Agenda

1. **Approval of Minutes**: September 9, 2020, September 15, 2020, and September 19, 2020

2. **Discussion and 2nd Consideration**: Bundles 1-3, 5-11, and Guiding Principles

3. **Discussion and 1st Consideration**: Bundles 13-17, 19, 21-22

4. CPRC Work Plan Updates

5. **Presentation**: Glossary

6. **Discussion**: Housing Types Menu

7. **Exercise**: Growth & Change Map

8. **Discussion and 1st Consideration**: Tabled Items - Bundle 4/12, 18, and 20
“Continuous improvement is better than delayed perfection.”

- Mark Twain
Bundles 1-3, 5-11, and Guiding Principles
Review Process

- Review
- Establish concerns
- Feedback

Planning & Zoning
- Listen
- Policy

CPRC

Review
- Feedback

CPRC

Planning & Zoning
- Listen
- Amend

CPRC

Repeat process until at least supermajority (75%) approval

- Present to Public
- Listen
- Feedback

CPRC
P&Z Revisions – Overview

- CPRC sent Bundles 1-3, 5-11, and the Guiding Principles to P&Z on July 7th and July 21st.
- At the August 3rd, August 17th, and September 8th meetings, P&Z discussed these items.

![Graph showing items approved and revised](chart.png)

- Items Approved: 86%
- Items Revised: 14%
• Hold a discussion and consider approving for public outreach or sending back to P&Z

• Please consider:
  – If further revisions are necessary, a concise statement of explanation to the P&Z from the CPRC would be very helpful in their ongoing deliberation of the issue.
  – If there is a significant dissenting vote on CPRC regarding changes, a similarly concise dissenting opinion would be appropriate to enter into the record.
P&Z Revisions – Guiding Principles

Guiding Principle 3 | Plano Together

3.1 The Plan serves people of all ages, backgrounds, and abilities, striving to meet the needs of an inclusive diverse and vibrant community that calls Plano “home.”

**P&Z Explanation:** “In the recommended language, listing “ages, abilities, and backgrounds”, it appeared that some categories might be left out. Changing to background” was seen as a broad catch-all. Additionally, “inclusive” was seen as preferable to “diverse.””

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**See www.PlanoCompPlanReview.org for approved draft language.**
P&Z – Bundle 1 (Roadway System)

*WEBSITE CONTEXT* - Plano’s street system is determined by the Thoroughfare Plan, a component of the Plano Tomorrow Plan. There are many users of the city’s roadway system, including vehicles, public transit, bicycles, and pedestrians, all competing for the same space. **Vehicles will likely remain the primary means of transportation; however, additional opportunities should be provided for other modes of transportation to create a safe and efficient system for all users.**

**P&Z Explanation:** “A very similar statement is in Action RS1, where it is a good fit. Adding this text in the Website Context was seen as unnecessary.”
P&Z – Bundle 1 (Roadway System)

**POLICY** - Plano will develop an integrated, multimodal transportation-safe and efficient roadway system, through the utilization of technology and innovative concepts that improves the safety and efficiency of the roadway system for all users.

**P&Z Explanation**: “Original Policy Statement was preferred because it provides clearer direction than the Recommended Policy Statement.”

**See www.PlanoCompPlanReview.org for approved draft language.**
P&Z – Bundle 3 (Regional Transportation)

RT4) Annually review city and regional transportation plans to identify any inconsistencies between the plans. Where inconsistencies are noted, advocate for changes that balance the safety, needs, and priorities of the traveling public with deference to Plano residents, businesses, and institutions.

**P&Z Explanation:** “May appear as a contradiction to have this phrasing related to a regionally-focused transportation actions, though Plano’s interest will and should remain a primary interest.”

**Formal Vote**
P&Z Revisions – Bundle 5 (Transit-Oriented Development)

P&Z Explanation: “The proposed action was seen to be redundant with the criteria that would be developed under Action TOD1.”

