

PLANO CITY COUNCIL

WILL CONVENE INTO EXECUTIVE SESSION AT 5:00 P.M. ON MARCH 09, 2011, FOLLOWED BY THE PRELIMINARY OPEN MEETING IN THE PLANO MUNICIPAL BUILDING, 1520 K AVENUE, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Mission Statement: The mission of the City of Plano is to provide outstanding services and facilities, through cooperative efforts with our citizens, that contribute to the quality of life in our community.

EXECUTIVE SESSION

- | | | | |
|------|---|-----------|---------|
| I. | Legal Advice
Respond to questions and receive legal advice on agenda items | Wetherbee | 5 min. |
| II. | Economic Development
Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect. | Glasscock | 10 min. |
| III. | Real Estate
- Expansion of Haggard Park
- Acquisition of Real Estate near DART Rail Station | Council | 15 min. |

PRELIMINARY OPEN MEETING

- | | | | |
|------|--|--------------------|---------|
| I. | Consideration and action resulting from Executive Session discussion | Council | 5 min. |
| II. | Discussion and Direction re Planning and Zoning Commission's recommendations for the Research/Technology Center District | Perry | 15 min. |
| III. | Discussion and Direction re Soccer Support Center at Russell Creek Park | Chip Kruger - PYSA | 10 min. |

- | | | | |
|-----|---|----------------|---------|
| IV. | Discussion and Direction re Board and Commission Review Committee | Miner/Callison | 10 min. |
| V. | Council items for discussion/action on future agendas | Council | 5 min. |
| VI. | Consent and Regular Agenda | Council | 5 min. |

In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed and votes may be taken where appropriate.

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Avenue L, with specially marked parking spaces nearby. Access and special parking are also available on the north side of building. The Council Chamber is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.

MEMORANDUM

To: Honorable Mayor Phil Dyer and the Plano City Council
From: Christopher J. Caso, Chairman of the Planning & Zoning Commission
Subject: Research/Technology Center zoning district examination
Date: February 21, 2011

Background

Last fall, approximately 70 acres in the far southeast portion of Plano was rezoned from Planned Development-202-Research/Technology Center to Single-Family Residence-6 (SF-6) and Single-Family Residence Attached (SF-A) zoning (map attached). Following these rezoning cases and based on the changing conditions in this region of the city, the City Council requested a review of the existing Research/Technology Center district (RT) and directed staff to work with the Planning & Zoning Commission to develop a new plan for this area.

In our evaluation of the area, the Commission looked at two issues: what the boundaries of the “core” RT area should be, including analyzing appropriate uses for any areas that might be removed from the RT; and the existing RT zoning district regulations.

The following recommendations that are being forwarded for the Council’s consideration are the result of many discussions with various interested groups. The Commission received input from property owners, tenants, residents, and Economic Development and Planning staff. Letters were mailed to all RT property owners to invite them to participate in each of the Commission’s discussions. Staff and commissioners attended the Southeast Plano Business Alliance meeting on January 11, 2011, to solicit additional feedback from area businesses regarding the zoning district regulations.

Recommendations

District Boundaries:

In evaluating the current zoning, recent changes, and development the Commission developed the following recommendations about the RT zoning district boundaries and appropriate uses.

- The area west of Bradshaw Drive currently zoned as RT constitutes the “core” of the RT district and should remain intact.
- The area east of Plano Parkway, south of 14th Street should retain the current PD-202-RT zoning.
- The area east of Bradshaw, north of the railroad tracks, west of Plano Parkway and south of 14th Street, is appropriate for additional residential development. However, during our discussions, these specific property owners were not present. Given the lack of input from the property owners, the Commission does

not recommend a city-initiated rezoning or amendment to the Future Land Use Plan at this time.

