

PLANNING & ZONING COMMISSION

May 7, 2001

Present:

Jim McGee, Chairman
Michael Davidoff, 1st Vice Chair
Laura Williamson, 2nd Vice Chair
Joyce Beach
Bill Neukranz
Jerry Kezhaya
Carolyn Kalchthaler

Absent:

Lee Dunlap

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Lloyd E. Neal, P.E., Transportation Engineering Manager
Christina Day, Senior Planner
Carrie Lee, Planner
Charles Lee, Planner
Kent McIlyar, Assistant City Attorney II
Joseph May, Planning Technician
Dee Sarver, Systems Support Coordinator
Lanae Jobe, Sr. Administrative Assistant
Robin Horton, Technical Administrative Assistant
Jean Stellatella, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman McGee at 7:03 p.m., Monday, May 7, 2001.

Commissioner Davidoff made a motion to approve the agenda. Commissioner Neukranz seconded the motion, which passed 7-0. Commissioner Williamson requested that Agenda Item No. 4e be pulled for individual consideration. Commissioner Kezhaya 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 - Preliminary Site Plan: 68/Central Plano Industrial Park, Phase 3, Block 24, Lot 1R (CABOT tech @ PLANO) - Applicant: IDI

This is a request for one office/warehouse building and one office/limited assembly and manufacturing building on one lot on 13.8± acres south of Plano Parkway, 1,800± feet west of Shiloh Road. Zoned Research Technology.

Approved as submitted.

Agenda No. 4b - Final Plat: 22/Jeda Addition, Block A, Lot 1 - Applicant: Telstrat, Inc.

This is a request for a three-story office building on one lot on 13.4± acres east of K Avenue, 400± feet north of Pecan Lane. Zoned Planned Development-75-Retail/Office-2.

Approved as submitted.

Agenda No. 4c - Conveyance Plat: 4/Coit West Addition, Block A, Lot 1 - Applicant: Beazer Homes Texas, L.P.

This is a request for one conveyance lot on 3.2± acres on the southwest corner of McDermott Road and Coit Road. Zoned Office-1 with Specific Use Permit #437.

Approved as submitted.

Agenda No. 4d - Final Plat & Revised Conveyance Plat: 65/Custer/190 Addition, Block A, Lots 1A & 1B - Applicant: Lord Baltimore Capital

This is a request for one three-story office building on one lot and one conveyance lot on 19.9± acres on the north side of Plano Parkway, 1,050± feet west of Custer Road. Zoned Planned Development-376-Retail/Office-2.

Approved as submitted.

Agenda No. 4f - Preliminary Plat & Revised Conveyance Plat: 72/Coit Center Addition, Block B, Lots 2 & 3 - Applicant: Coit 190 Texas

This is a request for a restaurant with a drive-thru on one lot and one conveyance lot on 2.6± acres located on the northeast corner of State Highway 190 and Coit Road. Zoned Corridor Commercial.

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

Agenda No. 4g - Preliminary Site Plan: 55/Thunderbird Addition - Applicant: Middlekauff Ford

This is a request for a used car dealer on one lot on 6.0± acres located south of Plano Parkway, 685± feet east of Fulgham Road. Zoned Light Industrial-1.

Approved as submitted.

Agenda No. 4h - Preliminary Site Plan: 68/One-Ninety and Jupiter Addition, Block A, Lots 2R & 5 - Applicant: Magnolia Lodging

This is a request for a residence hotel and an office building on two lots on 4.5± acres located on the north side of State Highway 190, 335± feet east of Jupiter Road. Zoned Light Industrial-1.

Approved as submitted.

END OF CONSENT AGENDA

ITEM FOR INDIVIDUAL CONSIDERATION

Agenda No. 4e - Preliminary Plat & Site Plan: 71/Coit Crossing Addition, Block 1, Lots 1-7 - Applicant: Wal-Mart Stores East, Inc.

Charles Lee, Planner, stated this is a request for a proposed retail superstore on one lot on 22.5± acres and six commercial lots on 6.4± acres at the northwest corner of Mapleshade Lane and Coit Road. Zoned Light-Industrial-1. Staff recommended approval subject to:

Preliminary Plat:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. The recordation of the approved conveyance plat of Coit Crossing Addition, Block 1, Lots 1-3

Site Plan: The Planning & Zoning Commission finding, based on the TIA, that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.

