16/Legacy Town Center (South), Block G, Lot 2 and Block I, Lot 1 - Applicant: Electronic Data Systems

This is a request for a proposed 255-unit, three-story multi-family residential development on two lots on 5.7± acres west of Parkwood Boulevard at Henry Cook Boulevard. Zoned Planned Development-65-Central Business-1.

Approved subject to City Council approval of Zoning Case 2002-58.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

Chairman Dunlap stepped down for Agenda Item Nos. 4b and 4c.

Agenda No. 4b - Preliminary Plat: 41/Parkwood Crossing, Block 1, Lot 8 - Applicant: Parkwood Crossing, Ltd.

Carrie Lee, Planner, stated this is a request for three medical and one general office one-story buildings on one lot on 2.1± acres on the south side of Parker Road, 400± 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 Beach made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Kezhaya seconded the motion, which passed 6-0.

Agenda No. 4c - Preliminary Plat: 12/Hedgcoxe-Georgetown Addition, Block A, Lots 1 & 2 - Applicant: Effie Saifi

Tom Elgin, Development Review Manager, stated this is a request for a day care center on one lot on 1.2± acres and one lot for park purposes on 0.1± acre on the southwest corner of Hedgcoxe Road and Georgetown Drive. Zoned Single-Family-7/Planned Residential Development-2 with Specific Use Permit No. 137 for a Day Care Center. Staff recommended approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. City of Allen's review and approval of drive location and access into the property along Hedgcoxe Road.

There being no discussion, Commissioner Kezhaya made a motion to approve the item subject to staff's recommendation. Commissioner Kalchthaler seconded the motion, which passed 6-0.

Chairman Dunlap resumed his chair.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda No. 5 - Briefing: Spring Creek Parkway Mobility Study - Applicant: City of Plano

Jeff Green, P.E., Sr. Traffic Engineer, stated City Council directed the City of Plano Transportation Division staff to commission an engineering study of eight intersections shown on the Thoroughfare Plan as potential grade-separated interchanges (overpasses). The study will also be reviewed by the Transportation Advisory Committee before it is forwarded to the City Council. No action necessary.

Briefing was held and the Commission asked numerous questions and voiced concerns regarding school zones and overpasses. The study will be reviewed by the Transportation Advisory Committee before it is forwarded to the City Council.

Commissioner Flick took her seat at this time.

PUBLIC HEARINGS

Agenda No. 6 - 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. Staff recommended the Commission accept the applicant's request to table the item to the January 6, 2003, 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 accept the applicant's request to table the item to the January 6, 2003, Planning & Zoning Commission meeting. Commissioner Flick seconded the motion, which passed 8-0.

Agenda No. 7 - Public Hearing: Zoning Case 2002-57 - Applicant: The Shops at Legacy, LP

Ms. Day stated this is a request for a Specific Use Permit (SUP) for a Private Club at a proposed restaurant on 0.2± acre on the northwest corner of Bishop Road and Martin Road. Zoned Planned Development-65-Central Business-1 (PD-65-CB-1). Neighborhood #16. 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 Flick made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 8-0.

Agenda No. 8 - Public Hearing: Zoning Case 2002-58 - Applicant: City of Plano

Mr. Elgin stated this is a request to amend Planned Development-65-Central Business-1 (PD-65-CB-1) to establish a minimum density for multi-family development. The property contains 149.7± acres and is located at the northeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 with Specific Use Permit (SUP) Nos. 394, 409, 458, 460, 462, and 466. Neighborhoods #8 & #16. Staff recommended approval subject to changing Section 2(c) of Specific Provisions of the Planned Development to read as follows: (additions indicated by underlined text and deletions indicated by strikethrough text)

- “2. ~~Minimum residential density shall be calculated on the basis of all developed tracts containing residential uses.~~ The minimum residential density for multi-family development shall be 40 dwelling units per acre.”

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

After a brief discussion, Commissioner Flick made a motion to approve the item subject to staff's recommendation. Commissioner Beach seconded the motion, which passed 8-0.

Agenda No. 9 - Public Hearing: Zoning Case 2002-59 - Applicant: Andrew Schultz

Mr. Elgin stated this is a request for a Specific Use Permit (SUP) for a Used Car Dealer on one lot on 0.9± acre on the east side of K Avenue, 150± feet north of 11th Street. Zoned Light Commercial. Neighborhood #67. Staff recommended the Planning & Zoning Commission accept the applicant's request to table the item until the December 17, 2002, Planning & Zoning Commission meeting.