Research/Technology Center Zoning District Regulations:

During the discussion of the Research/Technology Center zoning district, several issues related to the existing RT district development regulations emerged. The main issues centered on concerns that certain regulations unnecessarily restrict development in the area. The Zoning Ordinance states that “the RT district is intended to create a low density, employment center consisting of office, research and development facilities, and limited assembly operations. RT districts should generally accommodate several users in a campus environment.” The Commission determined that this is still a valid intent and evaluated the district regulations based on this guidance.

The Commission determined that certain regulations such as the prohibition of open storage and delivery vehicles, limitations on the number of dock doors, and limitations on the gross floor area for office/showroom warehouse uses are critical to the intent and character of the RT district and should not be changed. The Commission identified areas of the ordinance that appear to be adding substantial cost or unnecessary restrictions to development and redevelopment of RT properties without providing commensurate benefit to the district. The Commission therefore supports modifying the RT regulations as described below.

Landscaping Requirements

The RT district currently requires that “A minimum of 20% of the total lot area shall be landscaping.” This requirement contributes positively to the overall look and feel of the RT district. However, it does require a significant amount of land be dedicated to landscaping which raises the cost of development and, in some cases, can inhibit redevelopment of a site. The standard nonresidential landscaping requirements, as defined in Section 3.1200 (Landscaping) of the Zoning Ordinance would be less restrictive while still requiring a significant amount of landscaping in support of the overall look and feel of the RT district. Additionally, a substantial portion of the properties in the RT district are subject to the regulations in Section 4.700 (190 Tollway/Plano Parkway Overlay District) which contains landscape requirements that further enhance these properties.

The Commission recommends removing the unique provisions for landscaping in the RT zoning district and replacing them with the standard nonresidential landscaping regulations as required elsewhere throughout the city.

Parking

The RT district requires that “In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for office development (one space per 300 square feet) for 75% of the gross floor area of any building.” This requirement is sometimes problematic, especially for sites that were initially developed under light industrial regulations that are now seeking to redevelop under RT requirements. This

provision does help to keep options open for future reuse of sites for office and other uses with higher parking requirements, but the net result may be that it is too restrictive to be useful for the district. The Commission supports removing this requirement from the RT zoning district.

Restaurants in RT

A freestanding (sole use and occupant) restaurant/cafeteria is permitted in an RT district when it is built as part of a larger development and constitutes no more than 10% of that development, it has a minimum of 5,000 square feet of gross floor area, and no drive-in window. It has been noted on several occasions that there are a limited number of restaurants in the immediate vicinity of the RT district to serve the employees working in the area; however, there are many within a few miles, including those in downtown Plano, near Collin Creek mall and an increasing number in the State Highway 190 corridor. It is difficult to determine if the lack of restaurants is due to the regulations or perhaps a result of lack of appropriate sites with sufficient traffic and visibility for restaurant uses.

The Commission recommends removing the 10% restriction because the change would not adversely impact the district and it would open up the possibility for a freestanding restaurant to develop without being part of a larger project. The Commission supports retaining the 5,000 square foot minimum size and restriction on no drive-in windows. This change is the same modification that was made to the Regional Employment district last year.

