COMPREHENSIVE PLAN REVIEW COMMITTEE
REGULAR MEETING
August 18, 2020

CITY COUNCIL MEMBERS PRESENT VIA VIDEOCONFERENCE
Kayci Prince, Mayor Pro Tem
Lily Bao
Rick Grady

COMMITTEE MEMBERS PRESENT
Doug Shockey, Chair
Michael Bronsky, Vice Chair
Jim Dillavou
Carolyn Doyle
Xinyi Gong
Richard “Larry” Howe
Hilton Kong
Salvator La Mastra
Jijie “Jack” Liu
Yoram Solomon
Sara Wilson

COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE
Jaci Crawford
Erin Dougherty
Mary Jacobs
Michael Lin

COMMITTEE MEMBERS ABSENT
Jeff Beckley

STAFF PRESENT
Michael Bell, Comprehensive Planning Manager
Christina Sebastian, Lead Planner
Linette Magaña, Administrative Support Supervisor
Drew Brawner, Sr. Mobility Planner
David Powell, Planner
Kelsey Poole, Planner
Steve Andrews, Producer

STAFF PRESENT VIA VIDEOCONFERENCE
Peter Braster, Director of Special Projects
Ileana Fernandez, Assistant City Attorney III
Kelsey Poole, Planner

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

Chair Shockey convened the Committee into the regular meeting on Tuesday, August 18, 2020, at 6:00 p.m. at the Plano Municipal Center Senator Florence Shapiro Chambers and via videoconference. Eleven members were present. Four members were present via videoconference. Member Beckley was absent. Chair Shockey led the Committee in the Pledge of Allegiance.

Chair Shockey recognized Mayor Pro Tem Kayce Prince, Council Member Rick Grady, and Council Member Lily Bao, who thanked the Committee for their service and shared messages of unity. Upon completion of their remarks, the City Council members exited the meeting.

ITEMS FOR DISCUSSION

1) **Approval of Minutes: August 4, 2020**

   MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu, the Committee voted 14-0 to approve the August 4, 2020 meeting minutes. Member Lin abstained.

2) **CPRC Work Plan Updates** – Dan Sefko gave an overview of updates and new additions to the Work Plan. Regularly scheduled meetings and placeholder meetings were updated based upon voting results to allow the Committee to complete bundle and maps revisions on schedule. Some questions were asked and discussion was held. Member Dillavou requested the workshop scheduled for Saturday, September 19th be broken up into multiple sessions. In response, Mr. Sefko proposed starting discussions of the Future Land Use Map on the September 1st and September 15th meeting agendas in preparation for the Saturday workshop. The Committee agreed to this change in the Work Plan.

3) **Presentation: Instructions on Virtual Tour** – Daniel Harrison gave a presentation showing the format of the virtual tour. Some questions were asked and discussion was held. Committee members were advised they will be asked to present their feedback of tour experiences at the September 1, 2020, meeting.

4) **Presentation: Special Districts and Incentives for Real Estate Development** – Peter Braster, Director of Special Projects, gave a presentation providing an overview of Public Improvement Districts, Tax Increment Financing, and other incentives for real estate development. Some questions were asked and discussion was held.

   Following his presentation, Mr. Braster left the meeting.

5) **Discussion and Consideration: Bundles 12-15 and Related Proposals** – Due to his absence at the August 4th meeting, Member Lin was allowed to share his thoughts on density, land use, and growth management. Member Solomon gave a presentation on proposals related to the comprehensive plan. No questions were asked. Mr. Sefko then led the Committee in a discussion on Bundles 12-15 and related proposals.
Bundle 12 – Land Use

The Committee provided their feedback on Bundle 12 and discussion was held.

MOTION: Upon a motion made by Member Kong and seconded by Member Howe, the Committee voted 7-8 to not approve Bundle 12 as recommended by staff. Chair Shockey, Vice Chair Bronsky, and Members Crawford, Dillavou, Doyle, Gong, La Mastra, and Wilson voted in opposition. The motion failed due to a lack of 75% majority.

Mr. Sefko reminded the Committee that approval of Bundles 12-22 would not move forward to the Planning & Zoning Commission until after discussion of the comprehensive plan maps.

MOTION: Upon a motion made by Member Kong and seconded by Member Howe, the Committee voted 15-0 to approve the policy and actions LU2, LU3, and LU7 of Bundle 12 as presented in Attachment B.

MOTION: Upon a motion made by Member Wilson and seconded by Member La Mastra, the Committee voted 9-6 to table the website context and actions LU1, LU4, LU5, LU6, LU8, LU9, and LU10 of Bundle 12 until discussion of the Future Land Use Map. Members Dougherty, Howe, Jacobs, Kong, Lin and Liu voted in opposition. The procedural motion was approved.

Bundle 13 – Community Design

The Committee provided their feedback on Bundle 13 and discussion was held. Member Kong recommended adding references to Universal Design and Crime Prevention Through Environmental Design (CPTED) into the policy and action CD1.

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Howe, the Committee voted 14-1 to approve Bundle 13 as presented in Attachment B, with modifications to incorporate Universal Design and CPTED into the policy and action CD1. Member Wilson voted in opposition.

Bundle 14 – Redevelopment of Regional Transportation Corridors

The Committee provided their feedback on Bundle 14 and discussion was held.

MOTION: Upon a motion made by Member Kong and seconded by Vice Chair Bronsky, the Committee voted 15-0 to approve sending Bundle 14 as presented in Attachment B.

Bundle 15 – Undeveloped Land

The Committee provided their feedback on Bundle 15 and discussion was had.
MOTION: Upon a motion made by Member Kong and seconded by Vice Chair Bronsky, the Committee voted 15-0 to approve Bundle 15 as presented in Attachment B, with a modification to UL3 to state “existing compatible residential development.”

The Committee requested addition information pertaining to the Land Use Guiding Principles presented by Member Solomon. Staff informed the Committee more information would be prepared addressing this topic. Mr. Sefko informed the group the next meeting will be September 1, 2020.

With no further discussion, Chair Shockey adjourned the meeting at 10:06 p.m.

[Signature]
Doug Shockey, Chair