

PLANNING & ZONING COMMISSION

August 19, 2002

Present:

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

Absent:

Lee Dunlap, 1st Vice Chair

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Jeff Zimmerman, Planning & Information Manager
Christina Day, Sr. Planner
Carrie Lee, Planner
Charles Lee, Planner
Kent McIllyar, Assistant City Attorney II
Rena Ollie, Sr. Planner
Dee Sarver, Planning Technician
Lanae Jobe, Sr. Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Davidoff at 7:00 p.m., Monday, August 19, 2002. Commissioner Kezhaya made a motion to approve the agenda. Commissioner Williamson seconded the motion, which passed 7-0. Commissioner Flick made a motion to approve the July 16, 2002, Work Session and August 5, 2002, meeting minutes with minor corrections. Commissioner Kalchthaler seconded the motion, which passed 7-0. 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 & Revised Concept Plan: 29/Communications Park, Block 1, Lots 4, 10, & 11 - Applicant: Tomlin Properties

This is a request for an office development on three lots on 9.1± acres on the southwest corner of the Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial.

Approved as submitted.

Agenda No. 4b - Revised Site Plan: 16/The Shops at Legacy, Block D, Lot 1; Block E, Lot 1; and Block F, Lot 1 - Applicant: K/S Legacy LLC

This is a request for a retail and office development on three lots on 11.1± acres on the south side of Legacy Drive, 386± feet west of Parkwood Boulevard. Zoned Planned Development-65-Central Business-1.

Approved subject to staff approval of the facade plan.

Agenda No. 4c - Revised Site Plan: 32/Daffron Elementary School, Block 1, Lot 1 - Applicant: Plano Independent School District

This is a request for a public elementary school on one lot on 8.8± acres on the southeast corner of Preston Meadow Drive and Lorimar Drive. Zoned Single-Family-9.

Approved subject to staff approval of the specific tree survey.

Agenda No. 4d - Preliminary Plat: 16/EDS Credit Union Addition, Block A, Lot 1 - Applicant: EDS Credit Union

This is a request for a credit union on one lot on 4.3± acres on the southeast corner of Parkwood Boulevard and Democracy Drive. Zoned Commercial Employment.

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

Agenda No. 4e - Revised Site Plan: 67/Plano-Original Donation, Block 9, Lot 1 - Applicant: William Brian Dean

This is a request for a 2,533 square foot, one-story building addition to an existing contract construction facility on 0.3± acre on one lot on the east side of K Avenue, 116± feet south of 14th Street. Zoned Light Commercial with Specific Use Permit #466 for Contract Construction.

Approved subject to staff approval of the landscape plan.

Agenda No. 4f - Revised Preliminary Site Plan: 18/Spring Creek Crossing, Block 2, Lots 1R, 6, & 7 - Applicant: The Tabani Group, Inc.

This is a request for a minor automotive facility, a dry cleaners with a drive-thru, an in-line retail development, and an office building on 4.0± acres on three lots on the northwest corner of Spring Creek Parkway and Independence Parkway. Zoned Planned Development-105-Retail/Office-2.

Approved as submitted.

END OF CONSENT AGENDA

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2002-25 - Applicants: Preston/121 Joint Venture, Stratford Group

Christina Day, Sr. Planner, stated this is a request to amend the planned development stipulations pertaining to development phasing and building design 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. Neighborhood #1. Staff does not recommend changing the building materials standard. Commissioner Flick made a motion to remove the item from the table. Mr. Kezhaya seconded the motion, which passed 7-0. Staff recommended approval of the following amendments to PD-20-MU:

1. Stipulation 2(m) be amended to read as follows:

“Phasing - The northern building fronting Town Square must be constructed concurrent or prior to any development above 235,000 square feet in aggregate within Sub-Area A or concurrent with or prior to any development for which plan or permit approval is sought after September 9, 2004.”

2. Stipulation 7(b)5 be added to read as follows:

“(5) The following shall apply to buildings adjacent to the promenade regardless of use:

- a) A minimum of 50% of the surface area of the first level of the facade adjacent to the promenade and 25% of the side facades must be glass windows, doors or display windows. The surface area shall be calculated by multiplying the length of the facade by 15 feet.
- b) Covered walkways must be provided along a minimum of 50% of the length of the facade adjacent to the promenade and a minimum of 25% of the length of all side facades. This may be done through the use of awnings, arcades, roof overhangs, or similar architectural features.”

