

**PLANNING & ZONING COMMISSION**  
**Work Session Minutes**  
**May 13, 2008**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Maggie Armstrong, 2nd Vice Chair  
Beth Weingarden  
Jeff Bulla  
Michael Coleman  
Craig Perry  
Christopher Caso

**COMMISSIONERS ABSENT**

Jim Norton, 1st Vice Chair

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Kate Perry, Sr. Planner

Chairman Duggan called the meeting to order at 5:15 pm.

Kate Perry, Sr. Planner, stated that the purpose of the work session was to begin development of a mixed-use policy statement. This policy statement is intended to provide greater detail on mixed-use development than can be provided in the main elements of the Comprehensive Plan. Ms. Perry noted that the Commission had just returned from a field trip on which they visited Watters Crossing in Allen, Fire Wheel Town Center in Garland, Block 24, Il Creeks, Coit and Campbell in Richardson, and Austin Ranch in The Colony. She also described some potential benefits of mixed-use projects including:

- Create urban areas that are active throughout the day
- Increase housing options
- Increase travel options
- Create local sense of place

Ms. Perry then asked that the Commission share some of their observations about the sites visited on the field trip. Comments included:

- Watters Crossing has a really nice sense of scale and took good advantage of the topography on the site.
- Il Creeks was a good renovation/reuse of an existing retail site.
- Block 24 - While the architecture was not very appealing, the reuse of less than desirable retail is good.
- Mixed-use should be considered for Plano's retail corners.

Discussion then moved to whether smaller sites are sustainable as mixed-use urban centers. The Commission indicated that they would like to look at more of these projects to learn from them, and see how Plano can improve on the results. The Commission also indicated that they would like to meet with some mixed-use developers at a future work session.

Ms. Perry made a brief presentation on existing policy documents that address mixed-use or related topics. These include the Urban Centers Study, and several chapters of the Comprehensive Plan - Infill Housing Policy Statement, Economic Development Element, and the Land Use Element. She then asked the Commission a series of questions (in bold). Responses from the Commission are shown beneath each question below.

■ **What do you see as the benefits of mixed-use development?**

- Concerns that the urban center concept is trendy and is a very unique development that belongs in a unique place.
- Parker Road station could become a unique center.

■ **What challenges do you see with mixed-use projects?**

- Should connect to surrounding neighborhoods (where appropriate). They should be interconnected with rest of the community.

■ **One key premise of mixed-use is “connections”. Knowing that these projects could go into existing areas, how would you see these projects relating to surrounding development?**

- Need to address, in the policy statement, how the mixed-use project will relate and connect to surrounding development.

■ **Mixed-use areas can provide additional housing options. However, most potential sites in Plano would not be in a traditional neighborhood context. In addition to the criteria in the Comprehensive Plan, under what circumstances would housing be appropriate? Also, how could this type of development support other city-wide goals and objectives?**

- Many of these infill sites would be appropriate for housing. They would be predominately residential with a few supportive uses.
- Could we use these sites to encourage affordable and/or senior housing?
- Could the city require that developers include affordable housing? (Ms. Perry explained that the state of Texas does not afford the authority for inclusionary zoning to cities.)

- **A key focus of the Comprehensive Plan is to preserve land for future economic development. With this and other factors in mind, where would mixed-use projects be most appropriate?**
  - All the land we have dedicated to commercial is not likely to be built out. Converting some of the larger properties to mixed-use would be appropriate.
  - Mass is important for mixed-use development. There should be a minimum acreage established. Mixed-use projects in the city should also be limited in number.
  - Mixed-use projects should support multiple city-wide goals, for example transit uses, sustainability etc.
  - Il Creeks is a good model reuse of a retail corner that shrunk the retail and added housing to meet demand.
  - These developments may require incentives from the city to be financially viable. The need for incentives would vary by project. If the project supports other city-wide goals, then it would be a better candidate for incentives.

Ms. Perry added that the policy statement should distinguish mixed-use from urban centers as well as provide direction as to where mixed-use is deemed. Ms. Perry thanked the Commission for their time and indicated that discussion of the policy statement would resume at a June work session.

The meeting was adjourned at 6:30 pm.

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Planning & Zoning Commissioner

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