

PLANNING & ZONING COMMISSION

April 21, 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
Christina Day, Senior Planner
Charles Lee, Planner
Carrie Lee, Planner
Brad Roberts, Planning Technician
Donna White, Technical Administrative Assistant

Chairman Dunlap called the Planning & Zoning Commission meeting to order at 7:00 p.m., Monday, April 21, 2003. First Vice Chair Williamson made a motion to approve the agenda as presented. Second Vice Chair Neukranz seconded the motion, which passed 8-0. Commissioner Flick made a motion to approve the April 7, 2003, meeting minutes and April 8, 2003, work session minutes. Commissioner Kezhaya seconded the motion, which passed 8-0. Chairman Dunlap stated Agenda Item Nos. 4d and 4e 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 - Preliminary Plat: 3/Custer Creek Center Addition, Block A, Lot 2 - Applicant:--Collincroft, J.V.

A minor automotive repair building on one lot on 0.8± acre on the west side of Custer Road, 205± feet south of S. H. 121. Zoned Regional Commercial.

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

Agenda No. 4b - Revised Conveyance Plat: 3/Custer Creek Center Addition, Block A, Lots 2 & 3 - Applicant: Collincroft, J.V.

Two lots for conveyance purposes on 7.1± acres on the west side of Custer Road, 222± feet south of S. H. 121, and on the south side of S.H. 121, 206± feet west of Custer Road. Zoned Regional Commercial.

Approved as submitted.

Agenda No. 4c - Revised Site Plan: 69/Plano Business Park Phase I, Block 1, Lots 3 & 4 - Applicant: Estech Systems, Inc. (ESI)

Two office showroom/warehouse buildings on two lots on 12.6± acres on the northeast corner of Plano Parkway and Shiloh Road. Zoned Research Technology with Specific Use Permit #438 for a Commercial Antenna Support Structure.

Approved as submitted.

Agenda No. 4f - Conveyance Plat: 39/Village at Prestonwood, Block A, Lots 1 & 2 - Applicant: The Village at Prestonwood, L.P.

A proposed independent living facility on one lot on 26.6± acres and a future office development on one lot on 5.0± acres at the northwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-256-Office-2.

Approved as submitted.

Agenda No. 4g - Revised Site Plan: 16/The Shops at Legacy, Block D, Lot 1, Block E, Lot 1, & Block F, Lot 1 - Applicant: The Shops at Legacy, L.P.

A retail and office development on three lots on 11.0± acres on the south side of Legacy Drive at Bishop Road. Zoned Planned Development-65-Central Business-1.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda 4d - Preliminary Site Plan: 6/Independence Crossing, Block A, Lots 1-5 - Applicant: Wal-Mart

Christina Day, Senior Planner, stated this is a request for a retail development on five lots on 15.2± acres on the northeast corner of Independence Parkway and Hedgcoxe Road. Zoned Retail with Specific Use Permit #368 for a Daycare Center. Staff recommended approval subject to the Planning & Zoning Commission finding, based on the Traffic Impact Analysis (TIA), the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.

Mr. James Hall of Kimley-Horn, Inc., representing the applicant, answered Commissioner Flick's question regarding trees extending along the property line.

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

Agenda 4e - Concept Plan & Preliminary Site Plan: 39/Village at Prestonwood, Block A, Lots 1 & 2 - Applicant: The Village at Prestonwood, L.P.

Charles Lee, Planner, stated this is a proposed independent living facility on one lot on 26.6± acres and a future office development on one lot on 5.0± acres at the northwest corner of Plano Parkway and Marsh Lane. Zoned Planned Development-256-Office-2. Staff recommended approval subject to FAA determination of no hazard to air navigation at the time of final site plan approval.

Mr. Lee answered Commissioner Flick's questions regarding whether there was a need for a fire station.

Tom Elgin, Development Review Manager, answered Commissioner Flick's questions regarding screening and fencing.

