DATE: November 10, 2020

TIME: 6:00 p.m.

CALL TO ORDER

OUR VISION: PLANO IS A GLOBAL ECONOMIC LEADER BONDED BY A SHARED SENSE OF COMMUNITY WHERE RESIDENTS EXPERIENCE UNPARALLELED QUALITY OF LIFE.

The Comprehensive Plan Review Committee will open their Regular Meeting at 6:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center to discuss posted items in the regular meeting as allowed by law. Some members, consultants, and staff may participate remotely via videoconference. The facility will not be open to the public.

For those wanting to watch the meetings, they will be live streamed on Plano's website at www.planotv.org. As an ad hoc Committee of the City of Plano, the Open Meetings Act does not apply. This meeting will not include public comments. A recording of the meeting will be made available on www.PlanoCompPlanReview.org.

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION

1. Approval of Minutes: October 20, 2020, and October 29, 2020
   - Bell

2. Discussion and Direction: Housing Menu
   - Sefko

3. Discussion and Consideration: Future Land Use Map and Category Descriptions
   - Sefko

4. Discussion: Introduction to Density Guidance Map
   - Sefko

5. CPRC Work Plan Updates
   - Sefko

ADJOURN

COUNCIL LIAISONS: Council Member Rick Grady and Council Member Maria Tu
Chair Shockey convened the Committee into the regular meeting on Tuesday, October 20, 2020, at 6:05 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via
videoconference. Ten members were present. Five members were present via videoconference. Member La Mastra was absent. Chair Shockey led the Committee in the Pledge of Allegiance.

ITEMS FOR DISCUSSION

1) Approval of Minutes: October 6, 2020

   MOTION: Upon a motion made by Member Dillavou and seconded by Vice Chair Bronsky the Committee voted 15-0 to approve the October 6, 2020, meeting minutes.

2) CPRC Work Plan Updates – Mr. Sefko gave an overview of the updated Work Plan. Some questions were asked and discussion was held. The Committee agreed to maintain the Work Plan schedule as presented in order to meet the timeframe for a public hearing in February 2021.

3) Discussion and Consideration: Future Land Use Map and Category Descriptions – Mr. Sefko led a discussion about the Future Land Use Map and Category Descriptions. Discussion was held and questions were asked. The Committee reviewed the revised Future Land Use Map locations 1-4 and associated categories. Discussion was held and questions were asked. No action was taken on this item. The Committee agreed to continue discussion on the remaining Future Land Use Categories and Map revisions at the October 29, 2020, meeting.

With no further discussion, Chair Shockey adjourned the meeting at 9:39 p.m.

______________________________________________

Doug Shockey, Chair
COMPREHENSIVE PLAN REVIEW COMMITTEE
REGULAR MEETING
October 29, 2020

COMMITTEE MEMBERS PRESENT
Doug Shockey, Chair
Michael Bronsky, Vice Chair
Jeff Beckley
Jim Dillavou
Hilton Kong
Jijie “Jack” Liu
Yoram Solomon

COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE
Jaci Crawford
Erin Dougherty
Carolyn Doyle
Xinyi Gong
Richard “Larry” Howe
Mary Jacobs
Michael Lin
Sara Wilson

COMMITTEE MEMBERS ABSENT
Salvator La Mastra

STAFF PRESENT
Christina Day, Director of Planning
Michael Bell, Comprehensive Planning Manager
Christina Sebastian, Lead Planner
David Powell, Planner
Steve Andrews, Producer
Jimmy Vargas, Service Desk Analyst III

STAFF PRESENT VIA VIDEOCONFERENCE
Michelle D’Andrea, Deputy City Attorney
Drew Brawner, Senior Mobility Planner
Kelsey Poole, Planner

FREESE AND NICHOLS CONSULTANTS PRESENT
Daniel Harrison, Project Manager
Colton Wayman, Planner

FREESE AND NICHOLS CONSULTANTS PRESENT VIA VIDEOCONFERENCE
Dan Sefko, Project Lead
Chair Shockey convened the Committee into the regular meeting on Tuesday, October 29, 2020, at 6:03 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Seven members were present. Eight members were present via videoconference. Member La Mastra was absent. Chair Shockey led the Committee in the Pledge of Allegiance.

ITEMS FOR DISCUSSION

1) Discussion and Consideration: Future Land Use Map and Category Descriptions – Mr. Harrison led a discussion about the Future Land Use Map and Category Descriptions. Discussion was held and questions were asked. The Committee reviewed the revised Future Land Use Map locations 5-10 and associated categories. Midtown Housing definitions and compatibility and the Future Land Use Category Descriptions were also addressed during Future Land Use Map conversations. No action was taken on this item. The Committee agreed to continue discussion on the Future Land Use Map, Category Descriptions, and Housing Menu at the next meeting.

With no further discussion, Chair Shockey adjourned the meeting at 9:43 p.m.

__________________________
Doug Shockey, Chair
Agenda Item 2

Discussion and Direction: Housing Menu

DESCRIPTION:

Hold a discussion and provide direction on the proposed Housing Menu.

REMARKS:

On February 4, 2020, the Committee first saw the Housing Menu. On March 3 and October 6, 2020, the Committee reviewed the proposed Housing Menu. On October 29, the Committee requested to revisit the Housing Menu in the context of the Future Land Use Map and Category Descriptions. Specifically, the Committee wanted more information about Retirement Housing and Midtown Housing.

The Housing Menu is intended to provide a selection of housing categories as part of the Comprehensive Plan. This is beneficial in at least three ways:

1. By establishing a housing menu, the community is able to provide policy guidance on a broad variety of housing types via a dashboard in each of the Future Land Use Categories. The dashboard helps indicate preferences when housing proposals are made in the community as to the desired housing for new development.

2. The housing menu also helps establish a uniform standard to maintain housing inventory numbers for the city by establishing more specific definitions beyond those of the Census Bureau.

3. It establishes a common nomenclature from which to discuss housing in a planning context.

It is important that the housing menu align with the Zoning Ordinance, so there are not conflicts; however, to serve the true purposes of a comprehensive plan, it should look beyond long-standing, standard zoning districts. This is because a comprehensive plan is forward-looking and should anticipate future markets; a zoning ordinance may be more reactive and defined by current market cycles. By including more innovative housing types, which may be offered in limited areas of Plano through Planned Development zoning, we recognize that the market is likely to bring more of these proposals to Plano. The community is better prepared to address these housing types in our policy documents, since they are likely to be requested in zoning applications.
Retirement Housing

When retirement housing uses are proposed, the consideration is viewed in light of the current zoning ordinance. The Zoning Ordinance includes a number of individual uses that are classified as retirement housing. These include Independent Living Facilities, Assisted Living Facilities, Continuing Care Facilities, and Long-Term Care Facilities. Of these, only Independent Living Facilities do not require some form of daily or medical assistance to be provided on-site. In addition to being allowed in certain residential districts, the Retirement Housing types are also permitted in several non-residential districts, including Retail and Office zoning classifications. These changes were made in response to growing demand for senior housing due to demographic shifts, at a time when the community was simultaneously running short on residential land for development.

There are additional institutional housing type uses not classified as Retirement Housing in the Zoning Ordinance that provide special assistance housing, such as Household Care Facilities and Household Care Institutions, which also provide daily care, medical assistance, or other support services to seniors and the special needs community.

In response to Committee comments requesting separation of Retirement Housing into those that provide assistance and those that are purely residential, staff and the consultants have made the following revisions to the Housing Menu:

1. Added “SF Senior Living” as a subtype of Traditional Single-Family Detached and Attached, and “MF Senior Living” as a subtype Garden-Style, Main Street-Style, Mid-Rise, and High-Rise Multifamily. These will be defined in the Glossary as communities that provide residences and amenities for the senior community but not daily care, medical assistance, or other type of support service, either in a single-family or multifamily setting. As a result of this change, SF Senior Living and MF Senior Living will receive the same level of compatibility in the Future Land Use (FLU) dashboards as other single-family and multifamily types.

2. Changed Retirement Housing to Institutional Living on the FLU Dashboards, which will be defined in the Glossary as communities that provide housing to seniors and special needs residents in addition to daily care, medical assistance, or other type of support service. As a result of this change, these types of uses will be considered compatible where Institutional Living is deemed compatible in the FLU dashboards. Purely residential retirement communities will be reclassified as Senior Living as mentioned above.

Midtown Housing

As discussed with the Committee on October 6 (see presentation), Midtown Housing is a housing type that can increase the variety of housing options between conventional single-family neighborhoods and apartments, providing a greater spectrum of price points and lower maintenance options for homeownership in a neighborhood setting. More
information has been requested by the Committee as to how these types compare to other housing types defined in the Zoning Ordinance, such as the Patio Home District (PH), Two-Family Residence (Duplex) District (2F), Single-Family Residence Attached District (SF-A), and Multifamily Residence-1, -2, and -3 Districts (MF-1, MF-2, and MF-3).

This comparison is difficult to provide, as the Zoning Ordinance is complex and uses are regulated differently from zoning district to zoning district. Additionally, the Zoning Ordinance has not yet been revised to incorporate a zoning district with development standards for Midtown Housing types, such as lot sizes, building heights, setbacks, densities, etc., so there are no firm details to compare. The best analysis staff can provide is to compare the existing zoning districts to the draft Residential Community Design (RCD) district prepared by staff and the Planning & Zoning Commission earlier this year. It should be noted, however, that the RCD district was designed specifically for implementation of the Envision Oak Point Plan and may not be representative of what is compatible citywide or in specific FLU designations.

As part of this analysis, staff compared the “zoning envelope” of existing zoning districts and other standards with those in the draft RCD standards. A zoning envelope is the three-dimensional space within which a structure is permitted to be built on a lot and which is defined by the maximum height regulations and yard setbacks. Other limiting factors, such as lot coverage and space for required parking, which varies between districts and can impact the building massing significantly upon construction, are not included in the zoning envelope analysis. For example:
In order to effectively compare zoning districts and individual Midtown Housing types, staff and the consultants have divided the comparisons into Single-Family (Detached), Duplexes, Single-Family (Attached), and Multifamily:

**Single-Family (Detached)**

Single-Family (Detached) products in Plano come in a wide variety of forms, ranging from 1-acre estate lots to conventional single-family homes to small-lot patio homes. Although permitted in all residential zoning districts (limitations may apply), there are eight zoning districts designed primarily for single-family detached neighborhoods. Of these, the two that allow the smallest lot sizes include:

- Patio Home District (PH)
- General Residential (GR)

The Midtown Single-Unit concept includes two single-family detached housing types: Detached Townhomes and Bungalow Courts. The draft RCD district would allow these types in accordance with the following:

- Single-Family Residence-3 (SF-3) – Detached Townhomes
- Single-Family Residence-2 (SF-2) – Detached Townhomes or Bungalow Courts
- Single-Family Residence-1.5 (SF-1.5) – Detached Townhomes

SF-2 can be platted as individual lots or on a single-lot. If developed as a single-lot, the development is limited to 4 to 10 units which must face a common open space. This arrangement is what is often described as a Bungalow Court.

