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Place 3

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Place 4

Steve Stovall
Place 5

Jean Callison
Place 7

Thomas H. Muehlenbeck
City Manager

DATE: September 17, 2004

TO: Planning and Zoning Commission

FROM: Jeff Zimmerman, Planning & Information Manager

SUBJ: Work Session – September 21, 2004

Your next work session is scheduled for **Tuesday, September 21, 2004 at 6:30 p.m. in the Council Chambers, Plano Municipal Center, 1520 K Avenue.** Your meal will be served at 6:00 p.m. in Conference Room 2E (Planning Department).

The work session will address: 1) possible rezoning of 57 acres zoned Research/Technology (RT) on 14th Street, west of Rowlett Creek; and 2) the ongoing update of the Housing Element of the Comprehensive Plan.

The first item resulted from a property owner's request to consider rezoning of the area bounded by 14th Street, Rowlett Creek, the Cottonbelt Railroad tracks, and future Plano Parkway. The concerned property owner owns 3 of the 57 acres and was concerned about its suitability for RT development. He suggested that residential uses be considered for this area and staff's evaluation is based on the impacts of changing the zoning to a residential category, probably low-to-medium density patio homes or townhouses. When I met with a group of property owners on September 8th, there appeared to be a stronger desire for a non-residential category with greater flexibility than RT.

The second agenda item includes a preliminary outline for updating the Housing Element of the Comprehensive Plan. The outline briefly lists key factors and possible objectives around which the chapter could be focused. Responses to questions raised at the Commission's last work session are also included.

I look forward to seeing you at the meeting. **Please let us know if you cannot attend.**

Enclosures

xc: Phyllis Jarrell, Planning Director
Greg Adams, Senior Planner
Steve Sims, Senior Planner
Kent McIlyar, Asst. City Attorney



CITY OF PLANO

NOTICE OF MEETING

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

SEPTEMBER 21, 2004

6:00 PM

Dinner

Planning CR 2E

6:30 PM

Work Session

Council Chambers

WORK SESSION AGENDA

1. Discussion and Direction: Possible Rezoning of Properties in the Research/Technology (RT) District South side of 14th Street, West of Rowlett Creek.
2. Discussion and Direction: Update of the Housing Element of the Comprehensive Plan

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received 48 hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING AND ZONING COMMISSION

September 21, 2004

Agenda Item No. 1

Discussion and Direction: Possible Rezoning of Properties in the Research (RT)
District

Applicant: City of Plano

DESCRIPTION:

A request to reconsider the zoning on 57 acres (30 developable acres) bounded on the north by 14th Street, on the east by Rowlett Creek, on the south by the Cottonbelt Railroad tracks (owned by DART), and on the west by the extension of Plano Parkway. The property is zoned Research/Technology (RT). The initial request was to determine if some form of residential development is better suited for this property.

REMARKS:

The commission was recently asked by one of the property owners, within the subject area, to consider another zoning, perhaps a residential category, for this area. Since that time staff has done a preliminary evaluation of various issues relating to rezoning this property. We have also met with the majority of the property owners or their representatives to gain their input. Listed below are significant issues that must be considered in accordance with any request to change the zoning on this property:

1. Topography – Much of land is steeply sloped making major non-residential development difficult. Major light manufacturing and office developments will be severely hampered by the slope, because they will require large expanses of concrete for building slabs and parking lots. Housing development with a series of smaller slabs would be more readily developed on this property.
2. Flood plain – The eastern portion of the property is located in the 100-Year Flood Plain. Most of that land is owned by the City of Plano.
3. Cottonbelt Railroad tracks – Although the railroad right-of-way is owned by DART, it is likely to be used as freight line for many years to come. City staff is currently developing a proposal that would establish a citywide “quiet zone” that would provide for the reduction in noise levels at railroad crossings. This could be in effect by the time Plano Parkway is extended from Los Rios Boulevard to 14th Street.

4. Sanitary sewer – Development in this area would require a lift station due to the downward slope of the property toward Rowlett Creek. A larger line could also be necessary to connect with the Los Rios Treatment Plant.
5. Parks – The number of homes likely to be developed would not support an additional neighborhood park in this area. New development may have to provide and maintain private park facilities.
6. Fire and Emergency Medical Services – The Fire Department is still investigating the potential need for a new station in southeast Plano to accommodate additional residences in this area.
7. Tri-City Police Academy – Current plans are to maintain the gun range in its present location. That means that it will be on the east side of the Plano Parkway connection. The noise from gun range could be a significant deterrent to residential development.
8. Solid Waste Service – A change to residential development would not create any significant concerns for the provision of solid waste pick-up.
9. Schools – PISD has not planned for additional housing units in this area and may have to provide additional school space to accommodate increased enrollment from this area. The type and density of the housing would impact the extent of the need for additional space.
10. Current lot configuration – Of the 57 acres, the City of Plano owns 27 acres, 18.6 of which are within the flood plain at the eastern end of the study area. The remaining six tracts range in size from one acre to 13 acres. It would be difficult to develop the property for residential purposes unless they were combined under a single ownership.