See www.PlanoCompPlanReview.org for approved draft language.
P&Z Revisions – Bundle 6 (Population Growth)

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

**P&Z Explanation**: “To provide continuity with language used in proposed Guiding Principle 1.2.”

**See www.PlanoCompPlanReview.org for approved draft language. **
P&Z Revisions – Bundle 9
(Regional Transportation)

RT2) Complete all proposed bicycle trail connections with neighboring cities as identified on the city’s/City’s adopted plans.

P&Z Explanation: “To help clarify which city’s adopted plans are referenced.”

** See www.PlanoCompPlanReview.org for approved draft language. **
P&Z Revisions – Bundle 9
(Regional Transportation)

RT3) Advocate with Dallas Area Rapid Transit (DART) member cities for a financially equitable means for nonmember cities to enter service agreements that benefit the overall transportation system with deference to Plano residents, businesses, and institutions.

P&Z Explanation: “Not ideal to set a policy that states Plano wants to be regional yet will focus on Plano, as with Bundle 3.”

** See www.PlanoCompPlanReview.org for approved draft language. **
P&Z Revisions – Bundle 10
(Community Design)

**POLICY** - Plano will promote and incorporate unique and functional community design components within new developments, public spaces, and streetscapes to enrich areas throughout the city, create distinctive visual character, and enhance personal and pedestrian safety.

**P&Z Explanation**: “The use of “personal safety” in this context was not clearly understood. After discussion, it was decided that the use of the word “safety” alone in lieu of “personal and pedestrian safety” would be more broad and, therefore, preferable.”

**See www.PlanoCompPlanReview.org for approved draft language.**
P&Z Revisions – Bundle 11 (Pedestrian Environment)

PE2) Update development standards to **foster-prioritize** streetscape design that enhances Plano’s pedestrian environment through greenery, wider sidewalks, lighting, street furniture, shade structures, wayfinding guides, paseos, and other amenities where appropriate.

**P&Z Explanation**: “Preferred stronger language to emphasize this action as a community need. Paseos were seen as another good example of pedestrian-friendly amenities.”

**Formal Vote**

**See www.PlanoCompPlanReview.org for approved draft language.**
P&Z Revisions – Bundle 11
(Pedestrian Environment)

PE3) Improve safety in highly-trafficked pedestrian areas by evaluating and implementing effective traffic calming methodologies to reduce traffic speeds and improve pedestrian safety, such as median islands, landscaping, crosswalks, and on-street parking.

P&Z Explanation: “The purpose of traffic calming is to reduce traffic speeds and improve pedestrian safety so thought that language should be preserved.”

** See www.PlanoCompPlanReview.org for approved draft language. **
Reminder: As part of Action CD2, in Bundle 13, the Committee recommended a Community Design Plan that replaces the need for Action CD3, in Bundle 10.
P&Z Revisions – Additional Considerations

Since CD3 was already with P&Z, the change could not be made immediately. The consultants/staff recommend the following:

1. The CPRC delete Action CD3 in Bundle 10
2. Consultants/staff will recommend P&Z consider the same actions (elimination of CD3 in Bundle 10 and replacing with CD2 in Bundle 13) when Bundle 13 is considered by that body.

CPRC Thoughts?
Bundles 13-17, 19, 21-22
Preliminary Approval of Bundles

• Reminder: CPRC preliminarily approved Bundles 13-17, 19, and 21-22 at previous meetings, but did not approve sending to the Planning & Zoning Commission

• Bundles were seen as dependent upon discussions of the Future Land Use Map (FLUM) and categories at the September 19, 2020, map workshop

• Consider if any of the bundles that previously received preliminary approval are now ready for P&Z consideration
The Built Environment – Community Design

WEBSITE CONTEXT* - Community design is the process of utilizing natural and manmade features of a city to create attractive, comfortable, and functional settings that enhance visual and physical connectivity. Plano's successes in incorporating community design elements have created destinations with attractive amenities, active public spaces, and pedestrian-friendly environments. To create distinctive visual character and assure a citywide pedestrian-friendly environment, Plano will promote and incorporate unique community design components within all new developments, public spaces, and streetscapes.

