DATE: January 5, 2021

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. Minutes: December 1, 2020, and December 9, 2020
   Purvis
2. Discussion and Direction: Homework Responses
   Sefko
3. Discussion and 2nd Consideration: Bundle 18
   Sefko
4. Discussion and Direction: Future Land Use Map and Dashboards
   Sefko
5. CPRC Work Plan Updates and Outstanding Items
   Sefko

ADJOURN

COUNCIL LIAISONS: Council Member Rick Grady and Council Member Maria Tu
COMPREHENSIVE PLAN REVIEW COMMITTEE
REGULAR MEETING
December 1, 2020

COMMITTEE MEMBERS PRESENT
Doug Shockey, Chair
Michael Bronsky, Vice Chair
Jim Dillavou
Carolyn Doyle
Hilton Kong
Salvator La Mastra
Jijie “Jack” Liu
Yoram Solomon

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

STAFF PRESENT
Christina Day, Director of Planning
Christina Sebastian, Lead Planner
Linette Magaña, Administrative Support Supervisor
Reza Sardari, Senior Planner
David Powell, Planner
Steve Andrews, Producer
Jimmy Vargas, Service Desk Analyst III

STAFF PRESENT VIA VIDEOCONFERENCE
Caleb Thornhill, Director of Engineering
Gerald Cosgrove, Director of Public Works
Dan Prendergast, Assistant Director of Public Works
Michelle D’Andrea, Deputy City Attorney
Michael Bell, Comprehensive Planning Manager
Brian Shewski, Transportation Engineering Manager
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 Tuesday, December 1, 2020, at 6:04 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Eight members attended the meeting in person and eight members participated via videoconference. Chair Shockey led the Committee in the Pledge of Allegiance.

ITEMS FOR DISCUSSION

1) Executive Session: Provide legal advice and answer questions pursuant to Government Code Section 551.071 regarding legal requirements for reviewing zoning applications – Michelle D’Andrea presented legal advice to the Committee in an Executive Session. The Executive Session opened at 6:06 p.m. and closed at 6:39 p.m.

2) Approval of Minutes: November 17, 2020, and November 18, 2020

Chair Shockey indicated that staff had made a correction to the second line of the first paragraph on page four (deleted an extra word) of the minutes from November 17, 2020.

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu, the Committee voted 15-0-1 to approve the November 10, 2020, meeting minutes as amended by staff. Member Lin abstained.

Member Beckley pointed out that the date listed on the third line of the last full paragraph on page three of the minutes from November 18, 2020, was incorrect and should be Friday, November 27.

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu, the Committee voted 13-0-3 to approve the November 18, 2020, meeting minutes as amended by Member Beckley. Members Lin, Dougherty, and Solomon abstained.

3) Discussion: Density Guidance Map and Bundles 23 and 24 – Mr. Sefko kicked off a discussion about the Density Guidance Map and Bundles 23 and 24. Chair Shockey opened the floor for discussion and comments. Member Dillavou gave a brief presentation related to the Density Guidance Map. Some questions were asked and discussion was held. Engineering and Public Works staff were also available to answer questions.

Density Guidance Map

MOTION: Member Howe motioned to approve the Density Guidance Map with up to two amendments as coordinated by the Chair. The motion was seconded by Member Kong. No vote was taken on this motion.

Additional discussion was held and questions were asked.

Chair Shockey called a recess at 9:23 p.m. in response to a medical concern. The Committee reconvened at 9:37 p.m.

Additional discussion was held and questions were asked. The committee agreed to resume discussion on remaining agenda items on December 9, 2020.
With no further discussion, Chair Shockey adjourned the meeting at 9:45 p.m.

Doug Shockey, Chair
COMPREHENSIVE PLAN REVIEW COMMITTEE
REGULAR MEETING
December 9, 2020

COMMITTEE MEMBERS PRESENT
Doug Shockey, Chair
Jim Dillavou
Carolyn Doyle
Salvator La Mastra
Jijie “Jack” Liu
Yoram Solomon

COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE
Jeff Beckley
Jaci Crawford
Erin Dougherty
Xinyi Gong
Richard “Larry” Howe
Mary Jacobs
Hilton Kong
Michael Lin
Sara Wilson

COMMITTEE MEMBERS ABSENT
Michael Bronsky, Vice Chair

STAFF PRESENT
Christina Day, Director of Planning
Christina Sebastian, Lead Planner
David Powell, Planner
Matt Purvis, Senior Administrative Assistant
Steve Andrews, Producer
Jimmy Vargas, Service Desk Analyst III

STAFF PRESENT VIA VIDEOCONFERENCE
Michelle D’Andrea, Deputy City Attorney
Michael Bell, Comprehensive Planning Manager
Reza Sardari, Senior 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 Tuesday, December 9, 2020, at 6:08 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Six members were present. Nine 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: Density Guidance Map and Bundles 23 and 24 – Mr. Sefko gave a presentation on the changes to the Density Guidance Map and Bundles 23 and 24. Mr. Bell gave a presentation of population projections. Discussion was held and questions were asked.

Chair Shockey moved Agenda Item 5 to the next item of business.

5) CPRC Work Plan Updates and Outstanding Items – Mr. Sefko gave a presentation on the updated Work Plan. Chair Shockey opened the discussion. Discussion was held and questions were asked.

Due to time constraints of the Work Plan, Chair Shockey recommended sending draft materials to P&Z so they can begin reviewing in advance of planned joint meeting with the understanding they are not finalized or approved.

MOTION: Upon a motion made by Member Kong and seconded by Member Beckley, the Committee voted 10-5 to send draft materials to P&Z with the understanding they are not finalized or approved. Members Crawford, Dillavou, Gong, La Mastra, and Wilson voted in opposition. The procedural motion was approved.

The Committee directed Mr. Sefko to send a homework assignment for individual members to provide their comments on what changes are needed to receive their affirmative vote on the Plan. The Committee also directed staff to send a poll for additional meeting dates in early January 2021.

2) Consideration: Density Guidance Map and Bundles 23 and 24 – No discussion or action was taken on this item due to time limitations.

3) Discussion and Consideration: Future Land Use Map and Category Descriptions – No discussion or action was taken on this item due to time limitations.

4) Discussion and Consideration: Tabled Actions from Bundles 4/12 and 20 – No discussion or action was taken on this item to time limitations.

With no further discussion, Chair Shockey adjourned the meeting at 10:15 p.m.

______________________________
Doug Shockey, Chair
Agenda Item 2

Discussion: Homework Results

DESCRIPTION:

Hold a discussion and conduct a polling exercise using results from the CPRC homework responses.

REMARKS:

At the December 9, 2020, CPRC meeting, the Committee directed staff and the consultants to send out a homework assignment for members to list what specific changes must be made to all remaining maps and documents in order to vote in favor of the draft plan. It was originally intended that Freese and Nichols, Inc. would consolidate the responses and prepare a checklist of remaining items to be discussed at this meeting. Although a checklist of detailed items has been prepared, it is apparent from the responses there are still significant disagreements on major aspects of the plan that may be helpful to address before any further changes are made to draft materials.

As has been discussed at previous meetings, some of this disagreement may result from not yet finding the right balance of high-level guidance vs. detailed direction. For example, the Committee may find it difficult to agree on a specific density maximum that is appropriate for a certain location, as some interpret the maximum as an invitation for developers to request the highest density possible, while others interpret the maximum as the upper end of a density range that will not be appropriate in most circumstances. However, it may be easier for the Committee to agree that in any locations where residential uses are proposed, there should be clear guidance and procedures that ensure the proper level of scrutiny is applied regardless of the density proposed.

For these reasons, it may be more effective for the Committee to continue to discuss the framework for that guidance rather than specific density maximums at this time. Staff and the consultants recommend the Committee consider the following options as possible solutions to finding the right balance of guidance and detail:

Option 1
- Remove the maximum densities from the Future Land Use (FLU) Dashboards.
- Reinsert the average densities on the Density Guidance Map for the Neighborhood Corners, Community Corners, and Suburban Activity Centers as presented in the December 1, 2020 packet.
• Combine Bundles 23 and 24 and revise to include a Density Guidance Map amendments process in lieu of a Future Land Use Map amendment. This process would apply to any requests for density above the numbers listed on the Density Guidance Map (DGM Line).
• Allow the revised Bundle 23/24 process for DGM amendments to occur concurrently with zoning.

This option is intended to alleviate concerns that the maximum densities of the FLU Dashboards are too high for certain categories. It also adds emphasis on the average densities of the surrounding area in the DGM amendment process. By requiring amendments to the Density Guidance Map rather than the FLU Map, it is likely more rezoning requests will be subject to a Plan Map Amendment procedure than what was previously discussed at the December 9th meeting. To offset other members’ concerns that the map amendment process was already too burdensome, it is recommended that plan map amendments be allowed to run concurrent with the zoning change under this option.