The public hearing was opened. Larry Good, representing the applicant stated he concurred with staff's recommendations on phasing and design for buildings adjacent to the promenade. Mr. Good felt the reduction in masonry from 80% to 70% was in accordance with preliminary discussions with the Commission and would stipulate development of office buildings. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Flick made the motion to approve the item subject to staff's recommendations. Commissioner Kalchthaler seconded the motion, which passed 6-1. Commissioner Williamson voted in opposition because she felt the proposed reduction in the materials requirement was reasonable and adequate to ensure quality development.

Carrie Lee, Planner, presented Agenda Item Nos. 6A and 6B together.

Agenda No. 6A - Public Hearing: Zoning Case 2002-28 - Applicant: Copacabana Corporation

Ms. Lee, Planner, stated this is a request to rezone 12.7± acres on the northeast corner of Hedcoxe Road and Ohio Drive from Retail to Planned Development-Retail to allow mini-warehouse/public storage as an additional use and to amend lot coverage and setback standards. Zoned Retail. Neighborhood #4. Tabled 07/15/02. Commissioner Williamson made a motion to remove the item from the table. Commissioner Kalchthaler seconded the motion, which passed 7-0. Two letters were received for the item, one in favor and one in opposition. Staff recommended approval as Planned Development-Retail subject to the following stipulations:

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

3. A zero rear yard setback is allowed for the mini-warehouse/public storage use. The exterior walls of the mini-warehouse/public storage buildings shall be allowed on the north property line and the east property line as part of the required screening wall. Freestanding walls must connect the buildings to form a solid continuous screen wall.

The public hearing was opened. Jim Dewey and Jeff Eckles, representing the applicant, stated they supported staff's recommendations to increase lot coverage from 30% to 50% and for zero rear yard setback. They noted that having storage buildings on the property would lessen light overspill and activity. They stated the storage facility would have a very tight security system, and there would be little noise and traffic. The following people spoke in opposition to the item: David Hoffman, 4664 Chapel Creek Drive; Jim and Donna Evatz, 7907 Coventry Ridge; and Andy Gibbs, 8000 Ambiance Way. Their concerns were the possible increase in traffic and crime, and they felt the storage facility would not provide any benefits to their neighborhood. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Williamson made a motion to approve the Planned Development-Retail subject to the following stipulations:

1. Mini-warehouse/public storage is an additional allowed use.
2. The maximum lot coverage for mini-warehouse/public storage development shall be 50%.
3. A zero rear yard setback is allowed for the mini-warehouse/public storage use. The exterior walls of the mini-warehouse/public storage buildings shall be allowed on the north property line and the east property line as part of the required screening wall. Freestanding walls must connect the buildings to form a solid continuous screen wall. The rear walls on the north and east property lines must be of uniform height and of brick construction.
4. Screening walls and building facades for the mini-warehouse/public storage use fronting Hedcoxe Road must be brick construction.

Commissioner Beach seconded the motion, which passed 5-2. Commissioners Kalchthaler and Flick voted in opposition to the item because they had concerns with the request for zero rear yard setback.

Agenda No. 6B - 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 a proposed mini-warehouse/public storage facility and future retail and restaurant buildings on two lots on 11.6± acres on the northeast corner of Hedgcoxe Road and Ohio Drive. Zoned Retail. Tabled 07/15/02. Staff recommended approval subject to City Council approval of Zoning Case 2002-28.

Commissioner Williamson made a motion to approve the item subject to City Council approval of Zoning Case 2002-28. Commissioner Beach seconded the motion, which passed 6-1. Commissioner Kalchthaler voted in opposition to the item because the concerns with the request for zero rear yard setback.

Agenda No. 7 - Public Hearing: Zoning Case 2002-29 - Applicant: Seoul Enterprises, Inc.

Ms. Lee stated this is a request for a request to rezone 10.0± acres on the southwest corner of Hedgcoxe Road and Custer Road from Retail to Planned Development-Retail to allow mini-warehouse/public storage as an additional use and to amend lot coverage standards. Zoned Retail. Neighborhood #11. Tabled 07/15/02. Commissioner Kezhaya made a motion to remove the item from the table. Commissioner Beach seconded the motion, which passed 7-0. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw this item.

