Agenda

1. Approval of Minutes: September 1, 2020
2. CPRC Work Plan Updates
3. Presentation and Discussion: Growth and Change Map
4. Discussion and Consideration: Bundles 20-22
5. Discussion: Bundles 23-24 and Related Proposals
“Continuous improvement is better than delayed perfection.”

- Mark Twain
Work Plan Updates
Work Plan Overview

- **July – October**: CPRC Initial Review
- **October – November**: P&Z Review & CPRC Follow-up Review
- **November – December**: Public Meeting (date and format TBD)
- **December – January**: Public Hearings on Revisions
Work Plan – Revisions

• Meetings #19a, #19b, #20a, and #20b
  – Updated to reflect the agendas

• Saturday Workshop
  – Discussion topics were refined

• Meeting #21a
  – Added items to bring back discussion of Bundles 4, 12, and 18

• Meeting #22a
  – Added items to bring back discussion of P&Z modifications to Bundles 1-3, 5-11, and the Guiding Principles
Tentative Follow-up Meetings
- Will occur following a CPRC meeting in the event all items are not completed
- Follow-up Meeting Dates:
  › September 19th (During Saturday Workshop)
  › September 30th
  › October 7th
Discussion of Work Plan

Does the Committee have modifications regarding the Work Plan?
The Growth and Change Map shall not constitute zoning regulations or establish zoning district boundaries.
Open and Social Space (OS)
These areas are expected to remain open and social space uses, such as nature preserves, parks, country clubs, and institutional uses, but will improve to meet the changing leisure, recreation, and social desires of the community.

New Growth (NG)
These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects.

Evolve Urban (EU)
These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.
**Transform Center (TC)**
These existing areas are expected to experience significant redevelopment and transformation of the existing form into small-scale pedestrian-friendly centers.

**Improve and Refine (IR)**
These areas are expected to experience moderate changes through infill, reuse, and redevelopment.

**Conserve and Enhance (CE)**
These areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.
Growth and Change Map Distribution

- Conserve and Enhance: 69%
- Open and Social Space: 14%
- Evolve Urban: 8%
- Improve and Refine: 5%
- Transform Center: 1%
- New Growth: 3%
Bundles 23-24 and Related Items
Proposed Land Use Guiding Principle

- **Understood intent of proposed land use principles:** Emphasize that residents in closest proximity to zoning changes are the most impacted due to possible effects on their property.

- **Staff recognizes citizen responses are often unknown or not fully known when staff is formulating land use recommendations to P&Z.**
Public Hearing Process

• The public hearing process allows the P&Z and City Council to take public comments, both written and oral, into consideration in making legislative decisions

• The city goes above state legal mandates in notifying longer time, further distance, and additional groups

• Establishing further priority based upon proximity is problematic
Establishing “Best Use”

• Zoning laws are **not** intended to ensure “best use” of a property

• Zoning laws are used for the “purposes of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance.”

• Zoning districts generally allow a wide variety of land uses, so zoning does not restrict property to a single use, except in very rare cases.
Establishing “Best Use”

• The Planning & Zoning Commission and the City Council do not determine what the best use of the property is, but rather consider the petition before them and its consistency with the comprehensive plan.

• It is problematic to establish “best use” of a property as one of the priorities in the comprehensive plan.
Committee Concerns

Staff and consultants suggest concerns intended to be addressed through the “land use guiding principles” arise from:

1. Conditions on the Ground
2. Opportunities to Participate in the Process
3. Broad Language in the Comprehensive Plan
Proposed Solutions

To address these issues, staff and the consultants have prepared three options for the Committee to consider:

1. **Option 1**: Bundle 23 – Plan Map Amendments Policy

2. **Option 2**: Bundle 24 – Growth Management & Redevelopment Policy

3. **Option 3**: Zoning Ordinance Amendments
Bundle 23 – Plan Map Amendments Policy

- Recommends establishing a procedure that would require a Future Land Use Map amendment process be followed for zoning change requests that are inconsistent with future land use descriptions of the comprehensive plan.
Bundle 24 – Growth Management & Redevelopment Policy

• Establish policy and actions the city should take to better manage growth and update city standards and guidelines to correspond with other comprehensive plan policies discussed by the Committee

• Would provide more specific guidance on what characteristics are desired by the community when residential types are introduced into designated areas they are not typically found
Zoning Ordinance Amendments

• Update the Zoning Ordinance to require additional evaluation for requests to increase density or intensity above the maximum limits of the existing zoning.
Bundles 20-22
Regionalism – Population Growth

**WEBSITE CONTEXT** – By 2045, the DFW area is expected to increase by 4 million people and the City of Plano is likely to accommodate a portion of this population growth. With established city boundaries and limited undeveloped land, Plano will need to identify areas appropriate for new housing and redevelopments. This increased regional population will also have an impact on the area’s transportation network although infill and urban development are more efficient than continued regional expansion.

