

CITY OF PLANO

PLANNING & ZONING COMMISSION

October 19, 2020

Agenda Item No. 9

Discussion & Consideration: Comprehensive Plan Update

Applicant: City of Plano

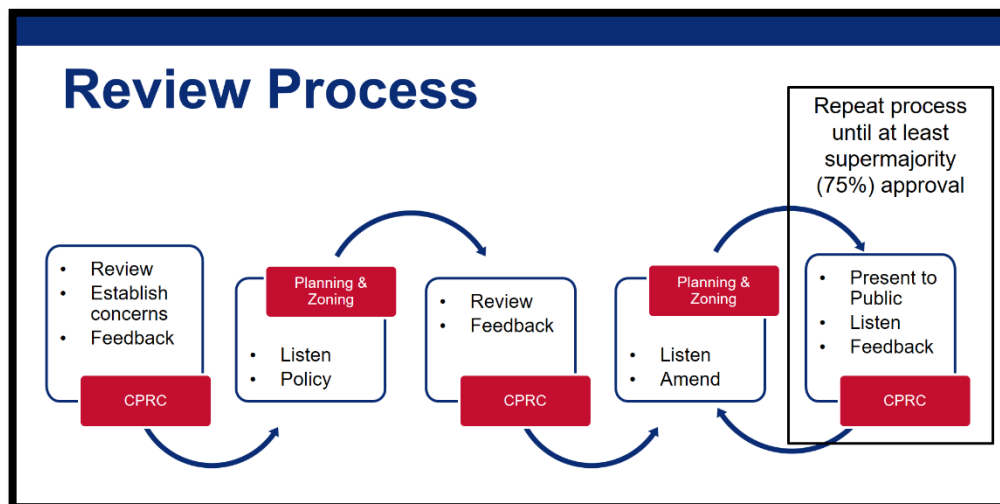
DESCRIPTION:

Discussion and consideration of suggested revisions to the Comprehensive Plan from the Comprehensive Plan Review Committee.

BACKGROUND:

The City Council adopted an iterative process for review of the Comprehensive Plan that involved a resolution (2019-11-2) whereby:

- The Comprehensive Plan Review Committee “will act as a community sounding board for the Plan and provide input and feedback on policy recommendations from the Planning & Zoning Commission. The Committee will also act as advisors and ambassadors of the planning process.”
- It is the intent that “all policies are reached by broad acceptance, such that a supportive three-quarters vote of the members present for the Committee and a supportive simple majority vote of the members present for the Planning & Zoning Commission is required on each policy before it moves forward as a recommendation to City Council.” The term “policy” is used generally to represent the content of the Plan.



CPRC 1st Consideration

Following this format, at its July 7, 2020, and July 21, 2020, meetings, the Comprehensive Plan Review Committee (CPRC) provided feedback to the P&Z by sending the Guiding Principles and recommended revisions to the Transportation-related bundles (except Bundle 4). These items were sent to the Planning & Zoning Commission (P&Z) for their consideration.

P&Z 1st Consideration

At the August 3, 2020, August 17, 2020, and September 8, 2020, meetings, P&Z discussed the CPRC's recommended revisions. On September 8, 2020, P&Z approved the majority of changes as suggested by the CPRC with 11 proposed modifications. These were sent back to the CPRC for their second consideration.

CPRC 2nd Consideration

On September 29, 2020, the CPRC considered the 11 proposed modifications by P&Z. Of these, the CPRC approved seven in their entirety. The CPRC recommended the P&Z reconsider the four remaining items with two additional modifications in response to P&Z's proposed changes:

- Guiding Principle 1.2 (**new changes**)
- Bundle 1 – Roadway Systems Website Context
- Bundle 1 – Roadway Systems Policy Statement
- Bundle 3/9 – Regional Transportation Action RT4
- Bundle 5 – Transit-Oriented Development Action TOD1 (**new changes**)
- Bundle 6 – Population Growth Policy Statement

Three versions of these revisions are attached, including:

- A clean text version;
- A version with changes tracked from P&Z's first consideration; and
- A version with changes tracked from the original Plano Tomorrow text, for those items with modifications.

A summary of CPRC's suggested revisions, with noted explanations as approved in CPRC minutes, are outlined below:

Guiding Principle 1.2 (new changes)

- **CPRC – 1st Consideration:** The Plan promotes the safety, viability, and vibrancy of Plano's existing neighborhoods, managing growth, and shaping change that complements the city's suburban core and rich history.