Because the Zoning Ordinance does not have districts catered to small-lot detached townhome subdivisions, several Planned Developments have been approved in recent years that modified development standards accordingly. Examples of these include:

- The Icon at Legacy West (PD-65) – Detached Townhomes
- The Commodore at Preston (PD-16) – Detached Townhomes
- Rice Field (PD-179) – Detached Townhomes

The table and illustration below shows how the zoning envelopes of the GR and PH districts (red) compare to the draft RCD districts (purple) and existing developments in Plano (green):

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Min. Front Setback</th>
<th>Min. Side Setback</th>
<th>Min. Rear Setback</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>PH</td>
<td>3,600-4,000</td>
<td>2 story, 35 ft.</td>
<td>10-20 ft.</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>10-12</td>
</tr>
<tr>
<td>GR</td>
<td>3,000</td>
<td>1 story, 30 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>14.5</td>
<td></td>
</tr>
<tr>
<td>SF-3</td>
<td>3,000</td>
<td>2 story, 35 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>14.5</td>
<td></td>
</tr>
<tr>
<td>SF-2</td>
<td>2,000</td>
<td>1.5 story, 25 ft.</td>
<td>10 ft.</td>
<td>3 ft.</td>
<td>22**</td>
<td></td>
</tr>
<tr>
<td>SF-1.5</td>
<td>1,500</td>
<td>3 story, 50 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>None*</td>
<td>30**</td>
</tr>
<tr>
<td>PD-65</td>
<td>875</td>
<td>3 story, 50 ft.</td>
<td>3 ft.</td>
<td>None*</td>
<td>None*</td>
<td>18.3 (actual)</td>
</tr>
<tr>
<td>PD-16</td>
<td>1,500</td>
<td>3 story, 45 ft.</td>
<td>Varies</td>
<td>None*</td>
<td>3 ft.</td>
<td>27.5 (actual)</td>
</tr>
<tr>
<td>PD-179</td>
<td>None</td>
<td>3 story, 50 ft.</td>
<td>0-5 ft.</td>
<td>None*</td>
<td>None</td>
<td>16.1 (actual)</td>
</tr>
</tbody>
</table>

DUA – density per acre (net)

*3 feet of building separation required

**Draft RCD standards limits the average overall density of the development to 20 DUA
Single-Family (Attached)

Single-Family Residence (Attached), otherwise known as townhomes, is a use permitted in many residential and non-residential districts (limitations may apply). Of these, the most relevant for the purposes of comparison include:

- Single-Family Residence Attached District (SF-A)
- Urban Mixed-Use District (UMU)
- Downtown Business/Government District (BG)

The Midtown Single-Unit concept includes two single-family attached housing types. The draft RCD district would allow these types in accordance with the following:

- Attached Townhomes – 1 unit per lot
- Stacked Townhomes – 2 units per lot (attached by a vertical or horizontal wall)

**Note:** Stacked Townhomes would technically be classified as a Two-Family Residence (Duplex) in the Zoning Ordinance. A new definition was proposed in the draft RCD ordinance to accommodate this new type only in RCD and not in other zoning districts that allow duplexes.

There have been several Planned Developments approved in recent years to modify development standards to allow townhomes comparable to those envisioned in Midtown Housing. Examples of these include:

- Mustang Square (PD-32)
- 15th Street Townhomes (PD-197)
The table and illustration below shows how the zoning envelopes of the SF-A, UMU, and BG districts (red) compare to the draft RCD districts (purple) and existing developments in Plano (green):

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Min. Front Setback</th>
<th>Min. Side Setback</th>
<th>Min. Rear Setback</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF-A</td>
<td>2,035-2,250</td>
<td>2 story, 35 ft.</td>
<td>10-20 ft.</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>10-12</td>
</tr>
<tr>
<td>BG/UMU</td>
<td>700</td>
<td>3 story, 50 ft.</td>
<td>3-15 ft.</td>
<td>None</td>
<td>None</td>
<td>62***</td>
</tr>
<tr>
<td>Attached</td>
<td>1,200</td>
<td>3 story, 50 ft.</td>
<td>10 ft.</td>
<td>None</td>
<td>None</td>
<td>36**</td>
</tr>
<tr>
<td>Stacked</td>
<td>1,200</td>
<td>3 story, 50 ft.</td>
<td>10 ft.</td>
<td>None</td>
<td>None</td>
<td>72.5**</td>
</tr>
<tr>
<td>PD-32</td>
<td>875</td>
<td>3 story, 50 ft.</td>
<td>Varies</td>
<td>None*</td>
<td>None</td>
<td>25.6</td>
</tr>
<tr>
<td>PD-197</td>
<td>700</td>
<td>4 story, 60 ft.</td>
<td>3-15 ft.</td>
<td>None*</td>
<td>None</td>
<td>46.2</td>
</tr>
</tbody>
</table>

DUA – density per acre (net)
*6 feet of building separation required
**Draft RCD standards limit the average overall density of the development to 20 DUA
***UMU and BG limit overall development density to 40 DUA

Duplex

Two-Family Residences, otherwise known as duplexes, are a use permitted in many residential districts (limitations may apply), as well as the Retail (R) District with approval of a Specific Use Permit. Of these, the most relevant for the purposes of comparison include:
- Two-Family Residence (Duplex) District (2F)
- General Residential (GR)

The Midtown Single-Unit concept includes one Two-Family Residence housing type. The draft RCD district would allow this type in accordance with the following:
- Duplex – 2 units per lot
The Urban Mixed Use-3 District (UMU-3) is the most recent zoning approval that incorporated development standards for more moderate-density duplexes comparable to those proposed in the Midtown Housing Type:

- Collin Creek Mall Redevelopment (UMU-3)

The table and illustration below shows how the zoning envelopes of the 2F and GR districts (red) compare to the draft RCD district (purple) and UMU-3 (green):

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Min. Front Setback</th>
<th>Min. Side Setback</th>
<th>Min. Rear Setback</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>2F</td>
<td>5,400-8,000</td>
<td>2 story, 35 ft.</td>
<td>25-30 ft.</td>
<td>10 ft.</td>
<td>10 ft.</td>
<td>11-16</td>
</tr>
<tr>
<td>GR</td>
<td>6,000</td>
<td>1 story, 30 ft.</td>
<td>10-20 ft.</td>
<td>5 ft.</td>
<td>10 feet.</td>
<td>14.5</td>
</tr>
<tr>
<td>RCD</td>
<td>3,000</td>
<td>2 story, 35 ft.</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>10 ft.</td>
<td>29*</td>
</tr>
<tr>
<td>UMU-3</td>
<td>875 (per unit)</td>
<td>3 story, 50 ft.</td>
<td>Varies</td>
<td>0-3 ft.</td>
<td>None</td>
<td>50**</td>
</tr>
</tbody>
</table>

DUA – density per acre (net)

*Draft RCD standards limits the average overall density of the development to 20 DUA

**UMU and BG limit overall development density to 40 DUA

Multifamily

Multifamily Residences in Plano come in a wide variety of forms, ranging from small multiplex developments constructed in the 1960s and 1970s, garden-style apartments constructed in the 1970s to 2000s, and the main-street style, mid-rise, and high-rise complexes constructed from the early 2000s to today. Multifamily Residences are permitted by right in the following districts (limitations may apply):

- Multifamily Residence-1, -2, and -3 Districts (MF-1, MF-2, and MF-3)
- Downtown Business/Government District (BG)
- Urban Mixed-Use District (UMU)
- Central Business-1 District (CB-1)
The Midtown Multi-Unit concept includes four types of small-scale multifamily housing types:

- Triplex/Fourplex – 3 or 4 unit multifamily structure
- Manor Homes – 3 to 6 unit structure with a shared entrance
- Stacked Flats – 6 to 9 unit structure within a shared entrance
- Courtyard Apartments – A small apartment building or group of small buildings clustered around a common courtyard.

Of these, the draft RCD district would only allow Manor Homes and Stacked Flats, but subject to the restriction that the overall development is limited to 20 dwelling units per acre. Triplex and Fourplex differ from Manor Homes in that they typically do not share a common entrance from the street. Courtyard Apartments would not be permitted in the draft RCD district, as all multifamily products are required to resemble the appearance of a single-family home with one common entrance visible from the street.

Because the size of multifamily developments can vary substantially dependent upon the amount of acreage available, the chart below compares the MF-1, MF-2, and MF-3 district development standards with the draft RCD types (purple) and other multifamily types (red) in the Housing Menu.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Min. Lot Size (sq. ft)</th>
<th>Max. Height</th>
<th>Max Lot Coverage</th>
<th>Net Density DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>MF-1</td>
<td>8,400</td>
<td>3 story, 40 ft.</td>
<td>35%</td>
<td>12</td>
</tr>
<tr>
<td>MF-2</td>
<td>8,400</td>
<td>2 story, 35 ft.</td>
<td>35%</td>
<td>18</td>
</tr>
<tr>
<td>MF-3</td>
<td>8,400</td>
<td>3 story, 45 ft.</td>
<td>35%</td>
<td>21.5</td>
</tr>
<tr>
<td>Manor Home</td>
<td>5,000-8,000</td>
<td>2 story, 35 ft.</td>
<td>70%</td>
<td>26-32*</td>
</tr>
<tr>
<td>Stacked Flat</td>
<td>8,000</td>
<td>3 story, 50 ft.</td>
<td>75%</td>
<td>32-49*</td>
</tr>
<tr>
<td>Garden Style</td>
<td>NA</td>
<td>3 story, 40 ft.</td>
<td>35%</td>
<td>12-21.5</td>
</tr>
<tr>
<td>Main-Street Style</td>
<td>NA</td>
<td>4 story, 60 ft.</td>
<td>90-100%</td>
<td>40-100</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>NA</td>
<td>10 story</td>
<td>90-100%</td>
<td>75-120</td>
</tr>
<tr>
<td>High Rise</td>
<td>NA</td>
<td>20 story</td>
<td>90-100%</td>
<td>100-150</td>
</tr>
</tbody>
</table>

DUA – density per acre (net)

*Draft RCD standards limits the average overall density of the development to 20 DUA

The following illustration shows zoning envelopes of a Manor Home or Stacked Flat (purple) relative to typical Main-Street style and Garden-Style apartments (red).
Maximum Density

The illustration below shows how a Stacked Flat (purple) and Garden-Style (right) multifamily development might look if both were constructed at approximately 22 DUA on 3.3 acres. This demonstrates that although the densities for Midtown Housing might be higher than garden-style apartments, a zoning cap on the overall density (as proposed in the draft RCD district) keeps the overall development compatible in scale with surrounding neighborhoods.

Other Development Regulations

In addition to the zoning standards listed in the sections above, all districts in the Zoning Ordinance have unique sets of development standards intended to create a certain form. For most of the existing districts in Plano’s Zoning Ordinance, that is a conventional
suburban form that is prevalent throughout the city. While the UMU and BG districts include block, street, and architectural standards that are designed to a human scale, any Midtown Housing developments would need to closely ensure that the housing proposal intensity of the surrounding district was appropriately scaled to the housing proposal. Staff would need to prepare a new district, possibly similar to the draft RCD district, in order to ensure that densities and scale are compatible with surrounding neighborhoods. At this time, that can only be done through complex Planned Developments, which are costly and time consuming for the city to negotiate and administer.

**Live/Work: Business Loft v. Flex Space**

The Committee has also raised concerns about Live/Work units being used for additional density rather than for commercial space. This is because the existing Zoning Ordinance allows for “Flex Space (Live-Work)” uses, which are defined as a dwelling unit that may be used by the resident completely, or in part, for an allowed non-residential use.

The Live/Work type proposed for the draft RCD district and the Housing Menu are different. A new definition is proposed in the RCD district for “Live/Work (Business Loft)” that would read as follows:

**Live/Work (Business Loft):** A building that is designed with one ground-floor, nonresidential space and one attached dwelling unit. The dwelling unit may be located on the same floor, or directly above, the nonresidential use and must be occupied by individuals owning or employed by the associated nonresidential use.

**Boarding Houses**

The Committee has also voiced concerns that the Midtown Multi-Unit category may effectively be used as boarding houses. It should be noted that Boarding/Rooming Houses are a separate use in the Zoning District:

**Boarding/Rooming House:** A residence or dwelling, excluding hotels and household care facilities, wherein three or more rooms are rented either by written or oral agreement.

