

PLANNING & ZONING COMMISSION

July 1, 2002

Present:

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

Absent

Michael Davidoff, Chairman

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Jeff Zimmerman, Planning & Information Manager
Christina Day, Sr. Planner
Charles Lee, Planner
Carrie Lee, Planner
Greg Adams, Sr. Planner
Brad Roberts, Planning Technician
Kent McIlyar, Assistant City Attorney II
Lanae Jobe, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by 1st Vice Chair Dunlap at 7:00 p.m., Monday, July 1, 2002. Commissioner Kezhaya made a motion to approve the agenda. Commissioner Beach seconded the motion, which passed 7-0. Commissioner Flick made a motion to approve the May 21, 2002, Work Session, June 4, 2002, Work Session, and June 17, 2002, Meeting and Work Session minutes with a minor correction. Commissioner Williamson seconded the motion, which passed 7-0. First Vice Chair Dunlap stated Agenda Item Nos. 4b, 4c, 4d, 4g, and 4h would be pulled

for individual consideration. Commissioner Flick made a motion to approve the remainder of the Consent Agenda. Commissioner Kalchthaler seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4a - Conveyance Plat & Final Plat: 50/Meadows Baptist Church Addition, Block 1, Lots 1 & 2 - Applicant: Meadows Baptist Church

This is a request for a church on one lot on 12.4± acres and a conveyance lot on 14.9± acres on the northwest corner of Los Rios Boulevard and Merriman Drive. Zoned Planned Development-173-Estate Development.

Approved as submitted.

Agenda No. 4e - Final Plat: 5/Hedgcoxe-Coit Center, Block 1, Lot 3 - Applicant: Fountain Car Wash - Coit, Ltd.

This is a request for a full service car wash on one lot on 1.2± acres on the eastside of Coit Road, 450± feet north of Hedgcoxe Road. Zoned Retail.

Approved as submitted.

Agenda No. 4f - Revised Conveyance Plat: 59/Royal Addition No. 2, Block A, Lot 4 - Applicant: Pamela Royal Smith & Michael F. Royal

This is a request for one conveyance lot on 4.1± acres on the south side of Ozark Drive, 125± feet east of U.S. Highway 75. Zoned Corridor Commercial.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

Agenda No. 4b - Final Plat: 24/Timber Brook Estates Phase IX - Applicant: TBP/Timber Brook Plano Limited Partnership

Charles Lee, Planner, stated this is a request for 12 Single-Family-7 lots on 3.0± acres north of Timber Brook Drive, 200± feet east of Jasper Drive. Zoned Planned Development-367-Single-Family-7. Staff recommended approval as submitted.

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

Agenda No. 4c - Revised Conveyance Plat & Final Plat: 32/Promontory on Preston, Block A, Lots 3 & 6 - Applicant: Promontory, Ltd.

Mr. Lee stated this is a request for a bank with drive-thru lanes on one lot on 1.3± acres and a conveyance lot on 20.4± acres on the east side of Preston Road, 437± feet south of Spring Creek Parkway. Zoned Planned Development-176-Retail. Staff recommended approval as submitted.

After a brief discussion, Commissioner Kezhaya made a motion to approve the item as submitted. Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 4d - Site Plan: 13/Chase Oaks J.J.'s Fast Stop Addition, Block A, Lot 4R - Applicant: Earth Mortgage

Mr. Lee stated this is a request for a proposed two-story, 9,000 square foot office building on one lot on 0.6± acre, west of Chase Oaks Boulevard, 200± feet north of Legacy Drive. Zoned Retail. Staff recommended approval subject to staff approval of the landscape plan.

After a brief discussion, Commissioner Williamson made a motion to approve the item subject to staff approval of the landscape plan. Commissioner Flick seconded the motion, which passed 7-0.

