

PLANNING & ZONING COMMISSION
Pre-Meeting Minutes
July 16, 2001

Present:

Jim McGee, Chairman
Michael Davidoff, 1st Vice Chair
Laura Williamson, 2nd Vice Chair
Lee Dunlap
Carolyn Kalchthaler
Bill Neukranz
Jerry Kezhaya

Absent:

Joyce Beach

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Carrie Lee, Planner
Charles Lee, Planner
Brad Roberts, Planning Technician
Margaret Carrigan, Assistant City Attorney III
Dee Sarver, Systems Support Coordinator
Lanae Jobe, Sr. Administrative Assistant
Robin Horton, Tech. Administrative Assistant

The Planning & Zoning Commission pre-meeting was called to order by Chairman McGee at 6:33 p.m., Monday, July 16, 2001.

Agenda Review - 07/16/01

Agenda No. 4c - Preliminary Site Plan: 1/Lincoln @ Town Square, Phase I, Block A, Lot 4 - Applicant: First Oak Capital Company

Commissioner Dunlap expressed concerns over the two drive locations closest to the intersection being a traffic hazard, and fire lanes encroaching into landscape edges. Commissioner Williamson stated concerns about the fuel pump orientation causing internal traffic circulation conflicts, and requested this item be pulled.

Agenda No. 4g - Final Plat: 30/Christ Our King Community Church - Applicant: Christ Our King

Commissioner Dunlap stated he would be stepping down for this item.

Agenda No. 4i - Preliminary Site Plan & Site Plan: 3/Custer-Ridgeview Addition - Applicant: Swisher Partners, L.P.

Commissioner Dunlap noted the vacant portion of the Southwestern Bell tract, and stated it would be isolated unless the fire lanes were extended to the property. Tom Elgin, Development Review Manager, explained this was a good suggestion, and would be reflected on the site plan.

Agenda No. 4j - Preliminary Site Plan: 37/Fairview Farm Marketplace - Applicant: Fairview Farm Land Co., LTD

Commissioner Dunlap expressed concerns that the rear of the buildings were visible from the DART line. Phyllis Jarrell, Director of Planning, stated there are no plans for the system to run that far at this time and that there would be fencing around the tracks. Commissioner Neukranz asked for verification as to the quantity of retail buildings. Mr. Elgin explained it was a single retail building.

Agenda No. 5 - Public Hearing: Zoning Case 2000-19 - Applicant: City of Plano

Commissioner Dunlap stepped down for this item. Greg Adams, Planner, noted staff had worked with property owners to determine the boundary between Commercial Corridor and Light Industrial. Mr. Adams also noted he had received a last minute request from one property owner to amend the proposed boundary.

Agenda No. 7 - 52/West Plano Retail Center - Applicant: Costco Wholesale

Mr. Elgin stated the applicant had requested to withdraw this item.

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

Ms. Jarrell noted that despite previous staff concerns, staff felt the time was right to review retail parking requirements. Ms. Jarrell further noted that additional parking standards may come from the on-going retail site study.

Agenda Review - 08/06/01

Mr. Elgin stated the next Planning & Zoning Commission meeting on Monday, August 6, 2001, will have seven zoning cases. Four are to rescind Private Club Special Use Permits (SUP's), one is a request to amend an existing Retail to allow mini-warehouse use, one is for an SUP for a Private Club at the Shops at Willow Bend (Neiman Marcus), and one is to amend an existing planned development district at Medical Avenue and Woodburn Corners to allow day care centers in addition to medical office uses.

There being no further discussion, Chairman McGee adjourned the meeting at 6:51 p.m.

Planning & Zoning Commissioner

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