This use is limited to the General Office (O-2), Light Commercial (LC), and Downtown Business/Government (BG) Districts and is not permitted in any residential districts.

**RECOMMENDATION:**

Recommend the Committee provide direction regarding the changes to the proposed Housing Menu.

**ATTACHMENTS:**

Attachment A – Draft Housing Menu
The following housing types illustrate the range of housing options that may be compatible in Plano. The descriptions below provide guidelines for the typical setting, structure, and site design elements of housing types. As typical representations, these descriptions cover the vast majority of housing units but may not fully encompass all housing options, due to the wide variety in Plano. Refer to the Future Land Use Descriptions for locations where these types of housing may be appropriate.

### Traditional Single-Family Detached

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>PRODUCT TYPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A residence designed for one or two families, ranging from rural ranchettes and estates to the typical neighborhood design setting. Houses are typically 1 to 2 stories in height with garages and at least two parking spaces in a driveway.</td>
<td>Ranchettes, Estates, Traditional Single-family, Household Care Facilities, Patio Homes, Backyards, Cottages, Duplexes, SF Senior Living</td>
</tr>
</tbody>
</table>

### Traditional Single-Family Attached

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>PRODUCT TYPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A building with 3-10 dwelling units, where each unit is located on its own individual lot and shares one or more walls with other units. Generally two stories in height with garages, two parking spaces in a driveway for each unit, and off-street visitor parking. Located in a typical neighborhood design setting.</td>
<td>Traditional Townhomes, SF Senior Living</td>
</tr>
</tbody>
</table>

### Institutional Living

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>PRODUCT TYPES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A building or group of buildings that provides housing and daily care or medical assistance to seniors or special needs residents. Generally 2-4 stories in height with surface parking.</td>
<td>Assisted Living, Household Care Institutions, Long-Term Care Facilities, Continuing Care Facilities, Independent Living Facilities, Senior Living</td>
</tr>
</tbody>
</table>
### Garden-Style Multifamily
**Description:** Traditional apartment complexes, including condominiums, that contain at least 11 units in multiple buildings. They are often gated and set along the edge of Plano’s typical neighborhood design. Generally 2-4 stories in height with surface parking, but may include carports or garages for individual units. Amenities are provided in separate buildings and within the complex’s property.

**Product Types:**
- Traditional Apartments
- Condominiums
- MF Senior Living

---

### Main Street-Style Multifamily
**Description:** Apartments, including condominiums, located within, or in walkable proximity to, mixed-use or transit-oriented developments. Generally 3 to 4 stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and on-street parking spaces. Amenities are often provided in internal courtyards.

**Product Types:**
- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living

---

### Mid-Rise Multifamily
**Description:** Apartments, including condominiums, located within transit-oriented developments, or adjacent to and in support of employment areas. Generally 5 to 9 stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and/or on-street parking spaces. Amenities are often provided within the building, on rooftop decks, and in internal courtyards.

**Product Types:**
- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living

---

### High-Rise Multifamily
**Description:** Apartments, including condominiums, located within walkable proximity to mixed-use development and major employers. Generally 10 or more stories in height, with or without retail uses on the first floor. Parking is available in multi-level garages and on-street parking spaces. Amenities are often provided within the building and on rooftop decks.

**Product Types:**
- Apartments
- Condominiums
- Mixed-Use Buildings
- MF Senior Living
MIDTOWN HOUSING

DESCRIPTION
Midtown housing provides a range of low-rise moderate density housing types, from small lot single-family homes to larger multi-unit homes, which may complement some neighborhoods as a transition between commercial uses and lower-density residential products. These housing products provide communities with a greater spectrum of price points and lower maintenance options for homeownership in a neighborhood setting. The following are typical examples of midtown housing products that could be welcomed in Plano:

MIDTOWN HOUSING - SINGLE UNIT

DESCRIPTION
Small-lot single-family products typically located within, or in walkable proximity to, goods and services or transit. The buildings are generally one to three stories with garage parking on smaller lots.

PRODUCT TYPES
- Detached Townhomes
- Attached Townhomes
- Duplexes
- Bungalow Courts
- Business Loft

MIDTOWN HOUSING - MULTI-UNIT

DESCRIPTION
Multiple-family products in structures that appear as single-family residences. Typically 2 to 10 units per lot with parking provided on the lot. The buildings are two to three stories with one common entrance visible from the street.

PRODUCT TYPES
- Triplex/Fourplex
- Manor Homes
- Stacked Flats
- Stacked Townhomes
- Courtyard Apartments
Agenda Item 3

Discussion and Consideration: Future Land Use Map and Category Descriptions

DESCRIPTION:

Hold a discussion and vote to consider proposed revisions on the Future Land Use Map and Category Descriptions.

REMARKS:

Future Land Use Map and Category Descriptions

The purpose of the Future Land Use Map (FLUM) is to implement the long-term, general land use and planning vision of the community. The map locates distinct areas within the city that share a desirable mix of future uses, design characteristics, and activities. The details of these areas are provided in the associated Future Land Use Categories (FLUC). The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of design characteristics described within each category. Land use decisions on individual properties should consider not only the FLUM, but also any other Comprehensive Plan policies, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.

Background

At the August 18, 2020, meeting, the Committee requested an introductory discussion on Comprehensive Plan maps related to future land use in preparation for the workshop on September 19, 2020. This discussion was held at the September 1, 2020, meeting. In response to the Committee's discussion, staff revised the Future Land Use Map and Category Descriptions with a new "dashboard" style, which were both presented and discussed by the Committee during the September 19, 2020, workshop. Per the Committee's feedback during the September 19 workshop, staff revised the FLU Categories and the FLU Map. These changes were discussed by the Committee at the October 20 and October 29, 2020, meetings.

Dashboard Changes

Based on Committee discussions, staff and the consultants revised the FLU Categories (Attachment A). The changes to the categories include:

- Suburban Activity Centers
Increased the compatibility of Traditional Single-Family Attached from 1 to 3.
- Increased the compatibility of Garden Style Apartments from 1 to 2.
  - Increased the compatibility of Office from 3 to 4.
- Neighborhood Corners
  - Increased the compatibility of Midtown Housing Multi-Unit from 0 to 1.
  - Increased the compatibility of Retirement Housing from 0 to 2.
- Community Corners
  - Increased the compatibility of Retirement Housing from 1 to 2.
- Neighborhoods
  - Decreased the compatibility of Restaurant and Retail from 2 to 1.
- Expressway Corridors
  - Increased the compatibility of High-Rise Apartments from 0 to 1.
- Added baseline densities based on the proposed Density Guidance Map (see Agenda Item No. 4)
- Enhanced the introductory pages to include more graphics and detail on open space and streetscapes.
- Changed “Retirement Housing” to “Institutional Living” as discussed in Agenda Item 1.

Future Land Use Map Changes

The Committee additionally requested that the criteria or Neighborhood Corners and Community Corners be revised. Per this direction, Staff updated the criteria for Neighborhood Corners and Community Corridors, removing the rights-of-way (ROW) acreages from the calculation.

Accordingly, the FLUM was updated to reflect Committee feedback, updates to the FLU Categories, and the revised Neighborhood Corners and Community Corners criteria. The revisions to the FLUM are described in Attachment B, and include:

1. Revised/New Neighborhood Corners
2. Revised/New Community Corners
3. Revised/New Neighborhoods
4. Changed Single-family neighborhoods in Downtown and along 14th Street to Neighborhoods

The purpose of this agenda item is to allow the Committee to discuss these changes and consider approving the Future Land Use Map and Category Descriptions, along with any proposed revisions.

**RECOMMENDATION:**

Recommend the Committee consider approval of the Future Land Use Map and Category Descriptions, with any revisions.
ATTACHMENTS:

Attachment A – Revised Future Land Use Category Descriptions (November 6, 2020)
Attachment B – Revised Future Land Use Map with Markups and Clean (November 6, 2020)
1. DESCRIPTIONS

This section provides a written description of the broad vision, form, and desired characteristics for each Future Land Use Category. These descriptions are aspirational in nature, indicating the desired future conditions. They are intended to describe the typical qualities of each category and may not reflect the full variety of uses and existing conditions of individual locations. (For example, the Neighborhoods (N) Future Land Use Category, while primarily single-family in nature, will cover neighborhoods in Plano ranging from estate lots to townhomes and apartments.)

2. PRIORITIES

This section provides a list of major priorities and necessary action to achieve the vision for each Future Land Use Category.

3. MIX OF USES

This section includes charts illustrating a preferable mix of uses that are representative of the general vision for each category. As Future Land Use Categories cover large portions of the city, these charts should not be interpreted as hard caps or minimums for the mix of uses at individual locations; however, changes in land use should improve, rather than detract, from the preferable mix of uses established for the Future Land Use Category in an area. The actual mix of uses may vary from location to location based on existing conditions, market demand, and individual site considerations that may limit the suitability of certain uses. Large deviations, however, should warrant close consideration.

4. COMPATIBILITY OF NEW USES

This chart illustrates the compatibility of land uses for new growth, infill, and redevelopment in each category. Some areas may have existing uses noted as “not a compatible use” that are anticipated to remain in active and productive use.

5. CHARACTER DEFINING ELEMENTS

This section describes the general characteristics that are desired for new growth, infill, and redevelopment in each category. Improvements to existing uses should also be encouraged to incorporate these character defining elements. More information is described on the following page, however these include:

- BUILDING HEIGHTS (1 to 20 stories)
- DENSITY (low, medium, high)
- INTENSITY & SCALE (low, moderate, high & low-rise, mid-rise, high-rise)
- OPEN SPACE (active or passive)
- PARKING ORIENTATION (surface, garage, structured, on-street, valet)
- BLOCK PATTERN & STREETSCAPE (curvilinear, grid, street trees)
- MULTIMODAL ACCESS (automobiles, bus, rail, micromobility, pedestrian)
CHARACTER DEFINING ELEMENTS

This section describes the general characteristics that are desired for new growth, infill, and redevelopment in each category. Improvements to existing uses should also be encouraged to incorporate these character defining elements. Each Future Land Use Category lists the range of heights, densities, and private open space that may be acceptable in a given area, although not all properties will be suitable for the maximum or minimum range. These should be decided on a case by case basis for context-sensitivity through zoning districts and regulations.

INTENSITY & SCALE

Intensity and Scale terms are used to measure how large a building can be built relative to the size of an individual property or district. For the purpose of the Future Land Use Map, intensity and scale are defined as follows:

Low Intensity: 0-50% lot coverage
Medium Intensity: 50-75% lot coverage
High Intensity: 75-100% lot coverage

DENSITY

For the purposes of the Future Land Use Map, density is measured by the number of residential dwelling units per acre (DUA), excluding streets, parks, and open space accessible to the public. Note: not all properties will be suitable for the maximum density.

LOW INTENSITY

10 to 20 stories

MEDIUM INTENSITY

5 to 9 stories

HIGH INTENSITY

1 to 4 stories

BUILDING HEIGHTS

For the purposes of the Future Land Use Map, building heights are defined by the range of stories that are appropriate to be constructed for a building. Note: not all properties will be suitable for the minimum height.

LOW INTENSITY

20 to 24 stories

MEDIUM INTENSITY

25 to 30 stories

HIGH INTENSITY

25 to 30 stories

PARKING ORIENTATION

Parking Orientation is the means in which parking is provided in each category. This can include personal garages, surface parking lots, structured parking garages, on-street parking, and valet. All parking should be provided in a context-sensitive manner.

