

# City Council and Planning & Zoning Commission Joint Planning Work Session Summary



*On June 30, 2014, staff held a joint Work Session with City Council and the Planning and Zoning Commission regarding future development trends for the Plano Tomorrow plan. Board members were separated into four groups four, consisting of two members from each board*

## Housing and Employment

- Urban centers were placed in eight different locations around the city by the four groups. The most popular areas were Legacy West and Collin Creek Mall which all four groups agreed on. Other urban center locations included the Haggard vacant land along the east side of the Dallas North Tollway, Park Road and Preston Boulevard, Parker Road DART Station, US 75 at Spring Creek Parkway (future DART Station), US 75 at Parker and the Moore Farm on Jupiter Road and Parker Road.
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- Multifamily neighborhood centers outnumbered the townhome/patio home neighborhood centers 12 to 5 combined for the four groups. There was no complete consensus on locations for either of these two neighborhood centers, but the most popular locations included the Parker/Custer and Parker/Independence intersections for townhome/patio home neighborhood centers and Legacy North (east of Granite Park) and Downtown Plano for multifamily neighborhood centers. Several neighborhood centers were placed on existing four-corner retail sites.
  - Urban midrise employment centers sites similar to Granite Park outnumbered suburban employment centers sites 16 to 7 combined for the four groups. Three of the four groups selected Legacy North (east of Granite Park) as a suitable location for an suburban employment center and three of the four groups selected the Haggard vacant land along the east side of Dallas North Tollway and the southwest corner of the Dallas North Tollway and Spring Creek as locations for urban midrise employment centers.
  - Only three locations were identified for manufacturing/office/warehouse facilities. These included Plano Road and Shiloh Road, the Dallas North Tollway and President George Bush Turnpike and on the northwest corner of President George Bush Turnpike and Coit Road.
  - Only one group used exclusive multifamily without a retail or office component. The two locations for the multifamily developments included US 75 at Legacy and the Haggard vacant land along the east side of the Dallas North Tollway.
  - The groups were fairly consistent for high density (midrise) single-family development locations. All four groups agreed on the Haggard vacant land along the east side of the Dallas North Tollway as a probable location. Two groups identified the Collin Creek Mall south area along President George Bush Turnpike and two groups identified Legacy West as possible locations for high density (midrise) single-family developments.
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- Groups were consistent with the locations of medium density (townhome/patio home) single family developments. All groups identified the Haggard vacant land along the east side of the Dallas North Tollway – further east adjacent to White Rock Park, as a location for medium density housing. Groups also identified Haggard Farms on Custer Road and Park Boulevard, Moore Farms on Jupiter Road and Parker Road, the S.H. 121 north corridor vacant land, and Parker Road and Alma Drive as locations for medium density housing.
  - Very few sites were identified for low density single family developments. Sites that were identified resemble the medium density housing site locations: Moore Farms on Jupiter Road and Parker Road, Haggard Farms on Custer Road and Park Boulevard, and the Haggard vacant land along the east side of the Dallas North Tollway – further east adjacent to White Rock Park.

## Transportation

- Two of the groups desired to see some form of Bus Rapid Transit as a solution for east/west travel.
- Three of the groups identified trolley service as a way to connect east/west Legacy Town Center and the Collin Creek/Downtown areas.
- It was consistent among three groups to create bus/trolley transit circular routes along major arterials to connect employment and activity centers around the city.
- The only site that four groups identified as a possible Transit Oriented Development location was on the east side of US 75 at Spring Creek Parkway (future DART Station). Other locations included: the future Cotton Belt 12<sup>th</sup> Street Station, future Shiloh Road Station, and Parker Road DART Station. Transit Oriented Development stations were also proposed by groups as redevelopment components for the four corner retail sites.



## Placemaking and Public Spaces

- All four groups desired to see a “Klyde Warren Park” type development over the Dallas North Tollway connecting East and West Legacy.
- Groups were consistent with placemaking activities. Groups prefer to see more programming in existing parks (movie nights, entertainment, arts/culture activities and food truck nights).
- Groups also wanted to see more multiuse destinations such as health based parks (outdoor aerobics/exercise equipment), food based parks (food trucks, community gardens), and specialty parks (dog parks, splash parks, skate parks).
- Legacy Town Center, Collin Creek Mall area, Downtown, White Rock Park, US 75 at Spring Creek Parkway, Arbor Hills and Oak Point were all locations that groups desired to make regional destinations.

