

## PLANNING & ZONING COMMISSION

July 15, 2002

### **Present:**

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

### **Staff:**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Christina Day, Sr. Planner  
Charles Lee, Planner  
Carrie Lee, Planner  
Rena Ollie, Planning Technician  
Kent McIllyar, Assistant City Attorney II  
Robin Horton, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Davidoff at 7:00 p.m., Monday, July 15, 2002. Commissioner Kezhaya made a motion to approve the agenda. Commissioner Dunlap seconded the motion, which passed 8-0. Commissioner Dunlap made a motion to approve the July 1, 2002, Meeting minutes. Commissioner Beach seconded the motion, which passed 8-0. First Vice Chair Dunlap stated Agenda Item Nos. 4i and 4j would be pulled for individual consideration. Commissioner Kezhaya made a motion to approve the remainder of the Consent Agenda. Commissioner Dunlap seconded the motion, which passed 8-0.

**CONSENT AGENDA**

**Agenda No. 4a - Revised Preliminary Site Plan: 40/Carrington Park, Block B, Lots 1R and 3-5 - Applicant: Communications Medical**

This is a request for an existing three-story hotel, a proposed four-story hotel, and three proposed medical office buildings on five lots on 9.5± acres on the northwest corner of Dallas North Tollway and Wedgewood Drive. Zoned Regional Employment.

Approved subject to favorable determination by the FAA of proposed building heights at the time of site plan approval.

**Agenda No. 4b - Revised Preliminary Plat: 40/Carrington Park, Block B, Lot 3 - Applicant: Communications Medical**

This is a request for a proposed two-story medical office building on one lot on 2.4± acres west of Communications Parkway, 330± feet north of Wedgewood Drive. Zoned Regional Employment.

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

**Agenda No. 4c - Site Plan: 71/Coit Crossing Addition, Block 1, Lot 8 - Applicant: Wal-Mart Stores East, Inc.**

This is a request for a drive-in restaurant on one lot on 1.4± acres on the north side of Mapleshade Lane, 295± feet west of Coit Road. Zoned Corridor Commercial.

Approved subject to:

1. Staff approval of the landscape plan and facade plan; and

2. Dedication of additional and necessary fire lane, access, and utility easements by separate instrument.

**Agenda No. 4d - Final Plat: 6/Thomas Wesley Andrews Elementary School, Block A, Lot 1 - Applicant: Plano Independent School District**

This is a request for a public elementary school on one lot on 7.6± acres on the south side of Scenic Drive, 1,500± feet west of Custer Road. Zoned Single-Family-7.

Approved as submitted.

**Agenda No. 4e - Conveyance Plat: 9/Legacy Corporate Center, Block A, Lots 1 & 2 - Applicant: Breeze Texas Corporation**

This is a request for two conveyance lots on 27.1± acres on the northeast corner of Preston Road and Legacy Drive. Zoned Office-2.

Approved as submitted.

**Agenda No. 4f - Preliminary Site Plan: 12/Hedgcoxe-Custer Addition, Block A, Lot 2 - Applicant: Pentagon Properties**

This is a request for a proposed 4,853 square foot retail building on one lot on 0.5± acre on the south side of Hedgcoxe Road, 255± east of Custer Road. Zoned Retail.

Approved as submitted.

**Agenda No. 4g - Revised Preliminary Site Plan: 55/Preston Ohio Addition, Block 1, Lots 1-5 - Applicant: R. Y. Properties, Inc.**

This is a request for an existing residence hotel, a convenience store with gasoline pumps, an office/warehouse building, two proposed retail buildings, and one future office building on five lots on 19.7± acres on the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/Office-2.

Approved as submitted.

**Agenda No. 4h - Preliminary Plat: 36/Fairview Central Park Addition, Block A, Lot 3 - Applicant: Fairview Farm Land Co.**

This is a request for a free-standing restaurant with a private club on one lot on 2.1± acres on the west side of U.S. Highway 75 and 1,174± feet north of Ruisseau Drive. Zoned Corridor Commercial with Specific Use Permit No. 456 for a Private Club.

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

**END OF CONSENT AGENDA**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

Commissioner Dunlap stepped down for Agenda Item No. 4i and Agenda Item No. 4j.

**Agenda No. 4i - Preliminary Site Plan: 29/Communication Park, Block 1, Lot 5 - Applicant: KRB Inc.**

Christina Day, Sr. Planner, AICP, stated this is a request for two medical office buildings and one general office building on one lot on 1.4± acres on the southeast corner of Windcom Court and Communications Parkway. Zoned Regional Employment. Staff recommended approval subject to favorable determination by the FAA of proposed building heights at the time of site plan approval.