LOW INTENSITY

Surface lots, structured on-street valet

MEDIUM INTENSITY

Large garages, on-street parking, and valet

HIGH INTENSITY

Surface lots, structured on-street valet

MULTIMODAL ACCESS

Multimodal Access is measured in LOW, MEDIUM, and HIGH to rate the ability to get to a site using a variety of transportation options and, once there, how easy it is to move from business to business without getting back in a personal automobile. HIGH typically have direct access using that mode, MEDIUM typically have direct access using that mode, but may require a short walk, LOW typically make access limited to internal streets or public ways.

LOW INTENSITY

Street trees & landscape edges

MEDIUM INTENSITY

Street trees & landscape edges

HIGH INTENSITY

Street trees & landscape edges

STREETSCAPE

Streetscape describes the uniformity of setbacks or presence of pedestrian amenities. The streetscape contributes to a location’s aesthetics, the form of public and open space, and orientation of buildings. Streetscapes will range in style and intensity across land uses, but will share common design elements, including trees and landscaping, street lighting, sidewalks, and seating.

URBAN COMMERCIAL

URBAN RESIDENTIAL

TRADITIONAL COMMERCIAL

TRADITIONAL RESIDENTIAL

CORPORATE CORRIDOR

OPEN SPACE CORRIDOR

FOR CONCEPTUAL PURPOSES ONLY - UPDATED PHOTOS UNDER DEVELOPMENT
Open Space as a character defining element means the portion of a development that should not be used for buildings. These areas can be passive open spaces, like the grass and landscaping that surround a building, or active open spaces with plazas, plazas, public art, water features, benches, and other pedestrian amenities. Note: not all properties will be suitable for the maximum open space.

### Passive Open Space
- Natural areas and community parks
- Outdoor learning areas
- Walking & bicycling paths
- Unrestricted green space surrounding private development

### Active Open Space
- Social gathering places
- Seating and interactive amenities
- Public art, breathing, & water features
- Places, courtyards, and dog parks

### Recreational Open Space
- Programmed recreational activities
- Walking & bicycling paths
- Playgrounds & splash pads
- Athletic fields and skate parks

### Categories

#### Neighborhoods
Neighborhoods are predominantly single-family homes, but can also include supporting light commercial, office, institutional, and other supporting residential uses. Limited areas may serve as non-traditional neighborhoods, including specialty housing and mixed-use developments.

#### Corners
Corners are mixed-use commercial areas located at the intersections of major arterials that serve as shopping, dining, and social hubs for nearby neighborhoods. These areas will vary in size and scale across the city, with the formation of residential and commercial uses at the intersection and enhanced pedestrian connections.

#### Corridors
Corridors are areas of development oriented along expressways, major arterials, or rail lines. In areas of high intensity, these areas will deliver with quality, walkability, and a character that is in harmony with the land and the region. Corridors represent the city’s high standards for excellence.

#### Networks
Networks include the systems of social, educational, and recreational needs distributed across the city. Serving all residents of the city, these areas will be highly accessible and visible for visitors and the traveling public in Plano, these areas will develop with quality aesthetics and character that enhance pedestrian connections.

#### Corners
Corners are critical regional roadway and business districts, as well as centers for mixed-use commercial activity, office, and entertainment. Centrally located and major land use features, these areas will develop with quality uses, a character that is in harmony with the land and the region, and an active pedestrian connection system.

#### Centers
Centers are activity hubs for destination shopping, office, and entertainment, that serve large parts of the city and the region. These areas will develop with quality uses, a character that is in harmony with the land and the region, and an active pedestrian connection system.
The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

Residential Areas - Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

Non-Residential Areas - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

Residential Adjacency Standards - Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.

### NEIGHBORHOODS (N)

#### DESIRABLE CHARACTER DEFINING ELEMENTS

<table>
<thead>
<tr>
<th>BUILDING HEIGHTS</th>
<th>DENOTES</th>
<th>INTENSITY &amp; SCALE</th>
<th>OPEN SPACE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 2 stories</td>
<td>▲▲▲▲▲▲</td>
<td>Low intensity</td>
<td>Passive green space</td>
</tr>
<tr>
<td>SF-D up to 10 DUK</td>
<td>▲▲▲▲▲▲</td>
<td>Low-rise scale</td>
<td>10% to 50%</td>
</tr>
<tr>
<td>SF-A up to 22 DUK</td>
<td>▲▲▲▲▲▲</td>
<td>Traditional Residential streetscape</td>
<td></td>
</tr>
</tbody>
</table>

#### PARKING ORIENTATION

- Residences with driveways
- Non-residences with surface lots

#### BLOCK PATTERN & STREETSCAPE

- Gridded or curvilinear blocks
- Traditional Residential streetscape

#### AUTOMOBILES

- High
  - Direct access from local streets
- MED/Low
  - Serviced by bus on perimeter arterial streets
- LOW/Hab
  - Walkable to parks and schools

#### TRANSPORT

- Moderate
  - Serviced by bus on perimeter arterial streets
- LOW/Hab
  - Walkable to parks and schools

#### PEDESTRIANS

- High
  - Access to trail and bike routes
- MED/Low
  - Access to trails and bike routes

### HOUSING MIX

- Traditional SF-D
- Traditional SF-A
- Midtown - Single Unit
- Midtown - Multi-Unit
- Garden Style MF
- Main Street Style MF
- Mix Five MF
- High Rise MF
- Institutional Living

### EMPLLOYMENT MIX

- Office
- Restaurant/Retail
- Service
- Institutional
- Warehouse
- Lodging

### COMPATIBILITY OF NEW USES

- Single-Family
- Midtown Housing
- Multifamily
- Institutional Living

### HOUSING MIX

- Residential
- Open Space

### NEIGHBORHOODS PRIORITIES

- Preserving neighborhood character and quality of life
- Upkeep of existing housing stock
- Requiring adjacent commercial land uses to provide adequate transitions
- Variety of housing heights, sizes, and types

*See how to guide on pages 1-4.*
The Neighborhood Corners future land use category applies to the small-to-medium retail sites on the corners of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods. Neighborhood Corners are typically up to 10 acres in size, directly abut single-family neighborhoods, and are anchored by a small grocery store, drug store, or gas station.

Maintaining Healthy & Attractive Corners - Continued maintenance, renovation, and revitalization are strongly encouraged to sustain neighborhood corner vitality and attractiveness. This may be achieved through parking lot landscaping enhancements, building renovations, and other site improvements to enhance community form and limit visual impacts of parking. Adequate transitions in building setbacks and height should be provided when development is proposed near neighborhoods. An ongoing relationship between neighborhood residents and commercial property owners and businesses in adjacent corners is encouraged to support the economic health and viability of the community.

Residential Uses - In limited situations, residential uses may be introduced as an extension of surrounding Neighborhood (N) areas, reducing excess retail zoning or replacing underperforming retail square footage. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. New housing should complement the scale, density, and character of surrounding neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.

### NEIGHBORHOOD CORNERS (NC)

<table>
<thead>
<tr>
<th>HOUSING</th>
<th>EMPLOYMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional SF-D</td>
<td>Office</td>
</tr>
<tr>
<td>Traditional SF-A</td>
<td>Restaurant/Retail</td>
</tr>
<tr>
<td>Midtown - Single Unit</td>
<td>Service</td>
</tr>
<tr>
<td>Midtown - Multi-Unit</td>
<td>Institutional</td>
</tr>
<tr>
<td>Garden Style MF</td>
<td>Warehouse</td>
</tr>
<tr>
<td>Main Street Style MF</td>
<td>Lodging</td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
</tr>
<tr>
<td>High-Rise MF</td>
<td></td>
</tr>
<tr>
<td>Institutional Living</td>
<td></td>
</tr>
</tbody>
</table>

### DESIRABLE CHARACTER DEFINING ELEMENTS

<table>
<thead>
<tr>
<th>BUILDING HEIGHTS</th>
<th>Employment Mix</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 2 stories</td>
<td>Low intensity</td>
<td>10% to 20% Active open space</td>
</tr>
<tr>
<td>3+ stories</td>
<td>Medium intensity</td>
<td></td>
</tr>
</tbody>
</table>

### COMPATIBILITY OF NEW USES

<table>
<thead>
<tr>
<th>Residential</th>
<th>Nonresidential</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>80%</td>
<td>10%</td>
</tr>
</tbody>
</table>

### LAND USE MIX

<table>
<thead>
<tr>
<th>Residential</th>
<th>Nonresidential</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>80%</td>
<td>10%</td>
</tr>
</tbody>
</table>

### HOUSING MIX

<table>
<thead>
<tr>
<th>Residential</th>
<th>Nonresidential</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>80%</td>
<td>10%</td>
</tr>
</tbody>
</table>

### EMPLOYMENT MIX

<table>
<thead>
<tr>
<th>Residential</th>
<th>Nonresidential</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>80%</td>
<td>10%</td>
</tr>
</tbody>
</table>

### BLOCk PATTERN & STREETSCAPE

- Mix uses and setbacks
- Mix street types (e.g., streetcar, bus, and pedestrian routes)
- Mix building materials
- Mix materials of building facades

### MULTIMODAL ACCESS

<table>
<thead>
<tr>
<th>AUTOMOBILES</th>
<th>TRANSIT</th>
<th>MICROMOBILITY</th>
<th>PEDESTRIANS</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH</td>
<td>MEDIUM</td>
<td>MEDIUM</td>
<td>MEDIUM</td>
</tr>
</tbody>
</table>
- High convenience to neighborhoods
- Served by bus
- Connected to trails and bike routes
- Wide sidewalks, direct connections where feasible

### PRIORITIES

- Maintaining viability and attractiveness
- Creative design solutions
- Reducing excess retail square footage
- Increase and improve walkability
The Community Corners future land use category applies to medium-to-large retail sites on the corners of major arterial roadways that traditionally serve the general retail, service, office, and institutional needs of surrounding neighborhoods. These areas are often anchored by uses such as a large grocery store, hardware store, department store, fitness center, or other big box retailer. Community Corners are typically 25+ acres, but may be as small as 10 acres when buffered from single-family neighborhoods or located in an area with excess retail zoning or development.

Redevelopment & Innovative Concepts - Due to the abundance of retail zoning in Plano's development history and changes in retail consumer trends, these areas are increasingly susceptible to decline. Redevelopment is encouraged where appropriate to reduce excess retail square footage, increase green space, integrate new uses, improve walkability, limit visual impacts of parking, and enhance community form. Furthermore, innovative solutions that introduce useable open space and repurpose existing spaces are desired to create unique community gathering spaces in these corners. Adequate transitions in building setback and height must be considered when development is proposed near surrounding neighborhoods.

Residential Uses - The introduction of residential uses are encouraged where buffered from adjacent neighborhoods, or when necessary to further the goals of Community Corner redevelopment and provided in context-sensitive manner. New housing should be thoughtfully integrated into the street network of Community Corner development and, where feasible, safe and convenient connections from existing neighborhoods should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to these corners. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.

**COMMUNITY CORNERS (CC)**

- **Housing Mix**
  - Traditional SF-D
  - Traditional SF-A
  - Midtown - Single Unit
  - Midtown - Multi-Unit
  - Garden-Style MF
  - Main Street-Style MF
  - Mid-rise MF
  - High-Rise MF
  - Institutional Living

- **Employment Mix**
  - Office
  - Restaurant/Retail
  - Service
  - Institutional
  - Warehouse
  - Lodging

- **Compatibility of New Uses**
  - Residential: 50%
  - Nonresidential: 30%
  - Open Space: 40%

- **Desirable Character Defining Elements**
  - Building Heights & Density
    - 1 to 3 stories
    - DGM Limit: 12 DUA
    - Max: 22 DUA
  - Employment Mix
    - High intensity: 80%
    - Low intensity: 10%
    - Institutional: 10%
  - Parking Orientation
    - Short to medium block grid
  - Bike & Pedestrian Connectivity
    - Wide sidewalks, direct connections where feasible

- **Parking & Access**
  - High direct access from major areas
  - Medium served by bus or parallel streets
  - Low connected to trails and bike routes

- **Rejuvenation Priorities**
  - Reducing excess retail zoning and square footage
  - Innovative redevelopment concepts

- **Community Corners Areas**
  - New housing
  - New amenities
  - Landscaping & trees

- **COMMUNITY CORNERS PRIORITIES**
  - Reducing excess retail zoning and square footage
  - Innovative redevelopment concepts
  - Green space & amenities

- **COMMUNITY CORNERS**
  - Vacancies
  - Maintenance issues
  - Repairs & upgrades
  - Parking lot resurfacing
  - New housing
  - New amenities
  - Landscaping & trees
The Suburban Activity Centers future land use category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.