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 accept the applicant's request to withdraw the item. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing: Zoning Case 2002-34 - Applicant: Ericsson

Ms. Lee stated this is a request for a request for a Specific Use Permit for a Commercial Antenna on one lot on 0.01± acre on the southwest corner of Legacy Drive and Communication Parkway. Zoned Commercial Employment. Neighborhood #15. No letters were received for this item. Staff recommended approval as submitted.

The public hearing was opened. John Hubbard, representing the applicant, asked that the Commission approve the item and stated he was available to answer any questions. No one else spoke for or against the item. The public hearing was closed.

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

Agenda No. 9 - Public Hearing: Zoning Case 2002-35 - Applicant: Metro Family Church

Ms. Lee stated this is a request for a Specific Use Permit (SUP) for a Day Care Center on one lot on 1.7± acres on the west side of Custer Road, 800± feet north of Parker Road. Zoned Planned-Development-90-Retail. Neighborhood #34. Staff recommended approval as submitted.

The public hearing was opened. Gaylen Laing, Norman Marks, and Pat Hodge, representing the applicant, discussed their plans to eliminate parking in the back of the building to install a playground. They said that the 50 remaining parking spaces would be adequate for the needs of the day care center. They stated the school currently has children from toddlers to six and a half years old, but this facility may allow them to add additional classrooms for older children. 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 Kalchthaler seconded the motion, which passed 7-0.

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

Agenda No. 10A - Public Hearing - Replat: 40/Barksdale Elementary School, Block A, Lot 1 - Applicant: PISD

Ms. Day stated this is a request for a public school on one lot on 10.0± acres on the east side of Midway Road, 200± feet north of Plano Parkway. Zoned Planned Development-3-Patio Home. Neighborhood #40. No letters were received for this 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 Williamson seconded the motion, which passed 7-0.

Agenda No. 10B - Revised Site Plan: 40/Barksdale Elementary School, Block A, Lot 1 - Applicant: PISD

Ms. Day stated this is a request for a public school on one lot on 10.0± acres on the east side of Midway Road, 200± feet north of Plano Parkway. Zoned Planned Development-3-Patio Home. 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.

Agenda No. 11 - Public Hearing - Preliminary Replat: 36/Central Center Shopping Center, Block A, Lots 2R & 4 - Applicant: Mount Worthscott Plano, Ltd.

Ms. Lee stated this is a request for a major automotive repair building and a future restaurant with a drive-thru on two lots on 3.2± acres on the west side of U.S. Highway 75, 500± feet north of Enterprise Drive. Zoned Corridor Commercial with Specific Use Permit #172 for Outdoor Commercial Amusement. No letters were received for this item. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. Bob Cunnington, representing the applicant, requested approval of the item and stated he would be happy to answer any questions the Commission had. 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 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.

Ms. Lee presented Agenda Item Nos. 12A and 12B together.

Agenda No. 12A - Public Hearing - Replat: 64/Jackson Elementary School, Block A, Lot 1R - Applicant: Plano Independent School District

Ms. Lee stated this is a request for a public elementary school on one lot on 8.0± acres on the southeast corner of Jomar Drive and Jackson Drive. Zoned Single-Family-9. No letters were received for this 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 Neukranz seconded the motion, which passed 7-0.

Agenda No. 12B - Revised Site Plan: 64/Jackson Elementary School, Block A, Lot 1R - Applicant: Plano Independent School District

Ms. Lee stated this is a request for a public elementary school on one lot on 8.0± acres on the southeast corner of Jomar Drive and Jackson Drive. Zoned Single-Family-9. Staff recommended approval as submitted.

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

Agenda No. 13 - Public Hearing - Replat: 67/J. F. Kendricks Addition No. 1, Block 13, Lot 13DR - Applicant: Joanna McMurray

Ms. Lee stated this is a request for a single-family-residential lot on 0.2± acre on the north side of 13th Street, 63± feet east of G Avenue. Zoned General Residential. No letters were received for this item. Staff recommended approval as submitted.

The public hearing was opened. Norma Williams, 1001 H Avenue, spoke in favor of the item. No one else spoke for or against the item. The public hearing was closed.