POLICY* - Plano will promote and incorporate unique and functional community design components within new developments, public spaces, and streetscapes and will promote compatible design components within new developments to enrich areas throughout the city, create distinctive visual character, and assure a citywide pedestrian-friendly environment where appropriate. Plano will also promote Crime Prevention Through Environmental design (CPTED) and the concept of Universal Design within all of the above.

CD1) As part of the Community Design Plan, develop review criteria to provide guidance on the desired functional and aesthetic qualities of various development contexts in Plano, such as streetscape design, lighting, signage, building and paving materials, and landscaping. Functional guidance shall include Crime Prevention Through Environmental Design (CPTED) and the concept of Universal Design. Develop Criteria of Review for Community Design elements and update as necessary.

CD2) Work with the community to develop a Community Design Plan to identify key corridors and design districts of the city that would benefit from unified design themes and standards. Evaluate the use of overlay districts to require unified design standards in transformation areas of the city.

CD3) Create a Corridor Community Design Plan to identify unique streetscape design themes along major arterials. [This action was recommended for approval by CPRC and is being considered by P&Z. Staff's recommendation for CD2 may eliminate the need for this action.]

** See www.PlanoCompPlanReview.org for approved draft language. **
** Tabled **

RTPC Meeting Date: September 29, 2020
Item 3 – Attachment A

RTC5*) Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses, such as schools, daycares, parks, senior housing, and other residential uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.

* NOTE: IF RTC4 IS REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.

The Built Environment – Redevelopment of Regional Transportation Corridors

**WEBSITE CONTEXT** – Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities. When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.

**POLICY** – Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.

**RTC1** Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts.

**RTC2** Update the Urban Centers Study to reevaluate locations that may serve as catalysts for redevelopment.

**RTC3** Adopt regulatory strategies that permit and encourage a viable mix of residential, employment, and other diverse land uses in locations identified as Compact Centers.

**RTC4** Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.
The Built Environment – Undeveloped Land

**WEBSITE CONTEXT** – The amount of undeveloped land remaining in Plano is limited. Though demand for new residential development has consistently remained high, the city has established policies encouraging employment generating uses on vacant land. To ensure adequate land for projected employment growth is provided, Plano will reserve its remaining undeveloped land for businesses offering highly skilled employment and limit new housing where consistent with the Future Land Use Map.

**POLICY** - Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

- **UL1** Develop review criteria to provide guidance on rezoning undeveloped properties including such considerations as appropriate location, environmental conditions, and impact on public service facilities, infrastructure, and adjacent land uses. Criteria for Review of Undeveloped Land and update as necessary.

- **UL2** Create an interactive Undeveloped Land Map updated on a quarterly basis and post to the city’s website for public use.

- **UL3** Ensure that new housing growth on undeveloped land provides functional and appropriate environments for residential uses and activities such as proximity to existing compatible residential development, configuration to support housing and access to neighborhood parks. When adjacent to existing residential neighborhoods, a compatible transition in building height and bulk should be provided. Situate new housing growth adjacent to existing residential neighborhoods.

**Formal Vote**

**Tabled**
The Built Environment – Transit-Oriented Development

**WEBSITE CONTEXT**: Transit-oriented development is a mixed-use area designed to maximize access to public transit and encourage ridership. Plano’s downtown is a regional example of successful transformation of a struggling historic main street into a thriving transit village with new residential units, shops, and restaurants constructed within walking distance of the DART light rail station. Plano will proactively encourage and incentivize an integrated mix of uses and civic spaces within walking distance of future light rail, commuter rail, and active bus-planned transit stations.