Development Pattern - Suburban Activity Centers transition traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. Pad or strip retail sites line major streets while large retailers, hotels, or offices anchor the interior. Low-to-mid rise residential uses located on mirror street frontages support the shopping center. These centers are based on concepts of urban design with pedestrian-friendly amenities such as street trees, on-street parking, and active open spaces.

Residential Adjacency - As Suburban Activity Centers are often adjacent to established neighborhoods, development in these areas will provide a compatible transition in building height, scale, and intensity.

**DESIRABLE CHARACTER DEFINING ELEMENTS**

**BUILDING HEIGHTS**

<table>
<thead>
<tr>
<th>Category</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional SF-D</td>
<td>1-5 stories</td>
</tr>
<tr>
<td>Traditional SF-A</td>
<td>Max: 50 DUA</td>
</tr>
<tr>
<td>Midtown - Single Unit</td>
<td>Low- to mid-rise scale</td>
</tr>
<tr>
<td>Midtown - Multi-Unit</td>
<td>Moderate Intensity</td>
</tr>
<tr>
<td>Garden Style MF</td>
<td>Low- to mid-rise scale</td>
</tr>
<tr>
<td>Main Street Style MF</td>
<td>Moderate Intensity</td>
</tr>
<tr>
<td>Mid-Rise MF</td>
<td>Moderate Intensity</td>
</tr>
<tr>
<td>High-Rise MF</td>
<td>Moderate Intensity</td>
</tr>
<tr>
<td>Institutional Living</td>
<td>Low- to mid-rise scale</td>
</tr>
</tbody>
</table>

**PARKING ORIENTATION**

- **Res:** structured, on-street
- **Non-res:** mix of structured, on-street, surface lots, valet

**BLOCK PATTERN & STREETSCAPE**

- Short to medium block grid
- Urban and Traditional streetscapes
- High walkability internal to the site

**MULTIMODAL ACCESS**

- **AUTOMOBILES:** high walkability
- **TRANSIT:** medium
- **MICROMOBILITY:** medium
- **PEDESTRIANS:** medium

**COMPATIBILITY OF NEW USES**

<table>
<thead>
<tr>
<th>Use</th>
<th>Compatibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>45%</td>
</tr>
<tr>
<td>Institutional</td>
<td>35%</td>
</tr>
<tr>
<td>Office</td>
<td>10%</td>
</tr>
<tr>
<td>Restaurant/Retail</td>
<td>10%</td>
</tr>
<tr>
<td>Service</td>
<td>10%</td>
</tr>
<tr>
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<tr>
<td>Warehouse</td>
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<tr>
<td>Lodging</td>
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**HOUSING MIX**

<table>
<thead>
<tr>
<th>Type</th>
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<tbody>
<tr>
<td>Residential</td>
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</tr>
<tr>
<td>Office</td>
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</tr>
<tr>
<td>Commercial</td>
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**EMPLOYMENT MIX**

<table>
<thead>
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<tbody>
<tr>
<td>Office</td>
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<tr>
<td>Commercial</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Service</td>
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<tr>
<td>Institutional</td>
<td>5%</td>
</tr>
<tr>
<td>Lodging</td>
<td>5%</td>
</tr>
</tbody>
</table>

**SUBURBAN ACTIVITY CENTERS PRIORITIES**

- Creating destination shopping and entertainment centers
- Activated open space, quality building materials, and walkable streetscapes internal to the development
- Thoughtfully and cohesively planned mix of uses
The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Complete Neighborhoods - Uses should be highly integrated, creating self-contained neighborhoods with a variety of housing types, convenient access to jobs, active open spaces, bicycle and pedestrian connections, cultural activities, and supporting services. Parking structures should be provided to reduce surface parking and encourage efficient use of land. Where possible, these areas should incorporate principles of Transit Oriented Development to accommodate future transit connections.

Design Standards - These areas will be developed on the principles of mixed-use and urban form, creating active and engaging social hubs for residents and visitors. Structured parking and high-rise buildings will allow maximum efficiency of the land, while also providing active, usable open space with plazas, fountains, public art, and linear green spaces.

**URBAN ACTIVITY CENTERS (UA)**

**HOUSING MIX**

- Traditional SF-D
- Traditional SF-A
- Midtown - Single Unit
- Midtown - Multi-Unit
- Garden Style MF
- Main Street Style MF
- Hotel MF
- High-Rise MF
- Institutional Living

**EMPLOYMENT MIX**

- Office
- Restaurant/Retail
- Service
- Institutional
- Warehouse
- Lodging

**COMPATIBILITY OF NEW USES**

- Residential
- Nonresidential
- Open Space

**DESIRABLE CHARACTER DEFINING ELEMENTS**

- **BUILDING HEIGHTS**
  - 1 to 20 stories
  - Up to 120 DUA

- **DENSITY**
  - High-intensity
  - Low-to-high-rise scale

- **INTENSITY & SCALE**
  - 10% to 15%

- **OPEN SPACE**
  - Active open spaces

- **PARKING ORIENTATION**
  - Structured, on-street, and valet; surface lots limited to single aisles

- **BLOCK PATTERN & STREETSCAPE**
  - Short block grid
  - Urban streetscapes

**MULTIMODAL ACCESS**

- **AUTOMOBILES**
  - MEDIUM
  - May require short walk to destination

- **TRANSIT**
  - HIGH
  - Integrated links and stops

- **MICROMOBILITY**
  - HIGH
  - Integrated bike routes and trails

- **PEDESTRIANS**
  - HIGH
  - Highly walkable

**URBAN ACTIVITY CENTERS PRIORITIES**

- Attracting corporate headquarters and promoting economic development
- High standards for mixed-use form, amenities, and open space
- Providing amenities in early phases of development

See how to guide on pages 1-4.
The Employment Centers future land use category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers.

Evolving Trends in Office - Much of the Legacy area Employment Center was developed with large corporate campuses. Although these provide desirable open space and urban tree canopy, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large businesses are seeking in today’s office environment. With improved access to the Dallas/Fort Worth International Airport through the DART Silver Line Rail and recent widening of the PGF and Sam Rayburn Tollways, the city should evaluate what is needed to sustain the attractiveness of these areas to large corporations.

Residential Development - Residential uses are not appropriate within these centers in order to ensure the city’s ability to attract and maintain employment generating uses.

EMPLOYMENT CENTERS (EM)

HOUSING

Traditional SF-D

Traditional SF-A

Midtown Single Unit

Midtown Multi Unit

Garden Style MF

Main Street Style MF

Mid-rise MF

High Rise MF

Institutional Living

COMPATIBILITY OF NEW USES

Office

Restaurant/Retail

Service

Institutional

Warehouse

Lodging

AUTOMOBILES

TRANSPORTATION

MICROMOBILITY

PEDESTRIANS

HIGH

Medium

Connects to major streets

Connects to local streets and bike routes

Connects to local streets

Connects to sidewalks

MEDIUM

Connects to major streets

Connects to local streets and bike routes

Connects to local streets

Connects to sidewalks

LOW

Connects to major streets

Connects to local streets and bike routes

Connects to local streets

Connects to sidewalks

ECONOMIC MIX

Office

Other

Secondary

90%

80%

20%

10%

RESIDENTIAL MIX

Single-Family

Midtown Housing

Multifamily

Institutional Living

1 See how to guide on pages 1-4.
The Downtown Corridors future land use category applies to historic Downtown Plano and the K Avenue and 14th Street corridors. Located along former State Highway 5, FM 544, and the Houston & Texas Central and Cotton Belt Railroads (now the DART Red/Orange and Silver Line), these areas have long served as major gateways to downtown for both car and rail. The Downtown Corridors category is intended to create attractive gateways and support the continued transformation of historic Downtown Plano into the civic and cultural heart of the city.

Transit-Oriented Development - The principles of transit-oriented development will be used at planned stations along both rail lines, with residential, employment, retail, and civic uses located within one-half mile walking distance of a transit stop. Development elsewhere in the corridors should be oriented towards the rail as secondary frontage, especially where elevated, to improve aesthetics and create welcoming gateways into the community.

Corridor Revitalization & Redevelopment - As some of the oldest parts of the city, development along the K Avenue and 14th Street corridors reflects many decades of growth, infill, and transition, resulting in an eclectic mix of warehouses, commercial centers, and neighborhoods. These corridors will redevelop to serve as gateways to Downtown Plano and transit nodes with street, bike, trail, and sidewalk improvements emphasized to create a more accessible, walkable, and unified corridor. Parking structures should be provided to reduce surface parking and encourage efficient use of land.

Historic Preservation - Development projects should respect the historic character of Downtown and surrounding neighborhoods. Creative opportunities should be supported which both allow Plano’s heritage resources to remain in active and productive use and protect them from the pressures of growth and redevelopment.
The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, service, office, restaurants, medical, hotel, and technology-based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land.

Residential Uses & Environmental Health - Due to noise and health impacts of expressways, residential development should be considered in limited circumstances where needed to revitalize declining commercial centers. Use of the Expressway Corridor Environmental Health Map is critical to ensure that buildings are adequately designed to protect sensitive land uses, such as schools, housing, and day cares.

US 75 Corridor Redevelopment - As the oldest of the expressways in Plano, the US 75 (Central Expressway) was developed with auto-centric and service-oriented uses geared towards highway commuters. Revitalization and redevelopment is desired to provide additional employment opportunities and improve general aesthetics along the corridor.

**EXPRESSWAY CORRIDORS (EX)**

<table>
<thead>
<tr>
<th>Land Use Mix 1</th>
<th>Land Use Mix 2</th>
<th>Employment Mix</th>
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</thead>
<tbody>
<tr>
<td>10% Residential</td>
<td>10% Office</td>
<td>10% Retail/Service</td>
</tr>
<tr>
<td>80% Commercial</td>
<td>80% Restaurant/ Retail</td>
<td>80% Service</td>
</tr>
<tr>
<td>10% Institutional</td>
<td>10% Lodging</td>
<td>10% Institutional</td>
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</tbody>
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**COMPATIBILITY OF NEW USES**

<table>
<thead>
<tr>
<th>Buildings Heights</th>
<th>Density Intensity</th>
<th>Scale</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 20 stories</td>
<td>Moderate to high</td>
<td>Low- to high-rise</td>
<td>10% to 20% Passive open space</td>
</tr>
<tr>
<td>21 to 75 DUA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>76 to 200 DUA</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Over 200 DUA</td>
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<td></td>
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</table>

**DESIRABLE CHARACTER DEFINING ELEMENTS**

- **Building Heights**
  - 1 to 20 stories
  - 21 to 75 DUA
  - Over 200 DUA

- **Density Intensity**
  - Moderate to high
  - Low to high-rise

- **Scale**
  - Low- to high-rise

- **Open Space**
  - 10% to 20% Passive open space

**MULTIMODAL ACCESS**

- **Automobility**
  - High access
  - Low access

- **Transit**
  - Easy access
  - Low access

- **Micromobility**
  - Medium
  - Low

- **Pedestrians**
  - High
  - Low

**EXPRESSWAY CORRIDORS PRIORITIES**

Redevelopment of US 75 Corridor

Protecting sensitive land uses in Environmental Health Areas

Limiting residential uses to redevelopment of underperforming commercial areas
### SOCIAL NETWORK (SN)

- **The Social Network future land use category includes a wide range of public and private uses such as colleges, universities, major public schools (high school/senior high school), athletic complexes, recreational facilities, libraries, golf courses, country clubs, and large private open spaces. These areas are intended to retain their character to provide regional recreation and social opportunities.**

**Priorities for Social Network:**
- Maintain and upgrade City facilities as needed to serve the educational, social, cultural, and recreational needs of the diverse community.
- Improve access to these areas through transit and micromobility connections.