Option 2
• Remove the maximum densities from the FLU Dashboards.
• Eliminate the Density Guidance Map from the comprehensive plan and maintain as an internal tool accessible to the public.
• Combine Bundles 23 and 24 and revise accordingly to include growth and redevelopment policies that should be considered for all zoning requests to add residential density or commercial intensity. The more policies that are met, the more appropriate the request will be considered. These could include considerations related to:
  o impacts to infrastructure, services, and schools
  o estimated effects to the city budget and operations
  o maintaining or increasing the citywide ratio of single-family to multifamily units
  o provision of green space and other amenities
  o compatibility with average density in the surrounding area
  o whether or not the site could be renovated or revitalized without introducing residential uses
  o attracting major employment generating uses
  o surrounding neighborhood engagement and support
  o phasing of residential and nonresidential uses
  o transitions in height and scale
  o maintaining character and integrity of surrounding neighborhoods
• Relocate (and revise as necessary) the five goals for residential development to Bundles 23/24 and emphasize that residential development is not supported solely for the sake of more housing, but only in limited circumstances where necessary to meet greater city goals.

This option altogether eliminates the additional complexity of the plan map amendment process and density recommendations for specific locations in the city, instead relying on
stricter written policies that emphasize the limited circumstances where increased residential density or commercial intensity is supported by the community. If crafted correctly, it is intended that this option would make the rezoning process more selective, rather than more difficult through the addition of procedural obstacles.

Polling Exercise

Options 1 and 2 above are still conceptual with details that will need to be prepared based on direction from the Committee. The purpose of this agenda item is to review the homework responses and conduct a polling exercise that will provide direction to staff and the consultants on what changes to make for CPRC consideration at the January 12, 2021 meeting.

RECOMMENDATION:

Recommend the Committee conduct a polling exercise and provide direction on the Density Guidance Map, Future Land Use Map, and Bundles 23/24.

ATTACHMENTS:

Attachment A – Consolidated Homework Responses
Background:
The purpose of this homework is for CPRC members to identify specific changes to the plan that are needed to receive the CPRC member’s support. Members wrote down specific changes they felt are needed in order for them to vote yes on the plan. The following are the combined responses organized into key themes:

OVERALL VISION AND DIRECTION

Comments from Members Jacobs, Howe, Beckley, Lin, & Kong

Issue: Plan lacks strategic vision and is inconsistent with city’s vision.

Solution:

- Strategic forward-thinking solutions (“Amazon”, “Tesla” solutions)
  - Solution A – Remove the DGM and Bundles 23/24 – allow P&Z, council, city staff to do their jobs and allow leaders/macro trends guide the city
  - Solution B – Increase the dots for several housing types (both SF and MF) across multiple FLUM categories as well as increasing the DUA to match the flexibility provided for commercial areas. For example, in NC/CC/SA, increase the dots on SF, MF, retirement facilities, etc. Another example, add residential dots to EM/SN
- Unstrategic, backwards thinking solutions (“Blockbuster”, “Radioshack”, “JC Penney” solutions)
  - Solution C – Add similar requirements for commercial development and redevelopment areas (i.e., a DGM for commercial areas) these areas also create traffic, require emergency personnel, etc.
  - Solution D – Change the city’s vision; this plan does not align with the city’s vision. How is becoming a “global economic leader” achieved?

Comments from Member Dillavou

Issue: The fundamental problem with the Draft Plan and the land use element is its focus on Redevelopment as a Vision. Redevelopment is NOT the vision of the citizens of Plano. Redevelopment is the vision of developers. More importantly, the Draft Plan assumes most redevelopment will include a proposal to add residential uses to areas that are not currently zoned residential. The Draft of the Plan put forth by the Planning Department and the Consultants is backwards.

Solution: Plano is largely developed and well liked as it is by its citizens. It does not need major redevelopment. In fact, with the redevelopment of Plano’s two most derelict sites (Collin Creek Mall and Plano Antique Mall) already underway, there are no other sites critically in need of redevelopment. We do not see adding residential as necessary to further redevelopment.

Issue: If there is anything to be learned from Plano’s past mistakes it is that our city leaders were too ready to accommodate developer requests. They were too ready to accept shopping centers on every corner, even when they knew that retail development exceeded demand. They did not set standards that promoted quality sustainable development, instead allowing corner development to proliferate with too little emphasis on design and aesthetics. Many of us see a similar issue with the rush to add high density housing. Little emphasis is on quality. Promises that the primary focus of a development will be offices, restaurants and other active uses in a highly-walkable environment go unfulfilled and instead we end up with little more than high density residential. The only real exception to this has been in Legacy where the business, hotel and restaurant uses were already well underway before the residential development occurred.
**Solution:** The Plan needs to emphasize the intent to conserve and enhance existing development and uses. This includes revitalization and redevelopment of existing sites but does not include re-zoning to add residential uses. While we can expect that there will be many proposals to add residential uses, especially high-density residential uses, to existing developments, most of these requests should be rejected. The Plan can address considerations that would make the addition of residential in limited circumstances acceptable to the citizens of Plano, but it should not characterize the addition of high-density residential as a “vision,” call it “aspirational,” infer that it is “desirable” or gush that the addition of residential is “compatible with the surrounding neighborhood.”

For each category of Neighborhood Corner, Community Corner, Suburban Activity Center and Expressway, it should be clear that adding residential is the exception not the rule. Emphasis should be on conserve, maintain and revitalize under existing zoning. There should be a high bar for rezoning to be approved. There should be no “green light” for residential rezoning. The Plan should set the expectation that such requests will be scrutinized and must be justified. Such requests must offer clear benefits to the surrounding neighborhood and the community at large.

**Issue:** While one of the objectives of any redevelopment should be to reduce the amount of retail square footage, that is not an end unto itself.

**Solution:** In order to justify a redevelopment that includes a zoning change, the redevelopment should include a substantial upgrade to the existing retail space, including improved layout, improved aesthetics such as new façades, additional green space, resurfaced parking lots, new lighting, other features that will be inviting to the public and the introduction of other desirable uses such as offices. There should be a requirement that such elements be constructed in advance of or coincident with any residential development.

**Comments from Member Howe**

I want to again thank our excellent city staff and consultants for helping to guide our committee in this update of Plano’s comprehensive plan. Overall, I would hope that we can remember that this is intended as an aspirational plan for the 21st century, not a “go-back” or a “freeze us in the 20th century” plan. It is intended to be a high-level visionary plan, open to new opportunities, many of which we might not have yet envisioned. It shouldn’t attempt to be a prescriptive “can’t do that” or “only do this” plan only because some might be uncertain in their level of trust of future elected officials and staff to do what they think might be Plano’s best interest.

**Comments from Member Solomon**

Note: “The following are my impressions of what will prevent the plan from getting the required approval rate. I am not speaking on behalf of anyone on the committee, nor was I authorized to represent any member. This is purely based on my own observations.”

**Issue:** Leaves a lot of wiggle room. The plan leaves a lot of wiggle room for deviations and exceptions. As such, while the plan provides for a process of deviating from it, and even modifying it, it almost has no value in defining the future nature of the city. The “red/yellow/green” process associated with the DGM is very loose. Even going into the red line has little restrictions on it. Attempts to put some more restrictive language
were typically faced with either “we will never do that (go too far above the maximums)” or legal reasons why we can’t restrict current and future city councils.

**Issue:** Commit to compliance (P&Z and Council) I feel that trust was lost between the city leadership and the city residents. I continue to hear that the city council (and by proxy, P&Z), are favoring developers over the needs of current residents. Regardless of whether this is true or not, this is a perception that keeps being verbalized, mostly during city elections time, and we are just about to enter one. While this low level of trust exists, it would be hard to accept a plan that is not more restrictive and that requires a commitment by city council to comply with it.

**Solution:** This is not the time to say, “trust us.” It is a time to make commitments and live up to them. As a result, trust will be built. This is also not the time to reprimand members of the committee for highlighting deviations from existing plans.

**POPULATION PROJECTIONS/CAPS**

**Comment from Member Crawford**

**Issue:** FLU Max. I believe you said green was an additional 11,000, yellow could be 33,000 and red would be considerably more. That is unacceptable.

**Solution:** There needs to be some formula that would allow a much smaller number.

**Comment from Member Dillavou**

**Issue:** Many people in Plano feel that we are already overbuilt from a housing point of view. There is very little undeveloped land left and almost none of it is zoned for residential use. Indeed, under the Current Comprehensive Plan, city leaders stated for years that Plano would be built out at 260,000 people. Beginning around 2007, this number began to slowly creep up, first to 265,000 then 270,000 and in 2015 to 280,000. Then after the Plano tomorrow plan was adopted, the City manager stated that Plano would grow slowly to 290,000 by 2030 and then grow very slowly to 300,000 by 2040. Already Plano is at 290,000 and city staff would agree that with recently approved zoning changes, Plano will have a population of 310,000 without any further rezoning actions.