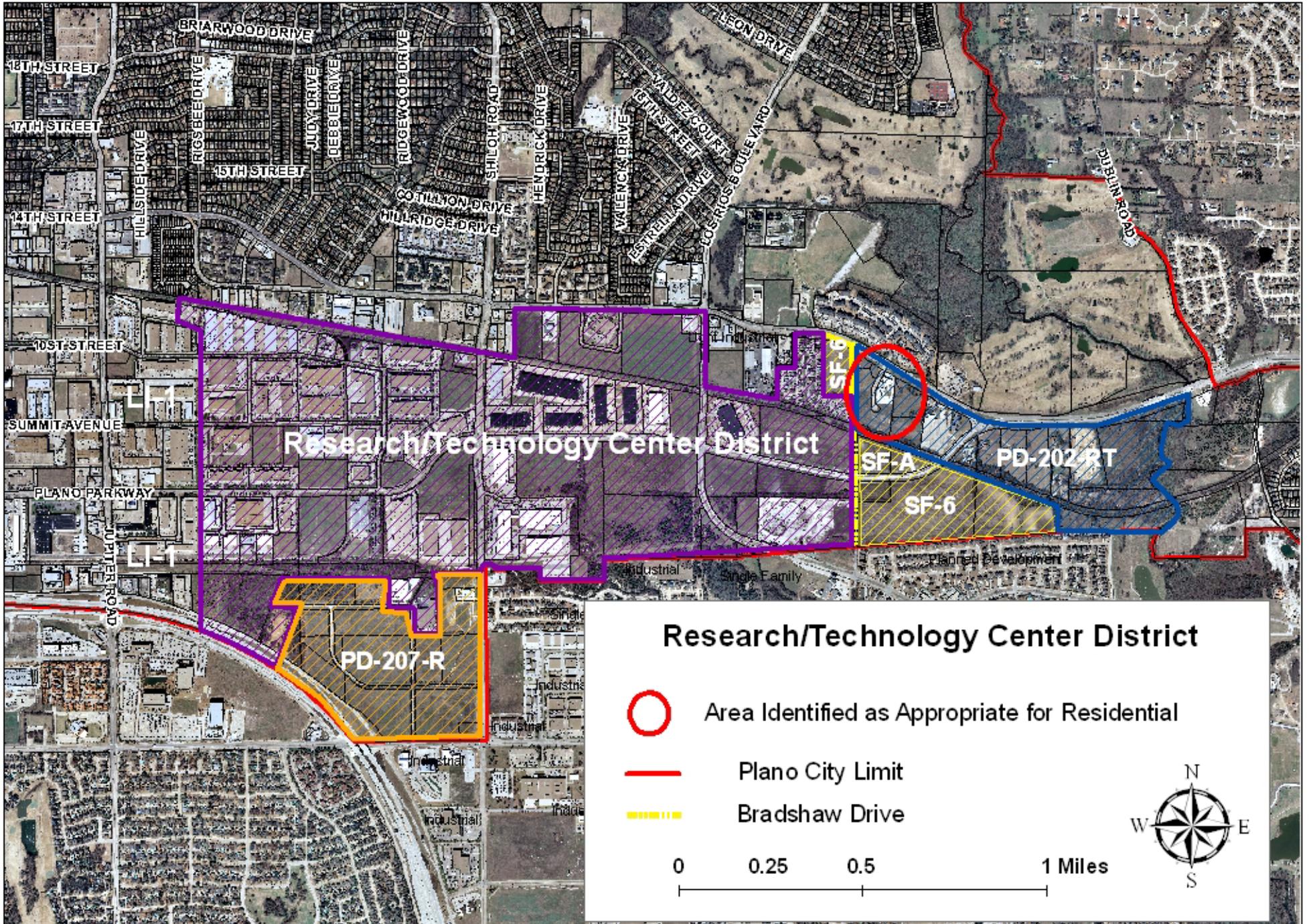
Action from City Council

The Commission is requesting that the Council consider the Commission's recommendations regarding the Research/Technology Center district and provide direction. If the Council concurs and gives direction to do so, the Commission and staff are ready to proceed with the amendments to the district.

Sincerely,



Christopher J. Caso, AICP
Chair, City of Plano Planning & Zoning Commission



MEMORANDUM

DATE: February 28, 2011
TO: Amy Fortenberry, Director of Parks and Recreation
THROUGH: Jim Fox, Park Services Manager
FROM: Ed Voss, Athletic Superintendent
SUBJECT: **Proposed PYS Soccer & Park Support Facility**

Plano Youth Soccer (PYS) has proposed a partnership with the City of Plano Parks and Recreation Department (PAR) to construct a building at Russell Creek Park to support the soccer community. The facility will benefit local leagues, tournaments, camps and clinics, and enhance City athletic field and park maintenance services.

