

**PLANO CITY COUNCIL
PLANNING AND ZONING COMMISSION
WORKSESSION
February 23, 2012**

COUNCIL MEMBERS PRESENT

Phil Dyer, Mayor
Pat Miner, Mayor Pro Tem
Lissa Smith, Deputy Mayor Pro Tem
Ben Harris
André Davidson
James Duggan
Patrick Gallagher
Lee Dunlap

STAFF PRESENT

Bruce Glasscock, City Manager
Frank Turner, Deputy City Manager
Diane C. Wetherbee, City Attorney
Diane Zucco, City Secretary
Alice Snyder, Assistant City Secretary

**PLANNING & ZONING COMMISSION
MEMBERS PRESENT**

Christopher J. Caso, Chair
Michael Coleman
Tracey S. Dry
David L. Downs
Doug Hazelbaker, 1st Vice Chair
Alan E. Smith
Douglas B. Cargo

**PLANNING & ZONING COMMISSION
MEMBERS ABSENT**

Fred Balda, 2nd Vice Chair

The worksession was called to order following dinner on Thursday, February 23, 2012, at 6:32 p.m. in the Plano Municipal Center, 1520 K Avenue, Plano, Texas. Quorums of Council Members and Planning and Zoning Commissioners were present.

Dinner and Viewing of the Comprehensive Plan Update Video

Director of Planning Jarrell introduced a video produced to encourage public participation in the Comprehensive Plan Update process.

Discussion and Direction on Remaining Undeveloped Land and Current Comprehensive Plan Policies

Ms. Jarrell spoke to the session as an opportunity for the City Council and Planning & Zoning Commission to jointly discuss issues and provide direction on new policies related to the use of Plano's undeveloped land which may result in direction from the Council on new policy recommendations for the Comprehensive Plan. She spoke to managing the supply of land, looking for redevelopment opportunities, and determining how the use can best support the City's long term goals and interests.

Ms. Jarrell spoke to determining where additional residential development should occur while considering employment and tax base benefits of non-residential uses. She spoke to consideration of different types of residential uses and their impact on infrastructure and schools and characteristics of mixed-use development.

Senior Planner Sims advised that there is 4,325 acres of undeveloped land available with 549 acres in flood plains and 83% zoned for non-residential uses. He spoke to policies for undeveloped land included in the Comprehensive Plan (Land Use and Economic Development Elements) and policy statements related to rezoning to meet demand, housing density, infill housing and mixed-use. Mr. Sims spoke to the current residential setback along S.H. 121 of 1,200 feet as being consistent with other municipalities, the potential application to other expressway corridors, and the Commission's recommendation of 750 feet.

Discussion and Direction on Policies Related to Residential and Commercial Development and Use of Remaining Undeveloped Land

Planning Manager Firgens spoke to considering the long-term economic growth needs of the City by reserving land for economic development and employment uses in traditional areas which support a nonresidential tax base and the need for large tracts of land, business park locations, expressway access, visibility and tract depth. She spoke to attaining well designed residential development which attracts residents and businesses and includes diverse and desirable housing choices with access to services/amenities. Ms. Firgens spoke to the role of mixed-use development in meeting the future housing needs and presented the following recommendations:

All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center.

The 1,200-foot setback for residential uses along State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190, and U.S. Highway 75.

No new multifamily development should be allowed south of Tennyson Parkway, along the Dallas North Tollway between Communications Parkway and Parkwood Boulevard. However, mid-rise multifamily development (5-12 stories) may be considered by SUP in this corridor.

New multifamily zoning should require a minimum density of 40 dwelling units per acre.

Establish two new zoning districts – an urban mixed-use district and neighborhood mixed-use district. An option to allow mid-rise residential buildings (5-12 stories) by SUP should be considered in major corridors and in urban mixed-use districts.

Mayor Dyer spoke to the recommendations as guidelines and the opportunity for future input during consideration by the Council and Commission. He opened the floor for public comments.

Robbie Robinson spoke to the Staff recommendations discouraging zoning for residential uses in prime economic corridors and rezoning to permit multifamily development. He spoke in support of a long-term perspective when considering rezoning, particularly when deviating from the Comprehensive Plan and referred to the benefits of non-residential zoning on the tax base. Mr. Robinson spoke regarding the high quality of life and national reputation of Legacy Town Center and the need by companies for available land and easy access. He referred to the adverse impact on the school district when properties are rezoned residential and requested the Council look at the long-term vision.

Lucilo A. Peña, of Billingsly Company, spoke to creating compelling districts with remaining land that provide a connection between existing uses/elements and new ones. He spoke to the need for more than just density in future growth and mixed-use communities. Mr. Peña spoke to the challenges of providing 40 units per acre while addressing need for a variety of housing types in a development. He advised that U.S. 75 and the Dallas North Tollway contain the majority of commercial office space.

Bill Dahlstrom, representing Wolverine Equities and North Dallas Joint Venture, spoke regarding the Mapleshade area along SH 190 and the opportunity for a residential component. He stated that residential and economic development issues should not be exclusive in the context of a mixed-use development and to a value capture concept. Mr. Dahlstrom spoke to instilling the concept in the Comprehensive Plan and economic development policies to determine the efficiency of land uses and their impact on City services to create sustainable development. He referred to areas of the City that have remained undeveloped for years and adapting to the market with flexible zoning.