**Solution:** The Plan should acknowledge we are beyond our intended capacity and are not pursuing strategies to grow our population. We will have limited redevelopment where it makes sense, but that will be judged based on what it best for Plano’s existing residents.

**Comment from Member Solomon**

Note: “The following are my impressions of what will prevent the plan from getting the required approval rate. I am not speaking on behalf of anyone on the committee, nor was I authorized to represent any member. This is purely based on my own observations.”

**Issue:** Ignoring the delta between what is currently built and what is already zoned. The plan deals only with the undeveloped 5% of the city land, and future redevelopment above and beyond what is currently zoned. As such, the numbers provided to the committee (residents and units) are based on the current numbers of residents and units (including “Envision Oak Point”) plus what would happen if we reached the top of the “green” line, or the top of the “yellow” line. They are missing what will happen if the 95% of the city land
that is not subject to the plan will be developed to the maximum it is already zoned for. This is misleading. In other words, the “max population” numbers in slide 26 of the “Population Projections” presentation made in our last meeting (population of 322,202 to 359,115, or 135,337 to 143,252 housing units) are incorrect, as they do not account for what they might be if (and when) areas already zoned will be built to their maximum zoned limits, or what can be built in the “red zone” by modifying the plan unilaterally. As the last 5% of the land get developed, developers will seek opportunities where zoning is already allowing a significant increase without new zoning requests.

**Solution:** This should be addressed by the plan, when considering future new zoning requests. I suspect that the way to solve this would be to (1) identify the number in the “black” box below, (2) restrict how much can go in the “red” box, and (3) whatever goes into the “red” box would come at the expense of the “green” and “yellow” boxes. *This, by itself, might help the plan get 75% approval rate.*

**Issue:** Maximum Capacity. Many statements were made about the total “capacity” of the city of Plano (whether by number of residents of residential units). Statements were made relative to the growth in the DFW area, but Plano is part of Collin County and should maintain the overall suburban character of the county and should therefore be compared to cities in this county. Comparing it to cities such as Dallas or Fort Worth is irrelevant to make such determinations.

**Solution:** We should look at the density of other cities in Collin County (net of undeveloped land) and be comparable to that. The number will likely change over time, as density in Collin County changes, but I feel that without a “cap,” there will not be enough support to pass the plan. Given that the plan in its current form allows for deviations and exceptions (the “red zone”), there need to be some assurances that deviating from those maximums will be averaged over the entire city. Uncommitted promises such as “if we exceed the density in one area, we will not do it in others” are not enough when the level of trust is low.

**Comments from Members Jacobs, Howe, Beckley, Lin, & Kong**

**Issue:** Population estimates lay the foundation for controversy as they take into account many assumptions which are extremely difficult to correctly predict.

**Solution:** Limit the use of population estimates in the Plan.

**Comments from Chair Shockey**
**Issue:** Overall trends

**Solution:** I am not seeing where this plan will prevent the increasing density or rental % trends. Perhaps some type of caps are necessary.

**HOUSING MIX**

Comment from Member Dillavou

**Issue:** We cannot have more development that only delivers high density residential and low end uses such as fast food and limited-service motels. Examples of this in Plano include the Beacon Square, Heritage Creekside and Commodore / Alta 289 developments. It appears Collin Creek may develop all the residential before starting any other development. This issue is not unique to Plano. In a recent Community Impact Article, Frisco Mayor Jeff Cheney discussed the Gate mixed-use development project and said Frisco adopted a phasing strategy because “One of the things that council did a couple years ago is to try to correct issues like this, where you have a planned development that includes residential components in it,” Cheney said. “We were getting frustration from our residents that the residential [development] would be built, and then the other things wouldn't follow. And this was kind of Exhibit A.”

Since 2010, 80% of new housing units approved in Plano have been multi-family, while new single-family housing has only been 20% of the total. Even of the 20% that is considered single-family, most of that development has been townhomes and the like. There is a great unease among our citizens as the percentage of all housing that is single family homes has declined from more than 75% in the 1990's to less than 65% today. Based on approved developments, it appears that percentage of single-family homes will decline below 60% in the foreseeable future. This percentage of single-family homes is far below the average for DFW, for the state of Texas and for the US as a whole. The Plan should directly acknowledge this disturbing trend.

**Solution:** The Plan should state that any efforts to re-zone existing land should be based on maintaining a better balance of single family to multi-family in any development and that single family residential should be at least 2/3rds of future rezoning.

Comment from Member Solomon

**Issue:** While it is not clear to me how the comprehensive plan could address the continuously increasing percentage of rental properties in the city, or that rental percentage is linked to only one type of property, it is an area of concern that was mentioned during the proceedings but never addressed in discussion or reached conclusion. Rental properties have an impact on “high mobility,” which was indicated by Plano ISD to have an adverse impact on school performance, one of the main reasons that make Plano great.

**HOUSING MENU**

Comment from Member Crawford

**Issue:** Midtown Housing

**Solution:** Remove midtown housing. Eliminating this housing type solves many issues
Comments from Chair Shockey

**Issue:** Midtown housing description
**Solution:** Single Unit – Remove bungalow court from product example. Multi Unit – Remove Manor Homes from product example, rework description

**DENSIY GUIDANCE MAP**

Comments from Members Jacobs, Howe, Beckley, Lin, & Kong

**Issue:** When proposing something with density that is similar to surrounding areas, should not have to go through Bundle 24 process unless applicant so chooses. Having the formula calculations provides all interested parties with important information to allow for better decision making and support for positions.

**Solution:** Add back the calculations showing surrounding density so that a development proposal that above the DGM line but below the calculation number could move forward under the green assumptions. Adding something of similar density to what is existing adjacently should not be forced to incur additional expense.

I am willing to accept that above situation would still be yellow because I also feel that the majority of the other criteria are required anyway and the ones that are not while still adding what I feel is unnecessary expense, would not be burdensome in a manner that would prevent development consideration.

Comments from Chair Shockey

**Issue:** Utilization of density guidance calculation and FLUM Dashboard
**Solution:** For green light status it should be below the lesser of the two. For yellow light status lower than 120% of the greater of the two. Red light status for anything over 120% of the greater of the two.

Comments from Member Solomon

Note: The way to read my comments below is this: all the policies, actions, and zoning requests should be compliant with the following high-level criteria before approved.”

**Issue:** Density (and height, and character) guidance
**Solution:** The “density guidance map” is a good idea to avoid “surprising” residents with developments that are inconsistent with their existing neighborhoods. However, to assure that, we must (1) include height and overall character as two of the consistency parameters, and not only density, and (2) assure that this guidance map is adhered to, and not made something that will very rarely be complied with (currently, ignoring is remains in the “yellow” zone. The guidance map also assures prioritizing the interests of those who are affected by new development the most (the nearby neighbors) over people from the other side of town who feel they have a strong say in the matter. However, all the conditions (FLU Max, DGM Line, appropriate types of development) should be met, and not substituted for one another.
BUNDLE 23 & 24 – MAP AMENDMENTS

Comment from Member Crawford

**Issue:** Bundles 23 & 24

**Solution:** Use Jim’s recommendations on bundles 23 & 24

Comments from Members Jacobs, Howe, Beckley, Lin, & Kong

**Issue:** If the Bundle 23 Process is in two steps, potential redevelopments may not incur because the added expense of the Bundle 23 process would not be justified without the ability to gain building rights after successful completion. Anything which adds to development cost deters potential projects and an opportunity to turn transform underperforming property to its highest and best use.

**Solution:** The Plan Amendment Process should include that a zoning case can be done simultaneously with the Plan Amendment process. In response to the concern that a citizen may miss opportunity to provide input if a zoning case was allowed to occur simultaneously: citizens would have multiple opportunities (a.) at the community forum that is required herein, (b.) during the input process before a map amendment/zoning case before P&Z, (c.) at the map amendment/zoning case before P&Z, (d.) during the input process before a map amendment/zoning case before city council e.) at the map amendment/zoning case before city council.

Comments from Member Doyle

**Issue:** When it comes to Bundles 23 & 24 I would yield to P&Z comments because I do not have any major issues with Bundles 23 or 24. P&Z can make informed decisions on Plan Map Amendments and Redevelopment & Growth Management because of their operation experiences, policies and history. The CPRC has provided their input also on these bundles already. I am more concerned with the steps taken to ensure that zoning requests have meaningful procedures in place so that buyers, developers and investors can make sound decisions for residential development.

**Solution:** Rezoning Requests process flow should have a design that can be easily followed through participating organizations from determining land density of properties to a future land use decision resulting in an approval or denial of rezoning requests in the City of Plano. Bundles 23 with Plan Map Amendments & Bundle 24 have provided actions and tasks to support the analysis needed for rezoning approval or denial. I am more for leaving the bundles in. If bundles are removed I could still vote on the plan.