The project concept includes approximately an 11,000 sf building that includes classroom/meeting space, administrative office space, park restrooms, and a concession stand to serve the northwest part of the 200 acre site. Included in the building is space to house city maintenance operations serving athletic improvements at the park. Site improvements also include approximately 30 additional parking spaces, a shade structure, plaza, and landscaping. Attached is a location map with an insert showing the conceptual layout.

One of the foundations of PYS programs is to provide continuing education for their referees and coaches. The classroom/meeting space would accommodate approximately 75 people and be used for training purposes and have easy access to fields. Community organizations and the City of Plano would also have access to the conference-style room. PYS' small staff would be housed in the administrative space. The public restrooms and concession stand will serve a currently unmet need for people using the eight soccer fields and four cricket grounds adjacent to the building.

The partnership would follow the model established for the Plano Sports Association (PSA) facilities at Carpenter and Enfield Park. A long term land lease for the building site and improvements would be established along with an agreement specifying the terms of use. PAR has plans to establish a satellite maintenance facility at Russell Creek Park in the future. Funding for a park maintenance facility is available. The City anticipates participating in a cooperative effort to develop the infrastructure associated with the building. The specifics would be part of the agreement negotiation. O&M expenses generated by the City use of the maintenance space can be funded from the existing operating budget. Costs are estimated to be approximately \$25,000.

PYS has estimated that the facility and site improvements will cost approximately \$1.6 million. PYS will not need to finance the improvements. Park Bond funds can be used to offset \$200,000 to \$320,000 of the \$1.6 million total by the City developing site infrastructure. Until an architect is retained by PYS and more accurate plans and estimates are developed, these figures are being used for the purpose of explaining the concept. The wide range for the amount of the City participation is also due to the unknown variables in plan development and negotiations at this stage.

The Parks and Recreation Planning Board heard a presentation by PYS' leadership at its January meeting and voted to support the concept. The Parks and Recreation staff recognizes the program needs in the soccer community and supports the concept. The enhanced maintenance capabilities provides "greener" services and improves productivity. Employees can report directly to the site, thus reducing travel time and the need for trucks and trailers to transport workers with equipment to the site. PYS has previously partnered with the City in 2000 to construct a \$475,000 restroom/concession building by Field E (see map). This concept is in-line with the City Council Strategic Plan to provide Great Neighborhoods, Partnering for Community Benefit, and a Strong Local Economy.

Plano Youth Soccer is a non-profit youth sports organization formed in 1976 that serves 10,800 youth participating in 7,300 league games annually. PYS also promotes tourism and economic vitality by sponsoring several soccer events annually with the Plano Convention and Visitor's Bureau. This includes the Labor Day Classic which hosted 534 teams in its 30th year in 2010. PYS provides significant scholarship and financial assistance to youth players in its leagues. Without the youth sports organizations in Plano such as PYS, Parks and Recreation would have a significantly different role in providing services to the community.

If the City Council is in support of this concept, the next step is for staff to develop and release a Request for Proposal (RFP) for the project. PYS will need to retain an architect to refine the concept, and develop plans at the appropriate time. Also, a process for soliciting public and neighborhood input will be initiated as soon as possible. Terms and conditions of the lease agreement will be negotiated and brought to City Council for approval before any development is started.