**POLICY**: Plano will proactively encourage and incentivize development within walking distance of existing and future rail stations or bus-planned transit centers to create an integrated mix of uses including residential, employment, retail, and civic spaces.

**TOD1** Develop Criteria for Review of Transit-Oriented Developments and update as necessary.

**TOD2** Prioritize and prepare area plans within ½ mile of identified light rail stations and future commuter rail corridors, to guide development patterns, address redevelopment of retail and residential sites, and encourage new development. Plans should include an evaluation of market potential resulting from existing and projected transit ridership.

**TOD3** Proactively work with property owners to align zoning with adopted area plans for identified light rail stations and future commuter rail corridors.

**TOD4** Implement parking best practices in transit-served areas and identified Compact Complete Centers where increased land productivity provides opportunity for additional open space.

**TOD5** Develop plans for the K Avenue/DART light rail and the 14th Street/Cotton Belt commuter rail corridors to address redevelopment of retail and multifamily sites and encourage new development around transit stations.

**TOD6** Pursue land banking techniques around existing and future transit stations to ready the environment for redevelopment.

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**Tabled**

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Item 3 – Attachment A

**TOD7** Prepare developer “Request for Qualifications (RFQ)/Request for Proposals (RFP)” for disposition of city property and include language describing development incentives available, and regulatory requirements.

**TOD8** Evaluate existing and projected DART ridership in planning efforts for Transit-Oriented Developments.

**NOTE: PORTIONS OF THIS BUNDLE ARE CONSIDERED PART OF BUNDLE 5. BUNDLE 5 WAS APPROVED BY CPRC ON 7/7/2020 AND CONSIDERED BY P&Z ON 9/8/2020.**

**NOTE: Definition of land banking to be added to glossary: “Land banking provides municipalities an opportunity to acquire vacant, abandoned, tax-delinquent, foreclosed, or blighted properties and put them into productive use.”**
The Built Environment – Neighborhood Conservation

**WEBSITE CONTEXT** – As By 2040,35 approaches, the largest segment of the city’s housing inventory will be 25 to 70 years old. If residential areas are not maintained, and housing causing structures to deteriorate, and values to decline, the community will become less attractive to potential future residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.

Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes since most new housing in Plano is more than double the median home value in the Dallas Fort Worth region. To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.

**POLICY** – Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

**NC1)** Establish programs and initiatives that enable homeowners to maintain and enhance their properties and neighborhood.

**NC2)** Implement the recommendations adopted from Review and update the Housing Value and Retention Analysis study to align with the Comprehensive Plan.

**NC3)** Conserve Plano’s established residential neighborhoods to provide opportunities for workforce housing maintain an inventory of entry level and moderately-priced housing.*

**NC4)** Monitor and analyze the impacts of the Great Update Rebate program and modify to improve effectiveness over time.

**NC5)** Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies. Develop a plan to address housing gaps identified in the Consolidated Plan and review the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan to align with the Comprehensive Plan.

**NC6)** Review, and modify as necessary, residential zoning standards to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity for a variety of compatible housing options within the same development.

**NC7)** Work with neighborhoods to identify community character within residential areas and build opportunities to enhance stronger neighborhood identity.

**NC8)** Prioritize neighborhood services and programs to make areas with underperforming elementary schools, as defined by partnerships with local school districts, desirable for young families.

*NOTE: Definition of moderately-priced housing to be added to glossary: “affordable to those workers earning between 80% and 120% of the area median income.”

**Formal Vote**  **See www.PlanoCompPlanReview.org for approved draft language.**
The Built Environment – Special Housing Needs

**WEBSITE CONTEXT** – Segments of the city’s population, such as disabled adults, seniors, and low to moderate income households, require additional assistance to meet their housing needs. While many of Plano’s future seniors wish to remain in their homes long-term, some will require further assistance to safely age in place with daily activities. There is also a need for provision of housing and access needed for adults with disabilities that are unable to live alone. Additionally, there are significant gaps in the number of housing units affordable to some Plano households. Affordable housing in Plano may be difficult to find, especially for low to moderate income families and many live in surrounding communities with for housing priced within their means.

