

PLANNING & ZONING COMMISSION
Pre-Meeting
July 15, 2002

Present:

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

Staff:

Phyllis M. Jarrell, Director of Planning
Tom Elgin, Development Review Manager
Christina Day, Sr. Planner
Charles Lee, Planner
Carrie Lee, Planner
Rena Ollie, Planning Technician
Kent McIllyar, Assistant City Attorney II
Robin Horton, Technical Administrative Assistant

The Planning & Zoning Commission pre-meeting was called to order by Chairman Davidoff at 6:33 p.m., Monday, July 15, 2002.

Agenda Review 07/15/02

Agenda No. 4a - Revised Preliminary Site Plan: 40/Carrington Park, Block B, Lots 1R and 3-5 - Applicant: Communications Medical

Commissioner Flick questioned how the property was screened on Lot 1R. Charles Lee, Planner, stated that no screening was required other than headlight screening for the parking.

Agenda No. 4h - Preliminary Plat: 36/Fairview Central Park Addition, Block A, Lot 3 - Applicant: Fairview Farmland Co.

Commissioner Flick requested this item be pulled for individual consideration.

Agenda No. 4i - Preliminary Site Plan: 29/Communication Park, Block 1, Lot 5 - Applicant: KRB Inc.

Commissioner Flick and Commissioner Dunlap requested this item be pulled for individual consideration.

Agenda No. 4j - Site Plan & Preliminary Plat: 29/Communication Park, Block 1, Lot 6 - Applicant: Isla 78 Properties

Commissioner Flick and Commissioner Dunlap requested this item be pulled for individual consideration.

Agenda No. 5 - Public Hearing: Zoning Case 2002-25 - Applicant: Preston/121 J.P., Stratford Group

Tom Elgin, Development Review Manager, stated the applicant requested the item be tabled to the August 19, 2002, Planning & Zoning Commission meeting.

Agenda No. 6 - Public Hearing: Zoning Case 2002-27 - Applicant: John W. Jolly

Mr. Elgin stated the applicant requested the item be tabled to the August 5, 2002, Planning & Zoning Commission meeting.

Agenda No. 7A - Public Hearing: Zoning Case 2002-28 - Applicant: Copacabana Corporation

Mr. Elgin stated the applicant was requesting to place the buildings on the property line to act as a screening wall. Mr. Elgin noted this would require delaying consideration of the zoning case to allow for re-notification.

Agenda No. 7B - Revised Preliminary Site Plan/Concept Plan: 4/Ohio-Hedgcoxe Addition, Block A, Lots 2 & 3 - Applicant: Copacabana Corporation

Commissioner Flick questioned the fire lanes. Mr. Elgin noted the fire lanes are adequate as shown.

Agenda No. 8A - Public Hearing: Zoning Case 2002-29 - Applicant: Seoul Enterprises, Inc.

Commissioner Flick asked when the zoning case for the lot coverage for mini-warehouses would be brought for consideration. Mr. Elgin replied that it would take approximately two months for the zoning case to be heard at City Council.

Agenda No. 11A - Public Hearing: Zoning Case 2002-32 - Applicant: ASG Plano Industrial, Ltd.

Mr. Elgin stated there was an error in the total square footage proposed by the development. Mr. Elgin noted staff passed out a chart revising the site data.

Agenda Review 08/05/02

No discussion was held.

Update on Retail Study Presentations

Phyllis M. Jarrell, Director of Planning, stated the report would be presented on August 12, 2002.

Items for Future Pre-Meeting Discussion

No items were discussed.

There being no further discussion, Chairman Davidoff adjourned the pre-meeting at 6:54 p.m.

Planning & Zoning Commissioner

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