On September 8, 2004, staff discussed the above issues with owners and/or representatives of 4 of the six tracts representing all but 8.3 acres of the subject study area. The owners were concerned that a number of the above issues would make this property undesirable for residential development. They also indicated that the current RT zoning and its limitations make it difficult to market their properties. They generally felt that Light Industrial-1, (LI-1) would be the most suitable for their properties due to its flexibility.

RECOMMENDATIONS:

Staff recommends that the commission take one of the following actions on this matter:

1. Call a public hearing to rezone the 57 acres to another zoning category;
2. Determine that the current zoning is appropriate for the property and cease discussion of this matter, or
3. Continue its discussion of this matter and request additional information from staff as required.

PECAN HOLLOW GOLF COURSE

A

FM 544
14th St

10

LI-1

RT

1

2

3

4

5

6

7

9

8

RT

PARK

RT

A

A

A

ST. LOUIS SOUTHWESTERN RAILROAD

RT

City of Richardson

Property Owners

1. City of Plano
2. City of Plano
3. Melody Burton
4. Dale Burton
5. Harold Warnick
6. Byron Miller
7. Thomas Jeter
8. Moroney Farm LTD
9. City of Plano
10. City of Plano

R
Plano, Texas



Study Area Boundary

RT
Zoning Text

August 2004



390 195 0 390 Feet

PECAN HOLLOW GOLF COURSE

FM 544

14th St

10

LI-1

1

2

3

4

5

6

7

8

9

RT

RT

PARK

RT

RT

ST. LOUIS SOUTHWESTERN RAILROAD

City of Richardson

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- 1. City of Plano
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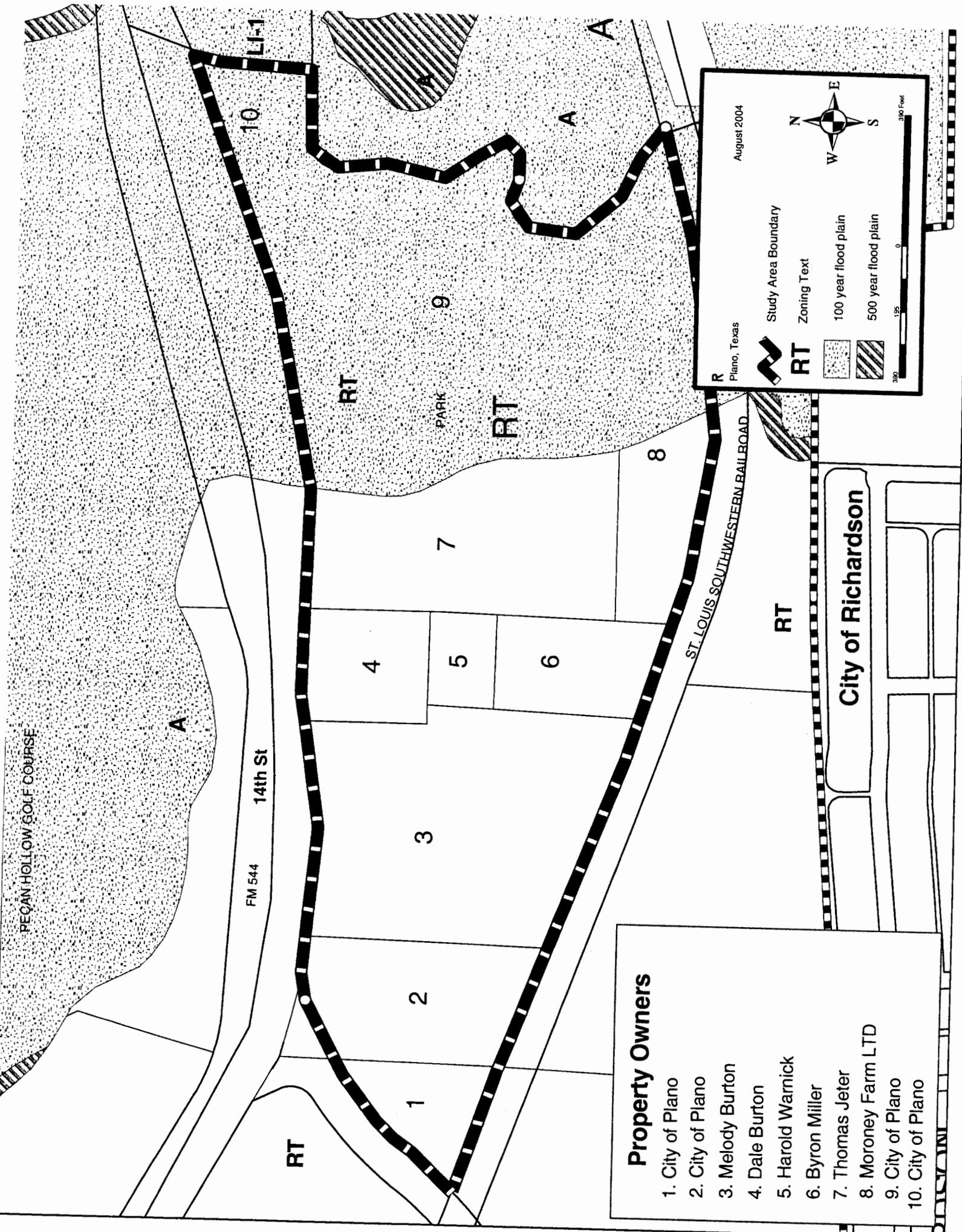
Plano, Texas August 2004

