

**PLANNING & ZONING COMMISSION
WORK SESSION
FEBRUARY 22, 2006**

COMMISSIONERS PRESENT

Carolyn Kalchthaler, Chairman
Joyce Beach, 1st Vice Chair
Dennis Abraham, 2nd Vice Chair
Joy Flick
Lisette Briley
Jim Norton

COMMISSIONERS ABSENT

Maggie Armstrong
James Duggan

TRANSITION AND REVITALIZATION MEMBERS PRESENT

Russ Kissick, Chair
Pat Miner, Vice Chair
Stan Adler
Craig Perry

STAFF ABSENT

Alan Upchurch, City Engineer
Jeff Zimmerman, Long Range Planning Manager
Tom Elgin, Development Review Manager
Jerry Cosgrove, Capital Projects Manager
Lee Stimpson, Sr. Engineer
Kate Tovell, Sr. Planner

Chairman Kalchthaler called the meeting to order at 6:32 p.m.

Discussion and Direction - Urban Center Study, Phase I

Russ Kissick, Chair, and Kate Tovell, Sr. Planner, made a brief presentation regarding this study that included the following:

- Study purpose - To define the potential role that Urban Centers could play in the future development and redevelopment of Plano.

- Definition of “Urban Centers” - Mixed use developments that integrate housing, employment, shopping, and recreation into compact, pedestrian-friendly environments.
- Research - Field trips to several area urban centers and review of considerable literature on the subject.
- Benefits - A variety of benefits such as strengthening a city’s “sense of community.”
- Locations - Should be limited and not considered answers to all sites with development issues. The study defines site attributes that were used to identify three locations for further study in Phase II: Park Boulevard and Preston Road intersection, Parker Road DART Station area, and Collin Creek Corridor.
- Phase II - In progress; will be presented in May.

Questions and comments from P&Z commissioners included:

- Availability of utilities at proposed sites - will be considered in Phase II.
- Problems with tree roots - City requires root barriers.
- Responsibility for amenities - typically resides with property owners associations.
- First floor security - consider security bars.
- Proximity of new urban centers to existing urban centers - is it a benefit or a drawback?
- Big box design concerns - can be addressed in final report.
- Visionary document - proceed to Phase II.

Discussion and Direction - Possible Components of Storm Water Management Plan

Alan Upchurch, City Engineer, presented a progress report on Plano’s next phase of compliance with its Storm Water Management Program. Mr. Upchurch and the Commission discussed the adopted goals and proposed objectives of Plano’s Water Quality Management Program Template.

Tom Elgin, Development Review Manager, provided further information about, and the Commission discussed, the objective that proposes a decrease in residential lot size if a corresponding storm water conservation area is provided.

There being no further discussion, Chairman Kalchthaler adjourned the work session at 7:45 p.m.

Planning & Zoning Commissioner

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