

PLANNING & ZONING COMMISSION

October 7, 2002

Present:

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

Absent:

Bill Neukranz

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, Planner
Brad Roberts, Planning Technician
Kent McIlyar, Assistant City Attorney II
Lanae Jobe, Sr. Administrative Assistant
Donna White, Technical Administrative Assistant
Jeff Green, Sr. Traffic Engineer

The Planning & Zoning Commission meeting was called to order by Chairman Davidoff at 7:01 p.m., Monday, October 7, 2002. Commissioner Dunlap made a motion to approve the agenda. Commissioner Kezhaya seconded the motion, which passed 7-0. Commissioner Flick made a motion to approve the September 16, 2002, Pre-Meeting and Meeting minutes. Commissioner Kalchthaler seconded the motion, which passed 7-0.

Chairman Davidoff stated Agenda Item Nos. 4c, 4e, and 4h would be pulled for individual consideration. Commissioner Dunlap made a motion to approve the remainder of the Consent Agenda. Commissioner Flick seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4a - Preliminary Site Plan: 68/Amini Addition, Block A, Lot 1 - Applicant: Ben Amini

This is a request for a proposed retail, office, and mini-warehouse development on one lot in two phases on 3.3± acres south of 14th Street, 500± feet east of Rigsbee Drive. Zoned Light Industrial-1.

Approved as submitted.

Agenda No. 4b - Final Plat: 16/Center for American and International Law, Block 1, Lot 1 - Applicant: Center for American and International Law

This is a request for a two-story office building on one lot on 7.0± acres on the southwest corner of Tennyson Parkway and Democracy Drive. Zoned Commercial Employment.

Approved as submitted.

Agenda No. 4d - Revised Preliminary Site Plan: 36/The Craig Addition, Block 1, Lots 3R & 5 - Applicant: Central TLC, Ltd.

This is a request for two proposed buildings with retail and restaurants on two lots on 3.0± acres on the west side of U.S. Highway 75, 2,200± feet south of Heritage Drive. Zoned Corridor Commercial.

Approved as submitted.

Agenda No. 4f - Final Plat: 8/Granite Park, Block B, Lot 2 - Applicant: Granite Properties

This is a request for one retail building on one lot on 3.7± acres on the northeast corner of the Dallas North Tollway and Granite Parkway. Zoned Central Business-1.

Approved as submitted.

Agenda No. 4g - Final Plat: 55/Tradition Trail/Fulgham Road Right-of-Way Dedication - Applicant: Tradition Trail, LP

This is a request for a right-of-way dedication of 1.1± acres on the southwest end of Fulgham Road, extending west 647± feet to connect with Tradition Trail. Zoned Planned Development-131-Light Industrial-1.

Approved as submitted.

Agenda No. 4i - Revised Conveyance Plat: 36/Fairview Central Park Addition, Block A, Lots 5R & 6 - Applicant: Fairview Farm Land Company

This is a request for two lots for conveyance on 5.4± acres on the west side of U.S. Highway 75, 1,500± feet north of Ruisseau Drive. Zoned Corridor Commercial.

Approved as submitted.

Agenda No. 4j - Revised Preliminary Plat & Revised Site Plan: 54/Park Place Lexus Addition, Block A, Lot 2 - Applicant: Park Place Lexus, Inc.

This is a request for a proposed automobile storage lot and make-ready building on one lot on 5.6± acres on the north side of State Highway 190, 920± feet west of Preston Road. Zoned Light Commercial with Specific Use Permit #449 for New Car Dealer.

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

Revised Site Plan: Approved subject to staff approval of the landscape plan.

Agenda No. 4k - Revised Preliminary Site Plan: 55/Preston Ohio Addition, Block 1, Lots 1-6 - Applicant: Plano/190, L.P.

This is a request for an existing retail/hotel/office-showroom/warehouse development and two proposed office-showroom/warehouse buildings on 18.3± acres on the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/Office-2.

Approved as submitted.