There being no discussion, Commissioner Kezhaya made a motion to approve the item subject to favorable determination by the FAA of proposed building heights at the time of site plan approval. Commissioner Williamson seconded the motion, which passed 7-0.

**Agenda No. 4j - Site Plan & Preliminary Plat: 29/Communication Park, Block 1, Lot 6 - Applicant: Isla 78 Properties**

Ms. Day stated this is a request for a medical office building on one lot on 1.3± acres located on the south side of Windcom Court, 333± feet east of Communications Parkway. Zoned Regional Employment. Staff recommended approval as submitted subject to:

Site Plan: Staff approval of the facade plan.

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

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

Commissioner Dunlap resumed his seat.

**END OF ITEMS FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARINGS**

**Agenda No. 5 - Public Hearing: Zoning Case 2002-25 - Applicant: Preston/121 J.V., Stratford Group**

Ms. Day stated this is a request to amend the planned development stipulations pertaining to development phasing, building design, building arrangement, and related stipulations within Sub-Area A (Preston Road Mixed Use) and Sub-Area B (Town Center) on 135.3± acres on the southeast corner of Preston Road and McDermott Road. Zoned Planned Development-20-Mixed Use (PD-20-MU). Neighborhood #1. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item to the August 19, 2002, 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 Flick made a motion to accept the applicant's request to table this item to the August 19, 2002, Planning & Zoning Commission meeting. Commissioner Kalchthaler seconded the motion, which passed 8-0.

**Agenda No. 6 - Public Hearing: Zoning Case 2002-27 - Applicant: John W. Jolly**

Charles Lee, Planner, stated this is a request to rezone 5.0± acres on the south side of Los Rios Boulevard, 250± feet east of Flintstone Drive from Planned Development-320-Estate Development (PD-320-ED) to Single-Family-20 (SF-20). Zoned Planned Development-320-Estate Development. Neighborhood #50. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item to the August 5, 2002, 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 Dunlap made a motion to accept the applicant's request to table this item to the August 5, 2002, Planning & Zoning Commission meeting. Commissioner Flick seconded the motion, which passed 8-0.

Carrie Lee, Planner, presented Agenda Item Nos. 7A and 7B together.

**Agenda No. 7A - Public Hearing: Zoning Case 2002-28 - Applicant: Copacabana Corporation**

Ms. Lee stated this is a request to rezone 12.7± acres on the northeast corner of Hedgcoxe Road and Ohio Drive from Retail (R) to Planned Development-Retail (PD-R) to allow mini-warehouse/public storage as an additional use and to amend lot coverage standards. Zoned Retail. Neighborhood #4. Three letters were received for the item, two in favor and one in opposition. Staff recommended approval subject to the following stipulations:

1. Mini-warehouse/public storage use is an additional allowed use; and

2. The maximum lot coverage for mini-warehouse/public storage development shall be 50%.

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

After a brief discussion, Commissioner Williamson made a motion to table this item to the August 19, 2002, Planning & Zoning Commission meeting. Commissioner Flick seconded the motion which passed 8-0.

**Agenda No. 7B - Revised Preliminary Site Plan/Concept Plan: 4/Ohio-Hedgcoxe Addition, Block A, Lots 2 & 3 - Applicant: Copacabana Corporation**

Ms. Lee stated this is a request for an existing convenience store with gasoline pumps, a proposed mini-warehouse/public storage facility, and future retail and restaurant buildings on three lots on 12.7± acres on the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Retail. Staff recommended approval subject to City Council approval of Zoning Case 2002-28.

Due to the tabling of the previous item, Zoning Case 2002-28, Commissioner Dunlap made a motion to table the item to the August 19, 2002, Planning & Zoning Commission meeting. Commissioner Kezhaya seconded the motion, which passed 8-0.

Commissioner Dunlap stepped down for Item Nos. 8A and 8B.

Ms. Lee presented Agenda Item Nos. 8A and 8B together.

**Agenda No. 8A - Public Hearing: Zoning Case 2002-29 - Applicant: Seoul Enterprises, Inc.**

Ms. Lee stated this is a request to rezone 10.0± acres on the southwest corner of Hedgcoxe Road and Custer Road from Retail with Specific Use Permit No. 453 (R w/SUP #453) to Planned Development-Retail (PD-R) to allow mini-warehouse/public storage as an additional use and to amend lot coverage standards. Zoned Retail with Specific Use Permit No. 453 for a Day Care Center. Neighborhood #11. Eight letters were received for this item, two in favor and six in opposition. Staff recommended approval as Planned Development-Retail subject to the following stipulations:

1. Mini-warehouse/public storage use is an additional allowed use; and
2. The maximum lot coverage for mini-warehouse/public storage development shall be 50%.