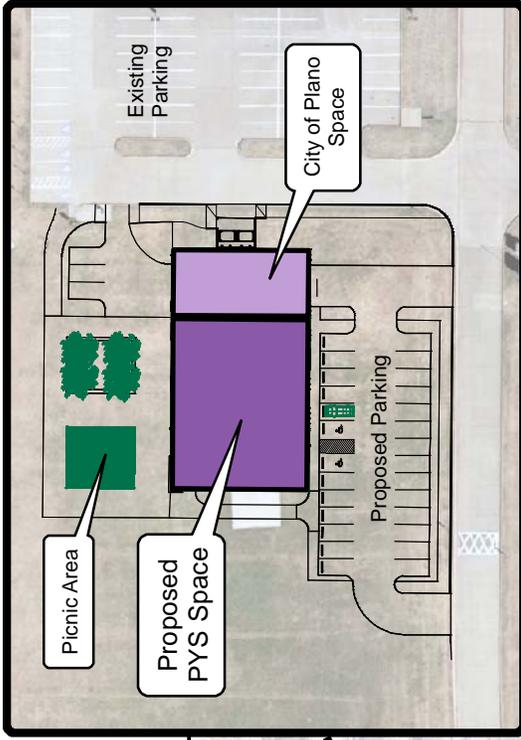
Chip Kruger will represent PYS and provide a brief overview of their proposal during the Work Session.