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

END OF ITEMS FOR CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2003-04 - Applicant: Healtley Properties

Mr. Lee stated this is a request to rezone 15.4± acres on the southwest corner of 14th Street and Rigsbee Drive from Planned Development-25-Light Commercial (PD-25-LC) to Planned Development-Single-Family-6 (PD-SF-6). Neighborhood #68. No letters were received for the item. The applicant is requesting that this item be tabled to the May 5, 2003, Planning & Zoning Commission meeting. Staff recommended the Planning & Zoning Commission accept the applicant's request to table the item to the May 5, 2003, 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 Kalchthaler seconded the motion, which passed 8-0.

Agenda No. 6 - Public Hearing: Zoning Case 2003-05 - Applicant: City of Plano

Ms. Day stated this a request to rescind Specific Use Permit (SUP) #81 for Arcade on one lot on 12.5± acres on the south side of 15th Street, 300± feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #81 (CC w/SUP-81). Neighborhood #66. 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 Flick seconded the motion, which passed 8-0.

Agenda No. 7 - Public Hearing: Zoning Case 2003-06 - Applicant: City of Plano

Ms. Day stated this is a request to rescind Specific Use Permit (SUP) #54 for Arcade on 0.1± acre located 950± feet east of Alma Road and 1,450± feet south of 15th Street. Zoned Corridor Commercial with Specific Use Permit #54 (CC w/ SUP-54). Neighborhood #66. 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 8-0.

Agenda No. 8 - Public Hearing: Zoning Case 2003-07 - Applicant: City of Plano

Ms. Day stated this is a request to rescind Specific Use Permit (SUP) #226 for Arcade on 0.4± acre located 300± feet west of U.S. Highway 75 and 600± feet south of 15th Street. Zoned Corridor Commercial with Specific Use Permit #226 (CC w/ SUP-226). Neighborhood #66. No letters were received for or against 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, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 8-0.

Mr. Lee stated Agenda Nos. 9A and 9B would be heard together.

Agenda No. 9A - Public Hearing - Replat & Revised Conveyance Plat: Coit Crossing Addition, Block 1, Lots 2R & 3R - Applicant: Crow/Billingsley Ltd. #10

Mr. Lee stated this is a request for a proposed bank with drive-thru on one lot on 1.5± acres and a conveyance lot on 41.3± acres on the west side of Coit Road, 740± feet north of Mapleshade Lane. Zoned Corridor Commercial. No letters were received for the item. Staff recommended approval subject to the Planning & Zoning Commission granting a waiver to the requirement for the right-of-way dedication associated with a grade-separated interchange.

The public hearing was opened. Jon Cornelson, Dunaway & Associates, representing the applicant, was present to answer any questions. No one else spoke for or against the item. The public hearing was closed.

Commissioners Flick and Smith were opposed to granting a waiver to the right-of-way dedication for designated above-grade crossings.

After much discussion, 1st Vice Chair Williamson made a motion to approve the item as submitted. Commissioner Beach seconded the motion, which passed 6-2.

Agenda No. 9B - Preliminary Site Plan: 71/Coit Crossing Addition, Block 1, Lot 2R - Applicant: Crow/Billingsley Ltd. #10

Mr. Lee stated this is a proposed bank with drive-thru on one lot on 1.5± acres on the west side of Coit Road, 740± feet north of Mapleshade Lane. Zoned Corridor Commercial. No letters were received for the item. Staff recommended approval subject to the Planning & Zoning Commission granting a waiver to the requirement for the right-of-way dedication associated with a grade-separated interchange.

After much discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 6-2.

Agenda No. 10 - Public Hearing - Replat: 55/Bellinger Business Park, Block A, Lot 1R - Applicant: David McDavid

Mr. Lee stated this is a major automotive repair facility on one lot on 4.1± acres on the north side of Commerce Drive, 425± feet east of Plano Parkway. Zoned Light Industrial-1. 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 Flick seconded the motion, which passed 8-0.

Agenda No. 11 - Public Hearing - Replat: 18/Collin Creek Community Church, Block A, Lot 1R - Applicant: Collin Creek Community Church

Carrie Lee, Planner, stated this is a church on one lot on 13.2± acres on the northeast corner of Spring Creek Parkway and Cheyenne Trail. Zoned Office-1. 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. 12 - Public Hearing - Preliminary Replat & Revised Site Plan: 50/Dooley Elementary School, Block P, Lot 1 - Applicant: Plano Independent School District

Ms. Lee stated this is a public elementary school on one lot on 6.8± acres on the southwest corner of San Gabriel Drive and Flora Drive. Zoned Single-Family-9. No letters were received for the item. Staff recommendations were 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.