**POLICY** – Plano will plan for regional population growth in identified areas while preserving the suburban character of the community.

**PG1**) Develop a policy on new growth based on the Growth and Change map, which identifies appropriate locations for growth and redevelopment opportunities.

**PG2) Review the Growth and Change map Map and Future Land Use Map every two five years and seek public input on amending growth recommendations as a result of development trends and changing conditions change.

**PG3) If required, rezone land at—Evaluate the potential of preferred growth and redevelopment locations to accommodate anticipated future growth recommendations in a way that compliments and respects existing neighborhoods. Consider City initiation of rezoning at these locations.

**PG4) Collaborate with neighboring cities to determine compatibility with residential development policies. Whenever possible, seek solutions that are mutually beneficial.

**PG5) Coordinate with the North Central Texas Council of Governments to ensure Plano’s projected residential development is included within regional traffic modeling.

**PG6) Participate in regional discussions regarding population change and migration into the Dallas-Fort Worth area and its impact on cities and the region.

*NOTE: PORTIONS OF THIS BUNDLE ARE CONSIDERED BUNDLE 6. BUNDLE 6 WAS APPROVED ON 7.7.2020 AND IS PENDING BEFORE P&Z.*

**NOTE: STAFF RECOMMENDS DELAYING CONSIDERATION OF THIS ITEM UNTIL AFTER REVIEW OF THE FUTURE LAND USE AND GROWTH AND CHANGE MAPS AND RELATED LAND USE POLICIES.*

Formal Vote ** See www.PlanoCompPlanReview.org for approved draft language. **
Formal Vote

** See www.PlanoComPlanReview.org for approved draft language. **
Regionalism – Regional Education

**WEBSITE CONTEXT** – Other partners for the City of Plano are the local and regional education providers. Educational opportunities are major factors in determining a community of choice. While school districts serving Plano receive strong local support that enables academic excellence, the city should advocate for reliable and adequate state funding for public education. In addition, the Dallas-Fort Worth region has many quality universities, however, there is not a major Tier 1 research institution in our area. Access to a university of this magnitude will enhance the economic competitiveness of the region. In addition, access to Tier 1 research institutions and other quality colleges and universities enhance the economic competitiveness of Plano and the region. Partnerships with local and regional education providers will ensure quality academic opportunities for the Dallas-Fort Worth area.

**POLICY** – Plano will partner with local and regional education institutions to provide quality educational opportunities to retain students in the region and for economic development opportunities to attract businesses seeking universities to provide research and development opportunities.

RE1) **Assist** the **Engage in research and economic development opportunities with the University of Texas at Dallas**, a Carnegie R1 doctoral university of highest research activity, with obtaining Tier 1 status through the provision and funding of research opportunities.

RE2) **Advocate** with the State of Texas to provide for adequate funding of public education.

RE3) **Attract and Retain** the presence of Southern Methodist University (SMU) and Dallas Baptist University (DBU) and other higher education institutions within the City of Plano by offering assistance in establishing a permanent space for facilities.

RE4) **Partner with** Collin College’s efforts for academic excellence and by providing student opportunities for professional work experience and supporting the institution’s efforts for academic excellence.

RE5) **Support** the efforts of educational institutions in utilizing new technologies that improve access to higher education and vocational training for Plano residents.

**Formal Vote**

**See www.PlanoCompPlanReview.org for approved draft language.**
Next Meeting

- Prepare for the next meeting
  - Date: Saturday, September 19, 2020
  - Time: 9:00 a.m.
  - Location: Plano Council Chambers
- Topics:
  - Discuss land uses and the comprehensive plan’s maps.
  - Discuss the Future Land Use Categories and descriptions.
  - Discuss the housing menu types and non-residential types for each land use category.
Thank you
For more information, please visit www.PlanoCompPlanReview.org