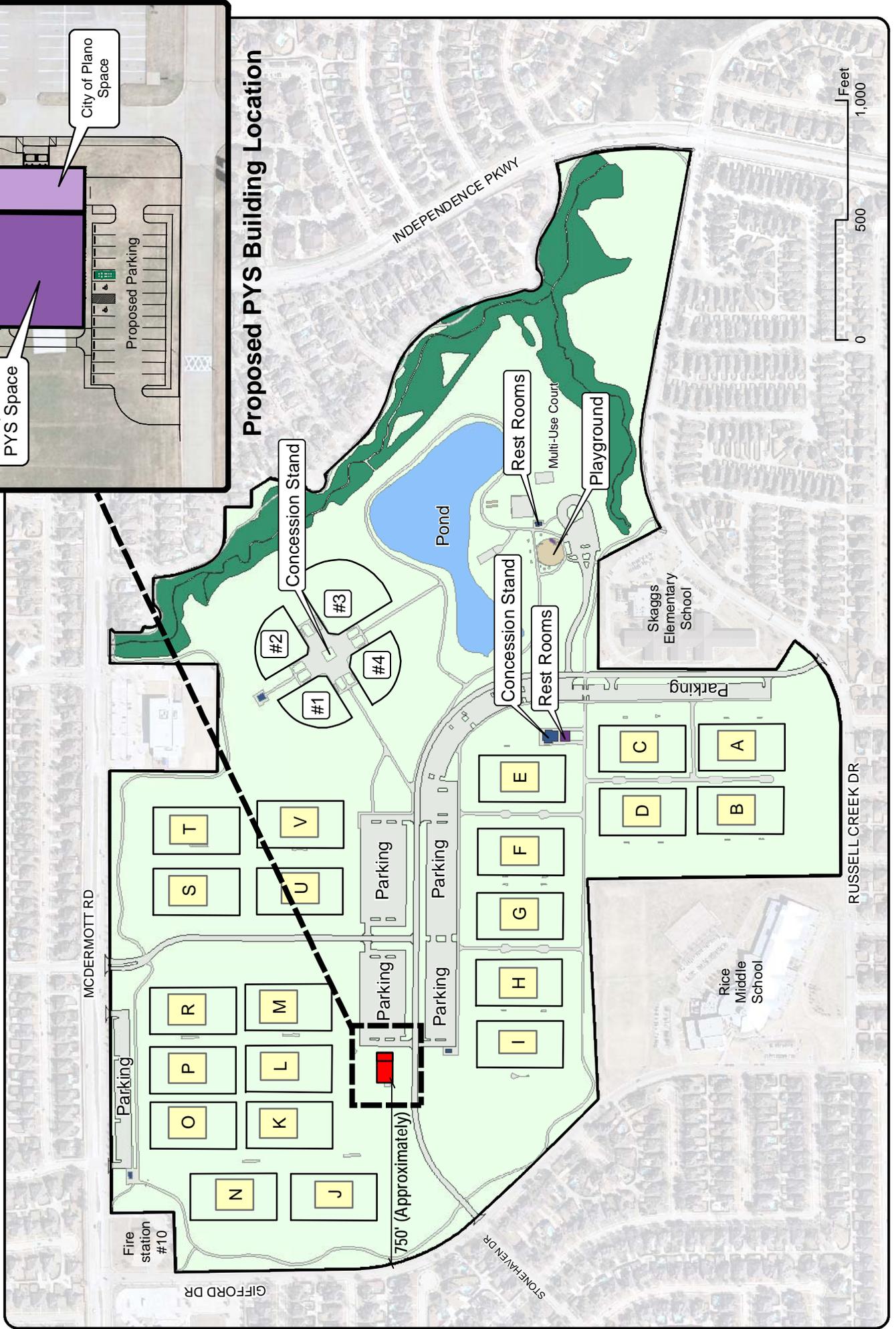
Proposed PYS Building Concept

Russell Creek Park

3500 McDermott Road



Proposed PYS Building Location





DATE: March 1, 2011

TO: Honorable Mayor Dyer
Honorable Deputy Mayor Pro Tem Miner
Honorable Council Member Callison
City Manager Glasscock

FROM: Diane Zucco, City Secretary

RE: Board and Commission Review Committee

In response to a request for information from the Board and Commission Review Committee, Staff has compiled the following information regarding the requirement for and duties of the board and requests Council direction.

Creation and Duties

The process of a sunset review was established in 1992 as part of Council's adoption of the governance process.

"All Boards and Commissions will undergo a regular sunset review, no less than every five years, and according to a schedule to be adopted separately by Council.

Said sunset review shall include a review of the Board or Commission's Mission Statement, and of the City Council's charge to the Board or Commission of their role, responsibility and authority."

Following these guidelines, the Council adopted Ordinance No. 92-10-36, establishing the Sunset Advisory Commission to review and evaluate boards/commissions and make recommendations on the abolition or continuation of each. Meetings were to be called as needed by the Chair and duties/criteria were established as described by the current committee. In March 2003, Council renamed the board as a review committee to more accurately reflect its purpose.

Requirements and Recommendations

The City Attorney has advised that there is no statutory requirement to have such a committee; however, recommends that since it is adopted by ordinance and is in effect, that it be followed, revised or deleted in accordance with needs. If the board were sunset, respective Council Liaisons could provide information to the full Council on an as needed basis.

Alternatively, Sec. 2-313 Duties and responsibilities could be revised to read as follows:

Sec. 2-313. Duties and responsibilities.

The Committee shall have the following duties and responsibilities:

- (1) Prepare and keep current a listing of all existing boards and commissions of the City and ~~recommend~~ **prioritize** a review schedule of such boards and commissions for City Council review and approval.
- (2) **As needed, but no less than every five years**, the Committee shall review and conduct a performance evaluation of those boards and commissions on the ~~approved~~ review schedule.
- (3) Present **a follow-up** ~~an annual~~ report to the City Council of the Committee recommendations as to abolition, continuation or reorganization of reviewed boards and commissions.
- (4) Monitor implementation of prior City Council approved recommendations and actions.

ARTICLE XVII. - BOARD AND COMMISSION REVIEW COMMITTEE ^[20]

Sec. 2-311. - Created.

Sec. 2-312. - Terms of office.

Sec. 2-313. - Duties and responsibilities.

Sec. 2-314. - Criteria.

Secs. 2-315—2-320. - Reserved.

Sec. 2-311. - Created.

A board and commission review committee is hereby created to make recommendations to the City Council of the City of Plano as to the advisability of abolition, continuation or reorganization of boards and commissions of the city. The committee shall be advisory in nature and shall not have responsibility or authority over any board or commission of the city.

(Ord. No. 2003-3-9, § II, 3-24-03)

Sec. 2-312. - Terms of office.

The board and commission review committee shall consist of two (2) council members to be appointed by the mayor.

(Ord. No. 2003-3-9, § II, 3-24-03)

Sec. 2-313. - Duties and responsibilities.