### OPEN SPACE NETWORK (OS)

- **The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.**

**Priorities for Open Space Network:**
- Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.
- Improve access to these areas through transit and micromobility connections.
The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.
The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.
Agenda Item 4

Discussion: Introduction to Density Guidance Map

DESCRIPTION:

Hold a discussion regarding the proposed Density Guidance Map approach to determine density compatibility in Plano.

REMARKS:

Based upon Committee feedback, Freese and Nichols, Inc. is proposing to replace the Growth & Change Map with a “Density Guidance Map.”

The purpose of this new map will be to provide a systematic approach to considering the compatibility of residential zoning requests. This meeting includes consideration only of land in three Future Land Use Categories: Neighborhood Corner, Community Corner, and Suburban Activity Center. The consulting team and staff are continuing to work on concepts to address the remainder of the categories for a future meeting.

The attached memo from Freese and Nichols, Inc. (Attachment A) and flow chart (Attachment B) explain how this portion of the map could be used in conjunction with Bundles 23 and 24 (as proposed). Staff and the consultants are seeking feedback on the conceptual approach before preparing the final map and associated revisions to Bundles 23 and 24. Homework for the review of Bundles 23 and 24 will be sent for the Committee’s review later in the month in preparation for the December 1 meeting, as noted in the Work Plan.

RECOMMENDATION:

Review, discuss, and provide direction regarding the Density Guidance Map.

ATTACHMENTS:

Attachment A – Density Guidance Map Memo
Attachment B – Procedural Flow Chart
Attachment C – Calculation Examples
Attachment D – Bundle 23
Attachment E – Bundle 24
The purpose of this memo is to provide a process to determine density compatibility in Plano. This memo outlines how the City will consider and implement the policies and recommendations set forth in the comprehensive plan, specifically pertaining to density in certain locations.

To review a zoning request for compliance with the comprehensive plan in the Neighborhood Corners (NC), Community Corners (CC), and Suburban Activity Center (SA) future land use categories, we propose that City Staff use a two-part assessment:

**Part A.** City Staff will establish a base density by using a formula to calculate the density adjacent to a proposed multi-family project. The formula and examples are attached.

**Part B.** A density limit would be established as follows:
- Neighborhood Centers at 10 DUA ( Dwelling Units per Acre),
- Community Centers at 12 DUA, and
- Suburban Activity Centers at 15 DUA.

If the proposed density is equal to or less than A or B above, then the request is considered consistent with the comprehensive plan.

If the proposed density is greater than the densities established in A and B above, but less than or equal to the permitted densities specified in the future land use category dashboard, a plan amendment is not required, but Bundle 24’s RGM 8 Favorable Features analysis for rezoning will be required in the evaluation of the zoning request change to determine comprehensive plan compatibility.

If the proposed density exceeds the density established in the future land use category dashboard, then consideration of a Future Land Use Map amendment will be required in compliance with Bundle 23, PMA 1 and PMA 2 prior to rezoning to establish support from the comprehensive plan.
Residential development request in NC, CC, SA

**Question 1**
Is density requested within limits of the Economic or Proximity Base Models?

- Yes, Density Supported.* (*Other considerations remain regarding full support for proposal.)
- No. Ask Question 2.

**Question 2**
Is Density requested between Base Model limit and FLUC Dashboard limit?

- Yes, request must process through Bundle 24: RGM Favorable Features analysis for rezoning. All reasonable efforts to conform or exceed required to gain support.
- No. Ask Question 3.

**Question 3**
Is Density requested in excess of FLUC Dashboard limit?

- Yes, request must process through Bundle 23: PMA 1 and PMA 2. Plan amendment process to conform to Comprehensive Plan prior to rezoning. If Plan amendment approved bringing plan into alignment with request, then density is supported.
- No. Ask Question 3.
Example: 14th and Jupiter

14th and Jupiter - NW Corner (CC)
Average Weighted Density: 9.62 units/acre

14th and Jupiter - NE Corner (NC)
Average Weighted Density: 8.39 units/acre

14th and Jupiter - SW Corner (CC)
Average Weighted Density: 4.31 units/acre

14th and Jupiter - SE Corner (CC)
Average Weighted Density: 8.54 units/acre

Adjacent Residential Density (units/acre)
- < 4.0
- 4.1 - 8.0
- 8.1 - 12.0
- 12.1 - 16.0
- 16.1 +
Example: Park and Preston

- **Park and Preston - NW Corner (SA)**
  - Average Weighted Density: 11.48 units/acre

- **Park and Preston - NE Corner (SA)**
  - Average Weighted Density: 12.50 units/acre

- **Park and Preston - SW Corner (SA)**
  - Average Weighted Density: 9.33 units/acre

- **Park and Preston - SE Corner (SA)**
  - Average Weighted Density: 10.95 units/acre

Adjacent Residential Density (units/acre):
- < 4.0
- 4.1 - 8.0
- 8.1 - 12.0
- 12.1 - 16.0
- 16.1 +
Example: Spring Creek and Custer

Spring Creek and Custer - NW Corner (NC)
Average Weighted Density: 13.95 units/acre

Spring Creek and Custer - NE Corner (NC)
Average Weighted Density: 17.79 units/acre

Spring Creek and Custer - SE Corner (NC)
Average Weighted Density: 20.50 units/acre

Adjacent Residential Density (units/acre)
- < 4.0
- 4.1 - 8.0
- 8.1 - 12.0
- 12.1 - 16.0
- 16.1 +
Example: Park and Alma

Park and Alma - SW Corner (SA)
Average Weighted Density: 5.76 units/acre

Adjacent Residential Density (units/acre)
- < 4.0
- 4.1 - 8.0
- 8.1 - 12.0
- 12.1 - 16.0
- 16.1 +
The Built Environment – Plan Map Amendments

WEBSITE CONTEXT – Because Plano is mostly developed, nearly all development proposals will have an impact on existing residents, businesses, and traffic. Developers might propose projects that deviate from the Plan’s policies regarding density. Proposed development that would cause a significant change in character via density is a possible concern to residents, businesses and property owners who are expecting more consistency with the plan. To address proposed Plan amendments, Plano residents and businesses need to have confidence that any development proposals that deviate from the adopted Plan are properly vetted by the community and yield an improvement that was not previously conceived.

To allow flexibility for innovative and market-responsive proposals, it is important that there is a process to engage the public and ensure adequate planning when development proposals deviate from the current adopted Plan. Therefore, the City requires development proposals to undergo a thorough public engagement and review process before Plan amendments are considered or approved. Plan amendments should be considered based on the long-term impacts of the proposal and appropriate nature of the amendment related to the overall plan. Additional data and analysis is intended to guide decision-makers in effectuating good long-term public policy for the area, to avoid considering a single proposal in isolation without adequate information to understand the consequence of proposed changes.

POLICY – To ensure that the Plan remains up-to-date and continues to reflect community values, development proposals that deviate from the Plan’s future land use dashboard density standards will undergo a Plan amendment process before being considered for approval.

PMA1) Require all development proposals not in conformance with the Future Land Use Plan density dashboard to follow a Plan amendment process prior to any rezoning efforts.

PMA2) As part of the Plan amendment process, require developers to provide the following data and information relating to their proposal as part of their petition. This data should be backed by current, local data and studies from related professions, whenever available. City staff may also make related information available. This includes, but is not limited to:
- Impacts to existing neighborhoods;
- Impacts to public infrastructure, public safety operations, and school capacity;
- Impacts to the environment, including drainage, flooding, and air/water quality;
- The appropriate mix of uses in the development and overall balance with the surrounding area;
- Impacts to traffic congestion;
- Provision of open space and other amenities for existing and future residents;
- Design considerations (height, screening, buffering, nuisance mitigation, noise, odor, architectural design, etc.); and
- Market support for development and an explanation of why the proposed development cannot be achieved under existing Plan policies or zoning.

City staff may determine the appropriate parameters and methodology for developers to use in responding to the requirements above.
The Built Environment – Redevelopment & Growth Management

**WEBSITE CONTEXT** – Due to the limited amount of undeveloped land and high demand for development in Plano, there is significant pressure for new growth and redevelopment in many parts of the city. Although this is positive for sustaining reinvestment and continuing vitality of the community, zoning requests also often include some component of high density residential and/or high intensity commercial uses in close proximity to established, lower-density neighborhoods. This creates tension between two major priorities for the city: creating a business-friendly environment that promotes a healthy economy and conserving the existing character of established neighborhoods within the city.

To address these priorities effectively, the process for zoning changes in Plano needs to manage change in a way that encourages collaboration and communication between land owners making significant investments in the community and nearby residents and property owners who are the most impacted by decisions. Engaging the community early in the process often leads to more successful outcomes for both parties. To that end, Plano will create innovative tools and update processes that encourage active engagement in zoning decisions. These processes will promote redevelopment and growth management that meets the Strategic Vision for the City of Plano.

**POLICY** – Plano expects that new growth and redevelopment will respect the unique development patterns, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

- **RGM1)** Develop and implement a formalized community forum process during which rezoning petitioners adjacent to established neighborhoods engage with interested citizens as part of the rezoning process.

- **RGM2)** Develop an updated projection of future residential growth and establish goals that consider and balance the overall mix of existing and future housing options in Plano.

- **RGM3)** Review and update the 1998 Multifamily Task Force’s guidelines for the design of multifamily housing.

- **RGM4)** Create a fiscal impact tool that accounts for the fiscal, infrastructure, and facility impacts to the city resulting from zoning decisions.

- **RGM5)** Prioritize the compatible integration of single-family housing options in planned mixed-use areas and in areas of the city where redevelopment demand exists.
RGM6) Develop zoning and design guidelines addressing single-family housing options compatible with current market conditions and community needs.

RGM7) Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space and pedestrian connectivity.

RGM8) In any Future Land Use Category where a residential use is considered compatible as a secondary use or lesser designation within the dashboard, or exceeds the maximum planned density on the Transitional Growth Map, petitioners for rezoning must provide an evaluation of alignment with the following favorable features of residential development. Consideration of requests will include the results of such analysis.

i. Existing or imminent light rail stations are located within one-quarter mile proximity.

ii. Existing or imminent public parks are located within one-half mile proximity.

iii. Major thoroughfares within one mile have existing capacity to serve the proposed use.

iv. A minimum of ten percent useable open space is provided.

v. Connection to nearby properties through trails, bike lanes, or other bicycle/pedestrian connections beyond traditional four-foot perimeter sidewalks is provided.

vi. Where a mix of uses is provided, multifamily uses should typically account for no greater than forty percent of the acreage if located on the ground floor or no greater than fifty percent of the acreage if located on the second floor or above.

vii. A variety of residential uses, dwelling sizes, and housing styles are provided.

viii. There is potential to encourage redevelopment of underperforming commercial development in the surrounding area.

ix. A complete new neighborhood, or expansion of an existing neighborhood with appropriate transitions, is provided.

x. The development meets the criteria of the Community Design Assessment for Mixed Use Developments, where applicable.
Agenda Item 5

Discussion: CPRC Work Plan Updates

DESCRIPTION:

Hold a discussion and make any modifications to the Comprehensive Plan Review Committee (CPRC) Work Plan.

