

**COMPREHENSIVE PLAN REVIEW COMMITTEE  
REGULAR MEETING  
September 9, 2020  
(Continuation of September 1, 2020 agenda)**

**COMMITTEE MEMBERS PRESENT**

Doug Shockey, Chair  
Jeff Beckley  
Xinyi Gong  
Richard "Larry" Howe  
Hilton Kong  
Salvator La Mastra  
Jijie "Jack" Liu  
Yoram Solomon  
Sara Wilson

**COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE**

Jaci Crawford  
Jim Dillavou  
Erin Dougherty  
Carolyn Doyle  
Mary Jacobs  
Michael Lin

**COMMITTEE MEMBERS ABSENT**

Michael Bronsky, Vice Chair

**STAFF PRESENT**

Christina Day, Director of Planning  
Peter Braster, Director of Special Projects  
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**

Lori Schwarz, Director of Neighborhood Services  
Michelle D'Andrea, Deputy City Attorney  
Drew Brawner, Senior Mobility Planner  
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 Wednesday, September 9, 2020, at 6:05 p.m. at the Plano Municipal Center Senator Florence Shapiro Chambers and via videoconference. Nine members were present. Six members were present via videoconference. Vice Chair Bronsky was absent. Chair Shockey led the Committee in the Pledge of Allegiance.

## ITEMS FOR DISCUSSION

- 1) Discussion and Consideration: Bundles 17-19** - Member Solomon asked for clarification if the 75% approval threshold established by City Council was for individual bundles or for the entire plan. Chair Shockey clarified that votes on bundles are preliminary approval and a final vote on the entire plan will be taken later in the process. Christina Day, Director of Planning, clarified that after the Comprehensive Plan Review Committee (CPRC) and Planning & Zoning Commission (P&Z) have preliminary approval of the bundles, the plan will move forward for public outreach. Following public outreach, any revisions can be made and a final vote will be taken by both the CPRC and P&Z on the entire plan. Ms. Day further clarified that the process established by City Council is an iterative process that goes back and forth between the CPRC and P&Z until the necessary approval thresholds are met. Member Solomon stated he wanted to be sure that at some point a vote will be taken on the entire plan. Ms. Day confirmed that will happen later in the process. Member Crawford stated it was her understanding that the P&Z did not have to agree with all the CPRC changes for it to move forward to City Council. Ms. Day clarified that the presentation to City Council and resolution establishing the CPRC require a minimum 75% approval from the CPRC and 50% minimum approval from the P&Z for the plan to move forward to City Council.

Mr. Sefko then led the Committee in a discussion on Bundles 17-19 and related proposals.

### Bundle 17 – Neighborhood Conservation

The Committee provided their feedback on Bundle 17 and discussion was held.

**MOTION:** Upon a motion made by Member Solomon and seconded by Member Beckley, the Committee voted 14-0-1 to approve Bundle 17 as presented in Attachment B, with the following modifications:

- Action NC2 to read: “Review and update the Housing Value and Retention Analysis Study to align with the Comprehensive Plan.”
- Action NC5 to read: “Develop a plan to address housing gaps identified in the Consolidated Plan and review the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan to align with the Comprehensive Plan.”
- Action NC8 to read: “Prioritize neighborhood services and programs in areas with underperforming elementary schools, as defined by partnerships with local school districts, to make areas desirable for young families.”
- Adding a definition for “moderately priced housing” to the glossary.

Member Gong abstained.

### Bundle 18 – Redevelopment of Neighborhood Centers

Member Dillavou shared a document (see attached) with the Committee that discussed his feedback on Bundle 18. The Committee provided their feedback on Bundle 18 and discussion was held.

MOTION: Upon a motion made by Member La Mastra and seconded by Member Crawford, the Committee voted 8-7 to direct staff to use Member Dillavou's document to prepare revisions to Bundle 18. Chair Shockey, and Members Beckley, Howe, Jacobs, Kong, Lin, and Solomon voted in opposition. The procedural motion was approved.

#### Bundle 19 – Special Housing Needs

Chair Shockey opened the floor for comments and discussion of Bundle 19. The Committee did not have any feedback.

MOTION: Upon a motion made by Member Kong and seconded by Member Howe, the Committee voted 15-0 to approve Bundle 19 as presented in Attachment B.

- 2) **Discussion and Consideration: Remaining Bundle 12 Items (new per vote on September 1, 2020)** – Member Crawford stated her concern about having additional discussion on Bundle 12 after the majority voted to table this item until after discussion of the Future Land Use Map. Chair Shockey discussed his understanding of the reason Member Beckley requested this item was to provide more direction to staff and the consultants going into the map workshop, not to re-vote on Bundle 12. Member Beckley agreed with Chair Shockey and clarified that he felt the Committee tabled Bundle 12 for procedural reasons and did not get into the substantive concerns of the Committee. Chair Shockey asked Mr. Sefko what additional direction would be helpful. Mr. Sefko responded that the way things progressed since discussion of Bundle, staff and the Committee were prepared for the upcoming map workshop. Member Beckley recommended postponing the item. The Committee agreed to postpone discussion of Bundle 12 until after the map workshop.

With no further discussion, Chair Shockey adjourned the meeting at 9:38 p.m.



\_\_\_\_\_  
Doug Shockey, Chair

9-29-2020