After some discussion, Commissioner Davidoff made a motion to approve the item subject to staff's recommendations. Commissioner Kezhaya seconded the motion, which passed 7-0.

END OF ITEM FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2001-08 - Applicant: City of Plano

Tom Elgin, Development Review Manager, stated this is a request to amend Subsection 2-824 (Regional Employment District) and Subsection 2-825 (Regional Commercial District) of Section 2-800 (District Charts) of Article 2 of the Zoning Ordinance to clarify

the allowable height and required facade materials for parking structures within the Regional Commercial and Regional Employment districts. Staff offered the following amendments to clarify existing standards.

1. Amend Subsection 2-824 (Regional Employment) C. (Area, Yard, and Bulk Requirements) 7. (Maximum Height), substituting the following in its entirety for the existing standard:

7. Maximum Height	<ul style="list-style-type: none"> • Twenty (20) stories, not to exceed 325 feet in height except as noted in No. 10 below.
	<ul style="list-style-type: none"> • Structured parking is limited to three (3) levels total at or above grade and may be further restricted by the setback requirements as set forth in No. 10 below. Grade level parking counts as one (1) of the three (3) total levels. Below grade parking may be constructed in addition to the three (3) levels of at or above grade parking provided that at least one-half (1/2) of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.

2. Amend Subsection 2-824 (Regional Employment) C. (Area, Yard, and Bulk Requirements) 10. (Other Setback Standards), substituting the following in its entirety for the existing standard:

<p>10. Other Requirements</p> <p>Setback</p>	<p>In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum setbacks from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district.</p>
	<p>a. A minimum setback of fifty (50) feet as measured from the property line or three (3) times the height, minus thirty (30) feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third (1/3) the setback plus ten (10) feet.</p>
	<p>b. A maximum height of eight (8) stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.</p>
	<p>c. Beyond 1,000 feet, the setback shall be increased at a rate of one (1) times the height of that portion above 140 feet or eight (8) stories, whichever is more restrictive, up to 325 feet in height or twenty (20) stories, whichever is more restrictive.</p>
	<p>(See Appendix Illustration No. 17 for clarification.)</p>

3. Amend Subsection 2-824 (Regional Employment) F. (Special District Requirements) 1.b., substituting the following in its entirety for the existing standard:

"b. 75% of any exposed exterior wall of main buildings, parking structures, and accessory buildings, shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings."

4. Amend Subsection 2-825 (Regional Commercial) C. (Area, Yard, and Bulk Requirements) 7. (Maximum Height), substituting the following in its entirety for the existing standard:

7. Maximum Height	<ul style="list-style-type: none"> • Twenty (20) stories, not to exceed 325 feet in height except as noted in No. 10 below.
	<ul style="list-style-type: none"> • Structured parking is limited to three (3) levels total at or above grade and may be further restricted by the setback requirements as set forth in No. 10 below. Grade level parking counts as one (1) of the three (3) total levels. Below grade parking may be constructed in addition to the three (3) levels of at or above grade parking provided that at least one-half (1/2) of the height of the level is below the average elevation of the ground, prior to berming, using measurements taken at each corner of the parking structure.

5. Amend Subsection 2-825 (Regional Commercial) C. (Area, Yard, and Bulk Requirements) 10. (Other Setback Standards), substituting the following in its entirety for the existing standard:

<p>10. Other Setback Requirements</p>	<p>In addition to the front yard, side yard, rear yard, and maximum height requirements noted above, the following minimum setbacks from residential zoning districts shall apply to all main buildings, parking structures, and accessory buildings as measured from the district boundary line of the nearest residential district.</p>
	<p>a. A minimum setback of fifty (50) feet as measured from the property line or three (3) times the height, minus thirty (30) feet, as measured from the nearest residential district boundary line is required, whichever is more restrictive. Conversely, the allowed height of a main building, parking structure or accessory building, at a certain setback, would be equal to one-third (1/3) the setback plus ten (10) feet.</p>
	<p>b. A maximum height of eight (8) stories or 140 feet, whichever is more restrictive, shall extend for a distance of 1,000 feet from the nearest residential district boundary line.</p>