Comments from Member Howe

**Issue:** Bundles 23 and 24

**Solution:** Pertaining to bundles 23 and 24, I agree with committee member Hilton Kong’s comments during our meeting that there should be an option in the processes (that are to be developed), that if requested, facilitates a path for a Plan Map Amendment and zoning change to occur together.
FUTURE LAND USE MAP & DASHBOARDS

Comments from Chair Shockey

**Issue:** Dashboard should have a FLUM Assigned density  
**Solution:** There should be 2 numbers: The FLU density, the Density Guidance Map calculation (actual)

Comments from Member Dillavou

**Issue:** HOW TO READ THE DASHBOARDS SECTION  
**Solution:** Each Future Land Use Category includes a general description of the existing character and list of priorities, and Plano is largely developed. Residents are generally satisfied with existing development and no major changes in land use are contemplated. For most areas the emphasis should be on conserving and enhancing existing land uses through revitalization and redevelopment that improves the aesthetics and changing tastes of the community. Plano is now in the middle of the growing North Texas area, however, there is very little land available for development. It is apparent that there will be proposals for re-development, typically increasing the intensity of use and density of development. The dashboard includes illustrating a discussion of the mix of land uses, relative compatibility of housing and employment types, and typical design characteristics that are desirable redevelopment proposals should consider to meet the community's vision-expectations for these areas. As Plano is mostly developed, existing conditions are not anticipated to align perfectly with the dashboards, and individual sites are unique under the same category will will redevelop with their own unique mix, character, and flavor differently, the objectives should be to assure any redevelopment is of high-quality that respects the suburban character of Plano and its existing residents. It is intended that these dashboards be broad enough to adequately portray similarities of large geographies of the city, while also adding the necessary specificity to establish reasonable community expectationsthe minimum acceptable standards for how these areas should develop or redevelop. The sections below describe how to use and interpret the Future Land Use Category Dashboards of the Comprehensive Plan.

**Issue:** DESCRIPTIONS SECTION  
**Solution:** This section provides a written description of the broad vision, existing 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.)

**Issue:** PRIORITIES SECTION  
**Solution:** This section provides a list of major priorities and necessary action to achieve the vision for each Future Land Use Category. WHERE IS THIS? I DON’T SEE IT. IT NEEDS TO BE INCLUDED AND NEEDS TO REFLECT OUR VIEWS. The number 1 priority should be: It is the desire of Plano residents to maintain the city's suburban character and its emphasis on quality schools, quality of life and a location of choice for employers.

**Issue:** MIX OF USES SECTION  
**Solution:** This section includes charts illustrating charts a preferable mix of uses that are representative of the general vision for each may be acceptable in evaluating redevelopment that proposes
changes in land use category. Redevelopment generally is not expected to result in changes to land use, so this section is applicable only to proposals to change land use. 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 will require compelling justification.

**Issue:** COMPATIBILITY OF NEW USES

**Solution:** This chart illustrates the relative compatibility of proposed changes to land uses for new growth, infill, and redevelopment in each Future Land Use Category. Some areas may have existing uses noted as “not a compatible use” that are anticipated to remain in active and productive use. As discussed above, changes to land use zoning should be infrequent. Note that just because a proposed use fits in the category of “most compatible” does not mean that a proposal to change land use is acceptable to the community. All proposed changes to land use that constitute a zoning change will be scrutinized and evaluated on their merits.

- **Most compatible uses:** This use, as a new, infill, or redevelopment use, is the most compatible in the Future Land Use Category.
- **Somewhat compatible uses:** This use, as a new, infill, or redevelopment use, is typically may be compatible in the Future Land Use Category.
- **Additional analysis and information may be required to justify the compatibility of the use in the proposed location.**
- **Compatible uses in very limited circumstances:** This use, as a new, infill, or redevelopment use, is generally not compatible within the Future Land Use Category, so proposed uses in this category require a Favorable Features of Development analysis, per the Redevelopment and Growth Management Policy, to aid in determining compatibility as part of the zoning process. The use may be found compatible as a primary use in special, non-typical scenarios or where measures are taken to address compatibility concerns.
- **Not a compatible use:** This use, as a new, infill, or redevelopment use, is typically not compatible within the Future Land Use Category.

**Issue:** CHARACTER DEFINING ELEMENTS SECTION

**Solution:** This section describes the general characteristics that are desired to be evaluated for new growth, infill, and redevelopment in each category when a change in zoning, Specific Use Permit or other approval action is required. Improvements to existing uses should also be a fundamental element of any redevelopment proposal to incorporate these character defining elements. These elements should be viewed in the context of Plano’s desire to maintain its suburban character and to conserve and enhance most existing development. More information is described on the following page, however these include: [...]

**NEIGHBORHOODS**

Comments from Chair Shockey

**Issue:** Midtown MF

**Solution:** Should have zero dots
NEIGHBORHOOD CORNERS/COMMUNITY CORNERS

Comment from Member Crawford

**Issue:** Traditional SF-D  
**Solution:** SF has 2 dots in NC, why not in CC?

**Issue:** Density in CC  
**Solution:** No more than 16 DUA

Comments from Members Jacobs, Howe, Beckley, Lin, & Kong

**Issue:** In both NC and CC, the concern that these areas have too much retail and we want creative solutions that might on potential redevelopment. Anything with one dot must incur additional steps of Bundle 24 and potential extra costs.

**Solution:** Add an additional dot to Midtown Multi-Unit and Institutional living to bring both to two dots.

Comments from Chair Shockey

**Issue:** Midtown MF  
**Solution:** Should have zero dots in NC and one dot in CC

Comments from Member Howe

**Issue:** Midtown Multi-Unit in CC  
**Solution:** prefer 2 dots, 1 dot as indicated would be acceptable

Comments from Member Dillavou

**Issue:** Neighborhood Corner Description  
**Solution:** 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 150 acres in size, directly abut single-family neighborhoods, and are anchored by a small grocery store, drug store, or gas station.

**Issue:** Community Corner Description  
**Solution:** Community Corners  
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 125+ acres, but may be as small as 10 acres when buffered from single-family neighborhoods or located in an area with excess adjoining or nearby retail zoning or development.

Revitalization, Redevelopment & Innovative Concepts - Continued maintenance, renovation and revitalization are strongly encouraged to sustain Community Corner vitality and attractiveness. Competition, constantly changing consumer tastes, the economy, and new technology result in an ever-changing business
environment for retailers, restaurants and the small businesses that occupy Community Corners. Renovation, redevelopment and re-purposing of space is often necessary to respond to these changes and keep these corners attractive to their patrons. In most cases these changes can and should be accomplished within the existing land use zoning for these corners. 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 repurpose and revitalize an area that have not been successful. A strategy to reduce excess retail square footage may make sense. This reduction may include efforts to improve the attractiveness of the corner by increasing green space and community gathering places, integrating new uses, and improving walkability, limit visual impacts of parking, and resulting in an enhancement of community form. Furthermore, innovative solutions that introduce useable open space and repurpose existing structures 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 - In limited situations, the introduction of residential uses may be acceptable, where it is apparent that an area has land zoned for commercial uses that exceeds demand, 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.

SUBURBAN ACTIVITY CENTERS

Comment from Member Crawford

**Issue:** Density in SA
**Solution:** 12-16 DUA in SA

**Issue:** Character Defining Features
**Solution:** No on street parking in SA

**Issue:** Main-street Style MF
**Solution:** No Main Street MF style in SA

**Issue:** Green space
**Solution:** Specify green space with open space in SA

**Issue:** Building Height
**Solution:** No more than 3 stories in SA

Comments from Member Dillavou

**Issue:** Suburban Activity Centers Description
**Solution:** The Suburban Activity Centers future land use category applies to areas with large commercial developments, typically in a suburban form of low-rise shopping centers, low rise offices automotive services
and shopping malls. They may be further subdivided into two types – those developed with distinct separation from nearby residential uses and those that are closer to a mixed-use development. They 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 minor street frontages may 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.

**Park & Preston** - The Suburban Activity Center at Park Boulevard and Preston Road is unique from other SA in that it is not in the vicinity of an expressway and is surrounded by Neighborhoods. For this reason, the maximum density for this Center should be limited to 22 DUA within 400 feet of single-family zoning districts and 35 DUA elsewhere. [TO DISCUSS I don’t believe this is limited to Park & Preston and I also believe DUA is too high for this area. Frankly I see each of the areas designated as SA as unique and difficult to generalize about]

**EXPRESSWAY CORRIDORS**

Comment from Member Crawford

**Issue:** Housing
**Solution:** Eliminate housing in EX

**Comments from Member Dillavou**

**Issue:** Expressway Corridors Description
**Solution:** 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, restaurant, medical, hotel, and technology-based uses. New Uses should be serviced by consider parking structures to reduce surface parking and encourage efficient use of land.

**DOWNTOWN CORRIDORS**

Comments from Members Jacobs, Howe, Beckley, Lin, & Kong

**Issue:** In the DT for residential development, traditional single family detached development is not easy to put in, and the additional criteria of Bundle 24 would ensure that where put in it would be compatible with existing development
**Solution:** Decrease Traditional SF-D to one dot in DT
**Issue:** In the DT residential, non-traditional should be easier to construct and costs should be kept to a minimum.

