

PLANNING & ZONING COMMISSION
Pre-Meeting Minutes
May 21, 2001

Present:

Jim McGee, Chairman
Laura Williamson, 2nd Vice Chair
Joyce Beach
Lee Dunlap
Carolyn Kalchthaler
Bill Neukranz
Jerry Kezhaya

Absent:

Michael Davidoff, 1st Vice Chair

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Carrie Lee, Planner
Charles Lee, Planner
John Gilliam, First Assistant City Attorney
Rena Ollie, Planning Technician
Dee Sarver, Systems Support Coordinator
Lanae Jobe, Sr. Administrative Assistant
Jean Stellatella, Technical Administrative Assistant

The Planning & Zoning Commission pre-meeting was called to order by Chairman McGee at 6:05 p.m., Monday, May 21, 2001.

Agenda Review - 05/21/01

Agenda No. 4c - Revised Preliminary Site Plan: 1/Southwest 121 and Ohio Addition, Block 1, Lots 5 & 6 - Applicant: Wal-Mart Stores East, Inc.

Commissioner Beach inquired if Pizza Hut and Kentucky Fried Chicken were to share dumpsters and whether there was a single sign or two signs proposed for the two restaurants. Tom Elgin, Development Review Manager, replied that Building Inspections reviewed signs for compliance. Phyllis M. Jarrell, Director of Planning,

stated that one sign per street frontage per lot was the standard. Commissioner Dunlap voiced concern with the three buildings on two lots. Mr. Elgin stated the site plan complied with the Subdivision Ordinance. Chairman McGee voiced concerns about traffic circulation and the amount of parking. Commissioner Neukranz asked if the parking met the necessary requirements. Mr. Elgin stated the proposed parking exceeded the required parking. Ms. Jarrell discussed how the Parking Deferral Program is available to reduce parking area and add landscaping. Commissioner Neukranz asked the Commission to consider putting review of parking policy into the work plan.

Agenda No. 6 - Public Hearing - Replat: 30/WRCE Development Subdivision, Block A, Lots 1-7 - Applicant: WRCE Development II, LLC

Mr. Elgin noted the applicant had submitted an incorrect replat based upon the plats that had been previously recorded.

Agenda No. 7 - Public Hearing - Replat: 30/White Rock Creek Estates, Block B, Lots 1R & 3R-5R - Applicant: Kurt & Karen Petersen, Jeffrey & Darlis Kelly, Rudolph & Christina Andrea, and John Michael Urtso

Mr. Elgin noted the applicant had submitted an incorrect replat based upon the plats that had been previously recorded.

Agenda No. 8 - Request to Call a Public Hearing - Applicant: City of Plano

Mr. Elgin noted this request was based upon Commission direction to call a public hearing for broader review of arcade uses.

Agenda No. 9 - Request to Call a Public Hearing - Applicant: City of Plano

Mr. Elgin explained that body piercing is a legitimate use like tattooing and cosmetic uses, and recommended the Commission call a public hearing to consider body piercing uses.

Agenda Review - 06/04/01

Mr. Elgin stated that the Monday, June 4, 2001, meeting tentatively includes the following two zoning cases: three Special Use Permits for Private Clubs in conjunction with restaurants at the Shops at Willow Bend Mall, and two rezoning requests.

There being no further discussion, Chairman McGee adjourned the meeting at 6:25 p.m.

Planning & Zoning Commissioner

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