REMARKS:

On January 22, 2020, the Committee adopted a CPRC Work Plan that outlined target dates for discussion of key issues related to density, land use, transportation, growth management, and other unclassified topics. This is intended to be a working document that can be modified as needed. Pursuant to direction at the October 20, 2020, and October 29, 2020, meetings, Freese and Nichols, Inc. has made the following modifications to the Work Plan:

- Work Plan completion date is one month later, resulting in earliest time for public outreach being February 2021, with possible adoption in April 2021.
- Updated meeting discussion topics to reflect the agenda.
- Moved discussion of Bundles 23 and 24 to the December 1 agenda.
- Moved discussion of Glossary to the November 17 agenda.
- Updated the tracking status for bundles recently considered by P&Z.

These dates are subject to change based upon the pace of the Committee’s progress working through remaining topics, the extensiveness of changes recommended by the CPRC, and input from the P&Z on how to provide adequate time for review of CPRC recommendations in addition to their regular zoning and development caseload.

RECOMMENDATION:

Consider the CPRC Work Plan and make modifications as necessary.

ATTACHMENTS:

Attachment A – CPRC Work Plan
# Items to Consider Throughout the Review Process

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<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Date</th>
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<tr>
<td>1</td>
<td>Be mindful of taxpayers – partner with private companies.</td>
<td>Continuous</td>
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<tr>
<td>2</td>
<td>How to retain existing population and attract new residents.</td>
<td>Continuous</td>
</tr>
<tr>
<td>3</td>
<td>Maintain parks and transportation via solid economic development goals and efforts.</td>
<td>Continuous</td>
</tr>
<tr>
<td>4</td>
<td>Have a plan to prevent crime and support police.</td>
<td>Continuous</td>
</tr>
<tr>
<td>5</td>
<td>Actions to execute what is in the plan.</td>
<td>Continuous</td>
</tr>
<tr>
<td>6</td>
<td>The City should move in the same direction of Plano 2045.</td>
<td>Continuous</td>
</tr>
<tr>
<td>7</td>
<td>The purpose of the comprehensive plan relating to density, land use, growth management, and transportation.</td>
<td>Continuous</td>
</tr>
<tr>
<td>8</td>
<td>We all want to live in the best community.</td>
<td>Continuous</td>
</tr>
<tr>
<td>9</td>
<td>Think about how we deliver the city to future generations.</td>
<td>Continuous</td>
</tr>
<tr>
<td>10</td>
<td>Strive for factual support.</td>
<td>Continuous</td>
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# Education and Training Items

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<th>Item</th>
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<tr>
<td>1</td>
<td>Plano Facts and Figures</td>
<td>Jan-22</td>
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<td>2</td>
<td>Zoning change notice procedures</td>
<td>Feb-4</td>
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<td>3</td>
<td>Executive Session for Legal Advice: Respond to questions and receive legal advice regarding the Fair Housing Act and legal issues related to comprehensive planning</td>
<td>Feb-4</td>
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<td>4</td>
<td>Undeveloped Land Map &amp; Population Projections Part 1</td>
<td>Feb-4</td>
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<td>5</td>
<td>Active Residential Projects and Population Projections Part 2</td>
<td>Feb-20</td>
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<td>6</td>
<td>Police Department and Fire-Rescue Facts and Figures</td>
<td>Feb-20</td>
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<tr>
<td>7</td>
<td>Future Land Use Plans from Surrounding Cities</td>
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<td>8</td>
<td>Review Middle Housing Types</td>
<td>March-3</td>
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<td>9</td>
<td>Plano ISD Facts and Figures (Presentation by Plano ISD Superintendent)</td>
<td>June-16</td>
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<td>10</td>
<td>How does DART membership work? How is DART-funded? (Survey Question Response)</td>
<td>April-21</td>
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<td>11</td>
<td>Define what counts as a “journey to work trip” related to transportation demand management. (Survey Question Response)</td>
<td>April-21</td>
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<td>12</td>
<td>Special Districts and Incentives for Real Estate Development</td>
<td>August-18</td>
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<td>13</td>
<td>Future Land Use Map Categories and Descriptions</td>
<td>September-1</td>
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<td>14</td>
<td>Growth and Change Map Categories and Descriptions</td>
<td>September-15</td>
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# Plano Comprehensive Plan Review Committee:
## Work Plan and Calendar:
### Tuesday, November 10, 2020

<table>
<thead>
<tr>
<th>Past Meetings</th>
<th>Meeting Topic and Agenda</th>
<th>Meeting Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CPRC #1</strong></td>
<td><strong>Kickoff Meeting</strong></td>
<td><strong>Saturday, January 11, 2020</strong></td>
</tr>
<tr>
<td></td>
<td>1) Introductions</td>
<td></td>
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<tr>
<td></td>
<td>2) Purpose of Project</td>
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<tr>
<td></td>
<td>3) Ice Breaker Exercise</td>
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<td></td>
<td>4) Planning 101</td>
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<td></td>
<td>5) Review CPRC Survey Results</td>
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<td></td>
<td>6) Issue Identification Exercise</td>
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<tr>
<td></td>
<td>7) Discussion of Topics for Next Meeting</td>
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<tr>
<td><strong>CPRC #2</strong></td>
<td><strong>Vision and Direction</strong></td>
<td><strong>Tuesday, January 22, 2020</strong></td>
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<tr>
<td></td>
<td>1) Approval of Minutes: January 11, 2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Discussion: Plano Tomorrow Vision Statement</td>
<td></td>
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<tr>
<td></td>
<td>3) Discussion &amp; Direction: Analysis of Survey Results and Kickoff</td>
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<tr>
<td></td>
<td>4) Meeting Feedback</td>
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<tr>
<td></td>
<td>5) Presentation: Plano Facts and Figures</td>
<td></td>
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<tr>
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<td>6) Discussion: Residential Density</td>
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<tr>
<td><strong>CPRC #3</strong></td>
<td><strong>Density Topic, Housing Type Discussion</strong></td>
<td><strong>Tuesday, February 4, 2020</strong></td>
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<tr>
<td></td>
<td>1) Approval of Minutes: January 22, 2020</td>
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<tr>
<td></td>
<td>2) Presentation: Zoning Change Public Notification and Participation</td>
<td></td>
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<tr>
<td></td>
<td>3) Presentation: Undeveloped Land Map</td>
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<tr>
<td></td>
<td>4) Executive Session for Legal Advice: Respond to questions and receive legal advice regarding the Fair Housing Act, Court Cases, and HUD Interpretations Related to Planning</td>
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<tr>
<td></td>
<td>5) Presentation: Fair Housing Act, Court Cases, and HUD Interpretations Related to Planning</td>
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<td></td>
<td>6) Discussion &amp; Direction: Housing Types</td>
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<td></td>
<td>7) Discussion: CPRC Work Plan Updates</td>
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<tr>
<td><strong>CPRC #4</strong></td>
<td><strong>Density Topic, Housing Type Discussion Cont.</strong></td>
<td><strong>Tuesday, February 20, 2020</strong></td>
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<tr>
<td></td>
<td>1) Approval of Minutes: February 4, 2020</td>
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<tr>
<td></td>
<td>2) Presentation: Plano Police Department and Plano Fire-Rescue</td>
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<td>3) Presentation: Population Projections Part 2</td>
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<td></td>
<td>4) Presentation: Future Land Use Plans from Surrounding Cities</td>
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<td></td>
<td>5) Discussion &amp; Direction: Missing Middle Housing</td>
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<td>6) Discussion &amp; Direction: Housing Types</td>
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<td></td>
<td>7) Discussion &amp; Direction: Future Land Use Map Categories and Housing Approach</td>
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<td>8) Work Plan Updates</td>
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<td>CPRC #5</td>
<td><strong>Density Topic, Housing Type Discussion Cont.</strong></td>
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<td>1) Approval of Minutes: February 20, 2020</td>
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<td></td>
<td>2) Discussion &amp; Direction: Middle Housing</td>
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<td>3) Discussion &amp; Direction: Housing Types</td>
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<td></td>
<td>4) Discussion &amp; Direction: Future Land Use Map Categories and Housing Approach</td>
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<td>5) Work Plan Updates</td>
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<td><strong>Tuesday, March 3, 2020</strong></td>
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<thead>
<tr>
<th>CPRC #6</th>
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<td><strong>Tuesday, March 18, 2020</strong></td>
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<thead>
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<th>CPRC #7</th>
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<table>
<thead>
<tr>
<th>CPRC #8</th>
<th><strong>Density Topic, Housing Types Cont., &amp; Housing Mix Discussions</strong></th>
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<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: March 3, 2020</td>
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<tr>
<td></td>
<td>2) Presentation: Changes to Committee Work Plan in Response to COVID-19</td>
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<tr>
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<td>3) Discussion: Freese and Nichols, Inc. Summary of Issues</td>
</tr>
<tr>
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<td>4) Discussion: Committee Homework Results</td>
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<tr>
<td></td>
<td>5) Presentation: Committee Perspectives on the Plano Tomorrow Plan</td>
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<tr>
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<td>6) Work Plan Updates</td>
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<td></td>
<td><strong>Tuesday, April 14, 2020</strong></td>
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<thead>
<tr>
<th>CPRC #9</th>
<th><strong>Transportation Topic, Introduction Transportation</strong></th>
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<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: April 14, 2020</td>
</tr>
<tr>
<td></td>
<td>2) Presentation: Transportation Overview</td>
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<td>3) Presentation: Transportation and Comprehensive Plans</td>
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<td></td>
<td>4) Discussion &amp; Direction: Transportation Actions in Plano Tomorrow</td>
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<td>5) Work Plan Updates</td>
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<td><strong>Tuesday, April 21, 2020</strong></td>
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<thead>
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<th>CPRC #10</th>
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<tr>
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<td><strong>Tuesday, May 5, 2020</strong></td>
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<tr>
<th>CPRC #11</th>
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<tr>
<td></td>
<td><strong>Tuesday, May 19, 2020</strong></td>
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<tr>
<th>CPRC #12</th>
<th><strong>Transportation Topic, Bundles 1 - 3 Discussion</strong></th>
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<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: April 21, 2020</td>
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<tr>
<td></td>
<td>2) Discussion: Committee Perspectives on Transportation Topics</td>
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<tr>
<td></td>
<td>3) Discussion &amp; Direction: Transportation Themes Voting Exercise</td>
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<td></td>
<td>4) Work Plan Updates</td>
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<tr>
<td></td>
<td><strong>Tuesday, June 2, 2020</strong></td>
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<tr>
<td>CPRC #13</td>
<td>Transportation Topic, Bundles 1 - 6 Discussion</td>
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<tr>
<td></td>
<td>1) Approval of Minutes: June 2, 2020</td>
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<tr>
<td></td>
<td>2) Presentation: Plano ISD Information</td>
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<td>3) Work Plan Updates</td>
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<td></td>
<td>4) Plano Tomorrow Video Scripts</td>
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<td>5) Discussion &amp; Direction: Transportation Themes Voting Exercise</td>
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<td>Tuesday, June 16, 2020</td>
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<thead>
<tr>
<th>CPRC #14</th>
<th>Transportation Topic, Bundles 2 - 11 Discussion</th>
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<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: June 16, 2020</td>
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<tr>
<td></td>
<td>2) Discussion &amp; Direction: Comprehensive Plan Guiding Principles</td>
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<tr>
<td></td>
<td>3) Discussion &amp; Direction: Transportation Themes Polling Exercise</td>
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<tr>
<td></td>
<td>4) CPRC Work Plan Updates</td>
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<tr>
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<td>Tuesday, June 30, 2020</td>
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<thead>
<tr>
<th>CPRC #15</th>
<th>Transportation Topic, Transportation Bundles 1 - 11 Discussion &amp; Vote</th>
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<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: June 30, 2020</td>
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<tr>
<td></td>
<td>2) Consideration: Comprehensive Plan Guiding Principles</td>
</tr>
<tr>
<td></td>
<td>3) Consideration: Transportation Bundle 1</td>
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<tr>
<td></td>
<td>4) Consideration: Transportation Bundles 2-6</td>
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<tr>
<td></td>
<td>5) Discussion &amp; Direction: Transportation Bundles 7-11 Polling Exercise</td>
</tr>
<tr>
<td></td>
<td>6) Presentation: Returning to Density Discussion</td>
</tr>
<tr>
<td></td>
<td>7) CPRC Work Plan Updates</td>
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<tr>
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<td>Tuesday, July 7, 2020</td>
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<table>
<thead>
<tr>
<th>CPRC #16</th>
<th>Complete Bundles 8-11 and Preview Bundles 12-22</th>
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<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: July 7, 2020</td>
</tr>
<tr>
<td></td>
<td>2) CPRC Work Plan Updates</td>
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<tr>
<td></td>
<td>3) Discussion &amp; Consideration of Transportation Bundles 8-11</td>
</tr>
<tr>
<td></td>
<td>4) Presentation: Returning to Density Discussion</td>
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<tr>
<td></td>
<td>Tuesday, July 21, 2020</td>
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<table>
<thead>
<tr>
<th>CPRC #17</th>
<th>Open Discussion on Density, Land Use, and Growth Management Topics</th>
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<tbody>
<tr>
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<td>1) Approval of Minutes: July 7, 2020 and July 21, 2020</td>
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<tr>
<td></td>
<td>2) CPRC Work Plan</td>
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<tr>
<td></td>
<td>3) Discussion: Committee Perspectives on Density, Land Use, and Growth Management</td>
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<td></td>
<td>4) Discussion &amp; Direction: Density Guidance Map</td>
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<tr>
<td></td>
<td>Tuesday, August 4, 2020</td>
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</table>
### Plano Comprehensive Plan Review Committee