Agenda No. 4l - Final Plat & Revised Site Plan: 66/Sigler Elementary School, Block A, Lot 1 - Applicant: Plano Independent School District

This is a request for a public elementary school on one lot on 9.8± acres on the south side of Janwood Drive, 650± feet west of Alma Road. Zoned Single-Family-7.

Approved as submitted.

END OF CONSENT AGENDA

ITEMS FOR INDIVIDUAL CONSIDERATION

Commissioner Dunlap stepped down for Agenda Item No. 4c.

Agenda No. 4c - Final Plat: 17/Stonewood, Block 1, Lot 4R - Applicant: Canyon Creek Day School

Charles Lee, Planner, stated this is a request for a day care center on one lot on 1.3± acres on the east side of Stonewood Drive, 900± feet north of Spring Creek Parkway. Zoned Office-1. Staff recommended approval subject to the filing and recordation of the off-site drainage, access, and utility easements necessary for Lot 4R.

After some discussion, Commissioner Kezhaya made a motion to approve the item subject to the filing and recordation of the off-site drainage, access, and utility easements necessary for Lot 4R. Commissioner Kalchthaler seconded the motion, which passed 6-0.

Commissioner Dunlap resumed his seat.

Agenda No. 4e - Preliminary Site Plan: 55/Baylor Medical Center of Plano, Block A, Lot 1 - Applicant: Baylor Health Care System

Christina Day, Sr. Planner, stated this is a request for a hospital and medical office building complex on one lot on 21.1± acres on the southeast corner of Alliance Boulevard and Allied Drive. Zoned Planned Development-138-Retail/Office-2 with Specific Use Permit #164 for Outdoor Commercial Use Facility. Staff recommended approval as submitted.

Jeff Debrian and Robert Wood, representing the applicant, answered questions regarding the differences between detention ponds and retention ponds.

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

Agenda No. 4h - Preliminary Site Plan: 72/Coit Center, Block A, Lot 1R - Applicant: Coit 190 Texas Limited Partnership

Ms. Day stated this is a request for a hospital and office development on three lots on 11.1± acres on the north side of Mapleshade Lane, 1,150± feet east of Coit Road. Zoned Corridor Commercial. Staff recommended approval as submitted.

Chuck McKinney, representing the applicant, answered questions regarding the number of trash containers required on the property.

After some discussion, Commissioner Williamson made a motion to approve the item as submitted. Commissioner Flick seconded the motion, which passed 7-0. The Planning & Zoning Commission found, based on the Traffic Impact Analysis, that the thoroughfares can accommodate anticipated traffic volume at an acceptable level of service.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2002-47 - Applicant: City of Plano

Jeff Zimmerman, Planning & Information Manager, stated this is a request to amend Subsection 2-814 (General Residential District), Subsection 2-502 (Schedule of Permitted Uses) of Article 2 (Zoning Districts and Uses), and related subsections of the Zoning Ordinance. Proposed changes relate to building setbacks, lot dimensions and

size, building height, and exterior building design and materials. No letters were received for the item. Staff recommended that the GR district and related sections of the Zoning Ordinance be amended as presented. No letters were received for the item.

3-1109 Schedule of Off-Street Parking

Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated. Where calculation in accordance with the following results in requiring a fractional space, any fraction less than 0.5 shall be disregarded, and any fraction of 0.5 or more shall require one space.

"1. FOR THE FOLLOWING ZONING DISTRICTS OR USES	THE MINIMUM REQUIRED OFF-STREET PARKING OR SPACES FOR RESIDENTIAL USES SHALL BE:
a. A, Agricultural District	<ul style="list-style-type: none"> • Two spaces for each dwelling unit.
b. ED, Estate Development District	<ul style="list-style-type: none"> • Two spaces for each dwelling unit.
c. One-Family or Two-Family Dwellings	<ul style="list-style-type: none"> • Two spaces for each dwelling unit except for the GR district. (See 2-814-C)
d. Single-Family Attached	<ul style="list-style-type: none"> • 2.25 spaces for each dwelling unit.
e. Multi-Family Dwelling (Ordinance No. 93-8-13)	<ul style="list-style-type: none"> • Two spaces for each dwelling unit with one, two, or more bedrooms. • 1.5 spaces for each efficiency unit.
f. Multi-Family Dwelling in BG Districts (Ordinance No. 93-8-13)	<ul style="list-style-type: none"> • One bedroom or less - One parking space per unit. • Two bedrooms - 1.5 parking spaces per unit. • Three bedrooms or more - Two parking spaces per unit.