**Solution:** Increase by one dot to two dots for Midtown categories and the main street and mid-rise mf.

Comments from Member Howe

**Issue:** Traditional SF-D

**Solution:** prefer 1 dot

**Issue:** Midtown – Single Unit

**Solution:** prefer 2 dots

**Issue:** Midtown – Multi Unit

**Solution:** prefer 2 dots

**Issue:** Main Street-Style MF

**Solution:** prefer 2 dots

Comments from Member Dillavou

**Issue:** Downtown Corridors Description

**Solution:** 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. [DISCUSSION: What needs to addressed here is the need to attract employment, offices and commercial uses. So far, the only thing this area has been able add is high density residential, much of it subsidized by the city’s taxpayers. That can't continue if it is to be successful.]
OTHER COMMENTS

Comments from Member Liu

I don’t have any new comments other than what I have submitted already.

Comments from Member Solomon

Note: “For me to vote in favor of the plan, several provisions must be in place. To me, the right place for them should be in an overarching guidelines section of the plan, that should be thoroughly discussed and agreed upon, before specific changes to different bundles, policies, actions, or maps will be made. As a result, I am not ready to go over all 24 bundles of the plan and all supporting documents and maps to proposed specific changes until the high-level principles are agreed upon and be made an integral part of the plan.

The way to read my comments below is this: all the policies, actions, and zoning requests should be compliant with the following high-level criteria before approved.”

Issue: Infrastructure

Solution: Any new development (residential or commercial) should assure that there is no adverse impact on infrastructure, such as schools, safety, traffic congestion, and the like.

Issue: Unintended Consequences

Solution: It is assumed that a developer develops the land, sells it, and then moves on, or even manages the development afterwards, but there could be unintended consequences to the rest of the city. An example I gave several times was that a development may believe that there is high demand to a new residential complex. However, that demand might come from an adjacent complex that, because of the new development, will become empty. That will have negative unintended consequences to the city, despite the positive outcome for the one new development.

Issue: Do no harm to current Plano residents first

Solution: The comprehensive plan must have a clear prioritization of the interests of current Plano residents over future residents and over developers with financial interests. This is not to discourage developers from investing in the city, but to make sure that, with this appropriate prioritization, the interests of current residents do not get trumped by out-of-town financial interests, leaving the current residents to live with the unintended consequences.

• Sub-Issue 1: The truth, the whole truth, and nothing but the truth

Solution: One of the causes for distrust between residents and the city government is when information is shared only to the degree absolutely mandated by law and nothing beyond. Sometimes, only partial information is shared. One example right now, related to the creation of this plan, is the fact that the difference between the number of residents/units that are already built and the numbers that are already zoned is not shared. When people must look carefully to find things that could affect them, the city might be compliant with the letter of the law, but not showing a genuine interest in sharing the truth and the whole truth with its residents or getting real input from them.

• Sub-Issue 2: Listen to them, really
Solution: The second step is to really seek public input on decisions from the residents who will be affected by them the most. Have more town hall meetings. Make sure information is communicated appropriately (enough, but not too much to overwhelm them). Consider real input. For example, do not use input from a Homeowners Association president as indicating the desires of the homeowners, when the information was not really shared with them, when no homeowner input was provided, or when only a 10% quorum was established. In order to really get input from residents, the city must first want to get the input, and not do only what is required by law.

- Sub-Issue 3: Projecting what they really want/need
  Solution: Given that such a low percentage of residents vote in local elections, we can also assume that most residents do not have the time or knowledge to participate in the process, but not that they don’t care about the outcome of it. As such, the city should complement the desire to get actual input with a true desire to make decisions that residents would be happy with even when direct input is not provided. We will never have 100% of the people happy with decisions, but actively trying to project what they really want would get us closer. Apple did not have to survey all consumers to know they needed the iPhone (or iPad, or iPod). Ford did not have to survey all people to know that they needed cars and not faster horses. On the other hand, Coca Cola did survey consumers and came up with New Coke.

Issue: Budget neutral or better
- Sub-Issue 1: Prescriptive with long-term view.
  Solution: Changing the plan should be a proactive and prescriptive process with long-term and big-picture perspective and not a reactive process to zoning change requests that are not compliant with the plan (see caricature below).

Ad-hoc, localized changes to the plan should be made only when significant errors exist in the plan, and not to accommodate a change that is not compliant with the plan when such an error does not exist. Those changes should be only made if they are compliant with the spirit of the plan.

- Sub-Issue 2: Change process
  Solution: Changes to the plan should be made through a similar committee to the CPRC and follow a similar process. It should proactively be done every five (or so) years, and consider a big picture, long-term view of the city. Ad-hoc changes should have a shorter, faster process, but one that still assures input and review by a good representation of the residents. Generally, ad-hoc changes should be made to account for unplanned changes in circumstances (such as new legislation,
regional agreements, etc.) and errors rather than to accommodate zoning requests that deviate from the plan. In fact, the latter should be avoided as much as possible and be considered only in extreme circumstances. When such changes are considered, they should be considered in the context of the intent of the current plan, and not regardless of it.

- **Sub-Issue 2:** High bar for deviations and exceptions
  
  **Solution:** In general, there should be an extremely high bar for deviations or exceptions from the plan. The city should not play “fast and loose” with the plan requirements. As it stands, the ability to deviate from the “green” zone is very easy, and even getting into the “red” zone is not too hard either. The red zone has no upper limit to what can be done.
Agenda Item 3

Discussion and 2nd Consideration: Bundle 18

DESCRIPTION:

Hold a discussion on Bundle 18 and consider approving for public outreach.

REMARKS:

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

- The Comprehensive Plan Review Committee (CPRC) “will act as a community sounding board for the Plan and provide input and feedback on policy recommendations from the Planning & Zoning Commission. The Committee will also act as advisors and ambassadors of the planning process.”

- It is the intent that “all policies are reached by broad acceptance, such that a supportive three-quarters vote of the members present for the Committee and a supportive simple majority vote of the members present for the Planning & Zoning Commission is required on each policy before it moves forward as a recommendation to City Council.” The term “policy” is used generally to represent the content of the plan.
CPRC 1st Consideration

Following this format, the CPRC completed its first consideration of the six following bundles on November 18, 2020:

- Bundles 4/12 – Land Use (except Action LU2)
- Bundle 14 – Redevelopment of Regional Transportation Corridors
- Bundle 15 – Undeveloped Land
- Bundle 5/16 – Transit-Oriented Development
- Bundle 18 – Revitalization of Retail Shopping Centers
- Bundle 6/20 – Population Growth (except Action PG2)

These were sent to the Planning & Zoning Commission (P&Z) for their consideration.

P&Z 1st Consideration

On December 7, P&Z considered the CPRC’s proposed revisions to these six bundles. Of these, P&Z approved Bundles 4/12, 14, 15, 5/16, and 6/20 in their entirety and recommended the CPRC consider the following modification to Bundle 18:

Bundle 18 – Revitalization of Retail Shopping Centers

- **Website Context** – Plano has many retail corners that typically were built at the corners of major intersections to serve surrounding neighborhoods. The total retail acreage zoned for these corners, particularly from the 1970s to 1990s, was greater than demand justified. Since that time, dramatic shifts in the national retail environment have further reduced demand for the types of businesses originally planned for these areas. While many stores have been successfully re-purposed and fulfill a need or niche, in many cases they no longer generate the traffic originally envisioned, resulting in underutilized facilities and excess parking.

Although some sites are successful, others may not generate the cash flows necessary to justify improvements to meet current development standards. Without reinvestment, older centers may not be able to compete with new development in Plano and surrounding communities. Adding to the complexity is the fact that many of these retail corners have multiple ownership, which can make it difficult to redevelop or improve a site with a cohesive plan.

Revitalization of Plano’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 overbuilt retail space.

P&Z Explanation: The city does not know what cash flows these sites generate or how competitive they are financially. The first and third paragraphs are adequate.
to provide context on why the change is needed and how it related to the policy statement.

CPRC 2nd Consideration

The purpose of this agenda item is to allow the Committee to discuss P&Z’s proposed revisions to Bundles 18. After discussion, the Committee may vote to either:

A. Accept P&Z revisions and approve for the public outreach phase; or

B. Make additional revisions and approve sending back to P&Z for further consideration.

For the clarity and convenience of the Committee, staff will make live edits to the bundle pursuant to discussion and direction by the Committee prior to the vote. At least a 75% majority is needed in order for any bundle to be moved forward in the process. Any item approved for public outreach will be placed aside until all bundles and map revisions are approved by the CPRC and P&Z.

RECOMMENDATION:

Recommend the Committee hold a discussion and consider approving any language suggestions on Bundle 18 as presented for public outreach.

