

PLANNING & ZONING COMMISSION
Work Session Minutes
November 5, 2002

Present:

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

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Jeff Zimmerman, Planning & Information Manager
Christina Day, Senior Planner
Carrie Lee, Planner
Steve Sims, Planner
Kent McIlyar, Assistant City Attorney II

The Planning & Zoning Commission work session was called to order by Chairman Dunlap at 6:30 p.m., Tuesday, November 5, 2002.

Discussion and Direction - Development Standards for Garden Center Uses

Carrie Lee, Planner, opened discussion of garden centers. Ms. Lee noted the allowable area, screening and storage surface requirements of the current open storage standards effectively prohibit freestanding garden center uses. Ms. Lee stated that staff recommended the following changes to the open storage standards for freestanding garden center uses:

- Allowable area be increased to 50% of the total lot area
- Permeable surfaces be permitted for plant material storage
- Live plant materials (primarily trees) may exceed the height of screening walls

Commission and staff further discussed development standards for garden centers. After discussion, the Commission recommended that staff recommendations be brought forward at a public hearing for consideration.

Discussion & Direction - Downtown Business/Government Expansion and Text Amendments

Steve Sims, Planner, presented staff's proposals for expansion of the Downtown Business/Government (BG) district and corresponding amendments of BG district development standards. Mr. Sims noted that the recommendations included the Commission's input from previous work sessions on this topic. Mr. Sims requested further direction regarding the proposed changes.

The Commission first discussed the proposed expansion area. The Commission concurred with staff's recommendation for the northern expansion, but asked questions about the southern expansion area, particularly the delineation of the southern boundary at a one-property depth south of 14th Street. Mr. Sims and Jeff Zimmerman, Planning & Information Manager, stated that staff recommended this demarcation for two reasons:

- To maintain a consistent building form along both sides of 14th Street.
- To provide for an area of transition between the BG district and the industrial uses to the south.

After a brief discussion, the Commission agreed with staff's recommendations for the areas of expansion of the BG district.

The Commission then discussed the proposed amendments to general BG district development standards and new townhome standards. The Commission concurred with staff's recommendations for changes in permitted uses, parking standards, and revised setback standards. The Commission then focused on the proposed town home regulations. Particular discussion was given to front yard setback requirements, street trees/landscaping, sidewalk widths, allowable building heights, and separation between buildings. Some commissioners voiced concerns about the potential for institutional-style residential buildings and the need for architectural design standards. After discussion, the Commission recommended staff bring forward the amendments for formal consideration.

Discussion and Direction - Zoning Case 2002-30

Christina Day, Senior Planner, provided a brief history of the background and progression of Zoning Case 2002-30. Ms. Day noted City Council remanded the case back to the Commission for reconsideration. In doing so, City Council expressed an interest in the creation of a new zoning district that would address a more urban style and density of townhouse development. Ms. Day noted the intent of this agenda item is to:

- To discuss the appropriateness of residential development on the this site as it relates to the Comprehensive Plan.
- To fully identify the applicant's requested form of development to ensure adequate notice of public hearings.
- To discuss specific issues/concerns with the requested residential development standards.

Mitchell Vexler, Mockingbird Properties, and David Cannon, architect, presented their proposal for development. Mr. Vexler presented various examples of townhouse development, spoke to the need for affordable housing in Plano, and stated his project is consistent with the call for affordable housing in the Comprehensive Plan.

Commission discussed the project in depth, and expressed concerns over the inappropriateness of residential land use in the proposed location, the arrangement and density of the development, and the proximity of the site to the football stadium. The Commission concluded they were generally supportive of this type of development, but not at this location.

There being no further discussion, Chairman Dunlap adjourned the work session at 8:25 p.m.

Planning & Zoning Commissioner

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