3-1002 General Fence and Wall Regulations (ZC 2001-21; Ordinance No. 2001-8-26)

In any zoning district where a wall, fence, or screening separation is erected, and is not required under the provision of Section 3-1001, the following standards shall apply:

"2. Any fence or wall located to the rear of the front yard setback shall not exceed eight (8) feet in height above the grade of the adjacent property or eight (8) feet when placed on a retaining wall. Walls that screen loading docks, loading spaces, and ground-mounted mechanical units may exceed eight (8) feet in height if necessary for adequate visual screening. The maximum height for fences in the General Residential (GR) district is six (6) feet. (See 2-814-D-4)

2-814 **GR - GENERAL RESIDENTIAL**

A. PURPOSE - The "GR" district is intended to provide for infill residential development that is consistent with the unique character of the "Douglass Community" near downtown Plano. It includes standards that are consistent with the size, dimensions, and configuration of existing lots, and contains special design and material requirements that are compatible with existing structures in the neighborhoods. ~~a variety of residential uses types and densities in and near the "downtown" area of Plano where the first shopping, employment and residential sections of Plano were developed and where a flexible zoning category is necessary to allow for the continued use, rehabilitation, and redevelopment of these older areas.~~

B. PERMITTED USES - (See Section 5-100 for site plan requirements)

1. Single-Family Residence, Detached
2. Two-Family Residence
3. Church and Rectory⁴
4. Park, Playground, or Community Center
5. School, Public or Parochial

See Schedule I, Permitted Uses, for a complete listing.

C. AREA, YARD, AND BULK REQUIREMENTS (ZC 2000-25; Ordinance No. 2000-4-24)

	SINGLE-FAMILY- DETACHED	SINGLE-FAMILY- ATTACHED	TWO-FAMILY
1. Minimum Lot Area	4,000- <u>3,000</u> sq. ft.	2,700 sq. ft.	8,000 <u>6,000</u> sq. ft.
2. Minimum Lot Width	40 <u>30</u> feet	25 feet	70 <u>55</u> feet
--of Corner Lot	45 <u>30</u> feet	30 feet	75 <u>55</u> feet

3. Minimum Lot Depth	100-90 feet	90 feet	100-90 feet
4. Minimum Front Yard <u>-- for Garage Facing Street</u>	25- 10 feet <u>20 feet</u> See Note (a)	25 feet (a)	25- 10 feet <u>20 feet</u> See Note (a)
5. <u>Maximum Front Yard</u> <u>-- for Garage</u>	<u>15 feet</u> * <u>none</u>		<u>15 feet</u> * <u>none</u>
5-6 . Minimum Side Yard --of Corner Lot <u>-- for Garage Facing Side Street</u> <u>-- for Garage Facing Alley</u>	Six-Five feet <u>15- Five feet</u> See Note (b)** <u>20 feet</u> <u>20 feet</u>	See Note (b) <u>15 feet (c)*</u>	Seven- Five feet <u>15- Five feet</u> See Note (b)** <u>20 feet</u> <u>20 feet</u>
7. Minimum Rear Yard	Ten- Five feet See Note (c)	Ten feet (d)	Ten feet See Note (c)
8. Minimum Floor Area Per Dwelling Unit	800 square feet	800 square feet	800 square feet
9. Maximum Lot Coverage	45%- 50% total See Note (d)	60% total <u>See Note (e)</u>	45%- 50% total See Note (d)
10. Maximum Height	Two- One stories*** <u>35-30 feet</u> *** <u>See Notes (e) (g)</u>	Two stories <u>35 feet (f)</u>	Two- One stories*** <u>35- 30 feet</u> *** <u>See Notes (e) (g)</u>
11. Minimum Open Space	N/A	<u>See Note (g)</u>	N/A
12. Parking Requirements	Two/unit (h) <u>One/unit</u> <u>See Note (f)</u>	2.25/unit (h)	Two/unit (h) <u>One/unit</u> <u>See Note (f)</u>