1. If further revisions are necessary, a concise statement of explanation to the P&Z from the CPRC would be very helpful in their ongoing deliberation of the issue.

2. If there is a significant dissenting vote on CPRC regarding changes, a similarly concise dissenting opinion would be appropriate to enter into the record.

ATTACHMENTS:

Attachment A – Bundle 18 with track changes
Attachment B – Bundle 18 without track changes
Bundle 18 – Revitalization of Retail Shopping Centers

Context, Policies, and Actions

Changes Tracked from CPRC 1st Review 11/18/2020

---

The Built Environment – Revitalization of Retail Shopping Centers

WEBSITE CONTEXT – Plano has many retail corners that typically were built at the corners of major intersections to serve surrounding neighborhoods. The total retail acreage zoned for these corners, particularly from the 1970s to 1990s, was greater than demand justified. Since that time, dramatic shifts in the national retail environment have further reduced demand for the types of businesses originally planned for these areas. While many stores have been successfully re-purposed and fulfill a need or niche, in many cases they no longer generate the traffic originally envisioned, resulting in underutilized facilities and excess parking.

Although some sites are successful, others may not generate the cash flows necessary to justify improvements to meet current development standards. Without reinvestment, older centers may not be able to compete with new development in Plano and surrounding communities. Adding to the complexity is the fact that many of these retail corners have multiple ownership, which can make it difficult to redevelop or improve a site with a cohesive plan.

Revitalization of Plano’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 overbuilt retail space.

POLICY* – Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

RRSC1*) Working with neighborhoods and property owners, identify retail corners that are prime candidates for redevelopment and reinvestment.

RRSC2*) <= Deleted >
RRSC3**) Develop a reinvestment toolkit for neighborhood retail corners which could include rezoning, fee waivers, or other incentives and planning assistance. When evaluating use of the toolkit for specific redevelopments, additional weight should be given to proposals that enhance surrounding neighborhoods, improve community aesthetics, and maximize the return to taxpayers.

RRSC4**) Modify regulations to promote retail center redevelopment inclusive of creative design solutions, active open space, adequate green space, sustainable retail, and walkable streetscapes to create desirable destinations.

RRSC5**) Establish design guidelines that provide safe connections for residents to conveniently access commercial businesses, open space, and other amenities in retail centers. Implementation should be limited to locations where connections are desired by the adjoining neighborhood.

RRSC6**) << Deleted >>

* NOTE: THE TEXT IN GREY HAS RECEIVED APPROVAL BY BOTH CPRC AND P&Z.
+ NOTE: IF RRSC2 IS REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.
Bundle 18 – Revitalization of Retail Shopping Centers

Context, Policies, and Actions

The Built Environment – Revitalization of Retail Shopping Centers

WEBSITE CONTEXT – Plano has many retail corners that typically were built at the corners of major intersections to serve surrounding neighborhoods. The total retail acreage zoned for these corners, particularly from the 1970s to 1990s, was greater than demand justified. Since that time, dramatic shifts in the national retail environment have further reduced demand for the types of businesses originally planned for these areas. While many stores have been successfully re-purposed and fulfill a need or niche, in many cases they no longer generate the traffic originally envisioned, resulting in underutilized facilities and excess parking.

Revitalization of Plano’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 overbuilt retail space.

POLICY* – Plano will encourage reinvestment, revitalization, and redevelopment of underperforming neighborhood retail corners to accommodate a viable combination of local commercial, retail, and entertainment uses. Where appropriate transitions can be maintained, redevelopment may present opportunities to introduce residential uses and improve access.

RRSC1*) Working with neighborhoods and property owners, identify retail corners that are prime candidates for redevelopment and reinvestment.

RRSC2*) << Deleted >>

RRSC3*) Develop a reinvestment toolkit for neighborhood retail corners which could include rezoning, fee waivers, or other incentives and planning assistance. When evaluating use of the toolkit for specific redevelopments, additional weight should be given to proposals that enhance surrounding neighborhoods, improve community aesthetics, and maximize the return to taxpayers.

RRSC4*) Modify regulations to promote retail center redevelopment inclusive of creative design solutions, active open space, adequate green space, sustainable retail, and walkable streetscapes to create desirable destinations.
RRSC5**}) Establish design guidelines that provide safe connections for residents to conveniently access commercial businesses, open space, and other amenities in retail centers. Implementation should be limited to locations where connections are desired by the adjoining neighborhood.

RRSC6**) << Deleted >>

* NOTE: THE TEXT IN GREY HAS RECEIVED APPROVAL BY BOTH CPRC AND P&Z.
+ NOTE: IF RRSC2 IS REMOVED, THIS ACTION WILL NEED TO BE RENUMBERED.
Agenda Item 4

Discussion and Direction: Future Land Use Map and Dashboards

DESCRIPTION:

Hold a discussion and provide direction to staff and the consultants on the Future Land Use Map and Dashboards.

REMARKS:

If time permits following Agenda Items 2 and 3, staff and the consultants are prepared to receive additional feedback on the Future Land Use Map and Dashboards. No changes have been made since the materials provided in the December 9, 2020, packet. A digital copy can be found on the project website.

RECOMMENDATION:

Staff recommends the Committee hold a discussion and provide direction regarding the Future Land Use Map and Dashboards.

ATTACHMENTS:

None
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 December 9, 2020 meeting, Freese and Nichols, Inc. has made the following modifications to the Work Plan:

- Discussion topics for CPRC meeting #27 were updated to reflect the agenda.

- Extended schedule to April 2021, and updated CPRC, P&Z, public outreach, and public hearing meeting dates to reflect the revised schedule.
  - Added January 12, 19, and 26 as CPRC only meetings.
  - Added joint meetings with P&Z in February (if needed) to finalize the Draft Plan for public outreach. It is recommended that CPRC hold all Tuesdays in February to host joint meetings as needed.

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

<table>
<thead>
<tr>
<th>Education and Training Items</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Plano Facts and Figures</td>
<td>Jan 22</td>
</tr>
<tr>
<td>2. Zoning change notice procedures</td>
<td>Feb 4</td>
</tr>
<tr>
<td>3. 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>
</tr>
<tr>
<td>4. Undeveloped Land Map &amp; Population Projections Part 1</td>
<td>Feb 4</td>
</tr>
<tr>
<td>5. Active Residential Projects and Population Projections Part 2</td>
<td>Feb 20</td>
</tr>
<tr>
<td>6. Police Department and Fire-Rescue Facts and Figures</td>
<td>Feb 20</td>
</tr>
<tr>
<td>7. Future Land-Use Plans from Surrounding Cities</td>
<td>Feb 20</td>
</tr>
<tr>
<td>8. Review Middle Housing Types</td>
<td>March 3</td>
</tr>
<tr>
<td>9. Plano ISD Facts and Figures (Presentation by Plano ISD Superintendent)</td>
<td>June 16</td>
</tr>
<tr>
<td>10. How does DART membership work? How is DART-funded? (Survey Question Response)</td>
<td>April 21</td>
</tr>
<tr>
<td>11. Define what counts as a “journey to work trip” related to transportation demand management. (Survey Question Response)</td>
<td>April 21</td>
</tr>
<tr>
<td>12. Special Districts and Incentives for Real Estate Development</td>
<td>August 18</td>
</tr>
<tr>
<td>13. Future Land-Use Map Categories and Descriptions</td>
<td>September 1</td>
</tr>
<tr>
<td>14. Growth and Change Map Categories and Descriptions</td>
<td>September 15</td>
</tr>
</tbody>
</table>
# Past Meetings