**Work Plan and Calendar**

**Tuesday, November 10, 2020**

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<th>CPRC #18</th>
<th><strong>Bundles 12, 13, 14, and 15</strong></th>
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<td>2) CPRC Work Plan Updates</td>
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<td>3) Presentation: Instructions on Virtual Tour</td>
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<td></td>
<td>4) Presentation: Special Districts and Incentives for Real Estate Development</td>
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<tr>
<td></td>
<td>5) Discussion &amp; Consideration: Bundles 12-15</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>CPRC Special Event #1</strong>*</th>
<th><strong>Self-Guided Tour</strong>*</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1)</strong> The purpose of the tour is to help CPRC members understand Plano’s retail corners.</td>
<td><strong>1)</strong> The purpose of the tour is to help CPRC members understand Plano’s retail corners.</td>
</tr>
<tr>
<td><strong>2)</strong> CPRC members are to drive to four locations and consider the future of the retail corners.</td>
<td><strong>2)</strong> CPRC members are to drive to four locations and consider the future of the retail corners.</td>
</tr>
<tr>
<td><strong>3)</strong> The self-guided tour replaces the bus tour.</td>
<td><strong>3)</strong> The self-guided tour replaces the bus tour.</td>
</tr>
<tr>
<td><strong>4)</strong> CPRC members to ask themselves questions similar to the following:</td>
<td><strong>4)</strong> CPRC members to ask themselves questions similar to the following:</td>
</tr>
<tr>
<td>a. “Should this area remain exactly the same as it exists today?”</td>
<td>a. “Should this area remain exactly the same as it exists today?”</td>
</tr>
<tr>
<td>b. “Is this area likely to change for better or worse under market conditions?”</td>
<td>b. “Is this area likely to change for better or worse under market conditions?”</td>
</tr>
<tr>
<td>c. “If change is desired, what is the best way for this area to redevelop that benefits both the community and land owner?”</td>
<td>c. “If change is desired, what is the best way for this area to redevelop that benefits both the community and land owner?”</td>
</tr>
<tr>
<td>d. “What land uses are economically practical and sustainable, and desirable in a neighborhood center?”</td>
<td>d. “What land uses are economically practical and sustainable, and desirable in a neighborhood center?”</td>
</tr>
<tr>
<td><strong>5)</strong> CPRC members bring their thoughts and comments to September 1 meeting and present individually.</td>
<td><strong>5)</strong> CPRC members bring their thoughts and comments to September 1 meeting and present individually.</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>CPRC #19a</th>
<th><strong>Bundles 16, 17, 18, and 19</strong></th>
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<tbody>
<tr>
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<td>1) Approval of Minutes: August 18, 2020</td>
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<td></td>
<td>2) CPRC Work Plan Updates</td>
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<tr>
<td></td>
<td>3) Presentation and Discussion: Future Land Use and Growth and Change Map</td>
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<tr>
<td></td>
<td>4) Discussion: Four Corner Self-Guided Tour Feedback</td>
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<tr>
<td></td>
<td>5) Discussion &amp; Consideration: Bundles 16-19</td>
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<td>6) Discussion &amp; Consideration: Bundle 12</td>
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<thead>
<tr>
<th>CPRC #19b</th>
<th><strong>Bundles 20, 21, 22, 23, and 24</strong></th>
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<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: September 1, 2020</td>
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<td></td>
<td>2) CPRC Work Plan Updates</td>
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<td></td>
<td>3) Presentation and Discussion: Growth and Change Map</td>
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<td></td>
<td>4) Discussion &amp; Consideration: Bundles 20-22</td>
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<td></td>
<td>5) Discussion: Bundles 23-24 and Related Proposals</td>
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<tr>
<th>CPRC #20</th>
<th><strong>CPRC #18</strong></th>
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<td><strong>CPRC #19a</strong></td>
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<td><strong>CPRC #19b</strong></td>
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<td><strong>CPRC #20</strong></td>
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</table>

*** Saturday, August 22, 2020 through Monday, August 31, 2020 ***

*** Tuesday, September 1, 2020 ***

*** Wednesday, September 9, 2020 ***

*** Tuesday, September 15, 2020 ***
### CPRC Special Event #2

**Saturday Workshop on Land Use and Maps**

1. Meeting Overview
2. Map Review
3. Exercise #1: Future Land Use Categories
4. Exercise #2: Future Land Use Map
5. Exercise #3: Growth and Change Map
6. Discussion & Consideration: Bundle 18
7. Continuation of Items from September 15th Meeting (if necessary)

### CPRC #21

**Glossary, P&Z Comments, New Bundles for P&Z Comment, Growth and Change Map, and Bundles 4/12, 18, and 20**

1. Approval of Minutes: September 9, 2020, September 15, 2020, and September 19, 2020
2. CPRC Work Plan Updates
3. Discussion & 1st Consideration: Send to P&Z - Bundles 13-17, 19, 21-22
4. Discussion & 2nd Consideration: Comments from P&Z - Bundles 1-3, 5-11, and Guiding Principles

**Tuesday, September 29, 2020**

### CPRC #22

**Housing Types Menu and Growth & Change Map**

1. Approval of Minutes: September 19th and September 29th
2. CPRC Work Plan Updates
3. Member Presentation: Plano Bicycle Association Feedback
4. Discussion: Housing Types Menu
5. Exercise: Growth & Change Map

**Tuesday, October 6, 2020**

### CPRC #23a

**Future Land Use Map & Growth and Change Map**

1. Approval of Minutes: October 6th
2. CPRC Work Plan Updates
3. Discussion & Consideration: FLU Map & Category Descriptions
4. Discussion & Consideration: G&C Map & Category Descriptions

**Tuesday, October 20, 2020**

### CPRC #23b

**Thursday, October 29, 2020**
## Upcoming Meetings

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<td><strong>Future Land Use Map &amp; “Bundle 24” Map</strong></td>
<td><strong>Tuesday, November 10, 2020</strong></td>
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<td>1) Approval of Minutes: October 20th &amp; October 29th</td>
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<td></td>
<td>2) Discussion &amp; Direction: Housing Menu</td>
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<td></td>
<td>3) Discussion &amp; Consideration: FLU Map &amp; Category Descriptions</td>
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<td></td>
<td>4) Discussion: Introduction to Growth Transition Map</td>
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<td>5) CPRC Work Plan Updates</td>
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<tr>
<td>CPRC #25a</td>
<td><strong>Remaining Items</strong></td>
<td><strong>Tuesday, November 17, 2020</strong></td>
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<tr>
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<td>1) Discussion &amp; 1st Consideration: Bundles 4/12, 14, 15, 16, 18, 20</td>
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<td>2) Discussion &amp; 2nd Consideration: Bundles 10/13, 17, 19, 21, 22</td>
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<td>3) Discussion and Consideration: Glossary</td>
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<tr>
<td>CPRC #25b</td>
<td><strong>Continuation of Items from Prior Meeting If Needed (Continuation Meeting)</strong></td>
<td><strong>Wednesday, November 18, 2020</strong></td>
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<td>Date reserved if needed to complete the CPRC #25a meeting agenda.</td>
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<tr>
<td>CPRC #26a</td>
<td><strong>CPRC 2nd Review of FLUM &amp; “Bundle 24” Map</strong></td>
<td><strong>Tuesday, December 1, 2020</strong></td>
</tr>
<tr>
<td></td>
<td>1) Discussion &amp; 2nd Consideration: FLU Map &amp; Category Descriptions</td>
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<td>2) Discussion &amp; 2nd Consideration: Growth Transition Map</td>
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<td>3) Discussion &amp; Consideration: Any Bundles from P&amp;Z</td>
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<td>4) Discussion &amp; 1st Consideration: Bundles 23 &amp; 24</td>
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<td><strong>Continuation of Items from Prior Meeting If Needed (Continuation Meeting)</strong></td>
<td><strong>Wednesday, December 9, 2020</strong></td>
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<td>Date reserved if needed to complete the CPRC #26a meeting agenda.</td>
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<tr>
<td>CPRC #26b</td>
<td><strong>Remaining Items &amp; Public Outreach</strong></td>
<td><strong>Tuesday, January 5, 2021</strong></td>
</tr>
<tr>
<td></td>
<td>1) Discussion &amp; Consideration of Remaining Items from P&amp;Z</td>
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<td></td>
<td>2) Discussion &amp; Consideration: Vote to Send Plan for Public Outreach</td>
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<td><strong>Continuation of Items from Prior Meeting If Needed (Continuation Meeting)</strong></td>
<td><strong>Tuesday, January 12, 2021</strong></td>
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<td>Date reserved if needed to complete the CPRC #27a meeting agenda.</td>
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<tr>
<td>CPRC #27a</td>
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<tr>
<td>CPRC #27b</td>
<td><strong>P&amp;Z REVIEWS CPRC’S EDITS &amp; SENDS COMMENTS BACK TO CPRC</strong>*</td>
<td><strong>AUG-JAN</strong></td>
</tr>
</tbody>
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Plano Comprehensive Plan Review Committee  
Work Plan and Calendar  
Tuesday, November 10, 2020
<table>
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<tr>
<th>Event Description</th>
<th>Month</th>
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<tr>
<td><em><strong>EARLIEST POSSIBLE PUBLIC MEETING ON PLANO TOMORROW REVISIONS</strong></em></td>
<td>FEB</td>
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<td><em><strong>EARLIEST POSSIBLE PUBLIC HEARINGS ON PLANO TOMORROW REVISIONS</strong></em></td>
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<td>Items</td>
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<tr>
<td>Guiding Principles</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
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<tr>
<td>Bundle 1 – Roadway System</td>
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