Agenda

1. **Approval of Minutes**: November 10, 2020

2. **Discussion and 1st Consideration**: Bundles 4/12, 14, 15, 16, 18, 20

3. **Discussion and 2nd Consideration**: Bundles 10/13, 17, 19, 22

4. **CPRC Work Plan Updates**
Remaining Meetings

- Tuesday, November 17
- Wednesday, November 18
  TODAY: Vote on Bundles
- Tuesday, December 1
- Wednesday, December 9
  Vote on Map & Bundles 23 & 24
  (Target Date to Send to P&Z)
- Tuesday, January 5
- Tuesday, January 12
  Vote on any remaining bundles and
  the plan is ready for public review

Completion needed by January 12 to have Telephone Town Hall on February 11, 2020
Bundles 4/12, 14, 15, 16, 18, 20
Bundles for Review

- The following were tabled by the CPRC until after discussing the FLUM and Categories:
  - **Bundle 4/12** – Land Use
  - **Bundle 14** – Redevelopment of Regional Transportation Corridors
  - **Bundle 15** – Undeveloped Land
  - **Bundle 16** – Transit Oriented Development (Non-transportation related)
  - **Bundle 18** – Redevelopment of Neighborhood Centers
  - **Bundle 20** – Population Growth (Non-transportation related)
The Built Environment – Land Use

WEBSITE CONTEXT: Zoning has played an important role for cities in addressing the issue of land use compatibility. The city’s Future Land Use and Growth and Change Maps, key components of the Plan Tomorrow plan, maps and dashboards in the city’s comprehensive plan, provide recommendations for land use decisions and zoning requests. Advances in technology, building practices, and environmental regulations have made mixing of compatible land uses not only acceptable, but desirable in some cases. Mixed use developments can provide benefits to fitness, public health, and safety, as well as improved municipal services. To provide greater housing and employment choices aligned with the market, Plano will support a system of organized land use where new and redevelopment areas respect viability and quality of life for existing neighborhoods, businesses, and institutions.

POLICY: Plano will support a system of organized land use to provide housing and employment choices aligned with the market, where new and redevelopment areas respect the viability and quality of life for existing neighborhoods, businesses, and institutions.

LU1*) Review and evaluate the Zoning Ordinance and make appropriate amendments based on direction from the policies of the Comprehensive Plan.

LU2*) Evaluate the Future Land Use Map and Growth and Change Density Guidance Maps every five years, or more often if necessary, and update accordingly to ensure land use descriptions are consistent with city-wide goals.

LU3*) Review development regulations and implement standards that configure development to provide complementary uses and foster good connections, using a combination of streets, trails, and sidewalks for vehicular, pedestrian, and bicycle circulation, that enhance the quality of neighborhoods.

LU4*) Identify areas for special investment zones such as Public Improvement Districts and Tax Increment Financing Districts. (Staff recommends moving this action to the Diverse & Resilient Economy Policy.)

LU5*) Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map.

LU6*) Create regulations that incentivize—encourage—the redevelopment and revitalization of underperforming retail and multifamily development.

LU7*) Review and ensure residential adjacency standards provide appropriate transitions in building height and bulk that are sensitive to the physical character of adjoining neighborhoods.

LU8*) Develop locations for special area plans to focus development and redevelopment efforts.

LU9*) Develop review criteria that provides guidance on the community’s preferences for mixed-use developments, such as desired mix of uses, densities, parking, phasing plans, minimum open space, building placement, quality of building materials, residential adjacency, and other urban design elements, for review for mixed-use developments and update as necessary.

* NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE PLANO TOMORROW ORIGINAL ORDINANCE.
+ NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE CPUC PRELIMINARILY APPROVAL ON 8/18/2020.
1 NOTE: IF LU4 IS MOVED TO THE DIVERSE & RESILIENT ECONOMY POLICY, THIS ACTION WILL NEED TO BE RENUMBERED.
NOTE: STAFF RECOMMENDED INCLUSION OF A NEW ACTION, LU10, ON 8/18/2020, BUT GIVEN THE LEVEL OF DETAIL IN THE DASHBOARDS, THIS ACTION APPEARS REDUNDANT AND MAY NO LONGER BE NECESSARY. STAFF NOW RECOMMENDS THAT LU10 IS NOT INCLUDED.

1st Consideration on 11/17
The Built Environment – Redevelopment of Regional Transportation Corridors

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

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

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

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

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

**RTC4** <<Deleted>>

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

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

*NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE CPUC PRELIMINARILY APPROVAL ON 8/18/2020.*

1st Consideration on 11/17
The Built Environment – Undeveloped Land

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

**POLICY** – Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering highly skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.

UL1) Develop review criteria to provide guidance on rezoning undeveloped properties including such considerations as appropriate location, environmental conditions, and impact on public service facilities, infrastructure, and adjacent land uses.

