

**PLANNING & ZONING COMMISSION  
WORK SESSION  
JUNE 21, 2006**

**COMMISSIONERS PRESENT**

Carolyn Kalchthaler, Chairman  
Joyce Beach, 1st Vice Chair  
Dennis Abraham, 2nd Vice Chair  
Lisette Briley  
Maggie Armstrong  
James Duggan

**COMMISSIONERS ABSENT**

Joy Flick  
Jim Norton

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tom Elgin, Development Review Manager  
Jeff Zimmerman, Long Range Planning Manager  
Steve Sims, Sr. Planner

The Planning & Zoning Commission work session was called to order by Chairman Kalchthaler at 6:35 p.m., Wednesday, June 21, 2006.

**Agenda Item 1 - Presentation - Vision North Texas: Understanding Our Options for Growth**

Ms. Karen Walz, Principal with Strategic Community Solutions and Project Manager of Vision North Texas, presented the results of the Vision North Texas project to the Planning & Zoning Commission. Vision North Texas was a regional planning exercise that occurred in April 2005 at the University of Texas at Arlington campus. Community and Business leaders throughout the Metroplex attended the meeting and formed teams to distribute household and employment growth that is expected to occur over the next 25 years. The results of the exercise for each group were compared with the North Central Texas Council of Government's growth model. The groups tended to favor a more dense development along transportation corridors.

The Vision North Texas project is now in its second phase. Event organizers are meeting with community organizations in the Metroplex to share the results of the study and the implications on different sections of the region. Future planning exercises at the local level within the region are planned for the future.

Questions and comments from the Commission included:

- Are transportation options a major factor in determining place of residence?
- The need to remodel and renovate existing housing within Plano.
- Refurbish older retail areas.
- How was the business community involved in the planning process?

Ms. Walz said that access to transportation is one of several major factors people consider when choosing a place of residence. Phyllis Jarrell, Director of Planning, stated that the city has responded to the issue of aging retail by allowing residential uses by specific use permit. The city may need to consider allowing residential above retail and office uses (mixed uses) at locations not in urban centers when developers submit redevelopment plans for older retail sites. Ms. Walz addressed the issue of involvement of the business community by stating that the Vision North Texas planning exercise was a public/private partnership.

### **Agenda Item 2 - Discussion and Direction - Utilities Element Update**

Steve Sims, Sr. Planner, presented the outline of the key factors, issues, objectives, and strategies of the Utilities Element. At the end of the presentation, Mr. Sims asked the Commission the following questions:

- Are there any strategies that need to be added or deleted from the list?
- Are there any additional questions or comments?
- Is the Commission ready for staff to begin the first draft of text?

The commissioners indicated general agreement with the outline. Individual commissioner comments included:

- Determination of life expectancy of utility infrastructure.
- Concerns about TXU maintenance of malfunctioning streetlights.
- Change of water/wastewater infrastructure to accommodate rezoning to allow for residential uses.
- Continuation of Impact Fee Program.

Mr. Sims stated that staff will be looking at the life expectancy of infrastructure with the Facilities Master Plan update. Staff will inquire about the streetlights with the city engineer. Ms. Jarrell said that most water lines do not require readjustment with a change of land use. This issue mostly impacts the sewer system.

Both Ms. Jarrell and Mr. Sims stated that money generated from impact fees can only be used to develop utility infrastructure to service new development. It cannot be spent on upgrades or replacements of existing facilities. With 95% of the water/wastewater system in place, it may not be feasible for the city to charge the fees anymore. This would provide a competitive advantage for Plano with neighboring cities when developers consider placement of future projects.

Staff was directed to move forward with the development of the first draft text to be discussed at a future work session.

There being no further discussion, Chairman Kalchthaler adjourned the work session at 7:50 p.m.

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Planning & Zoning Commissioner

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