

PLANNING & ZONING COMMISSION

November 4, 2002

Present:

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

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review 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

The Planning & Zoning Commission meeting was called to order by Chairman Dunlap at 7:02 p.m., Monday, November 4, 2002. Commissioner Williamson made a motion to approve the agenda. Commissioner Kalchthaler seconded the motion, which passed 7-0. Commissioner Flick made a motion to approve the October 21, 2002, Pre-Meeting and Meeting minutes with minor corrections. Commissioner Kalchthaler seconded the motion, which passed 7-0. Chairman Dunlap stated Agenda Item Nos. 4a and 4c would be pulled for individual consideration. Commissioner Kezhaya made a motion to approve the remainder of the Consent Agenda. Commissioner Kalchthaler seconded the motion, which passed 7-0.

CONSENT AGENDA

Agenda No. 4b - Final Plat: 38/Spring Creek First United Methodist Church Addition, Block 1, Lot 1 - Applicant: First United Methodist Church of Plano

This is a request for a church campus on one lot on 27.3± acres on the northwest corner of Parker Road and Spring Creek Parkway. Zoned Single-Family-9.

Approved as submitted.

Agenda No. 4d - Final Plat: 40/The Shops at Willow Bend, Block 1, Lots 7 & 11 - Applicants: Brinker International and Omni Group

This is a request for a general office building and a restaurant with a private club on two lots on 3.8± acres on the northwest corner of the Dallas North Tollway and Park Boulevard. Zoned Regional Commercial with Specific Use Permit #461 for a Private Club.

Approved as submitted.

Agenda No. 4e - Preliminary Plat: 68/Amini Addition, Block A, Lot 1 - Applicant: Bahman (Ben) Amini

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

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

Agenda No. 4a - Phase II Land Study: 70/The Grand Estates of Breckenridge - Applicant: Grand Acquisition, Inc.

Charles Lee, Planner, stated this is a request for 31 single-family residential lots and one open space lot on 8.0± acres, 280± feet south of Tribune Way, west of Brand Road to Park Vista Road. Zoned Single-Family-7. Staff recommended approval subject to staff approval of the General Tree Survey.

Erin Richards, representing the applicant, stated he supported staff's recommendations and requested the Planning & Zoning Commission approve the item.

There being no discussion, Commissioner Flick made a motion to approve the item subject to staff approval of the General Tree Survey. Commissioner Kezhaya seconded the motion, which passed 7-0. The Planning & Zoning Commission granted a permanent waiver for improvements to Park Vista Road.

Agenda No. 4c - Preliminary Plat & Revised Conveyance Plat: 12/Hedgcoxe-Custer Addition. Block A, Lots 2 & 3 - Applicant: Tunad Enterprises

Carrie Lee, Planner, stated this is a request for a small cleaning shop/retail building on one lot on 1.0± acre and a conveyance lot on 11.8± acres on the south side of Hedgcoxe Road, 255± feet east of Custer Road. Zoned Retail. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

After some 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 Kalchthaler seconded the motion, which passed 7-0.

END OF ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARINGS

Agenda No. 5 - Public Hearing: Zoning Case 2002-40 - Applicant: PM Realty Group

Mr. Lee stated this is a request for a Specific Use Permit (SUP) for a Private Club in conjunction with an existing restaurant on 0.1± acre, 245± feet east of Alma Road, 235± feet south of Parker Road. Zoned Planned Development-69-Retail. Neighborhood #47. 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 Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 6 - Public Hearing: Zoning Case 2002-45 - Applicant: Central TLC, Ltd.

Mr. Lee stated this is a request for a Specific Use Permit (SUP) for a Private Club in conjunction with a proposed restaurant on 0.2± acre, on the west side of U.S. Highway 75, 2,200± feet south of Heritage Drive. Zoned Corridor Commercial. Neighborhood #36. One letter was received in favor of the item. Staff recommended approval as submitted.

The public hearing was opened. Mark Hickman, representing the applicant, 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 Williamson made a motion to approve the item as submitted. Commissioner Kezhaya seconded the motion, which passed 7-0.

Agenda No. 7 - Public Hearing: Zoning Case 2002-49 - Applicant: Highway 544 Limited Partnership

Mr. Lee stated this is a request to rezone 20.0± acres on the north side of 14th Street, 500± feet east of Los Rios Boulevard from Planned Development-82-Office-1 with Specific Use Permit #375 and Planned Development-29-Light Industrial-1 to Planned Development-29-Light Industrial-1. Zoned Planned Development-82-Office-1 with Specific Use Permit #375 and Planned Development-29-Light Industrial-1. Neighborhood #62. Commissioner Neukranz made a motion to remove the item from the table. Commissioner Kezhaya seconded the motion, which passed 7-0. Staff recommended the Planning & Zoning Commission accept the applicant's request to withdraw this rezoning request.

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 this rezoning request. Commissioner Flick seconded the motion, which passed 7-0.

Agenda No. 8 - Public Hearing: Zoning Case 2002-53 - Applicant: Plano Lanes, Inc./All Star Skate

Ms. Lee stated this is a request for a Specific Use Permit (SUP) for an Arcade on one lot on 2.4± acres on the south side of 14th Street, 500± feet east of Jupiter Road. Zoned Retail and Planned Development-24-Light Commercial. Neighborhood #68. Staff recommended approval as submitted.