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

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

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**NOTE:** CHANGES TO THIS TEXT ARE TRACKED FROM THE CPUC PRELIMINARILY APPROVAL ON 8/18/2020.
**The Built Environment – Transit-Oriented Development**

**WEBSITE CONTEXT** – Received approval by both CPRC and P&Z as part of Bundle 5.

**POLICY** – Received approval by both CPRC and P&Z as part of Bundle 5.

**TOD1** – Received approval by both CPRC and P&Z as part of Bundle 5.

**TOD2** – Received approval by both CPRC and P&Z as part of Bundle 5.

**TOD3** – Received approval by both CPRC and P&Z as part of Bundle 5.

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

**TOD5** – [Deletion of this action was approved by both CPRC and P&Z as part of Bundle 5.]

**TOD6** – Pursue land banking\(^1\) techniques around existing and future transit stations to ready the environment for redevelopment.

**TOD7** – Prepare developer Request for Qualifications (RFQ)/Request for Proposals (RFP)\(^2\) for disposition of city property and include language describing regulatory requirements.

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\*NOTE: This language was approved by the CPRC and P&Z as part of Bundle 5; however, staff recommends revising the language as a result of the subsequent CPRC discussions regarding the Future Land Use Map and Dashboards.

\*NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE CPRC PRELIMINARILY APPROVAL ON 9/1/2020.

\^1 NOTE: IF TODS IS REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.

\^2 NOTE: DEFINITION OF LAND BANKING TO BE ADDED TO GLOSSARY: “Land banking provides municipalities an opportunity to acquire vacant, abandoned, tax-delinquent, foreclosed, or blighted properties and put them into productive use.”
1st Consideration on 11/17

Revelation of Plan’s underperforming retail corners is desired in a manner that is positive for the businesses and the surrounding neighborhoods. When appropriate redevelopment of all or part of a retail corner may present opportunities for new uses and reduction of marginal or outdated retail space.

**POLICY**  
- Plan will encourage reinvestment, revitalization, and redevelopment of underperforming developments within neighborhood retail centers to accommodate a viable combination of local commercial, retail, and entertainment uses within walking distance of residents. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

**RSECN1**  
Conduct a study that working with neighborhoods and property owners, identify retail corners that are some candidates for redevelopment and reinvigoration. Opportunities and includes resident input for desired businesses and local use activities.

**RSECN2**  
Target specific retail sites around Plan’s to serve as catalysts for redevelopment.

**RSECN3**  
Provide incentives such as public improvement districts (PID’s), tax increment finance (TIF) districts, or finance utility upgrades to encourage reinvestment and redevelopment of neighborhood centers. Develop a reinvestment district for neighborhood retail centers which should include special training districts, property tax savings, or other incentives and planning assistance. When evaluating use of the tools for specific developments, additional weight should be given to proposals that enhance surrounding neighborhoods, improve community aesthetics, and maximize the return to taxpayers.

**RSECN4**  
Create a neighborhood mixed-use (MMU) zoning district and establish regulations and standards for residential mixed-use development. Modify regulations to promote retail center redevelopment in situ of existing commercial and mixed-use buildings in town centers and provide incentives to increase the retrofit incentive for moderate improvement.

**RSECN5**  
Establish design guidelines within the MMU zoning district that provide a direct walk connection for residents to conveniently access commercial businesses, shops, spaces, and other amenities in retail centers. Implementation should be limited to locations where connections are desired by the adjoining neighborhood from the neighborhood’s surrounding residential areas.
Regionalism – Population Growth

WEBSITE CONTEXT
<<Received approval by both CPRC and P&Z as part of Bundle 6>>

POLICY
<<Received approval by both CPRC and P&Z as part of Bundle 6>>

PG1) Develop a policy on new growth based on the Growth and Change map, which identifies appropriate locations for growth and redevelopment opportunities.

PG2) Review the Growth and Change Map and Future Land Use and Density Guidance Maps, every five years and seek public input on amending growth recommendations as a result of development trends and changing conditions.

PG3) If required, rezone land to evaluate the potential of preferred growth and redevelopment locations to accommodate anticipated future growth recommendations in a way that compliments and respects existing neighborhoods. Where potential is found to align with community priorities, initiate action to support desired outcomes.

PG4) Collaborate with neighboring cities to determine compatibility with residential development policies. Whenever possible, seek solutions that are mutually beneficial.

PG5) <<Received approval by both CPRC and P&Z as part of Bundle 6>>

PG6) Participate in regional discussions regarding population change and migration into the Dallas-Fort Worth area and its impact on cities and the region.

* NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE PLANO TOMORROW ORIGINAL ORDINANCE.

