



**Department of Planning and Development**

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## PLAN COMMISSION MEETING

Via Video Conference

7:00 pm; Thursday, December 3, 2020

The Plan Commission held a regularly scheduled meeting via video conference on Thursday December 3, 2020. The meeting commenced at 7:00 pm and concluded at 9:29 pm.

### 1. Roll Call

**Present**

Margaret Holly  
Mark Harvey  
Ellen Hartz  
Michael Miller  
Patricia McQueen  
Charles Gascon  
Victoria Gonzalez  
Council Liaison Jeff Hales

**Absent**

**Staff Present**

John Mulligan, City Attorney  
Clifford Cross, Director of Planning and Development  
Al Fleischer, Jr.

2. **Call to Order** – (7:00 pm.) Chairwoman Holly called the meeting to order. The various members introduced themselves to new members and the new members introduced themselves to the Commission.
3. **Approval of Minutes** – September 23, 2020 and October 23, 2020 Plan Commission meetings. (7:16 pm.)  
Ms. Hartz moved to approve the minutes of the September 23, 2020 and October 23, 2020 minutes. The motion was unanimously approved.
4. **Public Comments**  
There were no comments or hearings on non-agenda items.

## 5. Old Business

### a. **Map Amendment & Preliminary Development Plan Approval - PC 19-09**

**Applicant:** ALP Acquisition LLC

**Request:** Approval of a Zoning Map Amendment from General Commercial (GC) to Planned Development – Mixed Use PDM. Approval of a Preliminary Development Plan.

**Address:** 8400 Delmar Boulevard  
(VOTE REQUIRED)

Consideration of the map amendment and preliminary plan approval began at approximately 7:16 pm. At approximately 8:18 pm. Commission member Miller made a motion to recommend approval of the map amendment to rezone the property from General Commercial (GC) to Planned Development – Mixed Use (PD-M). The motion passed by a 7-0 vote.

The commission continued discussion pertaining to the preliminary plan. At approximately 8:18 pm. Commissioner Miller made a motion to recommend approval of the preliminary plan as presented with the following conditions:

- Lot Consolidation Required Prior to Final
- Density and FAR's Conditioned
- Parking Presented to City Council Reflects total required spaces
- Bistro Square Footage Specified
- West Elevation Clarified Prior to Final

## 6. New Business

### a. **Map Amendment – PC 20-10**

**Applicant:** University City / Costco

**Request:** Approval of a Zoning Map Amendment from Industrial Commercial (IC) & Public Activity (PA) Districts to Planned Development – Commercial (PD-C) District. Approval of a Preliminary Development Plan.

**Address:** Costco Site  
(VOTE REQUIRED)

Consideration of the proposed map amendment began at approximately 8:29 pm after a brief break. At approximately 8:52 pm. Commissioner Hartz made a motion to recommend approval of the map amendment to rezone the properties from Industrial Commercial (IC) and Public Activity (PA) to Planned Development Commercial (PD-C) District. The motion passed by a unanimous 7-0 vote.

The commission continued discussion pertaining to the preliminary plan. At approximately 9:25 pm. Commissioner McQueen made a motion to recommend approval of the preliminary plan as presented with the following conditions:

- Resolution to 50 Foot Buffer Prior to Final Plan Approval
- Lot consolidation Completed
- Site control must be in place prior to City Council Approval

**7. Other Business**

There was no other business discussed

**8. Reports – (9:27pm.)**

Council Liaison Report – Council Liaison Hales welcomed the new members and thanked Mr. Miller for his many years of service.

Mr. Cross advised the Commission he was still evaluating and discussing the RFP process for the development of a Comprehensive Plan.

**9. Adjournment**

Chairwoman Holly adjourned the meeting at approximately 9:29 pm.