<table>
<thead>
<tr>
<th>Meeting #</th>
<th>Meeting Topic and Agenda</th>
<th>Meeting Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPRC #1</td>
<td><strong>Kickoff Meeting</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Introductions</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Purpose of Project</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Ice Breaker Exercise</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) Planning 101</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Review CPRC Survey Results</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Issue Identification Exercise</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7) Discussion of Topics for Next Meeting</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Saturday, January 11, 2020</td>
</tr>
<tr>
<td>CPRC #2</td>
<td><strong>Vision and Direction</strong></td>
<td></td>
</tr>
<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>
</tr>
<tr>
<td></td>
<td>3) Discussion &amp; Direction: Analysis of Survey Results and Kickoff</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) Meeting Feedback</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Presentation: Plano Facts and Figures</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Discussion: Residential Density</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tuesday, January 22, 2020</td>
</tr>
<tr>
<td>CPRC #3</td>
<td><strong>Density Topic, Housing Type Discussion</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Approval of Minutes: January 22, 2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Presentation: Zoning Change Public Notification and Participation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Presentation: Undeveloped Land Map</td>
<td></td>
</tr>
<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>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Presentation: Fair Housing Act, Court Cases, and HUD Interpretations Related to Planning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Discussion &amp; Direction: Housing Types</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7) Discussion: CPRC Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tuesday, February 4, 2020</td>
</tr>
<tr>
<td>CPRC #4</td>
<td><strong>Density Topic, Housing Type Discussion Cont.</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Approval of Minutes: February 4, 2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Presentation: Plano Police Department and Plano Fire-Rescue</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Presentation: Population Projections Part 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) Presentation: Future Land Use Plans from Surrounding Cities</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5) Discussion &amp; Direction: Missing Middle Housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6) Discussion &amp; Direction: Housing Types</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7) Discussion &amp; Direction: Future Land Use Map Categories and Housing Approach</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8) Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tuesday, February 20, 2020</td>
</tr>
<tr>
<td>CPRC #</td>
<td>Topic Details</td>
<td>Date</td>
</tr>
<tr>
<td>--------</td>
<td>----------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>5</td>
<td><strong>Density Topic, Housing Type Discussion Cont.</strong>&lt;br&gt;1) Approval of Minutes: February 20, 2020&lt;br&gt;2) Discussion &amp; Direction: Middle Housing&lt;br&gt;3) Discussion &amp; Direction: Housing Types&lt;br&gt;4) Discussion &amp; Direction: Future Land Use Map Categories and Housing Approach&lt;br&gt;5) Work Plan Updates</td>
<td>Tuesday, March 3, 2020</td>
</tr>
<tr>
<td>6</td>
<td><strong>Meeting Canceled</strong></td>
<td>Tuesday, March 18, 2020</td>
</tr>
<tr>
<td>7</td>
<td><strong>Meeting Canceled</strong></td>
<td>Tuesday, March 31, 2020</td>
</tr>
<tr>
<td>8</td>
<td><strong>Density Topic, Housing Types Cont., &amp; Housing Mix Discussions</strong>&lt;br&gt;1) Approval of Minutes: March 3, 2020&lt;br&gt;2) Presentation: Changes to Committee Work Plan in Response to COVID-19&lt;br&gt;3) Discussion: Freese and Nichols, Inc. Summary of Issues&lt;br&gt;4) Discussion: Committee Homework Results&lt;br&gt;5) Presentation: Committee Perspectives on the Plano Tomorrow Plan&lt;br&gt;6) Work Plan Updates</td>
<td>Tuesday, April 14, 2020</td>
</tr>
<tr>
<td>9</td>
<td><strong>Transportation Topic, Introduction Transportation</strong>&lt;br&gt;1) Approval of Minutes: April 14, 2020&lt;br&gt;2) Presentation: Transportation Overview&lt;br&gt;3) Presentation: Transportation and Comprehensive Plans&lt;br&gt;4) Discussion &amp; Direction: Transportation Actions in Plano Tomorrow&lt;br&gt;5) Work Plan Updates</td>
<td>Tuesday, April 21, 2020</td>
</tr>
<tr>
<td>10</td>
<td><strong>Meeting Canceled</strong></td>
<td>Tuesday, May 5, 2020</td>
</tr>
<tr>
<td>11</td>
<td><strong>Meeting Canceled</strong></td>
<td>Tuesday, May 19, 2020</td>
</tr>
<tr>
<td>12</td>
<td><strong>Transportation Topic, Bundles 1 - 3 Discussion</strong>&lt;br&gt;1) Approval of Minutes: April 21, 2020&lt;br&gt;2) Discussion: Committee Perspectives on Transportation Topics&lt;br&gt;3) Discussion &amp; Direction: Transportation Themes Voting Exercise&lt;br&gt;4) Work Plan Updates</td>
<td>Tuesday, June 2, 2020</td>
</tr>
<tr>
<td>13</td>
<td><strong>Transportation Topic, Bundles 1 - 6 Discussion</strong>&lt;br&gt;1) Approval of Minutes: June 2, 2020&lt;br&gt;2) Presentation: Plano ISD Information&lt;br&gt;3) Work Plan Updates&lt;br&gt;4) Plano Tomorrow Video Scripts&lt;br&gt;5) Discussion &amp; Direction: Transportation Themes Voting Exercise</td>
<td>Tuesday, June 16, 2020</td>
</tr>
<tr>
<td>CPRC #14</td>
<td>Transportation Topic, Bundles 2 - 11 Discussion</td>
<td></td>
</tr>
<tr>
<td>---------</td>
<td>-----------------------------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1) Approval of Minutes: June 16, 2020</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Discussion &amp; Direction: Comprehensive Plan Guiding Principles</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Discussion &amp; Direction: Transportation Themes Polling Exercise</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4) CPRC Work Plan Updates</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, June 30, 2020</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #15</th>
<th>Transportation Topic, Transportation Bundles 1 - 11 Discussion &amp; Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: June 30, 2020</td>
</tr>
<tr>
<td></td>
<td>2) Consideration: Comprehensive Plan Guiding Principles</td>
</tr>
<tr>
<td></td>
<td>3) Consideration: Transportation Bundle 1</td>
</tr>
<tr>
<td></td>
<td>4) Consideration: Transportation Bundles 2-6</td>
</tr>
<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>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, July 7, 2020</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #16</th>
<th>Complete Bundles 8-11 and Preview Bundles 12-22</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: July 7, 2020</td>
</tr>
<tr>
<td></td>
<td>2) CPRC Work Plan Updates</td>
</tr>
<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>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, July 21, 2020</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #17</th>
<th>Open Discussion on Density, Land Use, and Growth Management Topics</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: July 7, 2020 and July 21, 2020</td>
</tr>
<tr>
<td></td>
<td>2) CPRC Work Plan</td>
</tr>
<tr>
<td></td>
<td>3) Discussion: Committee Perspectives on Density, Land Use, and Growth Management</td>
</tr>
<tr>
<td></td>
<td>4) Discussion &amp; Direction: Density Guidance Map</td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, August 4, 2020</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #18</th>
<th>Bundles 12, 13, 14, and 15</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: August 4, 2020</td>
</tr>
<tr>
<td></td>
<td>2) CPRC Work Plan Updates</td>
</tr>
<tr>
<td></td>
<td>3) Presentation: Instructions on Virtual Tour</td>
</tr>
<tr>
<td></td>
<td>4) Presentation: Special Districts and Incentives for Real Estate Development</td>
</tr>
<tr>
<td></td>
<td>5) Discussion &amp; Consideration: Bundles 12-15</td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, August 18, 2020</strong></td>
</tr>
</tbody>
</table>
### CPRC Special Event #1

**Self-Guided Tour**

1. The purpose of the tour is to help CPRC members understand Plano’s retail corners.
2. CPRC members are to drive to four locations and consider the future of the retail corners.
3. The self-guided tour replaces the bus tour.
4. CPRC members to ask themselves questions similar to the following:
   a. “Should this area remain exactly the same as it exists today?”
   b. “Is this area likely to change for better or worse under market conditions?”
   c. “If change is desired, what is the best way for this area to redevelop that benefits both the community and land owner?”
   d. “What land uses are economically practical and sustainable, and desirable in a neighborhood center?”
5. CPRC members bring their thoughts and comments to September 1 meeting and present individually.

### Bundles 16, 17, 18, and 19

- Approval of Minutes: August 18, 2020
- CPRC Work Plan Updates
- Presentation and Discussion: Future Land Use and Growth and Change Map
- Discussion: Four Corner Self-Guided Tour Feedback
- Discussion & Consideration: Bundles 16-19
- Discussion & Consideration: Bundle 12

### Bundles 20, 21, 22, 23, and 24

- Approval of Minutes: September 1, 2020
- CPRC Work Plan Updates
- Presentation and Discussion: Growth and Change Map
- Discussion & Consideration: Bundles 20-22
- Discussion: Bundles 23-24 and Related Proposals

### 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)
**Plano Comprehensive Plan Review Committee**  
**Work Plan and Calendar**  
**Tuesday, January 5, 2021**