	<p>c. Beyond 1,000 feet, the setback shall be increased at a rate of one (1) times the height of that portion above 140 feet or eight (8) stories, whichever is more restrictive, up to 325 feet in height or twenty (20) stories, whichever is more restrictive.</p>
	<p>(See Appendix Illustration No. 17 for clarification.)</p>

6. Amend Subsection 2-825 (Regional Commercial) F. (Special District Requirements) 1.b., substituting the following in its entirety for the existing standard:

"b. 75% of any exposed exterior wall of main buildings, parking structures, and accessory buildings, shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings."

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

There being no discussion, Commissioner Williamson made a motion to approve the amendments. Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing: Zoning Case 2001-11 - Applicant: RJW Tollway, L. P.

Carrie Lee, Planner, stated this is a request for a Specific Use Permit (SUP) for a Private Club on 1.3± acres on one lot on the east side of the Dallas North Tollway, 1,600± feet south of Parker Road. Zoned Regional Employment (RE). There were no letters received for this item. Staff recommended approval as submitted.

The public hearing was opened. Jim Dewey, representative of RJW Tollway, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

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

Agenda No. 7 - Public Hearing – Preliminary Replat: 41/Parkway Hills Addition, Block A, Lots 8R, 9 & 10 (Roy's Restaurant) - Applicant: RJW Tollway, L. P.

Ms. Lee stated this is a request for a proposed restaurant, a future restaurant, and a future office building on three lots on 3.7± acres east of the Dallas North Tollway, 1,600± feet south of Parker Road. Zoned Regional Employment. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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

There being no discussion, Commissioner Neukranz made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing - Replat: 68/Parker Plaza West, Phase II, Block B, Lots 2R & 4 - Applicant: Argent Property Company

Christina Day, Sr. Planner, stated this is a request for two office buildings on two lots on 1.3± acres west of Silverstone Drive, 235± feet north of Parker Road. Zoned Planned Development-90-Retail. Staff recommended approval subject to additions and/or alterations to the engineering plans by the Engineering Department.

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

There being no discussion, Commissioner Neukranz made a motion to approve the item subject to additions and/or alterations to the engineering plans by the Engineering Department. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 9 - Public Hearing - Preliminary Replat & Conveyance Plat: 68/Jupiter Tech Addition, Block A, Lots 1 & 2 - Applicant: Stars Ice Management

Ms. Day stated this is request for an office building on one lot and one conveyance lot on 7.6± acres on the northeast corner of Jupiter Road and Summit Avenue. Zoned Planned Development-7-Light Industrial-1. Staff recommended approval subject to additions and/or alterations to the engineering plans by the Engineering Department.

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

There being no discussion, Commissioner Williamson made a motion to approve the item subject to additions and/or alterations to the engineering plans by the Engineering Department. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 10 - Public Hearing - Preliminary Replat: 68/Plano Tech Center V, Block 1, Lot 1 - Applicant: Argent Property Company

Ms. Day stated this is a request for an office and limited assembly/manufacturing building on one lot on 8.8± acres on the northwest corner of Klein Road and Summit Avenue. Zoned Research Technology. Staff recommended approval subject to additions and/or alterations to the engineering plans by the Engineering Department.

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

There being no discussion, Commissioner Neukranz make a motion to approve the item subject to additions and/or alterations to the engineering plans by the Engineering Department. Commissioner Kalchthaler seconded the motion which passed 7-0.

Agenda No. 11 - Public Hearing – Replat & Revised Site Plan: 20/James L. Thomas Addition, Block A, Lot 1 - Applicant: Plano Independent School District

Mr. Lee stated this is an existing public elementary school on one lot on 7.5± acres on the southwest corner of Blue Ridge Trail and Montana Trail. Zoned Single-Family-7. Staff recommended approval subject to:

Replat: Additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Board of Adjustment granting a variance to the required front yard building setback along Blue Ridge Trail.

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

There being no discussion, Commissioner Williamson made a motion to approve the item subject to staff's recommendations. Commissioner Beach seconded the motion, which passed, 7-0.