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

Ms. Lee presented Agenda Item Nos. 14A and 14B together.

Agenda No. 14A - Public Hearing - Replat: 10/Mathews Elementary School, Block A, Lot 1 - Applicant: Plano Independent School District

Ms. Lee stated this is a request for a public elementary school on one lot on 9.1± acres on the northeast corner of Caravan Drive and Marchman Way. Zoned Single-Family-7. 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 Flick made a motion to approve the item as submitted. Commissioner Neukranz seconded the motion, which passed 7-0.

Agenda No. 14B - Revised Site Plan: 10/Mathews Elementary School, Block A, Lot 1 - Applicant: Plano Independent School District

Ms. Lee stated this is a request for a public elementary school on one lot on 9.1± acres on the northeast corner of Caravan Drive and Marchman Way. Zoned Single-Family-7. Staff recommended approval as submitted.

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

Mr. Lee presented Agenda Item No. 15A and 15B together.

Agenda No. 15A - Public Hearing - Preliminary Replat: 64/The Gables, Block A, Lot 8 - Applicant: Douglass Scott Securities, Inc.

Charles Lee, Planner, stated this is a request for a proposed one-story general office building and one-story medical office building on one lot on 1.5± acres on Gables Court, 350± feet south of 15th Street. Zoned Planned Development-126-Office-1. 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.

After a brief discussion, Commissioner Williamson made a motion to approve the item subject to additions and/or alterations to the engineering plans as required by the Engineering Department. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 15B - Revised Site Plan: 64/The Gables, Block A, Lot 8 - Applicant: Douglass Scott Securities, Inc.

Mr. Lee stated this is a request for a proposed one-story general office building and one-story medical office building on one lot on 1.5± acres on Gables Court, 350± feet south of 15th Street. Zoned Planned Development-126-Office-1. Staff recommended approval subject to:

1. Staff approval of the landscape plan.
2. Planning & Zoning Commission granting a permanent waiver of the required six to eight foot masonry screening wall adjacent to the Single-Family-Attached residential zoning district to the east and southeast of the property.

The Commission asked about the existing vegetation and maintenance of the creek. Staff noted that the existing vegetation was dense and provided adequate screening.

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

Mr. Lee presented Agenda Item Nos. 16A and 16B together.

Agenda No. 16A - Public Hearing - Replat: 9/Bettye Haun Elementary School Addition, Block A, Lot 1R - Applicant: Plano Independent School District

Mr. Lee stated this is a request for an existing public school on 9.7± acres on one lot on 9.7± acres on the southeast corner of Quincy Lane and Bettye Haun Drive. Zoned Planned Development-281/282-Single-Family-7/9. No letters were received for this 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. 16B - Revised Site Plan: 9/Bettye Haun Elementary School Addition, Block A, Lot 1R - Applicant: Plano Independent School District

Mr. Lee stated this is a request for an existing public school on 9.7± acres on one lot on 9.7± acres on the southeast corner of Quincy Lane and Bettye Haun Drive. Zoned Planned Development-281/282-Single-Family-7/9. 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. 17 - Discussion, Direction, and Request to Call a Public Hearing: Amendments to General Residential Zoning for the Douglass Community - Applicant: City of Plano

Jeff Zimmerman, Planning & Information Manager, presented a draft of proposed amendments to the General Residential (GR) category. Mr. Zimmerman stated the purpose of the amendments was to facilitate appropriate infill development in the Douglass Community, south of 14th Street and west of the DART rail right-of-way. Staff recommended the Planning & Zoning Commission call a public hearing to formally consider the proposed amendments to the General Residential district and related sections of the Zoning Ordinance as they relate to the Douglass Community.

The following people spoke in favor of the item: Norma Williams, 1101 H Avenue; Ben Thomas, 1105 H Avenue; and Clarese James, 1137 G Avenue.

After much discussion, Chairman Davidoff made a motion to call a public hearing to formally consider the proposed amendments to the General Residential district and related sections of the Zoning Ordinance as they relate to the Douglass Community. Commissioner Williamson seconded the motion, which passed 7-0.

There being no further discussion, Chairman Davidoff adjourned the meeting at 9:43 p.m.

Planning & Zoning Commissioner

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