<table>
<thead>
<tr>
<th>CPRC #21</th>
<th><strong>Glossary, P&amp;Z Comments, New Bundles for P&amp;Z Comment, Growth and Change Map, and Bundles 4/12, 18, and 20</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: September 9, 2020, September 15, 2020, and September 19, 2020</td>
</tr>
<tr>
<td></td>
<td>2) CPRC Work Plan Updates</td>
</tr>
<tr>
<td></td>
<td>3) Discussion &amp; 1st Consideration: Send to P&amp;Z - Bundles 13-17, 19, 21-22</td>
</tr>
<tr>
<td></td>
<td>4) Discussion &amp; 2nd Consideration: Comments from P&amp;Z - Bundles 1-3, 5-11, and Guiding Principles</td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, September 29, 2020</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #22</th>
<th><strong>Housing Types Menu and Growth &amp; Change Map</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: September 19th and September 29th</td>
</tr>
<tr>
<td></td>
<td>2) CPRC Work Plan Updates</td>
</tr>
<tr>
<td></td>
<td>3) Member Presentation: Plano Bicycle Association Feedback</td>
</tr>
<tr>
<td></td>
<td>4) Discussion: Housing Types Menu</td>
</tr>
<tr>
<td></td>
<td>5) Exercise: Growth &amp; Change Map</td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, October 6, 2020</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #23a</th>
<th><strong>Future Land Use Map &amp; Growth and Change Map</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: October 6th</td>
</tr>
<tr>
<td></td>
<td>2) CPRC Work Plan Updates</td>
</tr>
<tr>
<td></td>
<td>3) Discussion &amp; Consideration: FLU Map &amp; Category Descriptions</td>
</tr>
<tr>
<td></td>
<td>4) Discussion &amp; Consideration: G&amp;C Map &amp; Category Descriptions</td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, October 10, 2020</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #23b</th>
<th><strong>Future Land Use Map &amp; Density Guidance Map</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: October 20th &amp; October 29th</td>
</tr>
<tr>
<td></td>
<td>2) Discussion &amp; Direction: Housing Menu</td>
</tr>
<tr>
<td></td>
<td>3) Discussion &amp; Consideration: FLU Map &amp; Category Descriptions</td>
</tr>
<tr>
<td></td>
<td>4) Discussion: Introduction to Density Guidance Map</td>
</tr>
<tr>
<td></td>
<td>5) CPRC Work Plan Updates</td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, November 10, 2020</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CPRC #24</th>
<th><strong>Remaining Items</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1) Approval of Minutes: November 10, 2020</td>
</tr>
<tr>
<td></td>
<td>2) Discussion &amp; 1st Consideration: Bundles 4/12, 14, 15, 16, 18, 20</td>
</tr>
<tr>
<td></td>
<td>3) Discussion &amp; 2nd Consideration: Bundles 10/13, 17, 19, 22</td>
</tr>
<tr>
<td></td>
<td>4) Discussion and Consideration: Future Land Use Map and Category Descriptions</td>
</tr>
<tr>
<td></td>
<td>5) CPRC Work Plan Updates</td>
</tr>
<tr>
<td></td>
<td><strong>Tuesday, November 17, 2020</strong></td>
</tr>
</tbody>
</table>

| CPRC #25a | **Tuesday, November 17, 2020**                                                                 |

| CPRC #25b | **Wednesday, November 18, 2020**                                                               |

- **Page 6 of 10**
### CPRC #26a

**Consideration of FLUM, DGM, & Bundle 23 & 24**

1) Executive Session  
2) Approval of Minutes: November 17, 2020, and November 18, 2020  
3) Discussion: Density Guidance Map and Bundles 23 and 24  
4) Consideration: Density Guidance Map and Bundles 23 and 24  
5) Discussion and Consideration: FLU Map and Category Descriptions  
6) CPRC Work Plan Updates  

Tuesday, December 1, 2020

### CPRC #26b

**Continuation of Items from Prior Meeting If Needed (Continuation Meeting)**

1) Discussion: Density Guidance Map and Bundles 23 and 24  
2) Consideration: Density Guidance Map and Bundles 23 and 24  
3) Discussion and Consideration: Future Land Use Map and Category Descriptions  
4) Discussion and Consideration: Tabled Actions from Bundles 4/12 and 20 (new to agenda)  
5) CPRC Work Plan Updates and Outstanding Items  

Wednesday, December 9, 2020
<table>
<thead>
<tr>
<th>Meeting #</th>
<th>Meeting Topic and Agenda</th>
<th>Meeting Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPRC #27</td>
<td><strong>Finalize Remaining Items for Draft Plan</strong>&lt;br&gt;1) Approval of Minutes: December 1, 2020 and December 9, 2020&lt;br&gt;2) Discussion and Consideration: Homework Responses&lt;br&gt;3) Discussion and 2nd Consideration: Bundle 18&lt;br&gt;4) Discussion: Future Land Use Map and Dashboards&lt;br&gt;5) CPRC Work Plan Updates and Outstanding Items</td>
<td>Tuesday, January 5, 2021</td>
</tr>
<tr>
<td>CPRC #28</td>
<td><strong>Finalize Remaining Items for Draft Plan</strong>&lt;br&gt;Continue to make revisions to remaining items&lt;br&gt;Potential Vote on FLUM, DGM, Bundles 23 &amp; 24, &amp; any remaining items to send for P&amp;Z review.</td>
<td>Tuesday, January 12, 2021</td>
</tr>
<tr>
<td>CPRC #29</td>
<td><strong>Finalize Remaining Items for Draft Plan</strong>&lt;br&gt;Continue to make revisions to remaining items&lt;br&gt;Potential Vote on FLUM, DGM, Bundles 23 &amp; 24, &amp; any remaining items to send for P&amp;Z review.</td>
<td>Wednesday, January 19, 2021 (if needed)</td>
</tr>
<tr>
<td>CPRC #30</td>
<td><strong>Finalize Remaining Items for Draft Plan</strong>&lt;br&gt;Vote on FLUM, DGM, Bundles 23 &amp; 24, &amp; any remaining items to send for P&amp;Z review.</td>
<td>Tuesday, January 26, 2021 (if needed)</td>
</tr>
<tr>
<td>Joint CPRC &amp; P&amp;Z (if needed)</td>
<td><strong>Revisions to Draft Plan with P&amp;Z</strong>&lt;br&gt;Meet jointly with P&amp;Z if necessary to make final revisions to a Draft Plan for public outreach.</td>
<td>Recommend CPRC hold all Tuesdays in February</td>
</tr>
<tr>
<td><strong>Public Outreach</strong>*</td>
<td><strong>Launch Website and Online Survey for Public Feedback</strong>&lt;br&gt;Staff will launch a website for the Draft Plan that includes a survey for the public to provide comments. This will be live for approximately two weeks.</td>
<td>Dates: TBD (tentative for early March)</td>
</tr>
<tr>
<td><strong>Special Event</strong>*</td>
<td><strong>Public Involvement – Telephone Town Hall</strong>&lt;br&gt;CPRC members are requested to participate in a Telephone Town Hall to answer questions from the public about the Draft Plan</td>
<td>Date: TBD (tentative for early March)</td>
</tr>
<tr>
<td>Joint CPRC &amp; P&amp;Z</td>
<td><strong>Public Input Discussion and Finalize Joint Plan</strong>&lt;br&gt;CPRC and P&amp;Z will meet jointly to discussion public input and prepare a Joint Plan.</td>
<td>Recommend CPRC hold 3/17, 3/23, and 3/29</td>
</tr>
</tbody>
</table>
### P&Z Public Hearing: Joint Plan Vote
Public hearing and an official recommendation to City Council on final Joint Plant. This will be a joint meeting to allow CPRC and P&Z to approve any last minutes changes based on input from the public hearing.

- **April 5, 2021 (tentative)**

### City Council Public Hearing
Public Hearing and Consideration of Final Joint Plan

- **Monday, April 26, 2021 (tentative)**
<table>
<thead>
<tr>
<th>Items</th>
<th>CPRC</th>
<th>P&amp;Z</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guiding Principles</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 1 – Roadway System</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 2 – Transportation Demand Management</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 3 – Regional Transportation</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 4 – Land Use* (except Action LU2)</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 5 – Transit-Oriented Development</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 6 – Population Growth* (except Action PG2)</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 7 – Bicycle and Other Micromobility</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 8 – Public Transit</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 9 – Regional Transportation</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 10 – Community Design</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 11 – Pedestrian Environment</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 12 – Land Use* (except Action LU2)</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 13 – Community Design</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 14 – Redevelopment of Regional Transportation Corridors</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 15 – Undeveloped Land</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 16 – Transit-Oriented Development</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 17 – Neighborhood Conservation</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 18 – Redevelopment of Neighborhood Centers</td>
<td>2nd Consideration on 1/5/21</td>
<td>1st Consideration on 12/7/20</td>
</tr>
<tr>
<td>Bundle 19 – Special Housing Needs</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 20 – Population Growth* (except Action PG2)</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 21 – Consistency with Neighboring Cities</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Bundle 22 – Regional Education</td>
<td>Preliminary Approval by CPRC &amp; P&amp;Z</td>
<td></td>
</tr>
<tr>
<td>Optional Bundle 23 – Plan Map Amendments</td>
<td>1st Consideration on 1/12/21</td>
<td>Pending CPRC</td>
</tr>
<tr>
<td>Optional Bundle 24 – Growth Management &amp; Redevelopment</td>
<td>1st Consideration on 1/12/21</td>
<td>Pending CPRC</td>
</tr>
<tr>
<td>Future Land Use Map &amp; Categories</td>
<td>1st Consideration on 1/21/21</td>
<td>Pending CPRC</td>
</tr>
<tr>
<td>Deletion of the Growth &amp; Change Map and Categories and Replacement</td>
<td>1st Consideration on 1/12/21</td>
<td>Pending CPRC</td>
</tr>
<tr>
<td>with the Density Guidance Map</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Actions LU2 and PG2 were tabled for future consideration by CPRC and have not yet sent to P&Z for consideration. These actions relate to the Future Land Use Map and Growth & Change Map and will be scheduled for CPRC consideration after finalization of the maps and Bundles 23 & 24.