Agenda No. 4g - Revised Site Plan: 59/Aparicio's Tortilla Factory, Block A, Lot 1 - Applicant: Juan & Martina Aparicio

Carrie Lee, Planner, stated this is a request for a restaurant with private club on one lot on 0.9± acre on the north side of 18th Street, 68± feet east of I Avenue. Zoned Retail with Specific Use Permit #367 for Private Club. Staff recommended approval subject to staff approval of the landscape plan.

After a brief discussion, Commissioner Flick made a motion to approve the item subject to staff approval of the landscape plan. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 4h - Preliminary Plat & Site Plan: 67/Price Industries Retail Addition, Block 1, Lot 1 - Applicant: Thomas R. Price

Ms. Lee stated this is a request for an addition to an existing retail building on one lot on 0.8± acre on the northeast corner of U.S. Highway 75 and 11th Street. Zoned Corridor Commercial. Staff recommended approval for the following:

Preliminary Plat: Recommended for approval subject to additions and/or alterations as required by the Engineering Department.

Site Plan: Recommended for approval subject to staff approval of the landscape plan.

After a brief discussion, Commissioner Beach made a motion to approve the item subject to staff's recommendation. Commissioner Kalchthaler seconded the motion, which passed 7-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Mr. Lee presented Agenda Item Nos. 5A and 5B together.

Agenda No. 5A - Public Hearing: Zoning Case 2002-21 - Applicant: Douglas Properties, Ltd.

Mr. Lee stated this is a request to rezone 25.8± acres on the southwest corner of Chaparral Road and Jupiter Road from Planned Development-19-Multi-Family-2 (PD-19-MF-2) to Planned Development-19-Multi-Family-2/Patio Home (PD-19-MF-2/PH). Neighborhood #22. Tabled 06/17/02. Commissioner Williamson made a motion to remove the item from the table. Commissioner Kezhaya seconded the motion, which passed 7-0. No letters were received for the item. Staff recommended approval as Planned Development-Multi-Family-2/Patio Home subject to the following stipulations:

The site may be developed in accordance with either Multi-Family-2 or Patio Home or Single-Family-Detached requirements subject to the following:

1. If developed as Multi-Family-2, the following stipulations shall apply:
 - a. No reclamation of the 100-year floodplain;
 - b. 30-foot wide landscape edge along Chaparral Road and Jupiter Road;
 - c. 50-foot wide open space area along the southern property line;
 - d. Maximum number of 412 units; and
 - e. Maximum effort shall be made to preserve trees within the 100-year floodplain and the required 50-foot open space area as noted above.
2. If developed as Patio Home standards, the following stipulations apply:
 - a. 15-foot landscape edge along Chaparral Road and Jupiter Road; and
 - b. Maximum 136 single-family residential units.
3. If developed as Single-Family-Detached, the base development standards of the respective Single-Family-Detached district shall apply.

The public hearing was opened. Jim Douglas, applicant, stated that the purpose of providing landscape edges and open space was to protect existing single-family homes. He plans to continue the existing landscaping along the thoroughfares. He also stated he intended to do a water feature on the property, and noted the cemetery would be owned and maintained by the homeowners association. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Flick made a motion to approve the item subject to staff's recommendation. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 5B - Preliminary Site Plan: 22/Timber Brook West No. 2 - Applicant: Douglas Properties, Ltd.

Mr. Lee stated this is a request for 122 proposed single-family residential lots developed at Patio Home standards on 22.9± acres on the southwest corner of Jupiter Road and Chaparral Road. Zoned Planned Development-19-Multi-Family-2. Tabled 05/06/02 and

06/17/02. Commissioner Williamson made a motion to remove the item from the table. Commission Kezhaya seconded the motion, which passed 7-0. No letters were received for the item. Staff recommended approval subject to:

1. Staff approval of a General Tree Survey; and
2. City Council approval of Zoning Case 2002-21.

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

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

Agenda No. 6 - Public Hearing: Zoning Case 2002-23 - Applicant: Fairview Farm Land Company, Ltd.