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. First Vice Chair Williamson seconded the motion, which passed 8-0.

Agenda No. 13 - Public Hearing - Replat: 29/Red Wolf Estates, Block A, Lots 10, 12, 13, & 14 - Applicant: Robert and Elizabeth Deputy

Ms. Lee stated this is four Single-Family-20 residential lots on 3.1± acres on the southwest corner of Red Wolf Lane and Timber Wolf Trail. Zoned Single-Family-20. No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. Michael Dowdy, 5225 Village Creek Drive, #200, Plano, Texas, representing the applicant, was present to answer any questions. 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.

END OF PUBLIC HEARINGS

Commissioner Kezhaya stepped down for Agenda No. 14.

Agenda No. 14 - Preliminary Site Plan: 67/Kezhaya Addition, Block A, Lot 1 - Applicant: Jerry P. Kezhaya

Mr. Lee stated this is 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. No letters were received for the item. 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 item was previously tabled April 7, 2003. First Vice Chair Williamson made a motion to remove the item from the table. Commissioner Flick seconded the motion, which passed 7-0.

Kent Jones, 2001 North Lamar, Dallas, Texas, representing the applicant, was present to answer the Commissioner's questions regarding landscape edge requirements.

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

Commissioner Kezhaya resumed his seat.

Agenda No. 15A - Preliminary Site Plan: 40/Presbyterian Healthcare Addition, Block 1, Lot 1 - Applicant: Texas Health Resources

Ms. Lee stated this is a hospital/medical office building and additional hospital parking on one lot on 18.2± acres on the southwest corner of Dallas North Tollway and Parker Road. Zoned Regional Employment. No letters were received for the item. Staff recommended approval subject to:

1. The Planning & Zoning Commission finding, based upon the TIA, the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.
2. Board of Adjustment granting a variance for the requirement of a meandering sidewalk on Communications Parkway.
3. Favorable determination by the FAA of proposed building heights at time of site plan approval.
4. Staff approval of the General Tree Survey.

Kevin Crump, Project Engineer, representing the applicant, was present to answer questions.

Mr. Crump answered the Commissioner's questions regarding height of proposed berm, continuous landscape along Communications Boulevard, traffic concerns and parking regulations.

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

Agenda No. 15B - Request to a Waiver to the Façade Plan Requirements: 40/Presbyterian Healthcare Addition, Block 1, Lot 1 - Applicant: Texas Healthcare Resources

Mr. Lee stated this is a hospital/medical office building and additional hospital parking on one lot on 18.2± acres on the southwest corner of Dallas North Tollway and Parker Road. Zoned Regional Employment. No letters were received for the item. Staff recommended the Planning & Zoning Commission, in consideration of this request to waive the material requirements of the Regional Commercial zoning district, weigh the merits of consistent, unified medical campus architecture versus the aesthetic goals of the Dallas North Tollway Corridor.

Shannon Krause, 1919 McKinney, Dallas, Texas, representing the applicant, was present to answer questions. Mr. Krause also presented a slide presentation and a pre-cast stone sample.

Mr. Krause answered Commissioner's questions regarding differences between natural stone and pre-cast stone, maintenance and cleaning requirements and of the pre-cast stone, and whether the use of the pre-cast stone was due to architectural reasons or the inability of the hospital to comply with the City's structure requirements.

After some discussion, Commissioner Flick made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-1.

Commissioner Williamson voted against the item because she felt other building materials would meet the standards.

Agenda No. 16 - Request to Call a Public Hearing - Applicant: City of Plano

Mr. Elgin stated this is a request to call a public hearing to consider amendments to the uses and related development standards of the Corridor Commercial (CC) zoning district. Staff recommended that a public hearing be called for this purpose.

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

There being no further discussion. Chairman Dunlap adjourned the meeting at 8:40 p.m.

Planning & Zoning Commissioner

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