

**PLANNING & ZONING COMMISSION
WORK SESSION
OCTOBER 3, 2006**

COMMISSIONERS PRESENT

Joyce Beach, 1st Vice Chair
Lisette Briley
Jim Norton
Maggie Armstrong
Joy Flick

COMMISSIONER ABSENT

Carolyn Kalchthaler, Chairman
James Duggan

STAFF PRESENT

Jim Foster, Director of Public Works
Jeff Zimmerman, Long Range Planning Manager
Steve Sims, Sr. Planner

The Planning & Zoning Commission work session was called to order by 1st Vice Chair Beach at 6:30 p.m., Tuesday, October 3, 2006.

Agenda Item No. 1 - Overview and Discussion - Provision of Water and Related Services - North Texas Municipal Water District

Jim Foster, Director of Public Works, presented an update of the current drought conditions in North Texas. He shared information about the North Texas Municipal Water District (NTMWD) plans to seek additional water resources to provide for future needs. At the conclusion of the presentation, Mr. Foster asked the commission if they had any questions or comments. Some Commissioners had additional questions for an NTMWD representative that Mr. Foster could not answer.

The Commission expressed that the information presented was of interest to them and provided better understanding of drought conditions, contingency plans, and the NTMWD future plans for water provision. Questions and comments from the Commission included:

- Will proposed water supply increases in 2008 be too late to meet district's current needs?

- How can cities allow continuing development in face of drought and dwindling water supplies?
- Denser residential development could place more demands on the diminishing water supply.
- Further explanation was requested regarding the East Fork Reuse Water Supply Project and its source of water. Concerns were also raised regarding possible contamination of water by industrial pollutants.
- It was suggested that a change in the culture and behavior of residents in North Texas regarding water usage and conservation is needed. The district may need to consider continuation of present conservation contingences to ensure a sustainable water supply for the future.

Mr. Foster said that if there is no relief from the drought that the district may need to impose more drastic water conservation measures. He stated that there is enough water in the supply to provide for future development at this time. The political consequences for a moratorium on new development are difficult. All member cities in the district would have to agree to this in order for a moratorium to be effective.

Jeff Zimmerman, Long Range Planning Manager, stated that a major factor for water usage in residential areas is landscaping. Denser residential developments may not have much landscaping and may not require as much water as a typical single-family development. Mr. Foster said that the key to water conservation in residential areas is education. Most plants in residential open space areas require no more than an inch of water a week. A number of the commissioners indicated that they would like to discuss the city's landscaping requirements.

Mr. Foster stated that the water supply for the East Fork of the Trinity River is from creeks and rainfall within the drainage areas of the river. The East Fork Reuse Water Supply will pump water from a treatment plant to a proposed 1,800 acre wetland back to Lake Lavon. Mr. Foster said he would have to research about possible issues of contamination from the wetlands. However, the water in the wetlands would be exposed to the same type of pollutants that flow into the river upstream and into Lake Lavon.

Mr. Zimmerman concluded the work session by asking Mr. Foster if there are any plans to reconsider the "take or pay" system used by the member cities to purchase water from NTMWD. Mr. Foster responded that the district hired a consultant to study the issue, and they were not able to develop any alternative proposals to the system. The Texas legislature is now studying this issue. The study may result in alternatives to the system throughout the state. Ultimately, a change in the procedures of how water is purchased from the district must be agreed upon by all member cities of the NTMWD. The system worked well for Plano during the high growth years of the 1980s. Other member cities are finding this to be true for them at this time and may be reluctant to change the system.

There being no further discussion, 1st Vice Chair Beach adjourned the work session at 7:45 p.m.

Planning & Zoning Commissioner

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