The public hearing was opened. John McCarty spoke for the item but stated he had a concern with elevation and drainage. No one else spoke for or against the item. The public hearing was closed.

After a brief discussion Commissioner Williamson made a motion to table this item to the August 19, 2002, Planning & Zoning Commission meeting. Commissioner Kezhaya seconded the motion, which passed 7-0.

**Agenda No. 8B - 11/Revised Preliminary Site Plan & Concept Plan: Southwest Custer-Hedgcoxe Addition, Block A, Lots 1-3 - Applicant: Seoul Enterprises, Inc.**

Ms. Lee stated this is a request for a proposed mini-warehouse/public storage development, a future convenience store with gasoline pumps, and two future retail buildings on three lots on 10.0± acres on the southwest corner of Hedgcoxe Road and Custer Road. Zoned Retail. Staff recommended approval subject to City Council approval of Zoning Case 2002-29.

Due to the tabling of the previous related item, Zoning Case 2002-29, Commissioner Kezhaya made a motion to table this item to the August 19, 2002, Planning & Zoning Commission meeting. Commissioner Flick seconded the motion, which passed 7-0.

Ms. Day presented Agenda Item Nos. 9A, 9B, and 9C together.

**Agenda No. 9A - Public Hearing: Zoning Case 2002-30 - Applicant: Mockingbird Properties**

Ms. Day stated this is a request to rezone 10.0± acres on the southwest corner of Chase Oaks Boulevard and future Seabrook Drive from Planned Development-107-Office-2 (PD-107-O-2) to Planned Development-Multi-Family-2 (PD-MF-2) to accommodate the development of multiple-family dwellings. Neighborhood #67. Three letters were received for the item, one in favor, one in opposition, and one with no signature. Staff recommended denial.

The public hearing was opened. Mitchell Vexler, owner of the property and representing the applicant, stated the designs meet the requirements needed for this project. Commissioner Kalchthaler had a concern with the differences in financing for townhomes versus condominiums. Mr. Vexler stated financing for townhomes and condominiums are the same. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Williamson made a motion to deny the item. Commissioner Flick seconded the motion, which passed 8-0.

**Agenda No. 9B - Preliminary Site Plan: 21/Plano Office Park, Block A, Lot 1 - Applicant: Mockingbird Management Corporation**

Ms. Day stated this is a request for a condominium development on one lot on 10.0± acres on the southwest corner of Chase Oaks Drive and future Seabrook Drive. Zoned Planned Development-107-Office-2. Staff recommended denial.

After much discussion, Commissioner Flick made a motion to deny the item. Commissioner Dunlap seconded the motion, which passed 8-0.

**Agenda No. 9C - Preliminary Site Plan: 21/Plano Office Park, Block A, Lot 2 - Applicant: Mockingbird Management Corporation**

Ms. Day stated this is a request for an office and medical office development on six lots on 7.0± acres on the northwest corner of Chase Oaks Drive and future Seabrook Drive. Zoned Planned Development-107-Office-2. Staff recommended denial.

David Cannon, architect, stated there was a letter already obtained for fire lanes and utilities within the TXU easement. Mr. Vexler stated he received permission from TXU. Commissioner Davidoff asked which buildings were designated for medical office and which were designated for general office. Commissioner Flick stated the applicant should keep working on the project to resolve the parking issues. Commissioner Williamson stated she had a problem with the density, height, and open space. She also stated she has a problem with the pool being at one end of the building because it will be an inconvenience for all residents. Commissioner Neukranz stated he did not think we could handle another 156-units due to the intensity. Chairman Davidoff stated the applicant needs to get with staff and discuss all of these issues.

After much discussion, Commissioner Kezhaya made a motion to deny the item. Commissioner Dunlap seconded the motion, which passed 8-0.

Ms. Lee presented Agenda Item Nos. 10A and 10B together.

**Agenda No. 10A - Public Hearing: Zoning Case 2002-31 - Applicants: Robert B. & Claire Wilkins, Jason & Cindy So, Paul Gandy, & Michael Dover**

Ms. Lee stated this is a request to rezone 23.1± acres on the north side of Parker Road, 1,480± feet east of Jupiter Road from Agricultural to Single-Family-9. Zoned Agricultural. Neighborhood #38. Nine letters were received for the item, six in favor and three in opposition. Staff recommended approval as submitted.