* Does not apply to non-residential uses included in the GR district.

** Street Side

*** Non-residential uses allowed in the GR district shall have a maximum height of 2 stories and 35 feet.

D. SPECIAL REQUIREMENTS: The Douglass Community has special elements that should be maintained to perpetuate the long-term character and viability of the community. The following provisions are required for that purpose:

1. Front porches – Covered porches shall be located along the front of any housing structure and shall be a minimum 40 square feet per unit. Each porch shall have a minimum dimension of 4 feet.
2. Siding materials – Homes and garages shall be constructed of overlapping, horizontal wood siding; overlapping, horizontal cementitious siding; overlapping, horizontal aluminum or vinyl siding; and brick. Exterior plasters and stone are not permitted.
3. Roofs – Roofs for residential structures and garages shall be “gabled” or “hipped” design with a minimum slope of 6:12 (for every horizontal foot, the roof must rise vertically 6 inches.) The point at which a roof attaches to the residential structure (including attached garages) shall be no less than 7 feet above the top of the foundation.
4. Fences – Fences greater than 40 inches in height shall be set back a minimum of ten (10) feet from the front of a structure and shall be no taller than six (6) feet.

NOTES:

- a. Except as provided in Section 3-500.
- ~~b. No complex of attached one-family dwellings shall exceed 200 feet in length.

A minimum required side yard of five feet shall be provided at the end of each single-family attached dwelling complex so that the ends of any two adjacent building complexes shall be at least ten feet apart.~~
- b. See Section 3-600
- c. See Section 3-700
- d. Total includes percentage permitted for main structure and 10% additional coverage permitted for accessory buildings. (See Section 3-701)
- e. See Section 3-800.

- ~~g. Each lot or parcel of land, used for single family attached residences, shall provide usable open space totaling 12% of the area of the lot or parcel. The usable open space shall have a maximum coverage of 10% and shall be exclusive of street and alley rights-of-way and/or easements, individually platted lots without open space easements, private yards, and patios. The 12% shall be computed as percentages of total platted area of an SF-A subdivision excluding the rights-of-way for major and secondary thoroughfares (as described in the current Comprehensive Plan of the City of Plano). At the time of site plan and/or subdivision plat approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and their existence enhances the development.~~
- f. See Section 3-1100, Parking Requirements.
- g. A maximum of 50% of attic floor area may be used as second floor living space.

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

After much discussion, Commissioner Flick made a motion to approve that the GR district and related sections of the Zoning Ordinance be amended as shown in the following attachment. Commissioner Dunlap seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing - Replat: 25/Shoal Creek Phase V, Block M, Lot 9R - Applicant: Mark and Debra Spagnolo

Carrie Lee, Planner, stated this is a request for one single-family residential lot on 0.6± acre on the northeast corner of Woodland Creek Drive and Woodland Hills Lane. Zoned Single-Family-9. Staff recommended approval as submitted. Three letters were received in favor of the item.

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 approve the item as submitted. Commissioner Beach seconded the motion, which passed 7-0.

Agenda No. 7 - Public Hearing - Replat & Revised Site Plan: 12/Tom Thumb Center, Block A, Lots 1R-6 - Applicant: Randall's Properties Inc.

Mr. Lee stated this is a request for a retail center on six lots on 12.0± acres on the southwest corner of Hedgcoxe Road and Alma Drive. Zoned Planned Development-113-Retail. No letters were received for the item. Staff recommended the following:

Revised Site Plan: Recommended for approval subject to staff approval of the Landscape Plan.