The committee shall have the following duties and responsibilities:

- (1) Prepare and keep current a listing of all existing boards and commissions of the city and prioritize a review schedule of such boards and commissions for city council review and approval.
- (2) Annually, the committee shall review and conduct a performance evaluation of those boards and commissions on the approved review schedule.
- (3) Present an annual report to the city council of the committee recommendations as to abolition, continuation or reorganization of reviewed boards and commissions.
- (4) Monitor implementation of prior city council approved recommendations and actions.

(Ord. No. 2003-3-9, § II, 3-24-03)

Sec. 2-314. - Criteria.

The committee shall consider the following criteria in determining whether a public need exists for the abolition, continuation or reorganization of a city board or commission:

- (1) The efficiency with which the board or commission operates;
- (2) Identification of the objectives intended for the board or commission and the problem or need that the board or commission was intended to address, the extent to which the objectives have been achieved, and any activities of the board or commission in addition to those assigned;
- (3) Assessment of alternative methods of performing the duties and responsibilities that the board or commission performs that would benefit the city and the public;
- (4) The extent to which the board or commission is needed and is used;
- (5) The extent to which the jurisdiction of the board or commission and its duties and responsibilities overlap or duplicate those of another board or commission, and the extent to which the programs administered can be consolidated with the programs of other boards or commissions;
- (6) Whether the board or commission has recommended or advised the city council of changes or actions calculated to be of benefit to the city and its citizens;

- (7) The extent to which the agency has encouraged participation by the public in its activities and the extent to which the public participation has resulted in achieving the goals and objectives of the board or commission;
- (8) The extent to which the board or commission complies with the Texas Public Information Act, Texas Open Meetings Act and other applicable state and federal law;
- (9) The loss of federal or state funds or grants if the board or commission is abolished.

(Ord. No. 2003-3-9, § II, 3-24-03)

Secs. 2-315—2-320. - Reserved.

FOOTNOTE(S):

⁽²⁰⁾ **Editor's note—** Ord. No. 2003-3-9, § I, repealed art. XVII, §§ 2-311—2-316, in its entirety. Former art. XVII pertained to the sunset advisory commission as enacted by Ord. No. 92-10-36, §§ I—VI, adopted Oct. 26, 1992. Section II of Ord. No. 2003-3-9 provided for the enactment of a new art. XVII, §§ 2-311—2-314 to read as herein set out. See the Code Comparative Table. [\(Back\)](#)

Discussion/Action Items for Future Council Agendas

March 12-16 – NLC - Washington D.C.

March 28

- Comprehensive Monthly Financial Report
- FY 2010-11 Status Report and Three-Year Financial Summary
- Board and Commission Annual Appointment Process

March 29 – Council Candidate Briefing – Training Room A – 8:30 am-12:30 pm

April 9 – Police Department Awards Banquet – Holiday Inn Express – 7 pm – 1 am

April 11

- ACC Report (Quarterly)
- Police Department Racial Profiling Report
- Police Department Annual Report

April 16 – Live Green Expo – Plano Centre – 9 am – 6 pm

April 25

- Comprehensive Monthly Financial Report

May 9

May 14 – Election Day

May 19 – Annual Police Memorial – Haggard Park – 1 pm

May 19 – District 3 Roundtable – PSA Star Center - 7 pm

May 23

- Canvass Election Returns
- Comprehensive Monthly Financial Report
- DART Report

May 30 – Memorial Day

June 13

June 27

- Comprehensive Monthly Financial Report

June 24-26 – TCMA Conference - Frisco, TX

July 4th – Independence Day

July 25

- Comprehensive Monthly Financial Report
- ACC Report (Quarterly)

July 27

- Budget Presentation

August 8

August 13 – Budget Worksession

August 18 – District 4 Roundtable – PSA Star Center - 7 pm

August 22

- Comprehensive Monthly Financial Report
- DART Report