

PLANNING & ZONING COMMISSION

April 7, 2003

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
Kent McIlyar, Assistant City Attorney II
Tom Elgin, Development Review Manager
Charles Lee, Planner
Carrie Lee, Planner
Dee Sarver, 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, April 7, 2003. Commissioner Kezhaya made a motion to approve the agenda as presented. Commissioner Smith seconded the motion, which passed 8-0. Commissioner Kezhaya made a motion to approve the March 17, 2003, meeting minutes, and March 19, 2003, work session minutes. Commissioner Neukranz seconded the motion, which passed 8-0. Chairman Dunlap stated Agenda Item Nos. 4b, 4c, and 4d would be pulled for Individual Consideration. Commissioner Kezhaya made a motion to approve the remainder of the consent agenda. Commissioner Smith seconded the motion, which passed 8-0.

CONSENT AGENDA

Agenda No. 4a - Final Plat: 16/Ameriplan, Block A, Lot 1 - Applicant: 6.086 L.P.

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: 16/Countrywide Addition, Block 1, Lot 1R - Applicant: Countrywide

A corporate office complex on one lot on 38.5± acres on the southwest corner of Legacy Drive and Corporate Drive. Zoned Commercial Employment.

Approved subject to staff approval of the Landscape Plan.

Agenda No. 4f - Final Plat & Conveyance Plat: 50/Hinckley Addition, Block A, Lots 1 & 2 - Applicant: The Church of Jesus Christ of Latter-Day Saints

A church campus on one lot on 5.9± acres and a conveyance lot on 3.9± acres on the west side of Los Rios Boulevard, 2,070± feet north of Merriman Drive. Zoned Planned Development-320-Estate District.

Approved as submitted.

Agenda No. 4g - Final Plat: 59/Plano Justice Center, Block 3, Lot 1 - Applicant: City of Plano

An existing retail, restaurant and municipal parking lot development on one lot on 1.6± acres at the southeast corner of 15th Street and I Avenue. Zoned Business Government.

Approved as submitted.

Agenda No. 4h - Revised Preliminary Site Plan & Revised Conveyance Plat: 37/Spring Wells Addition, Block 1, Lots 2-5 - Applicant: Scott Remphrey

A restaurant with a drive-thru, general office and retail buildings, and a minor automotive repair facility on four lots on 5.3± acres on the southwest corner of Spring Creek Parkway and K Avenue. Zoned Planned Development-461-Retail.

Approved as submitted.

END OF CONSENT AGENDA

Chairman Dunlap stepped down for Agenda Item Nos. 4b and 4c. First Vice Chair Williamson assumed the chair.

ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda No. 4b - Final Plat: 41/Parkwood Crossing, Block 1, Lot 1 - Applicant: Diamond H Capital, Ltd.

Carrie Lee, Planner, stated this is a request for a general office building on one lot on 0.9± acre on the south side of Parker Road, 663± feet east of Dallas North Tollway. Zoned Office-1. Staff recommended approval as submitted.

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

Agenda No. 4c - Final Plat: 41/Parkwood Crossing, Block 1, Lot 7 - Applicant: Jerry Huffman

Ms. Lee stated this is a request for a medical office and general office development 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 as submitted.

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

First Vice Chair Williamson resumed her seat, and Chairman Dunlap resumed the chair.

Agenda No. 4d - Preliminary Site Plan & Concept Plan: 16/ANS Headquarters Addition - Applicant: ANS, Inc.

Charles Lee, Planner, stated this is a request for a general office, limited assembly/manufacturing, and warehouse distribution center on one lot on 16.0± acres and a future office development on 10.0± acres on the northwest corner of Tennyson Parkway and Preston Road. Zoned Commercial Employment. Staff recommended approval subject to staff approval of the General Tree Survey.

After some discussion, Commissioner Flick made a motion to approve the item subject to staff approval of the General Tree Survey. Commissioner Kezhaya seconded the motion, which passed 8-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2003-02 - Applicant: The Shops at Legacy, LP

Tom Elgin, Development Review Manager, stated this is a request to amend Planned Development-65-Central Business-1 to allow the development of townhomes on 149.7± acres located on the northeast corner of Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 (PD-65-CB-1). Neighborhood #16. No letters were received for the item. Staff recommended the Planning & Zoning Commission accept the applicant's request to table this item to the May 5, 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 table the item to the May 5, 2003, Planning & Zoning Commission meeting. Commissioner Smith seconded the motion, which passed 8-0.