The public hearing was opened. Rick Fambro, representing the applicants, stated the residential project would be in a great for East Plano. He also stated that the description needs to be corrected from 84 residential lots to 85 residential lots. Mr. Fambro stated Parker Road at this location is the second least traveled major East/West thoroughfare in east Plano. He attempted to talk to everyone within a 1/2 mile radius who owns property or adjacent property on the north side of Parker Road.

The following people spoke in opposition to the item: Mr. Charles Clymer, attorney, on behalf of residents Patty Milligan, 3116 East Parker Road; Esther Verdin, 3334 East Parker Road; and William and Sharon Prince, 2922 East Parker Road. Their concerns were density, traffic, crime, flooding and drainage problems.

The following people spoke in support of the item: Bucky Buckley, 2715 East Parker Road; Michael Dover, Chairman of the Board of Trustee's for First United Methodist Church; and Claire Wilkins, 7015 Cherry Chase, Dallas.

Richard Simmons, 2903 Peppertree Place, stated he is neither in support or in opposition. He just wanted the Commission to be aware of the traffic concerns.

Matt Robinson, Carter & Burgess, stated the catch basin will be located at the lowest point of the western boundary line. It will intercept storm water runoff and will decrease the flooding problems in the area. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Dunlap made a motion to approve the item as submitted. Commissioner Beach seconded the motion, which passed 7-1. Commissioner Neukranz voted in opposition due to concerns with the drainage and its effects on the health, safety, and welfare of the residents on the south side of Parker Road.

**Agenda No. 10B - Phase II Land Study: 38/The Hills of Spring Creek - Applicants: Robert B. & Claire Wilkins, Jason & Cindy So, Paul Gandy, & Michael Dover**

Ms. Lee stated this is a request for 84 single-family residential lots and one open space lot on 28.1± acres on the north side of Parker Road, 1,600± feet east of Jupiter Road. Zoned Agricultural and Single-Family-9. Staff recommended approval subject to:

1. City Council approval of Zoning Case 2002-31; and
2. Planning & Zoning Commission granting a variance for the temporary overlength street.

After much discussion, Commissioner Dunlap made a motion to approve the item subject to City Council approval of Zoning Case 2002-31. Commissioner Beach seconded the motion, which passed 7-1.

The Planning & Zoning Commission granted a variance for the temporary overlength street.

Chairman Davidoff called a recess at 9:28 p.m. The Commission reconvened at 9:40 p.m.

Commissioner Dunlap stepped down for Agenda Item Nos. 11A and 11B.

Ms. Day presented Agenda Item Nos. 11A and 11B together.

**Agenda No. 11A - Public Hearing: Zoning Case 2002-32 - Applicant: ASG Plano Industrial, Ltd.**

Ms. Day stated this is a request to rezone 24.6± acres on the southwest corner of Los Rios Boulevard and 14th Street from Research Technology Center (RT) to Planned Development-Retail (PD-R) to accommodate the development of a retail shopping center. Zoned Research Technology Center. Neighborhood #69. Fifty-one letters were received for the item, three in favor and forty-eight in opposition. Staff recommended denial.

The public hearing was opened. Donald Silverman, representing the owner, stated he evaluated and researched the project and found lack of quality retail in East Plano. Doug Johnson with IDI stated he felt this project would be good for the neighborhood and the adjacent Research Technology developments. Tim McNamara, Kroger Real Estate Manager, stated it was good for job growth and tax revenues. Russell Rechar, Kroger Company Consumer Affairs, explained Kroger would bring great services to the community.

The following people spoke in opposition to the item: David Smith, 1524 Idyllwild Drive; Katherine Brewer, 1100 Geomap Lane; and Natalie Davis, 3912 Ridge Gate Drive. Their concerns were rezoning the property for retail uses, signage height and area. They believed there were more than enough grocery stores in the area.

The following people spoke in support of the item. Wayne Whitman, 905 Trailwood, Hurst; Toni Pazos, 4012 La Paz Court; and Mike McCartan, 1320 Village Creek Drive, #200. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Flick made a motion to deny the item. Commissioner Williamson seconded the motion, which passed 4-3. Commissioners Neukranz, Flick, and Beach voted against the motion to deny. The Commissioners voting in opposition to the motion did not give specific reasons for their support of the project.

**Agenda No. 11B - Concept Plan: Villages of Los Rios - Applicant: ASG Plano Industrial, Ltd.**

Ms. Day stated this is a request for a retail development on eight lots on 24.6± acres on the southwest corner of Los Rios Boulevard and 14th Street. Zoned Research Technology Center. Neighborhood #69. Staff recommended denial.