**POLICY** – Plano will accommodate support the special housing needs of residents including seniors, people with disabilities, and low to moderate income households. Policies and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special needs housing should be afforded the same health and safety considerations as other housing.

**SHN1** Conduct a community needs assessment to identify and prioritize service demands and resources of the city’s residents.

**SHN2** Create affordable home ownership opportunities in Plano for income qualifying households including, but not limited to, through homeownership assistance programs, construction of new housing, rehabilitation of existing housing structures for income qualifying households.

**SHN3** Support organizations, residents with special needs through by providing financial assistance from federal, state, and local government grants to qualified social service agencies that engage in public services for special needs populations by providing financial assistance from federal and local government grants.

**SHN4** Provide programs to rehabilitate and improve existing housing occupied by low and moderate income households.

**SHN5** Review zoning regulations to provide reasonable opportunities for inclusiveness of safe and healthy housing in support of special needs populations housing.

**SHN6** Identify cost effective methods to incorporate universal design practices and encourage their implementation in new housing projects and home renovations.
Regionalism - Consistency with Neighboring Cities

**WEBSITE CONTEXT** - Municipal boundaries are primarily political for governmental purposes – many residents are unaware of moving from one city to another since roadways, trails, and parks often continue across city borders. To take advantage of its centralized location in the region, Plano will coordinate with neighboring cities to provide more efficient and consistent municipal services and public improvements.

**POLICY** - Plano will coordinate with neighboring cities to provide municipal services and plan for compatible growth, to ensure consistency of public improvements, between jurisdictions and operational efficiencies, in a way that compliments and respects the Plano community.

CNC1) Review plans with neighboring cities to ensure consistency in land use activities and transportation facilities and services every two years.

CNC2*) Explore and identify additional opportunities to share municipal services with area cities.

CNC3*) Study effectiveness of boundary drop policy regarding the provision of emergency services.

CNC4*) Partner with neighboring cities with vector control of insects and animals.

CNC5*) Analyze changing demographics in cooperation with neighboring cities to determine impact on programs and facilities provided by municipal park departments and sports organizations.

*NOTE: PORTIONS OF THIS BUNDLE ARE NOT CONSIDERED RELEVANT TO THE TRANSPORTATION, DENSITY, LAND USE, OR GROWTH MANAGEMENT TOPICS.

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

** See www.PlanoCompPlanReview.org for approved draft language. **
Work Plan Updates
Work Plan Overview

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

*Updated to reflect current progress
Work Plan – Revisions

- **Meetings #16-21**
  - Updated to reflect the agendas

- **Meetings #22 & #23**
  - Updated to reflect progress at previous meetings

- **Tentative date ranges for P&Z revisions, public engagement, and public hearing**
  - Updated to reflect current progress