Ms. Lee stated this is a request for a Specific Use Permit (SUP) for a Private Club in conjunction with a proposed restaurant on one lot on 1.1± acres located on the east side of U.S. Highway 75, 1,300± feet north of Parker Road. Zoned Corridor Commercial. Neighborhood #37. 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 7-0.

Agenda No. 7 - Public Hearing: Zoning Case 2002-26 - Applicant: City of Plano

Tom Elgin, Development Review Manager, stated this is a request to amend the Zoning Ordinance, Subsection 3-1004 (Placement of All Dumpsters) of Section 3-1000 (Screening, Fence, and Wall Regulations) of Article 3 (Supplementary Regulations for Principle Permitted Uses and Specific Uses) and related sections of the Zoning Ordinance regarding the placement and screening of refuse and recycling containers. Staff recommended approval as follows:

(Please note that the language below will replace the current Subsection 3-1004 in its entirety.)

3-1004 Requirements for Refuse and Recycling Containers and Compactors

Refuse and recycling containers and compactors for multifamily and nonresidential development shall comply with the following standards unless specifically exempted in Section 3-1004(7):

1. Refuse and Recycling Container Standards

- a. Enclosures and/or Enclosure Space - Developments shall either provide enclosures for refuse and recycling containers or allocate area for future enclosures. Enclosures shall be designed to accommodate one refuse container and one recycling container. If the applicant does not propose refuse and recycling containers for a development, adequate area on the site shall be allocated to accommodate a future enclosure for one refuse and one recycling container.
- b. Screening - Refuse and recycling containers shall be screened from view of adjacent streets and properties. Screening shall be accomplished by one of the following methods:
 - i. Screening by Enclosure - Refuse and recycling containers shall be enclosed on three sides with masonry wall construction finished to match the main building(s). The minimum height of the enclosure shall be six feet.

- ii. Screening by Concealed Placement - Refuse and recycling containers shall be placed in service areas that are screened from view by buildings, wing walls, and/or required screening walls.
 - c. Enclosure Size - The minimum enclosure size for refuse and recycling containers shall be based upon a seven-foot wide by seven-foot deep container (10-cubic yard container.) The interior dimensions of the enclosure shall provide the following minimum clearances:
 - i. The minimum side-to-side clearance between containers and/or enclosure walls shall be two and one-half feet.
 - ii. The minimum front-to-back clearance between containers and enclosure walls or gates shall be two feet.
2. Compactor Standards
- a. Screening - Compactors, where provided, shall be enclosed on three sides with masonry wall construction finished to match the main building(s). Compactors shall not be screened by concealed placement. The minimum height of the enclosure shall be eight feet. Metal swinging gates of a height equal to the enclosure height shall be provided for the truck collection side of the compactor enclosure.
 - b. Enclosure Size - The interior dimensions of the compactor enclosure shall provide for three feet of clearance between the compactor and enclosure walls or gates.
3. Placement Standards for Enclosures - Refuse recycling, and compactor enclosures shall be placed behind the front building setback line. Compactor enclosures shall not be located between the front building setback line and the front façade of the building. The truck collection side of enclosures shall be oriented away from public streets unless metal swinging gates of a height equal to the enclosure height are provided.
4. Service Access - Refuse recycling, and compactor enclosures shall be located to facilitate service/collection by providing a minimum outside turning radius of 45 feet from the travel lane to the truck collection side of enclosure.

5. Site Plan Review - Refuse, recycling and compactor enclosures or area allocated for future refuse and recycling enclosures shall be identified on preliminary site plans and site plans. Refuse containers, recycling containers and/or compactors shall not be added to existing sites and/or to site plans approved for future development without submittal and approval of a revised site plan.
6. Parking Reduction - The number of required parking spaces in Section 3-1100 (Off-Street Parking and Loading) may be reduced to accommodate commercial recycling and community recycling containers for sites developed prior to July 22, 2002. Required parking shall not be reduced without submittal and approval of a revised site plan.
7. Exemptions - The following are exempted from the requirements of Section 3-1004:
 - a. Community recycling containers less than two cubic yards in capacity.
 - b. Multi-family and nonresidential development that comply with both of the following stipulations:
 - i. The development is authorized by the City of Plano, Public Works department for refuse and recycling collection utilizing 95-gallon residential-type carts, and
 - ii. The development is located within Downtown Business/Government (BG) or Central Business-1 (CB-1) zoning districts, or the development is within a Planned Development (PD) district that permits by stipulation the use of 95-gallon residential carts for refuse and recycling collection.

