

PLANNING & ZONING COMMISSION

February 17, 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
Kent McIlyar, Assistant City Attorney II
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Charles Lee, Planner
Greg Adams, Sr. Planner
Kate Tovell, Neighborhood Planner
Renaë' Ollie, Sr. Planning Technician
Lanae Jobe, Sr. Administrative Assistant
Priscilla Parra, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Dunlap at 7:00 p.m., Monday, February 17, 2003. Commissioner Flick made a motion to approve the agenda. Commissioner Smith seconded the motion, which passed 7-0. Commissioner Beach made a motion to approve the February 3, 2003, meeting Minutes, and February 4, 2003, work session Minutes. Commissioner Smith seconded the motion, which passed 7-0. First Vice Chair Williamson made a motion to approve the consent agenda. Commissioner Smith seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4a - Final Plat: 40/The Shops at Willow Bend, Block 1, Lot 8 - Applicant: Realty Income Texas Properties, L.P.

This is a request for a restaurant with private club on one lot on 2.2± acres on the north side of West Park Boulevard, 500± feet west of the Dallas North Tollway. Zoned Regional Commercial with Specific Use Permit #457.

Approved as submitted.

Agenda No. 4b - Final Plat: 9/Villages of Preston Glen Phase II - Applicant: Lee & Rasor & Associate, L.P.

This is a request for 84 Single-Family-6 lots and two drainage and floodway lots on 20.0± acres on the east side of Robinson Road, 654± feet south of Hedgcoxe Road. Zoned Single-Family-6.

Approved as submitted.

Agenda No. 4c - Final Plat & Revised Conveyance Plat: 3/Custer/121 Addition, Block 1, Lots 5-8 - Applicant: Home Depot, USA, Inc., Custer/121, Ltd., & Metro Family Church

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

Approved as submitted.

Agenda No. 4d - Final Plat: 40/The Shops at Willow Bend, Block 1, Lot 10 - Applicant: Bank of Texas

This is a request for a bank with a drive-thru on one lot on 1.5± acres on the north side of Park Boulevard, 900± feet west of the Dallas North Tollway. Zoned Regional Commercial.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Agenda No. 5 - Consideration of the Plano Park Neighborhood Action Plan - Applicant: City of Plano

Kate Tovell, Neighborhood Planner, stated this item was a consideration of the Plano Park Neighborhood Action Plan for the general area bounded on the north by Jasmine Lane, on the south by Park Boulevard, on the west by N Avenue, and on the east by Jupiter Road. Staff recommends approval and acceptance of the plan.

Tom Grant, representing the Plano Park Neighborhood, presented the Action Plan and asked the Planning & Zoning Commission for approval.

After some discussion, Commissioner Flick made a motion to approve and accept the plan. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing: Zoning Case 2002-67 - Applicant: City of Plano

Greg Adams, Sr. Planner, stated this is a request to rezone 16.8± acres along the west side of K Avenue, between Park Boulevard and Parker Road from Planned Development-23-Light Commercial to Corridor Commercial. Zoned Planned Development-23-Light Commercial with Specific Use Permits #123, 126, 127, 158, 211, and 310. Neighborhood #59. Tabled 01/21/03 and 02/03/03. First Vice Chair Williamson made a motion to remove the item from the table. Commissioner Beach seconded the motion, which passed 7-0. Staff recommended that this item be tabled to the March 3, 2003, Planning & Zoning Commission meeting.

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

After some discussion, Commissioner Neukranz made a motion to table the item to the March 3, 2003, Planning & Zoning Commission meeting. Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 7 - Public Hearing: Zoning Case 2002-68 - Applicant: City of Plano

Mr. Adams stated this is a request to amend the Zoning Ordinance to add Section 4-1000 to Article 4 to establish a Transit Overlay District (TOD). Tabled 01/21/03. Commissioner Neukranz made a motion to remove the item from the table. Commissioner Flick seconded the motion, which passed 7-0. Staff recommended that this item be tabled until the March 3, 2003, Planning & Zoning Commission meeting.

The public hearing was opened. Nancy Hogge spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

After some discussion, 1st Vice Chair Williamson made a motion to table the item until the March 3, 2003, Planning & Zoning Commission meeting. Commissioner Smith seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing: Zoning Case 2002-69 - Applicant: City of Plano

Mr. Adams stated this is a request to apply the Transit Overlay District to 54.8± acres. The area of the request includes property on the northwest and southwest corners of Park Boulevard and K Avenue, and extends west to include property along Exchange Drive to a point 450± feet east of U.S. Highway 75. Zoned Planned Development-23-Light Commercial and Corridor Commercial with Specific Use Permits #123, 126, 127, 158, and 310. Neighborhood #59. Tabled 02/03/03. Commissioner Smith made a motion to remove the item from the table. Commissioner Neukranz seconded the motion, which passed 7-0. Staff recommended that this item be tabled to the March 3, 2003, Planning & Zoning Commission Meeting.