Study Area Boundary

Zoning Text

- 100 year flood plain
- 500 year flood plain

100 150 0 300 Feet



CITY OF PLANO
PLANNING AND ZONING COMMISSION

September 21, 2004

Agenda Item No. 2

Discussion and Direction: Comprehensive Plan Revision

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the revision of the Housing Element of the Comprehensive Plan.

REMARKS:

Background

Attached to this write-up is the preliminary outline of the Housing Element that is intended to provide a general understanding of the organization and content of the document. It is expected that this chapter will be adjusted over time as the final draft is developed. The outline provides a listing of the key factors and objectives organized under the Major Themes of the Comprehensive Plan: Livable City, City of Organized Development and City in Transition.

Response to commission's questions

The commission raised several questions at the August 16 work session. Staff researched these questions and the responses can be found in the attached document entitled "Follow up to Commissioner's Questions and Comments, August 16, 2004 Work Session".

RECOMMENDATION:

Staff seeks the commission's direction and thoughts regarding the organization of the key factors and objectives identified in the preliminary outline for the Housing Element of the Comprehensive Plan. Staff also requests that while the commission is reviewing the outline they comment on any key factors or issues that may need to be developed further in a policy paper. If the Commission is comfortable with the information presented here, staff will begin the process of developing a first draft of the document along with formulating strategies to address the objectives.

COMPREHENSIVE PLAN HOUSING ELEMENT

INTRODUCTION

Purpose

- Guide to the development of housing and residential neighborhoods
- To support a city composed of viable neighborhoods with emphasis on the quality and variety of housing opportunities.

Major Themes

- What is the meaning of each theme within the Housing Element?
- What is the relationship of this chapter with the other elements of the Comprehensive Plan?

LIVABLE CITY

Key Factors

- Secure and attractive environment – It is important that residential neighborhoods are safe and attractive. How do we ensure that residential neighborhoods in Plano retain these attributes in the future?
- Employment and educational opportunities – Employment and education are two important assets that contribute greatly to Plano's quality of life. What can be done to ensure quality educational opportunities? How can Plano encourage employers to remain in the city?
- Accessibility – How do we maintain and enhance accessibility from Plano to employment, educational and cultural opportunities within the Dallas-Fort Worth region is another major asset for the city.
- Services and amenities – How do we educate Plano residents about the services and amenities available within the city? How can the city attract innovative service providers to locate within Plano?

Objectives

- Continue to provide high quality police, fire, and emergency medical services for all parts of the city.
- Continue to retain and recruit businesses to Plano.
- Continue to accommodate a wide range of educational opportunities.
- Continue to provide a comprehensive system of streets, bicycle ways, and mass transit opportunities.
- Continue to provide a high level of public and private services and amenities.

CITY OF ORGANIZED DEVELOPMENT

Key Factors

- Overall land use and circulation system – How are the current land uses and transportation systems organized? What was this design principle based upon? Does it work?
- Neighborhood design – How are residential neighborhoods designed? What housing options are found within the residential neighborhoods of Plano? Will this concept be effective for possible residential development in areas once planned for non-residential uses?

Objectives

- Continue to review the Land Use and Transportation Elements of the Comprehensive Plan to guide future development.
- Ensure that land use and circulation are consistent with current trends and conditions.
- Ensure that ordinances accommodate the design of attractive and functional neighborhoods.

CITY IN TRANSITION

Key Factors

- Housing Demand/Supply – The demand for housing in Plano is influenced by a variety of factors such as age, income, employment and educational opportunities. How does the city address housing needs that result from the changing demographics of present and future residents?
- Neighborhood Stability – Neighborhoods are the “building blocks” of a community and as Plano matures, it will be important to consider factors that influence neighborhood stability. What are the issues that affect neighborhood stability? How can neighborhoods continue to be attractive and viable as they mature?
- Infill and Redevelopment – As Plano matures, the supply of undeveloped land for residential uses is dwindling. As a result, a significant portion of future residential development will be infill and redevelopment. When and where will infill and redevelopment occur? What opportunities does this provide and what will happen if it does not occur?