- **P&Z – 1st Consideration:** P&Z accepted the CPRC’s proposed Guiding Principle 1.2 with the language ‘suburban core,’ but recommended changing the phrase ‘suburban character’ in the Bundle 6 policy statement to ‘suburban core,’ for consistency:

Population Growth Policy Statement: “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.
- **CPRC – 2nd Consideration:** The Plan promotes the safety, viability, and vibrancy of Plano’s existing neighborhoods, managing growth, and shaping change that complements the city’s suburban ~~core~~ character and rich history.
 - CPRC Explanation: The Committee preferred Plano Tomorrow’s existing use of the phrase ‘suburban character.’

Bundle 1: Roadways System Website Context

- **CPRC – 1st Consideration:** 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 – 1st Consideration:** recommended not including the proposed new text.
 - 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.
- **CPRC – 2nd Consideration:** recommended keeping the language as proposed in CPRC’s 1st consideration.
 - CPRC Explanation: The Committee wanted to stress the acknowledgement that vehicular travel is the primary means of travel.

Bundle 1: Roadway System Policy Statement

- **CPRC – 1st Consideration:** Plano will develop an ~~integrated, multimodal transportation~~ a 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 – 1st Consideration:** recommended keeping the original policy statement.

- P&Z Explanation: “Original Policy Statement was preferred because it provides clearer direction than the Recommended Policy Statement.”
- **CPRC – 2nd Consideration:** recommended keeping the language as proposed in CPRC’s 1st consideration.
 - CPRC Explanation: The Committee wanted to respect the original recommendation as negotiated on July 7, 2020, which included concerns about emphasizing multimodal transportation systems citywide without more direction on where that is appropriate. (Note: A specific explanation for this change was inadvertently omitted from the CPRC minutes for September 29, 2020.)

Bundle 3/9: Regional Transportation Action RT4

- **CPRC – 1st Consideration:** Annually review the city’s transportation plan to ensure consistency with city and regional transportation agencies’ 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 – 1st Consideration:** 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.
- **CPRC – 2nd Consideration:** recommended keeping the language as proposed in CPRC’s 1st consideration.
 - CPRC Explanation: The Committee saw it as important to restate the emphasis on Plano residents, businesses, and institutions when the city is taking an advocacy role in the regional context.

Bundle 5: Transit-Oriented Development Action TOD1 (new changes)

- **CPRC – 1st Consideration:** There were no proposed changes to TOD1. However, the CPRC recommended the addition of TOD8:

TOD8: Evaluate existing and projected DART ridership in planning efforts for Transit-Oriented Developments.
- **P&Z – 1st Consideration:** recommended deleting TOD8.

- P&Z Explanation: “The proposed action was seen to be redundant with the criteria that would be developed under Action TOD1.”
- **CPRC – 2nd Consideration:** The Committee agreed to remove TOD8, but suggested the following addition to TOD1 in response:

“Develop Criteria for Review of Transit-Oriented Developments, including existing and project DART ridership, and update as necessary.”

 - CPRC Explanation: The Committee felt it was important to expressly state that ridership data should be included in any TOD review criteria.

Bundle 6: Population Growth Policy Statement

- **CPRC – 1st Consideration:** Plano will ~~accommodate~~ plan for regional population growth in identified areas while preserving the suburban character of the community.
- **P&Z – 1st Consideration:** 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.”
- **CPRC – 2nd Consideration:** recommended keeping the language as proposed in CPRC’s 1st consideration.
 - CPRC Explanation: The Committee preferred Plano Tomorrow’s existing use of the phrase ‘suburban character.’ (Consistent with other parts of the plan, such as the Population Growth Policy)

P&Z REVIEW:

The Commission may wish to approve, in whole or in part, or with edits based on Commission discussion, the items presented, depending on Commission feedback and level of consensus on the guiding principles and policy bundles. Items approved as presented will be moved back to the CPRC for public outreach and feedback. If there are bundles needing additional consideration or discussion, those should be tabled to the November 2, 2020, agenda for further review.

More information about the origins of the Guiding Principles and Policy Bundles are found in the P&Z staff reports for [September 8](#) and [October 5](#), 2020. Additional background information on these bundles, as well as agendas, packets, and recordings of each meeting, can be reviewed at the CPRC project website: www.PlanoCompPlanReview.org.

RECOMMENDATION:

Recommended to approve, or approve with changes, and return these documents to the CPRC for further consideration.

1. If revisions are necessary, a concise statement of explanation to the CPRC from the P&Z Commission would be very helpful in their further deliberation of the issue.
2. If there is a split vote on P&Z regarding changes, a similarly concise dissenting opinion would be appropriate to enter into the record.