

PLANNING & ZONING COMMISSION
Pre-Meeting
January 22, 2002

Present:

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

Absent:

Michael Davidoff, Chairman

Staff:

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

The Planning & Zoning Commission pre-meeting was called to order by 1st Vice Chair Dunlap at 6:30 p.m., Tuesday, January 22, 2002.

Agenda Review - 01/22/02

Agenda No. 4b - Preliminary Plat & Conveyance Plat: 17/Stonewood Addition, Block 1, Lots 4R & 10 - Applicant: Stonewood Drive, G.P. Inc.

Tom Elgin, Development Review Manager, stated there is a correction to this item. The write-up should read Lots 4R and 11, not Lots 4R and 10.

Agenda No. 6 - Public Hearing: Zoning Case 2001-52 - Applicant: Willow Bend Associates

Commissioner Kezhaya asked how many Specific Use Permits (SUPs) have been issued for the Shops at Willow Bend Mall. Mr. Elgin replied that he was unsure of the actual total number; however, there are not limits to the number of private clubs due to the size of the area. Christina Day, Sr. Planner, stated there were five SUPs within the mall and two outparcels.

Agenda No. 7 - Public Hearing - Replat & Revised Site Plan: 45/Park Blvd. Estates West School Site No. 2, Block A, Lot 1R (Plano Senior High) - Applicant: Plano Independent School District

Commissioner Williamson inquired if the location was an existing practice field and if so, where would the band practice, and would there still be parking available. Mr. Elgin replied that it was an existing practice field. Mr. Elgin also noted that the applicant would be attending the meeting to answer any questions.

Agenda No. 8 - Public Hearing - Replat & Revised Site Plan: 50/Plano East Senior High School Addition, Block 1, Lot 1R - Applicant: Plano Independent School District

First Vice Chair Dunlap questioned if the fire lane would be an overlength street. Mr. Elgin stated that it would not, and that the Fire Department had reviewed the plan and it did satisfy their requirements.

Agenda Review - 02/04/02

Mr. Elgin stated that the next Planning & Zoning Commission agenda would consist of several Plano Independent School District projects and a site plan to expand the Walmart located at Spring Creek and U.S. 75. Mr. Elgin also stated there would be a

revised site plan for the Collin County Community College regarding parking and a building. Mr. Elgin stated there would be two zoning cases on the next agenda; a request for an SUP for a Private Club at the Shops at Legacy, and a zoning case for a development proposed by the Plano Housing Authority.

Response to Question Concerning Alcohol Sales in Amusement Facilities

Phyllis M. Jarrell, Director of Planning, stated the State of Texas regulates alcohol sales and private club permits. The Planning & Zoning Commission can ask the applicant questions regarding the SUP, grant or not grant the SUP, and deny or table a request, but the City of Plano cannot put in additional requirements.

Kent McIlyar, Assistant City Attorney II, elaborated by saying that the Texas Alcoholic Beverage Commission (TABC) regulates the sale, distribution, and consumption of alcohol, but cities themselves have little right to regulate. Any enforcement complaints should be directed to the TABC. Commissioner Williamson asked if stipulations could be made to the SUP upon approval. Ms. Jarrell stated it wouldn't be desirable to do so. Mr. McIlyar added that issued permits must be for the entire facility and not limited to a bar area. Ms. Jarrell said the Planning & Zoning Commission has some latitude in the public hearing process by denying or tabling the request and encouraged the Commission to do so.

Items for Future Pre-Meeting Discussion

No items were discussed for future pre-meetings.

There being no further discussion, 1st Vice Chair Dunlap adjourned the pre-meeting at 6:50 p.m.

Planning & Zoning Commissioner

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