Richard Matkin, of the Plano Independent School District (PISD), spoke regarding the partnership between the City and district and the differences in boundaries between the two entities. He spoke to capacity concerns in the southern corridor, redistricting efforts, the potential for new campuses and continuing the dialogue to address long-term issues. Mr. Matkin advised that there is a decline in elementary school enrollment and that Legacy Town Center does not have a significant impact on area schools. Mr. Sims advised that there may be an impact on PISD with development of 1,000 new housing units in Richardson and 1,500-2,000 in Dallas.

David Smith, representing the Plano Homeowners Council, spoke to discussions in the 1990's recommending a ratio of multifamily to single-family housing of 25/75 and current multifamily zoning nearing 31% putting demands on infrastructure and schools. He spoke to maintaining a long-term vision and resisting the short-term demands of the market, in favor of the recommendations and advised that the Homeowners Council would be available for input. Mayor Dyer closed the public comments of the session and the opened discussion by the Council and Commission.

All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.

Ms. Jarrell advised that Staff currently provides information and some analysis regarding impact, accessibility and amenities for consideration and spoke to including additional information in the future including cost figures. The Council stated a consensus directing Staff to move forward.

Isolated residential development should not be permitted; residential rezoning requests need to establish a complete new neighborhood or expand an existing neighborhood or an urban mixed-use center.

Ms. Jarrell advised that the recommendation will reinforce patterns, thus creating good neighborhoods that are attractive with nearby amenities. She spoke to issues of the long-term viability of isolated neighborhoods and responded to Mayor Dyer regarding consideration of senior citizen housing. Council Member Dunlap spoke to interpretation of the term “isolated” and Council Member Davidson spoke to the language strictly limiting some development. Ms. Jarrell advised that the recommendations will be utilized as guidelines and that Council will have the flexibility to consider items on a case-by-case basis. The Council stated a consensus directing Staff to move forward.

The 1,200-foot setback for residential uses along State Highway 121 should be retained and applied to the Dallas North Tollway, State Highway 190, and U.S. Highway 75.

Ms. Jarrell spoke to corridors and expressways as prime areas for commercial economic development and the Commission’s consensus that a 750-foot setback may be appropriate. She spoke to properties where a portion of development encroaches into the setback. Planning and Zoning Chair Caso spoke to the Commission’s discussion of mixed-use development and Council Member Dunlap spoke to apparent strip zoning and differences in the environment/function of U.S. 75. The Council stated a consensus directing Staff to move forward.

No new multifamily development should be allowed south of Tennyson Parkway, along the Dallas North Tollway between Communications Parkway and Parkwood Boulevard. However, mid-rise multifamily development (5-12 stories) may be considered by SUP in this corridor.

Ms. Jarrell spoke to development occurring on the Dallas North Tollway, its configuration and reserving land for office development south of Tennyson Parkway. She spoke to the potential and appropriateness of mid-rise multifamily development. She responded to Council Member Duggan, advising that this recommendation is specific to the tollway because of its prominence in attracting office development and is structured as a guideline.

Commission Member Hazelbaker spoke to mid-rise development as having a higher rental cost and potentially limiting the residents in that area. He spoke to finding ways to attract families to the City, the evolution of multifamily housing, and the impact of multiple families in single-family homes. Mayor Dyer spoke to affordable housing throughout the City and creating environments that are conducive to singles and couples. The Council stated a consensus directing Staff to move forward.

New multifamily zoning should require a minimum density of 40 dwelling units per acre.

Ms. Jarrell spoke to the need for a wide range of housing types, the quantity of multifamily development with lower densities and the recommended density resulting in a mixed-use environment. She advised that there is very little land currently zoned multifamily that would be impacted and spoke regarding the definition of mixed-use to include multifamily, retail, office, employment, hotel, and structured parking in a walkable development. Ms. Jarrell spoke to the potential for “horizontal” mixed-use, the development of Legacy Town Center since 1997, and the potential for a mix of housing units. The Council stated a consensus directing Staff to move forward.

Establish two new zoning districts – an urban mixed-use district and neighborhood mixed-use district. An option to allow mid-rise residential buildings (5-12 stories) by SUP should be considered in major corridors and in urban mixed-use districts.

Ms. Jarrell spoke to establishing expectations related to mixed-use development to expedite the process for applicants and Staff and spoke to the neighborhood mixed-use district’s appropriateness for the redevelopment of corner shopping centers. The Council stated a consensus directing Staff to move forward.

Ms. Jarrell advised that Staff will bring recommendations before the Commission to further discuss language following which they will come forward to the Council. Mayor Dyer spoke to future opportunities for input. Nothing further was discussed. The meeting was adjourned at 8:23 p.m.

Phil Dyer, MAYOR

Christopher J. Caso, Chair –Planning and Zoning Commission

ATTEST:

Diane Zucco, CITY SECRETARY