The public hearing was opened. Blake and Jeff Scroggins, the applicants, asked the Planning & Zoning Commission to grant the specific use permit so they could add additional arcade games, to increased their business revenue. The following people spoke in opposition to the item: Ron Hewitt, 1733 15th Place; Patricia Cole, 1711 14th Place; and Elias Vasquez, 1730 15th Place. Their concerns were the possibility of a future property owner using the property to build a gaming hall. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Neukranz made a motion to approve the item as submitted with the stipulation that the arcade must be an accessory use and not the primary use of the property. Commissioner Kezhaya seconded the motion, which passed 6-1. Commissioner Flick voted in opposition due to the SUP perpetually being attached to a 27,500 square foot building.

Christina Day, Sr. Planner, stated Agenda Item Nos. 9A and 9B would be presented together.

Agenda No. 9A - Public Hearing: Zoning Case 2002-54 - Applicant: Sewell Village Cadillac

Ms. Day stated this is a request for a Specific Use Permit (SUP) for New Car Dealer on one lot on 9.3± acres on the west side of the Dallas North Tollway, 1,360± feet north of Plano Parkway. Zoned Planned Development-220-Regional Commercial (PD-220-RC). Neighborhood #52. Eighteen letters were received for the item, seven in favor, eleven in opposition. Staff recommended approval as submitted.

The public hearing was opened. William Cothran, representing the applicant, explained the proposed plan for the property, reassured the Planning & Zoning Commission it was in compliance with all standards, and requested approval of the item. No one else spoke for or against the item. The public hearing was closed.

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

Agenda No. 9B - Preliminary Site Plan: 52/West Plano Retail Center, Block 1, Lot 3 - Applicant: Sewell Village Cadillac

Ms. Day stated this is a request for a new car dealer on one lot on 9.3± acres on the west side of the Dallas North Tollway, 1,360± feet north of Plano Parkway. Zoned Planned Development-220-Regional Commercial. Staff recommended for approval as submitted.

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

Agenda No. 10 - Public Hearing: Zoning Case 2002-55 - Applicant: Tom Clark

Mr. Lee stated this is a request to rezone 23.0± acres north of Ridgeview Drive, 1,100± feet west of Independence Parkway from Planned Development-479-Office-2 (PD-479-O-2) to Planned Development-479-Office-2/Single-Family-Attached (PD-479-O-2/SF-A). Zoned Planned Development-479-Office-2. Neighborhood #2. Six letters were received for the item, three in favor and three in opposition. Staff recommended approval as PD-479-O-2/SF-A subject to:

The site shall be developed in its entirety as either O-2 or SF-A uses subject to stipulations #1 and #2 as follows:

1. If developed as O-2, the following stipulations shall apply:
 - a. Maximum height of six stories for office structures, with a maximum height of two stories at or above grade for parking structures;
 - b. Maximum FAR of 0.7:1;
 - c. Maximum lot coverage of 30%; up to 40% with structured parking;
 - d. A 30-foot wide landscape area, measured from the property line, shall be provided along Ridgeview Drive; and
 - e. Monument signs, eight feet or less in height, shall be required.
2. If developed as SF-A, the base development standards of the SF-A district shall apply.

The public hearing was opened. John Reed, Kirk Williams, and Karen Raned, representing the applicant, stated they were available for any questions and requested approval of the item. No one else spoke for or against the item. The public hearing was closed.

After some discussion, Commissioner Williamson made a motion to approve the item as PD-479-O-2/SF-A subject to:

The site shall be developed in its entirety as either O-2 or SF-A uses subject to stipulations #1 and #2 as follows:

1. If developed as O-2, the following stipulations shall apply:
 - a. Maximum height of six stories for office structures, with a maximum height of two stories at or above grade for parking structures;
 - b. Maximum FAR of 0.7:1;
 - c. Maximum lot coverage of 30%; up to 40% with structured parking;
 - d. A 30-foot wide landscape area, measured from the property line, shall be provided along Ridgeview Drive; and
 - e. Monument signs, eight feet or less in height, shall be required.
2. If developed as SF-A, the base development standards of the SF-A district shall apply.

Commissioner Kezhaya seconded the motion, which passed 6-1. Commissioner Flick voted in opposition due to her concerns that single-family residential development for this property would eliminate the buffer area between the non-residentially zoned property north of Ridgeview Drive and the existing residential development south of Ridgeview Drive.

Agenda No. 11 - Public Hearing - Replat: 47/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 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 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 Kalchthaler seconded the motion, which passed 7-0.

Agenda No. 12 - Public Hearing - Preliminary Replat: 55/Preston Ohio Addition, Block 1, Lots 3 & 6 - Applicant: Plano/190, Ltd.

Ms. Lee stated this is a request for an office-showroom/warehouse development on two lots on 1.8± acres on the west side of Ohio Drive, 700± feet north of State Highway 190. Zoned Planned Development-402-Retail/Office-2. No letters were received for the 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. 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 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. 13 - Public Hearing - Replat: 25/Kings Gate Addition, Block B, Lot 1R - Applicant: Oliver and Nasrin Hormozi

Mr. Lee stated this is a request for a single-family residential lot on 1.5± acres on the southwest corner of High Gate Road and Old Gate Road. Zoned Single-Family-20 with Specific Use Permit #281. One letter was received in favor of 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 Williamson seconded the motion, which passed 7-0.

END OF PUBLIC HEARINGS

Agenda No. 14 - 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 amend the Zoning Ordinance. The purpose of the amendment is to add Heritage designation and establish the proposed Downtown Heritage Resource District. Staff recommended a public hearing be called for this purpose.

There being no discussion, Commissioner Flick made a motion call a public hearing to consider establishing the Downtown Heritage Resource District. Commissioner Kalchthaler seconded the motion, which passed 7-0.

There being no further discussion, Chairman Dunlap adjourned the meeting at 8:40 p.m.

Planning & Zoning Commissioner

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