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<table>
<thead>
<tr>
<th>CPCR #19a</th>
<th>Bundles 16, 17, 18, and 19</th>
</tr>
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<tr>
<td>1) Approval of Minutes: August 18, 2020</td>
<td></td>
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<tr>
<td>2) CPCR Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td>3) Presentation and Discussion: Future Land Use and Growth and Change Map</td>
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<tr>
<td>4) Discussion: Four Corner Self-Guided Tour Feedback</td>
<td></td>
</tr>
<tr>
<td>5) Discussion and Consideration: Bundles 16-19</td>
<td></td>
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<tr>
<td>6) Discussion &amp; Consideration: Bundle 12</td>
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<table>
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<th>CPCR #19b</th>
<th>Bundles 20, 21, 22, and 23</th>
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<tr>
<td>1) Approval of Minutes: September 1, 2020</td>
<td></td>
</tr>
<tr>
<td>2) CPCR Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td>3) Presentation and Discussion: Growth and Change Map</td>
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<tr>
<td>4) Discussion and Consideration: Bundles 20-22</td>
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<tr>
<td>5) Discussion: Bundles 23-24 and Related Proposals</td>
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<tr>
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<th>Bundles 23, 24, and 24</th>
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<th>Future Land Use Map (FLUM) Land Use Category Descriptions, FLUM Map revisions, and Bundles 23 and 24</th>
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<tbody>
<tr>
<td>1) Discussion &amp; Consideration: Revisions to the FLUM Land Use Category Descriptions</td>
<td></td>
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<tr>
<td>2) Discussion &amp; Consideration: Map Revisions to the FLUM and Growth and Change Map</td>
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<td>3) Discussion: Bundles 23 &amp; 24</td>
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<tr>
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<th>Continuation of Items Remaining from Prior Meeting if Needed</th>
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<tr>
<th>CPCR #23a</th>
<th>Maps &amp; Final Bundles</th>
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</thead>
<tbody>
<tr>
<td>1) Discussion &amp; Consideration: FLUM and any other related maps</td>
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<tr>
<td>2) Discussion &amp; Consideration: Bundle 23 &amp; 24</td>
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<td>3) CPCR to vote to send all remaining items to P&amp;Z for comment and feedback</td>
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Tuesday, September 1, 2020
Wednesday, September 9, 2020
Tuesday, September 15, 2020
Tuesday, October 6, 2020
Wednesday, October 7, 2020
Tuesday, October 20, 2020
Thursday, October 29, 2020

34
Discussion of Work Plan

Does the Committee have modifications regarding the Work Plan?
Glossary of Terms
Glossary – Overview

Purpose

• Serves to clarify unfamiliar terms to Plano’s citizens, City leadership and others

• Serves to clarify terms that may have multiple meanings and definitions
  – Allows City leadership to more clearly understand the intent of Policies, Actions, Future Land Use Categories, etc.
# Glossary – Overview

## CONTENTS

**SECTION 1. INTRODUCTION**
- 1.01. Purpose

**SECTION 2. DEFINITIONS**
- Americans With Disability Act (ADA)
- Area Plans
- Apartments
- Apartment
- Affordable
- Affordable
- Best Practices
- Bicycle-Friendly
- Bus Rapid Transit (BRT)
- Capital Improvements Program (CIP)
- City Property/Municipal Property
- Collin College
- Commercial
- Community Crime Prevention Through Environmental Design (CPTED)
- Community Design/Urban Design
- Community Investment Program (CIP)
- Compact Streets
- Condominium
- Consolidated Plan
- Corridor Community Design Plan
- Dallas Area Rapid Transit (DART)
- Density
- Design Elements
- Expressway
- Expressway
- Future Land Use Map
- Gateway
- Great Update Retail Program
- High-Rise Scale
- Horizontal Mixed-Use
- Housing Gap
- Housing Trends Analysis and Strategic Plan
- Housing Value Retention Analysis
- Incentive/Zoning incentive
- Infill Areas
- Infill Development
- Intelligent Transportation System
- Intensity/Building Intensity
- Land Banking
- Land Use Descriptions
- Level of Service (Traffic)
- Level of Service (Bicycles and Pedestrians)
- Level of Service (Traffic)
Glossary – Overview

• Current list of terms is derived from CPRC meeting discussions, CPRC homework assignments and initial survey comments

• Additional terms have been identified to help facilitate discussions and create consensus

Note: Additional terms and references will continue to be included from other sections of the comprehensive plan and as requested by the Committee.
Discussion of Glossary

Does the Committee have questions/comments regarding the Glossary of Terms?
Next Meeting

- Prepare for the next meeting
  - Date: Tuesday, October 6, 2020
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
- Topics:
  - Discussion & Consideration: Revisions to the FLUM Land Use Category Descriptions
  - Discussion & Consideration: Map Revisions to the FLUM and Growth and Change Map
Thank you
For more information, please visit
www.PlanoCompPlanReview.org