The public hearing was opened. David Hamilton, 1901 Country Club Drive and Meredith Graves, 1108 L Avenue spoke in opposition to the item. Their concerns were upgrading of the property, increased traffic, and an increase in visitors. Bill Dahlstrom, representing the applicant, requested the item be tabled to the December 17, 2002, Planning & Zoning Commission meeting. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Williamson made a motion to accept the applicant's request to table the item until the December 17, 2002, Planning & Zoning Commission meeting. Commissioner Smith seconded the motion, which passed 8-0.

Agenda No. 10 - Public Hearing - Replat & Site Plan: 59/Haggard Park Addition, Block 1, Lot 1 - Applicant: City of Plano

Mr. Elgin stated this is a request for a municipal park on one lot on 6.2± acres on the northwest corner of 15th Street and H Avenue. Zoned Business Government with Heritage Designations H-12 and H-20. Staff recommended approval as follows:

Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

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 subject to staff's recommendation. Commissioner Flick seconded the motion, which passed 8-0.

Agenda No. 11 - Public Hearing - Replat: 54/Parkway Commons West, Block A, Lots 3R & 4R - Applicant: Village on the Parkway Joint Venture

Mr. Elgin stated this is a request for an office complex on two lots on 4.3± acres, east of Village Creek Drive, 221± feet south of Plano Parkway. Zoned Planned Development-203-Office-2 with Specific Use Permit #239. 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 Smith seconded the motion, which passed 8-0.

Agenda No. 12 - Public Hearing - Replat: 59/East Plano Transit Center, Block 2, Lots 1R & 2R - Applicant: Dallas Area Rapid Transit

Ms. Lee stated this is a request for a transit center parking development on two lots on 9.2± acres on the west side of Archerwood Street between Park Boulevard and Ozark Drive. Zoned Corridor Commercial. 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 8-0.

Agenda No. 13 - Public Hearing - Preliminary Replat & Revised Site Plan: 54/Park Place Addition, Block 1, Lot 1R - Applicant: Car Park, L.P.

Ms. Lee stated this is a request for a new car dealer on one lot on 6.3± acres on the west side of Preston Road, 300± feet south of Plano Parkway. Zoned Planned Development-201-Light Commercial. Staff recommended approval as follows:

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

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

After a brief discussion, Commissioner Williamson made a motion to approve the item subject to staff's recommendation. Commissioner Smith seconded the motion, which passed 8-0.

Chairman Dunlap stepped down for Agenda Item No. 14 and left the meeting.

Agenda No. 14 - Preliminary Site Plan: 62/Los Rios Village - Applicant: Margaux Development Corporation

Ms. Day stated this is a request for a retail development on four lots on 9.2± acres on the northwest corner of Los Rios Boulevard and 14th Street. Zoned Retail. Commissioner Kezhaya made a motion to remove the item from the table. Commissioner Flick seconded the motion, which passed 7-0. One letter was received in opposition to the item. Staff recommended approval as submitted.

Michael Clark, representing the applicant, gave a brief overview of the project and a review of changes made to the plan since the November 18, 2002, Planning & Zoning Commission meeting. Timothy Penn, 1441 La Paz, spoke in favor of the item. The following people spoke in opposition to the item: Mary Tave-Ihenacho, 4008 Ridge Gate Drive; Jeff Giles, 4001 Ridge Rock Drive; Natalie Davis, 3912 Ridge Gate Drive; Eric Hopkins, 1445 Ridge Meadow Drive; and Toni Hopkins, 1445 Ridge Meadow Drive. Their concerns were the increase in traffic volume, curb cuts, height and location of the screening wall, trash compactor noise and pick up time, and landscaping. Mr. Clark then addressed the questions from the Commission and citizens regarding the design and operation of the site. No one else spoke for or against the item.

After much discussion, Commissioner Kalchthaler made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 5-2. Commissioner Flick and Commissioner Neukranz voted in opposition to the item. The Commissioners voting in opposition stated their concerns were with the circulation, design, and intensity of the site.

END OF PUBLIC HEARINGS

There being no further discussion, 1st Vice Chair Williamson adjourned the meeting at 9:02 p.m.

Planning & Zoning Commissioner

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