Agenda No. 6 - Public Hearing: Zoning Case 2003-03 - Applicant: City of Plano

Mr. Elgin stated this is a request to zone 0.6± acre located on the south side of Parker Road at Rainier Road to Single-Family-7 (SF-7). The property does not currently have a zoning designation. Neighborhood #46. One letter was received in opposition to the item. Staff recommended approval as submitted.

The public hearing was opened. Helen Durham, 2604 Kingston Drive, and Rebecca Bailey, 1400 Wind Cave Circle, spoke in opposition to the item. They wanted the property to be zoned Light Commercial because they consider the noise level too high to be a residential area. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 8-0.

Agenda No. 7 - Public Hearing - Replat: 67/Douglass Center, Block A, Lot 1R - Applicant: Plano Independent School District

Mr. Lee stated this is a request for an existing community center on one lot on 2.4± acres on the west side of H Avenue, 65± feet south of 12th Street. Zoned General Residential. 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 Beach seconded the motion, which passed 8-0.

Agenda No. 8 - Public Hearing - Replat: 9/Hedgcoxe Park, Block A, Lots 1R & 2 - Applicant: Spiritual Assembly of Bahai's of Plano

Mr. Lee stated this a request for a church on one lot on 3.6± acres and a linear park lot on 0.6± acre on the south side of Hedgcoxe Road, 770± feet west of Coit Road. Zoned Patio Home. One letter was received in favor of 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.

After some discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 8-0.

Agenda No. 9 - Public Hearing - Replat: 68/Hematronix Addition, Block A, Lot 1 - Applicant: Hematronix, Inc.

Mr. Lee stated this is a request for an office/warehouse development on one lot on 4.2± acres on the north side of Technology Drive, 700± feet northwest of Klein Road. Zoned Research Technology. 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 Smith seconded the motion, which passed 8-0.

Agenda No. 10 - Public Hearing - Replat: 59/Plano Justice Center, Block 1, Lot 1 & Block 2, Lot 1 - Applicant: City of Plano

Mr. Lee stated this is a request for a municipal court and police department facilities on two lots on 5.1± acres at the northwest corner of 14th Street and H Avenue. Zoned Business Government. No letters were received for the item. Staff recommended approval as submitted.

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

There being no discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Neukranz seconded the motion, which passed 8-0.

Agenda No. 11 - Public Hearing - Replat: 18/Spring Creek Crossing, Block 2, Lots 1R & 7R - Applicant: Tabani Group, Inc.

Mr. Lee stated this is a request for a retail and minor automotive repair facility on one lot on 1.8± acres and an undeveloped lot on 1.6± acres on the north side of Spring Creek Parkway, 150± feet west of Independence Parkway. Zoned Planned Development-105-Retail/Office-2. 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.

After some discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Neukranz seconded the motion, which passed 8-0.

Agenda No. 12 - Public Hearing - Replat: 53/St. Andrew Addition, Block 1, Lot 2R - Applicant: St. Andrew United Methodist Church

Mr. Lee stated this is a request for a church on one lot on 21.2± acres on the northwest corner of Plano Parkway and Mira Vista Boulevard. Zoned Planned Development-52-Single-Family-7. No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. Karen Dubrow, 5856 Stone Meadow Drive, spoke neither for or against the item. She questioned when the hike and bike trail on the west side would be constructed. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Beach made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 8-0.

Commissioner Kezhaya stepped down for Agenda Item No. 13.

Agenda No. 13 - Preliminary Site Plan: 67/Kezhaya Addition, Block A, Lot 1 - Applicant: Jerry P. Kezhaya

Mr. Lee stated this is a request for a proposed self-service, drive-thru carwash facility on one lot on 0.7± acre on the south side of Plano Parkway, 200± feet east of Jupiter Road. Zoned Light Industrial-1. Staff recommended approval subject to the Board of Adjustment granting a variance to the landscape edge requirements, allowing the width of the landscape edge to be reduced from 30 feet to 20 feet. The applicant requested that the item be tabled to the April 21, 2003, Planning & Zoning Commission meeting.

There being no discussion, Commissioner Smith made a motion to table the item to the April 21, 2003, Planning & Zoning Commission meeting. Commissioner Flick seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

There being no further discussion, Chairman Dunlap adjourned the meeting at 7:37 p.m.

Planning & Zoning Commissioner

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