

**PLANO CITY COUNCIL  
PLANNING AND ZONING COMMISSION  
WORKSESSION  
November 18, 2009**

**COUNCIL MEMBERS**

Phil Dyer, Mayor  
Harry LaRosiliere, Mayor Pro Tem  
Lee Dunlap, Deputy Mayor Pro Tem  
Pat Miner  
Ben Harris  
Mabrie Jackson (resigned)  
Lissa Smith  
Jean Callison

**PLANNING & ZONING COMMISSION  
MEMBERS**

James Duggan, Chair  
Jim Norton, 1<sup>st</sup> Vice Chair  
Craig N. Perry  
Christopher J. Caso  
Doug Hazelbaker  
Michael Coleman  
Tracey S.Dry  
David L. Downs

**STAFF**

Thomas H. Muehlenbeck, City Manager  
Frank Turner, Deputy City Manager  
Bruce Glasscock, Deputy City Manager  
Rod Hogan, Deputy City Manager  
Mark Israelson, Assistant City Manager  
LaShon Ross, Assistant City Manager  
Diane C. Wetherbee, City Attorney  
Diane Zucco, City Secretary

The worksession was called to order following breakfast on Wednesday, November 18, 2009 at 7:55 a.m. at the Plano Station, 1012 East 16<sup>th</sup> Street, Suite 106, Plano, Texas. All Council Members were present. All Planning and Zoning Commissioners were present with the exception of Commission Members Norton and Dry.

**Overview of the Open Meetings Act**

City Attorney Wetherbee spoke to the Open Meetings Act and criminal violations as well as public perception which might be compromised. She advised that a quorum of the body gathered and discussing public business which is not posted is subject to a Class B misdemeanor. Ms. Wetherbee stated that gathering with less than a quorum to discuss public business (secret deliberations) is stringently considered by the Attorney General and county and to restrictions for those in public office.

**Presentations and Group Discussion of Trends in Suburban Development**

Senior Planner Perry welcomed those in attendance and introduced the speakers: Daniel Allgeier, Vice President of NuRock Companies; Judson "Jud" Pankey, CEO of Prescott Realty Group; Paris Rutherford, President of Catalyst Urban Development, LLC; William Gietema, Jr. of Arcadia Realty; and Robert W. Pope, owner of Robert W. Pope and Associates.

Mr. Pope provided a historical perspective, reviewing the development of Plano from a moderately priced suburb in the early 1970's through the influx of residents attracted by the school system and spoke to the excellent infrastructure of the City. He spoke to single-family housing development followed by rental and commercial and to the use of "formula zoning." Mr. Pope spoke to issues related to zoning types, minimum lot sizes and uses adjacent to residential areas. He recommended consideration of zoning categories along with parking and open space requirements in the redevelopment of existing retail sites, the protection and maintenance of existing workforce housing and addressing neighborhood concerns during the development process.

Mr. Pankey spoke to the opportunities facing Plano, the relationship between recession trends and housing sales, Plano's unemployment rates being lower than other areas and financial constraints on development. Mr. Allgeier spoke regarding Plano Housing Corporation's mission to find, acquire and rehabilitate single family housing, the lack of properties for new affordable homes, the need for workforce housing, trends in multi-family housing, and tax credits/local funding to support affordable projects. He spoke to providing some affordable lots and supporting multi-family development through a relaxation of regulations and to the education of surrounding neighborhoods.

Mr. Rutherford spoke to the future of Plano, the current level of services, and retrofitting housing to fit the needs of residents. He spoke to creating proactive codes and forming partnerships to attract talented people to live in an interesting city. Mr. Rutherford spoke to regional attitude and considering how Plano and the area are marketed and the lack of current lending funds for developers.

Mr. Gietema spoke to the use of leadership in directing development, cities providing good locations for residents, physical characteristics, schools, parks, and the need for open space. He spoke to developing codes to allow for the expansion and reengineering of production homes along with considering the benefits of density and new technologies and modes of transportation.

Mayor Dyer thanked the presenters. Mr. Allgeier advised the Council that there is a large inventory of workforce housing in Plano and spoke to the level of interest in purchasing properties. Mr. Pankey spoke to targeting areas outside the region for job creation, the importance of transportation elements, future generations looking for more density, and cities becoming more involved in incentive programs for development. Ms. Perry spoke to issues related to current workforce housing including the homes' energy efficiency and whether new buyers could afford utility costs. Mr. Allgeier spoke to foundation issues related to older homes. Mr. Rutherford spoke to determining the proper densities combined with a strategy to create an urban environment. Mr. Gietema spoke to providing housing stock to attract people and reflecting the lifestyle of the City and to making these developments more acceptable to the surrounding single family neighborhoods. He spoke to issues of overcrowding and giving neighborhoods the ability to change home facades to create more personal elevations.

Mr. Pope spoke to redistribution of the population and to the importance of the City in leading the initiative to bring about a change in development. Mr. Rutherford spoke to the re-use of excess right-of-way and responded to the Council regarding younger buyers looking for aesthetics, social connections, opportunities for public transportation and the identity of neighborhoods.

The session took a brief recess at 9:45 a.m. and resumed at 10:03 a.m.

### **Group Activity and Discussion of Challenges Involved in Infill Development and Redevelopment**

Senior Planner Sims spoke to opportunities around the City for infill and redevelopment and introduced the Council and Planning and Zoning Commission to an exercise intended to review these issues. He requested the groups provide feedback regarding the appropriateness of the area for changes in zoning and use.

Council Member LaRosiliere spoke to their group considering mixed-use development with retail for vacant land located near the Dallas North Tollway and Park Boulevard. He spoke to developing three areas of focus: a business park, a ground level office area to support residential uses and a mixed-use area with retailers. Mr. LaRosiliere spoke to providing services and connectivity in the area. Commissioner Hazelbaker advised that his group addressed redevelopment of an apartment complex and creating an area with greater density, connectivity, open space, and buffers along homeowner's properties. He spoke to incorporating a church component, stair stepping density and the use of structured parking. Deputy City Manager Turner advised that while not included as an option in the exercise, senior housing is supported by the City.

Commissioner Downs spoke to their group considering open land at Park/Los Rios Boulevards and discussion regarding homes appropriate for seniors, incorporating offices on upper floors and including retail to draw from the neighborhood. He spoke to providing connectivity and envisioning the future of the entire area with changes in arterial features, more walking paths and the role of City in selling the vision. Deputy Mayor Pro Tem Dunlap spoke to consideration of redeveloping retail property at Parker/Custer Roads and the decision to reduce retail uses, control height with a ban on structured parking and add requirements for heavy landscape buffers. He spoke to providing pedestrian links and the difference in revenue streams from retail/residential uses. Mr. Sims thanked those in attendance for their participation.

Nothing further was discussed. The meeting was adjourned at 11:27 a.m.

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**Phil Dyer, MAYOR**

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**James Duggan, Chair – Planning and Zoning Commission**

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Diane Zucco, CITY SECRETARY