* NOTE: CHANGES TO THIS TEXT ARE TRACKED FROM THE CPRC PRELIMINARILY APPROVAL ON 9/15/2020.
Bundles 10/13, 17, 19, 22
Review Process

1. Review
2. Establish concerns
3. Feedback

CPRC

Planning & Zoning
• Listen
• Policy

Review
Feedback

CPRC

Planning & Zoning
• Listen
• Amend

Repeat process until at least supermajority (75%) approval

• Present to Public
• Listen
• Feedback

CPRC
Bundles for Review

The following were sent to the P&Z by the CPRC on September 29, 2020:

- Bundles 10/13 – Community Design
- Bundle 17 – Neighborhood Conservation
- Bundle 19 – Special Housing Needs
- Bundle 21 – Consistency with Neighboring Cities
- Bundle 22 – Regional Education
P&Z Revisions – Bundle 10/13
(Community Design)

**Policy Statement** – Plano will incorporate community design components within public spaces and streetscapes and will promote compatible design components within new developments, to enrich areas throughout the city, create distinctive visual character, and encourage a pedestrian-friendly environment where appropriate. Plano will also promote Crime Prevention through Environmental design (CPTED) and the concepts of Universal Design within all of the above.

P&Z Explanation: “Like Crime Prevention Through Environmental Design (CPTED), Universal Design is good design practice and not a concept.”
P&Z Revisions – Bundle 10/13
(Community Design)

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

P&Z Explanation: “Like Crime Prevention Through Environmental Design (CPTED), Universal Design is good design practice and not a concept.”

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

P&Z Explanation: “The same statement applies to current residents.”
P&Z Revisions – Bundle 17 (Neighborhood Conservation)

NC2 – Review and update the Housing Value and Retention Analysis study to compare and coordinate align with the Comprehensive Plan.

NC5 – 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 compare and coordinate align with the Comprehensive Plan.

P&Z Explanation: “The Housing Value and Retention Analysis (HVRA) was an independent analysis of the city’s housing stock. ‘Compare and coordinate’ is suggested because it acknowledges there is a relationship between the policies of the Comprehensive Plan and findings of the HRVA, whereas ‘align’ might imply the Comprehensive Plan influences what should remain an independent analysis. The same applies to the Housing Trends Analysis and Strategic Plan, which was an independent analysis of housing trends in the city.”
P&Z Revisions – Bundle 17 (Neighborhood Conservation)

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

P&Z Explanation: “The original action statement assumed there would be 'underperforming' elementary schools, which was not seen as fair to the school districts. The revised action is intended to better reflect the intent to make elementary schools desirable for young families and leaving the partnership with the school districts to determine where priorities should be set.”
P&Z Revisions – Bundle 19 (Special Housing Needs)

Policy Statement – Plano will support the special housing needs of residents including seniors, people with disabilities, and low- to moderate-income households through inclusive regulations and programs and actions furthering the goals stated in the Consolidated Plan. Proposed locations for special housing needs housing should be afforded the same health and safety considerations as other housing.

P&Z Explanation: “Needed for consistency with the title and other references in the bundle.”
P&Z Revisions – Bundle 19 (Special Housing Needs)

**SHN6** – Identify cost-efficient methods to incorporate Universal Design practices and encourage their implementation in new housing projects and home renovations.

P&Z Explanation: “It was not seen as necessary to limit methods to those that are cost-efficient. Universal Design is a proper noun.”
**P&Z Revisions – Bundle 22 (Regional Education)**

RE2 – (The CPRC recommended deleting this action. P&Z recommended reinstating the action, but rewording to address CPRC concerns.) Encourage the State of Texas to provide adequate funding for education within the City of Plano.

P&Z Explanation: “It was seen as important to keep this action in the Plan because having an educated population is important to the success of the city. The revised language was intended to respect CPRC concerns about the original language.”
Combining Bundles

- **Reminder**: Policies were separated into multiple bundles to correspond with the City Council’s assigned topics.
- Staff and the consultant recommend combining bundles for simplicity and efficient review.
Work Plan Updates
Remaining Meetings

- Tuesday, November 17
- Wednesday, November 18: TODAY: Vote on Bundles
- Tuesday, December 1
- Wednesday, December 9: Vote on Map & Bundles 23 & 24 (Target Date to Send to P&Z)
- Tuesday, January 5
- Tuesday, January 12: Vote on any remaining bundles and the plan is ready for public review

Completion needed by January 12 to have Telephone Town Hall on February 11, 2020
• Only four scheduled meetings remain
• It is recommended that the December 9, 2020, and January 12, 2021, meetings be anticipated as regular meetings, rather than continuation meetings

CPRC Thoughts?
Work Plan – Revisions

- Updated meeting discussion topics to reflect the agenda.
- Updated the tracking status and meeting dates for the remaining bundles to be considered by CPRC.
Discussion of Work Plan

Does the Committee have modifications regarding the Work Plan?
Next Meeting

- Prepare for the next meeting
  - Date: Wednesday, November 18, 2020
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
- Topics:
  - Remaining Bundles
Thank you
For more information, please visit
www.PlanoCompPlanReview.org