

PLANNING & ZONING COMMISSION  
Work Session Minutes  
March 21, 2001

**Present:**

Jim McGee, Chairman  
Laura Williamson, 2nd Vice Chair  
Joyce Beach  
Lee Dunlap  
Carolyn Kalchthaler  
Bill Neukranz

**Absent:**

Jerry Kezhaya  
Michael Davidoff, 1st Vice Chair

**Staff:**

Phyllis M. Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Jeff Zimmerman, Planning & Information Manager  
Greg Adams, Senior Planner  
Steve Sims, Planner  
John Gilliam, First Assistant City Attorney

The Planning & Zoning Commission work session was called to order by Chairman McGee at 6:00 p.m., Wednesday, March 21, 2001.

**Comprehensive Plan Revision: Discussion of Revised List of Issues for the Land Use and Transportation Elements**

Staff updated the Commission on the results of meetings with the public, Plano Homeowners Council, Homeowners Focus Group, and neighboring communities about the update of the Land Use and Transportation Elements of the Comprehensive Plan. Much of the discussion focused on coordination with other cities on land use compatibility and roadway continuity.

Concerns and comments raised during the discussion included:

- Traffic that will be generated by the new mall and other commercial development near the interchange of the Dallas North Tollway and Park Boulevard. It was noted that the city had commissioned a study of traffic issues in this area.
- Land use and transportation impacts relating to the Austin Ranch development in the City of The Colony.
- Current low traffic volumes of the George Bush Turnpike and ways to increase its usage. It was noted that future construction of a new interchange at Interstate 635 and U.S. 75 in Dallas could seriously increase traffic on the turnpike and other major roadways.
- Joint efforts between the City of The Colony and City of Plano to widen McKamy Trail.
- Increased emphasis in the Transportation Element on cross-town bicycle connections including ways to cross major thoroughfares.
- Transportation linkages between major attractions in central and eastern Plano such as the Plano Transit Village with Collin Creek Mall, K Avenue, Oak Point Nature Preserve and Recreation Center, and with Collin County Community College.
- Design changes that could improve the traffic flow through the U.S. 75 and Parker Road interchange.

- Consolidating the transportation issues list to address general issues as opposed to specific capital projects.
- Placing greater emphasis on the need to convert State Highway 121 into a controlled access facility.

The commissioners addressed concerns raised in letters and in a summary of the March 1, 2001. public meeting about overpasses. It was noted that the City Council was initiating a study of the Preston Road corridor and the use of grade separated interchanges. The commissioners generally agreed that a corridor approach would be more effective than individual intersection studies. The commissioners agreed that a similar study would seem appropriate for Spring Creek Parkway as well. The commissioners did not recommend delaying the updating process until such studies were completed.

There appeared to be a consensus for including statements in the Transportation Element supporting such studies as a prerequisite for implementing overpasses. There also appeared to be a consensus that the updating process should continue without waiting for the completion of these studies.

### **Discussion and Direction on Fencing Regulations in the Estate District and Other Sections of the Zoning Ordinance**

Phyllis M. Jarrell, Director of Planning, presented the issues regarding general fencing regulations and particular fencing regulations for the Estate Development district (ED) within the Zoning Ordinance. Most of the Commission's discussion focused on the particular regulations for the ED district. Ms. Jarrell noted that staff suggested a fence height of 48 inches in lieu of the present 42 inch standard. The Commission concurred with this recommendation. The majority of the further discussion between Commission

and staff concerned the architectural fence standards of the ED district. In particular, staff noted the difficulty in objectively defining and administering the “architecturally harmonious” provision.

The Commission heard from Lee Robeson, representing the Ranch Estates subdivision, who presented the neighborhood’s intent to preserve the architectural character of the existing rail fencing. Mr. Robeson further noted the safety aspects of rail fencing for horses and riders.

There being no further discussion, Chairman McGee adjourned the work session at 8:15 p.m.

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Planning & Zoning Commissioner

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