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

After much discussion, Commissioner Williamson made a motion to approve the item subject to staff's recommendations. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing - Replat & Revised Site Plan: 13/RDI Addition, Block A, Lot 1R - Applicant: Legacy on Alma LLC & Legacy on Alma II, LLC

Ms. Lee stated this is a request for three existing office buildings, including one existing day care center and one proposed day care center, on one lot on 7.7± acres on the east side of Alma Road, 1,600± north of Legacy Drive. Zoned Planned Development-272-Office-1. No letters were received for the item. Staff recommended approval subject to staff approval of the specific tree survey.

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 subject to staff approval of the specific tree survey. Commissioner Flick seconded the motion, which passed 7-0.

Agenda No. 9 - Public Hearing - Replat: 55/Parkway Carmax Addition, Block A, Lot 1R - Applicant: Blue Star Land Company

Mr. Lee stated this is a request for a mini-warehouse/public storage development on one lot on 4.8± acres on the east side of Fulgram Road, 800± feet south 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.

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

Agenda No. 10 - Public Hearing - Replat: 40/Prestonwood Park Addition, Block A, Lot 10R - Applicant: Kwik Industries, Inc.

Mr. Lee stated this is a request for a minor automotive repair shop on one lot on 0.8± acre on the east side of Midway Road, 450± feet south of Plano Parkway. Zoned Planned Development-112-Retail. No letters were received for the item. Staff recommended approval as submitted.

The public hearing was opened. David Nylander, applicant, stated he was available for questions from the Commission. No one else 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 7-0.

Agenda No. 11 - Public Hearing - Replat: 29/Windhaven Plaza, Block A, Lot 4R - Applicant: Cencor Realty Services

Mr. Lee stated this is a request for a retail building and medical office building on one lot on 6.2± acres on the west side of the Dallas North Tollway, 1,000± feet south of Windhaven Parkway. Zoned Regional Commercial. 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 Flick seconded the motion, which passed 7-0.

Agenda No. 12 - Public Hearing: Replat & Revised Site Plan: 38/Spring Creek Campus, Block 1, Lot 1R & 2 - Applicant: Collin County Community College District

Christina Day, Sr. Planner, stated this is a request for a college campus on two lots on 109.2+ acres on the southeast corner of Spring Creek Parkway and Jupiter Road. Zoned Planned Development-456-Office-2. Ms. Day noted there were discrepancies in the exhibit regarding provided parking, and the applicant had agreed to correct them. 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 Kalchthaler seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

Agenda No. 13 - Request to Call a Public Hearing - Applicant: City of Plano

Ms. Day stated this is a request to call a public hearing to review development standards for garden center uses. Staff recommended that a public hearing be called for this purpose.

After some discussion, Commissioner Flick made a motion to call a public hearing to review development for garden center uses. Commissioner Neukranz 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 amend the Zoning Ordinance to address access and maintenance easements on adjacent lots for Single-Family-Attached and Patio Home developments. Staff recommended that a public hearing be called for this purpose.

There being no discussion, Commissioner Williamson made a motion to call a public hearing to amend the Zoning Ordinance to address access and maintenance easements on adjacent lots for Single-Family-Attached and Patio Home developments. Commissioner Kezhaya seconded the motion, which passed 7-0.

There being no further discussion, 1st Vice Chair Dunlap adjourned the meeting at 8:08 p.m.

Planning & Zoning Commissioner

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