Replat: Recommended for approval as submitted.

The public hearing was opened. Don Rankin, representing the applicant, verified there were no proposed improvements planned for the project and he was available for any questions. No one else spoke for or against the item. The public hearing was closed.

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

Agenda No. 8 - Public Hearing - Replat: 18/Spring Creek Crossing, Block 2, Lots 1R, 6 & 7 - Applicant: Tabani Group, Inc.

Mr. Lee stated this is a request for a proposed retail center, minor automotive facility, parking lot and dry cleaner with a drive-thru on three lots on the north side of Spring Creek Parkway, 140± feet west of Independence Parkway. Zoned Planned

Development-105-Retail/Office-2. No letters were received for the item. Staff recommended approval subject to Engineering Department approval of the Subdivision Improvement Agreement.

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 subject to Engineering Department approval of the Subdivision Improvement Agreement. Commissioner Flick seconded the motion, which passed 7-0.

Agenda No. 9 - Public Hearing - Replat & Revised Site Plan: 5/Wyatt Elementary School Addition, Block A, Lot 1R - Applicant: PISD

Ms. Day stated this is a request for a public school on 11.7± acres on one lot south of McDermott Road, 676± feet east of Coit Road. Zoned Planned Development-261-Retail. 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 Flick made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

WORK SESSION ITEMS

Agenda No. 10 - Review & Consideration: Spring Creek Parkway/Jupiter Road Area Study - Applicant: City of Plano

Mr. Zimmerman stated this is a study of land use and circulation for an area approximately bounded by Legacy Drive and Rowlett Creek on the north; Jupiter Road on the east; Bowman Branch Creek on the south and U.S. Highway 75 (North Central Expressway) on the west.

Recommended that the Planning & Zoning Commission approve this document as submitted and forward it to City Council for adoption.

Agenda No. 11 - Briefing: 2002 Heritage Preservation Plan Update - Applicant: City of Plano

Mr. Zimmerman presented the recent update of the Heritage Preservation Plan. The Heritage Preservation Plan forms the basis for the City's efforts to identify and preserve Plano's historic assets. It guides the Heritage Commission's actions on heritage resource designation and its review of individual restoration plans. It also provides the basis for developing and coordinating community outreach activities. Mr. Zimmerman noted this item is scheduled for City Council on October 28, 2002.

Agenda No. 12 - Discussion & Direction: Potential Amendments to Planned Development-20-Mixed Use (Sub-Area D) - Applicant: Gary M. Williams

Tom Elgin, Development Review Manager, stated the applicant requested to discuss potential amendments to the uses and development standards of Sub-Area D within Planned Development-20-Mixed Use. Sub-Area D is located at the northwest corner of Rasor Boulevard (formerly Headquarters Drive) and Ohio Drive. Mr. Elgin noted the

applicant was considering a mixed town home and condominium development in Sub-Area D. The uses proposed are allowed in the sub-area; however, the applicant was proposing to delete the required retail uses and to increase the allowable height from four stories to five stories.

Gary M. Williams, architect, described this proposal and presented a conceptual site layout and building elevation. Mr. Williams noted that their request to increase height by one story; however, the overall height of the proposed condominium structure would not exceed 65 feet as currently allowed by the planned development.

Shane Jordan, broker, spoke about the required retail component. Mr. Jordan noted that he had tried to market the property consistent with the planned development, but the 30,000 square foot retail use requirement was not economically feasible at this location.

The commission discussed the applicant's request. Concerns were raised over deleting the retail component, the increase in height, and density proposed. After discussion, the commission stated they could not support amendment to PD-20-MV as presented.

Recommended that the Planning & Zoning Commission provide direction regarding potential amendments to Sub-Area D of PD-20-MU.

There being no further discussion, Chairman Davidoff adjourned the meeting at 9:00 p.m.

Planning & Zoning Commissioner

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