Objectives

- Ensure that Plano's policies and ordinances accommodate a variety of housing opportunities to meet the needs of the city's present and future households.
- Maintain and enhance Plano's existing neighborhoods and housing stock to ensure desirability for present and future residents.
- Create desirable housing opportunities without disrupting the character and function of surrounding areas.
- Ensure that ordinances allow for new and varied housing opportunities where appropriate.

**Follow up to Commissioner's Questions and Comments
August 16, 2004 Work Session**

Response to Questions

1. How much would it cost to have a residential rental inspection program?

The Department of Property Standards estimated that the cost would be \$387,000 to get the program started during the first fiscal year and \$400,000 to \$500,000 to keep it going each fiscal year thereafter.

2. Is there any legal precedent in limiting occupancy of residential dwelling units based on dwelling unit size?

The legal precedents that most local government jurisdictions follow in the United States are those established by the International Property Code Standards. These standards require 70 square feet for the first two people and 50 square feet for each additional person.

Other cities have tried to limit the number of people living in a house based on various definitions of family. A case that went before the United States Supreme Court known as *Belle Terre versus Boraas* from New York ruled that the town of Belle Terre's ordinance definition of a family to be used to control the number of persons living in a housing unit was illegal. No local jurisdiction can legally formulate a definition as to what is considered to be "family".

3. What rooms in a dwelling unit are counted to determine if a housing structure is overcrowded?

Currently, the City of Plano code counts all rooms of the house except for the kitchen, hallways and closets to determine the number of people that can live in a dwelling unit. This task can be difficult. Property Standards specialists look for clues such as the number of beds, pallets and toothbrushes to determine how many people are living in the house. Other signs also include over piling of trash near the trash collection bin. Internal inspections are only made when there is a complaint.

4. How is residency of a housing structure verified?

There are several ways. Names of residents should appear on the lease agreement with the owner of the housing structure. A search of driver's license records and vehicle registration are also used to verify place of residence.

5. How serious is the housing overcrowding issue in Plano? What part of the city is this problem more of a concern?

All parts of Plano are experiencing this issue. The frequency of complaints regarding housing overcrowding seems to have increased over the last five years. However, the Property Standards Department does not delineate this type of complaint on an annual basis.

6. How does Richardson's new ordinance address the housing overcrowding issue?

In Richardson, the home occupancy code was amended in two ways. First, the Living Room and Dining Room areas were added to the overall area calculations of the house and secondly, rooms used for multiple purposes must meet the minimum square footage requirements for each use. Consider the following example of how the revision of the code would work: If five people occupied a house, and one person was sleeping in the living room, then that room would have to be at least 190 square feet. A total of 120 square feet would be counted for the living room use and 70 square feet for a single-occupancy bedroom space. The home occupancy code was adopted by the Richardson City Council.

7. Does the presence of street lights encourage property maintenance?

The purpose of street lights is to provide illumination for guiding vehicular traffic safely through residential neighborhoods during the night time hours. A study from the United Kingdom did show that while overall perceptions of the residents of a neighborhood thought the increased lighting improved their area, there were no statistically significant improvements that could be measured regarding problem issues within the community.

The typical street block in Plano is 1200 feet in length. Street lights are placed at 600 foot intervals. More street lights could be provided. However, it could be quite expensive as the city would have to purchase an easement to place a buried electric cable from the alleyways to the street front in order to provide energy for the new street light. An increase in frequency of lights would be cheaper if completed at the beginning stages of the construction of a residential subdivision than one already built. Street lighting may be an issue that extends beyond the intent of the Housing Element.

8. How effective is Dallas's 311 system for serving as the "eyes and ears" of Dallas residents around the city? Has Plano considered such a program and how difficult would it be to implement in our city?

Dallas' non-emergency information line is known as 311. It was implemented by the City of Dallas to reduce the volume of non-emergency calls received to the 911 system. When a person dials 311, they can access any city service in Dallas and so far, the system seems to be working.

Plano does not have the 311 system at this time. The program has been considered and found to be very expensive. The office space that currently houses the 911 system in Plano would have to be rearranged to accommodate the 311 call responders. This change would require additional technology and personnel.

Finally, the 311 non-emergency contact number is more of a Public Safety Communications issue than one for Planning. Most city residents are aware of the various departments within Plano City Government. Staff is available to help direct residents to report various non-emergency concerns and comments to the appropriate department and or division. One city similar in size to Plano that has a 311 system is Rochester, New York. Baltimore also uses the 311 system.