Agenda No. 12 - Public Hearing – Preliminary Replat: 56/American National Bank, Block A, Lots 1R & 4 - Applicant: Loutex Plano, L. P. and Ventana Homes, Inc.

Ms. Lee stated this is a request for a proposed office building and an existing office building with a drive-thru bank facility on two lots on 4.2± acres on the southeast corner of Coit Road and American Drive. Zoned Planned Development-134-Office-2. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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 subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 13 - Public Hearing – Preliminary Replat & Site Plan: 41/Willow Bend Country, Phase One, Block C, Lots 1-3 (Willow Bend Church) - Applicant: Willow Bend Church

Ms. Lee stated this is a request for three residential lots and two tracts of land on 4.9± acres on the northwest corner of Park Boulevard and Plantation Lane. Zoned Single-Family-20. One letter was received in favor of the item. Staff recommended approval subject to:

Preliminary Replat: Additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan: 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 further discussion, Commissioner Beach made a motion to approve the item subject to staff's recommendations. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 14 - Public Hearing - Preliminary Replat & Revised Site Plan: 68/American Forms, Block A, Lot 1 - Applicant: American Forms

Ms Day stated this is a request for an expansion of an existing office and manufacturing building on one lot on 13.3± acres on the south side of Plano Parkway, 1,577± feet west of Shiloh Road. Zoned Research Technology. Staff recommended approval subject to additions and/or alterations to the engineering plans by the Engineering Department.

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

There being no further discussion, Commissioner Neukranz made a motion to approved the item subject to staff's recommendation. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 15 - Request to Call a Public Hearing - Applicant: City of Plano

Mr. Lee stated this is a request to call a public hearing to consider amendments to the Zoning Ordinance regarding arcades within regional theaters and/or arcades within the Regional Employment (RE) and Regional Commercial (RC) districts. Staff offered the following two alternatives to amending the Zoning Ordinance:

1. As suggested by the representative of Cinemark, the definition of Regional Theater could be amended to allow arcade uses as an additional use or accessory use to a regional theater subject to the supplementary regulations in Subsection 3-101 of the Zoning Ordinance. This option would allow arcade uses in regional theaters throughout the City of Plano. All regional theaters require SUPs.

2. The RE and RC district use charts could be amended to allow consideration of arcade uses by SUP subject to the supplementary regulations in Subsection 3-101 of the Zoning Ordinance. This option would allow consideration of arcade uses on any or RE/RC property and not just in conjunction with regional theaters.

Staff recommended that the Commission consider this request, and if it finds merit, call a public hearing for one of the two alternatives.

After much discussion, Commissioner Davidoff made a motion to deny the request to call a public hearing. Commissioner Beach seconded the motion, which passed 7-0. The Commission denied the request because they felt it was too narrowly-defined.

Agenda No. 16 - Extension & Reinstatement of Revised Preliminary Site Plan: 37/Fairview Farm Marketplace, Block A, Lot 1R - Applicant: John L. Boire

Mr. Elgin stated this is a request to reinstate approval of a revised preliminary site plan for Fairview Farms Marketplace, Block A, Lot 1R, and extend the effective date of the plan for two years. This request includes an existing restaurant and private club, farmers' market, and animal exhibition area on one lot on 6.5± acres on the east side of U.S. Highway 75, 475± feet north of Parker Road. Zoned Corridor Commercial (CC) with Specific Use Permit (SUP) #165 for a Private Club and SUP #174 for Animal Exhibition. Staff recommended reinstatement and two-year extension of effective period.

After a brief discussion, Commissioner Neukranz made a motion to approve the reinstatement and two-year extension of effective period. Commissioner Davidoff seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

Agenda No. 17 - Consideration of Future Work Session Dates:

Mr. Elgin requested rescheduling the May 22, 2001 Work Session to May 24, 2001.

OTHER BUSINESS

Mr. Elgin announced that Joseph May, Planning Technician, would be leaving his position in the Planning Department for a position in the Engineering Department. There being no further discussion, Chairman McGee adjourned the meeting at 8:03 p.m.

Planning & Zoning Commissioner

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