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 table the item to the March 3, 2003, Planning & Zoning Commission meeting. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 9 - Public Hearing: Zoning Case 2002-72 - Applicant: City of Plano

Mr. Adams stated this is a request to amend the Zoning Ordinance, Subsection 3-1503 (Review Process) of Section 3-1500 (Residential Adjacency Standards) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance pertaining to noise, lighting, screening and other standards, and the application of those standards to improve the compatibility between certain non-residential uses and adjacent residential areas. First Vice Chair Williamson made a motion to remove the item from the table. Commissioner Neukranz seconded the motion, which passed 7-0. Staff recommended approval as follows:

- “2. Except as noted in Subsection 3-1504-1-b, Residential Adjacency Standards shall not apply when one of the following conditions criteria are met:
- a. Whenever a proposed non-residential use is separated from the adjacent residential district by a Type "D" or larger thoroughfare, or then the Residential Adjacency Standards shall not apply except as noted in Subsection 3-1504-1-b.
 - b. Whenever a proposed non-residential use is contiguous with an existing non-residential use on residentially zoned property.”

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

After much discussion, 1st Vice Chair Williamson made a motion to approve the item subject to staff recommendations. Commissioner Neukranz seconded the motion, which passed 6-1. Commissioner Flick voted in opposition because the Residential Adjacency Standards did not contain provisions to address schools in proximity to non-residential uses.

Agenda No. 10 - Public Hearing: Zoning Case 2003-01 - Applicant: City of Plano

Tom Elgin, Development Review Manager, stated this is a request to amend Subsection 3-1109 (Schedule of Off-Street Parking) and Subsection 3-1110 (Special Off-Street Parking Regulations) of Section 3-1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to parking for office uses. Staff recommended approval as follows:

1. Amend the standard for required parking for the use listed below within Subsection 3-1109 (Schedule of Off-street Parking and Loading) 2. of Section 3-1100 (Off-Street Parking and Loading) to read as follows:

Office, General	One space for each 300 square feet of floor area. See #3 in Subsection 3-1110 for additional requirements. or This required parking ratio may be reduced to 1:400 parking ratio with the following requirements subject to:
	a. Single tenant office building of a minimum of 200,000 gross square feet.
	b. The floor area ratio Ddoes not exceed 0.30:1.
	c. Approval of a site plan showing where additional parking can be added if necessary.

2. Amend the standard for required parking for the use listed below within Subsection 3-1109 (Schedule of Off-street Parking and Loading) 3.d. of Section 3-1100 (Off-Street Parking and Loading) to read as follows:

d. Office and Professional Uses	One space per 300 square feet of gross floor area. See #3 in Subsection 3-1110 for additional requirements.
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3. Add a new standard to Subsection 3-1110 (Special Off-Street Parking Regulations) of Section 3-1100 (Off-Street Parking and Loading) as follows and renumber existing standards accordingly:

“3. Additional parking for office uses may be provided in excess of the minimum required parking. For those office developments that provide more than 110% of the minimum required parking, additional landscaping must be provided at a rate of one tree for each additional three parking spaces. These trees are in addition to the required landscaping in Section 3-1200, and shall be distributed in landscaped areas within parking areas or adjacent to the buildings, and not in the landscaped edge.”

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

After some discussion, 1st Vice Chair Williamson made a motion to approve the item subject to staff recommendations. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 11 - Public Hearing - Replat: 60/First United Methodist Church Addition, Block A, Lot 1R - Applicant: Plano Independent School District

Carrie Lee, Planner, stated this a request for a public elementary special programs school on one lot on 6.5± acres on the northwest corner of 18th Street and M Avenue. Zoned Single-Family-7. 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. 12 - Public Hearing - Replat: 36/Wal-Mart Center, Block 1, Lot 1R - Applicant: Wal-Mart

Christina Day, Sr. Planner, stated this is a request for a retail superstore on one lot on 19.3± acres on the southwest corner of U.S. Highway 75 and Spring Creek Parkway. 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 Beach made a motion to approve the item as submitted. First Vice Chair Williamson seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

Agenda No. 13 - Preliminary Site Plan & Concept Plan: 67/Jupiter 190 Addition, Block A, Lots 2R - 4R - Applicants: G.P. Partners and Highway 190 & Jupiter Joint Venture

Ms. Day stated this is a request for a mini-warehouse and retail development on three lots on 7.7± acres on the northwest corner of Jupiter Road and S. H. 190. Zoned Light Industrial-1. Chairman Dunlap made a motion to remove the item from the table. Commissioner Smith seconded the motion, which passed 7-0. Tabled 11/18/02 and 12/17/02. Staff recommended that this item be tabled to the March 3, 2003, Planning & Zoning Commission Meeting.

There being no discussion, Commissioner Smith made a motion to table the item to the March 3, 2003, Planning & Zoning Commission meeting. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 14 - Request to Call a Public Hearing - Applicant: City of Plano

Mr. Elgin stated this is a request to call a public hearing to establish appropriate zoning for a 0.59± acre tract of land on the south side of Parker Road at Rainier Road. Currently not zoned. Neighborhood #46. Staff recommended that a public hearing be called to establish appropriate zoning for the property.

There being no discussion, 1st Vice Chair Williamson made a motion to approve the item. Commissioner Neukranz seconded the motion, which passed 7-0.

There being no further discussion, Chairman Dunlap adjourned the meeting at 7:54 p.m.

Planning & Zoning Commissioner

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