After much discussion, Commissioner Flick made a motion to deny the item. Commissioner Williamson seconded the motion, which passed 4-3. Commissioners Neukranz, Flick, and Beach voted against the motion to deny.

Commissioner Dunlap resumed his seat.

Chairman Davidoff called a recess at 11:10 p.m. The Commission reconvened at 11:15 p.m.

**Agenda No. 12 - Public Hearing - Replat: Loretta Hickey Elementary School Addition, Block A, Lot 1 - Applicant: Plano I.S.D.**

Mr. Lee stated this is a request for a public school on one lot on 8.0± acres on the southwest corner of Coldwater Creek Lane and Oxbow Creek Lane. Zoned Planned Development-320-Single-Family-7 and Single-Family-9. Neighborhood #51. 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, Chairman Kezhaya made a motion to approve the item as submitted. Chairman Flick seconded the motion, which passed 8-0.

**Agenda No. 13 - Public Hearing - Replat: Willowbend Church Addition, Block C, Lot 1 - Applicant: Willowbend Church**

Ms. Lee stated this is a request for an existing church on one lot on 4.8± acres on the northwest corner of Park Boulevard and Plantation Lane. Zoned Single-Family-20. Neighborhood #41. 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, Chairman Kezhaya made a motion to approve the item as submitted. Commissioner Kalchthaler seconded the motion, which passed 8-0.

**Agenda No. 14 - Public Hearing - Preliminary Replat, Revised Preliminary Site Plan, & Concept Plan: Thunderbird Addition, Block 1, Lots 1 & 2 - Applicant: Middlekauff Ford**

Ms. Lee stated this is a request for a proposed used car dealer on one lot on 6.0± acres and a future new car dealer on one lot on 3.7± acres on the south side of Plano Parkway, 685± feet east of Fulgham Road. Zoned Light Industrial-1. Neighborhood #55. No letters were received for the item. Staff recommended approval subject to:

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

Revised Preliminary Site Plan & Concept Plan: Recommended for 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 Flick made a motion to approve the item subject to staff's recommendations. Commissioner Dunlap seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**Agenda No. 15 - Preliminary Site Plan: Custer/121 Addition, Block A, Lot 7 - Applicant: Custer/121, Ltd.**

Ms. Lee stated this is a request for a proposed retail building with a garden center on one lot on 6.7± acres on the southeast corner of State Highway 121 and Kathryn Lane. Zoned Regional Commercial (RC). Neighborhood #3. Staff recommended approval subject to the Board of Adjustment granting a variance to allow the open storage area to exceed 7,655 square feet for a total of 120,141 square feet.

There being no discussion, Commissioner Dunlap made a motion to approve the item subject to staff's recommendations. Commissioner Kezhaya seconded the motion, which passed 8-0.

Approved subject to the Board of Adjustment granting a variance to allow the open storage area to exceed 7,655 square feet for a total of 120,141 square feet.

**Agenda No. 16 - Preliminary Plat & Conveyance Plat and Request for a Variance to the Subdivision Ordinance: Custer 121 Addition, Block 1, Lots 5-7 - Applicant: Metro Family Church**

Ms. Lee stated this is a request for a proposed church on one lot on 12.1± acres on the south side of State Highway 121 and the west side of Rowlett Cemetery Road. Zoned Regional Commercial. Neighborhood #3. No letters were received for the item. Staff recommended approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department; and
2. The Planning & Zoning Commission granting a variance to the Subdivision Ordinance to permanently waive improvements to Rowlett Cemetery Road.

There being no discussion, Commissioner Kalchthaler made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Flick seconded the motion, which passed 8-0.

The Planning & Zoning Commission granted a variance to the Subdivision Ordinance to permanently waive improvements to Rowlett Cemetery Road.

**Agenda No. 17 - Request to Call a Public Hearing - Applicant: City of Plano**

Tom Elgin, Development Review Manager, stated this is a request to call a public hearing to consider amendments to the Zoning Ordinance, Section 3-1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding shared signage for non-residential properties. Staff recommended that a public hearing be called to consider shared signage for non-residential properties.

There being no discussion, Commissioner Dunlap made a motion to call a public hearing to consider amendments to the Zoning Ordinance, Section 3-1600 (Sign Regulations) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance regarding shared signage for non-residential properties. Commissioner Flick seconded the motion, which passed 8-0.

There being no further discussion, Chairman Davidoff adjourned the meeting at 11:31 p.m.

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Planning & Zoning Commissioner

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